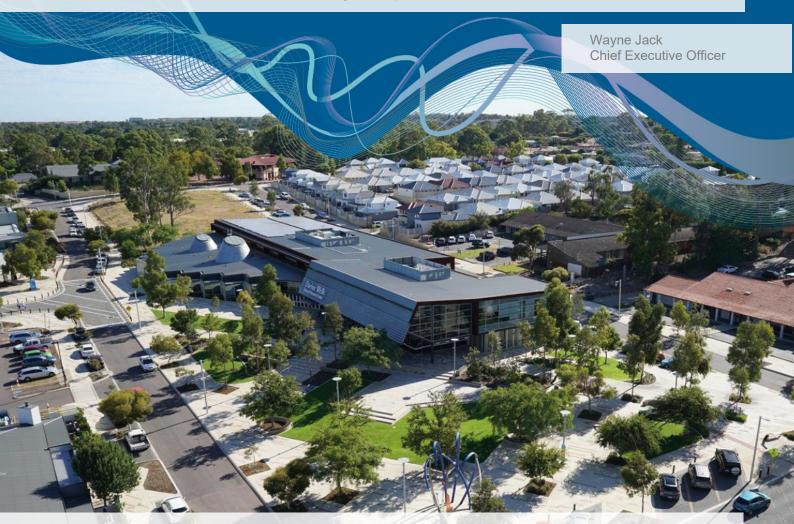


Ordinary Council Meeting

14 October 2020

Agenda

Notice is hereby given of the Ordinary Meeting of Council to be held in the Council Chambers, City of Kwinana Administration Centre commencing at 5:30pm.



Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website www.kwinana.wa.gov.au

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1 Opening and announcement of visitors

Presiding Member to declare the meeting open and welcome all in attendance.

2 Acknowledgement of country

Presiding Member to read the Acknowledgement of county

"It gives me great pleasure to welcome you all here and before commencing the proceedings, I would like to acknowledge that we come together tonight on the traditional land of the Noongar people and we pay our respects to their Elders past and present."

3 Dedication

Councillor Matthew Rowse to read the dedication

"May we, the Elected Members of the City of Kwinana, have the wisdom to consider all matters before us with due consideration, integrity and respect for the Council Chamber.

May the decisions made be in good faith and always in the best interest of the greater Kwinana community that we serve."

4 Attendance, apologies, Leave(s) of absence (previously approved)

Apologies

Leave(s) of Absence (previously approved):

Councillor Dennis Wood from 5 September 2020 to 17 October 2020 inclusive.

5 Public Question Time

In accordance with the *Local Government Act 1995* and the *Local Government* (Administration) Regulations 1996, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the *Local Government (Administration) Regulations* 1996, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

Members of the public must provide their questions in writing prior to the commencement of the meeting. A public question time form must contain all questions to be asked and include contact details and the form must be completed in a legible form.

Please note that in accordance with Section 3.4(5) of the *City of Kwinana Standing Orders Local Law 2019* a maximum of two questions are permitted initially. An additional question will be allowed by the Presiding Member if time permits following the conclusion of all questions by members of the public.

6 Receiving of petitions, presentations and deputations:

6.1 Petitions:

A petition must -

- (a) be addressed to the Mayor;
- (b) be made by electors of the district;
- (c) state the request on each page of the petition;
- (d) contain at least five names, addresses and signatures of electors making the request;
- (e) contain a summary of the reasons for the request;
- (f) state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
- (g) be respectful and temperate in its language and not contain language disrespectful to Council.

The only motion which shall be considered by the Council on the presentation of any petition are -

- a) that the petition be received;
- b) that the petition be rejected; or
- c) that the petition be received and a report prepared for Council.

6.2 Presentations:

In accordance with Clause 3.6 of the *Standing Orders Local Law 2019 a presentation is the* acceptance of a gift, grant or an award by the Council on behalf of the local government or the community.

Prior approval must be sought by the Presiding Member prior to a presentation being made at a Council meeting.

Any person or group wishing to make a presentation to the Council shall advise the CEO in writing before 12 noon on the day of the meeting. Where the CEO receives a request in terms of the preceding clause the CEO shall refer it to the presiding member of the Council committee who shall determine whether the presentation should be received.

A presentation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

6.3 Deputations:

In accordance with Clause 3.7 of the *Standing Orders Local Law 2019*, any person or group of the public may, during the Deputations segment of the Agenda with the consent of the person presiding, speak on any matter before the Council or Committee provided that:

- (a) the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting.
- (b) setting out the agenda item to which the deputation relates;
- (c) whether the deputation is supporting or opposing the officer's or committee's recommendation: and

6.3 DEPUTATIONS

(d) include sufficient detail to enable a general understanding of the purpose of the deputation.

A deputation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

7 Confirmation of minutes

7.1 Ordinary Meeting of Council held on 23 September 2020:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That the Minutes of the Ordinary Meeting of Council held on 23 September 2020 be confirmed as a true and correct record of the meeting.

8 Declarations of Interest (financial, proximity, impartiality – both real and perceived) by Members and City Officers

Section 5.65(1) of the Local Government Act 1995 states:

A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest —

- (a) in a written notice given to the CEO before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Section 5.66 of the Local Government Act 1995 states:

If a member has disclosed an interest in a written notice given to the CEO before a meeting then —

- (a) before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before the matters to which the disclosure relates are discussed.

9 Requests for leave of absence

COUNCIL DECISION ###	
MOVED CR	SECONDED CR
That Councillor be inclusive.	granted a leave of absence from to

- 10 Items brought forward for the convenience of those in the public gallery
- 11 Any business left over from previous meeting

12 Recommendations of committees

12.1 Audit and Risk Committee Meeting held on 21 September 2020:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That the Minutes of the Audit and Risk Committee Meeting held on 21 September 2020 be confirmed as a true and correct record of the meeting.

12.2 Occupational Safety and Health (OSH) Statistical Data Report and the Safety and Health Management System Framework – Tier One Document

DECLARATION OF INTEREST:

SUMMARY:

Council has endorsed a Health and Safety Policy to meet its moral and legal obligation to provide a safe and healthy work environment for all employees, contractors, customers and visitors. This commitment extends to ensuring the City's operations do not cause the community to be at risk of injury or illness or damage to their property. At every Audit and Risk Committee Meeting the Committee receives a report detailing statistical data. This report entitled the City of Kwinana OSH Statistical Data Report is enclosed as Attachment A.

Relevant to the management of workplace safety is the City's Safety plan. Ultimately, this plan should be considered by the Audit and Risk Committee and, if appropriate, endorsed. Officers have determined that the current Safety Plan does not set out a suitable improvement strategy, and requires revision. Accordingly, Officers are currently developing a Safety and Health Management System Framework, using a risk approach to direct resources to address the City's biggest risks, with an overall approach of perpetual continuous improvement. The first tier of the framework has been completed and is enclosed as Attachment B.

OFFICER RECOMMENDATION:

That the Audit and Risk Committee:

- Note the City of Kwinana Quarterly OSH Statistical Data Report detailed in Attachment A, and provide comment where appropriate.
- 2. Recommend endorsement of the Safety and Health Management System Framework, Tier One document detailed in Attachment B.

AUDIT AND RISK COMMITTEE RECOMMENDATION:

That Council:

- 1. Note the City of Kwinana Quarterly OSH Statistical Data Report detailed in Attachment A.
- 2. Endorse the Safety and Health Management System Framework, Tier One document detailed in Attachment B.

12.2 OCCUPATIONAL SAFETY AND HEALTH (OSH) STATISTICAL DATA REPORT AND THE SAFETY AND HEALTH MANAGEMENT SYSTEM FRAMEWORK – TIER ONE DOCUMENT

Audit and Risk Committee Comments:

- In the event that unusual out of realm events occur and are then part of the City of Kwinana QuarterlyOSH Statistical Data Report (Attachment A), that a verbal explanation and additional paragraph is provided to the Audit and Risk Committee.
- With regards to Drug and Alcohol Testing within the Safety and Health Management System Framework (Attachment B), having additional information provided at future Audit and Risk Committee Meetings would be beneficial.
- Physical hazards are recorded within process and procedures as well as a requirement under the Act, the Audit and Risk Committee would also like to see the inclusion of Psychosocial health.

Audit and Risk Committee Noted:

• In the City of Kwinana Quarterly OSH Statistical Data Report (Attachment A), NA is the acronym for Not Applicable, Not Available or no answer. Clarification was provided that NA was included within the report due to the data set, the report has been recently created and once it reaches 12 months old (July 2021) the data will populate all fields.

DISCUSSION:

The OSH Statistical Data Report is provided to the Audit and Risk Committee at each Audit and Risk Committee Meeting. The City assesses the incident reporting data to provide information on the nature and extent of injury and/or disease, including a comprehensive set of data for the workplace, to assist in the efficient allocation of resources, to identify appropriate preventative strategies and monitor the effectiveness of these strategies and to provide a set of data for benchmarking against other Local Governments. As a result, the City can adequately identify, evaluate and manage the safety and health aspects of its workforce operations.

The City is currently developing a Safety and Health Management System Framework which will provide a structured approach to the City's safety and health activity, foster and protect personnel well-being, meet legislative requirements for safety and health, minimise overall risk from the City's perspective and promote continuous improvement in safety and health performance.

The framework will comprise of a three tiered approach, with the tier one documentation now finalised, with the other tiers aligned with the following diagram:



12.2 OCCUPATIONAL SAFETY AND HEALTH (OSH) STATISTICAL DATA REPORT AND THE SAFETY AND HEALTH MANAGEMENT SYSTEM FRAMEWORK – TIER ONE DOCUMENT

Safety and Health management processes shall be implement based on the commitments in the City's policy, and the performance requirements are outlined in this document.

LEGAL/POLICY IMPLICATIONS:

Regulation 17 of the Local Government (Audit) Regulations 1996 provides:

- 17. CEO to review certain systems and procedures
- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to
 - (a) risk management; and
 - (b) internal control; and
 - (c) legislative compliance.
- (2) The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.
- (3) The CEO is to report to the audit committee the results of that review.

FINANCIAL/BUDGET IMPLICATIONS:

Whilst there are no financial/budget implications as a result of this report it should be noted that the City currently does not have an integrated system for management of safety and health. Reviews are currently underway to identify suitable systems and the costs and if this can be managed within current budget allocations.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	7.1 Attract and retain a high quality, motivated and empowered workforce so as to position the organisation as an "Employer of Choice"

12.2 OCCUPATIONAL SAFETY AND HEALTH (OSH) STATISTICAL DATA REPORT AND THE SAFETY AND HEALTH MANAGEMENT SYSTEM FRAMEWORK – TIER ONE DOCUMENT

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS:

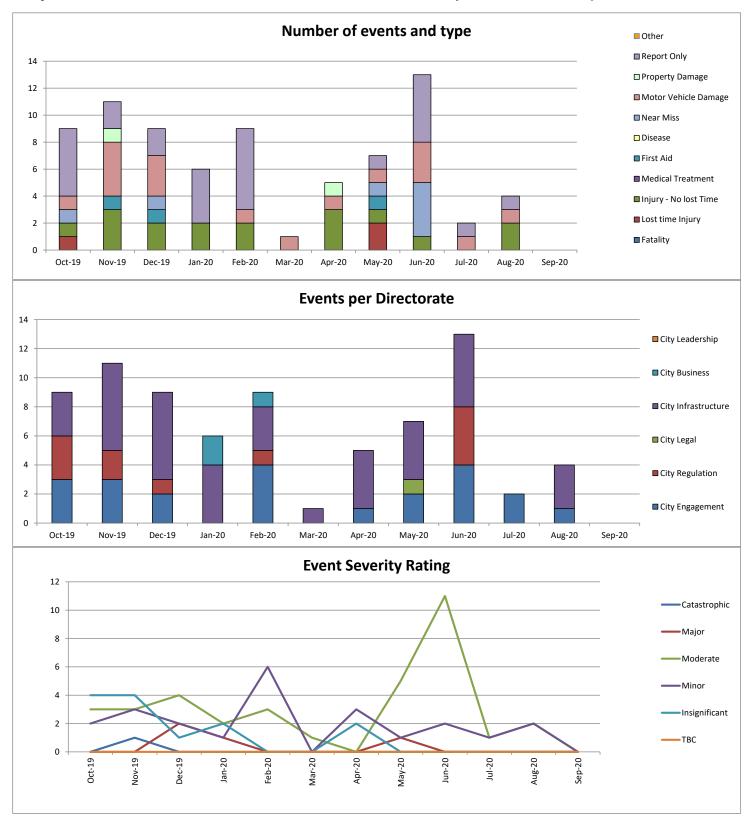
There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

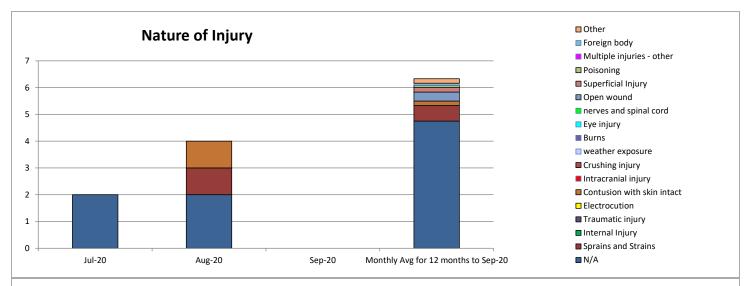
The risk implications in relation to this proposal are as follows:

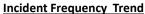
Risk Event	The Audit and Risk Committee does not receive
	the OSH Statistical Data Report
Risk Theme	Inadequate safety and security practices
Risk Effect/Impact	People/Health
	Reputation
	Compliance
Risk Assessment	Operational
Context	
Consequence	Moderate
Likelihood	Unlikely
Rating (before	Moderate
treatment)	
Risk Treatment in place	Reduce - mitigate risk
Risk Treatment in place	OSH Statistical Data Report will be presented to
	the Audit and Risk Committee at each Audit and
	Risk Committee Meeting to ensure compliance
	with the Local Government (Audit) Regulations
	1996 for the CEO to have systems and processes
	in place for safety and health requirements
Rating (after treatment)	Low

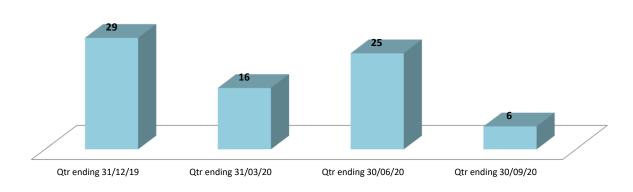
City of Kwinana - OSH Statistical Data Report - 9th September 2020

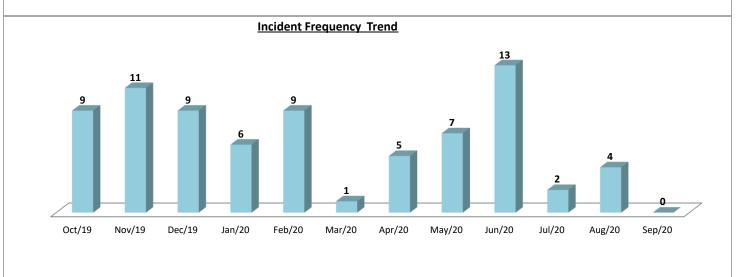














Safety and Health Management System Framework Tier 1

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Approved by:	Executive Team	Executive Team			
Department: Human Resources (Internal Policy)					
Original Approval Date	2006	Review Approval Date	October 2017		
Next Review Deadline	September 2020	Document #	D16/34075 v*		
Occupational Safety and Health Act 1984;					
Occupational Safety and Health Regulations 1996;					
Workers Compensation and Injury Management Act 1981;					

1. Policy

Policy Rational

The City of Kwinana (the **City**) recognises that it has a responsibility for the safety and health of all persons employed or engaged by the **City** and is committed to achieving zero harm within the **City's** working environment.

Occupational Safety and Health (OSH) Policy Statement(s):

The **City** recognises its corporate responsibility under the *WA Occupational Safety and Health Act (1984)* and associated legislation and is fully committed to ensuring, that as far as practicable, it will provide a working environment that is without risk to its employees and others in the **City's** workplaces.

The **City** is committed to meeting its moral and legal obligation to provide a safe and healthy work environment for employees, contractors, customers and visitors. This commitment extends to ensuring the **City's** operations do not place the community at risk of injury, illness or property damage.

The **City**, in partnership with its employees, will endeavour to recognise the potential risks associated with hazards that may exist within the workplace and will take practical steps to provide and maintain a safe and healthy work environment for all persons.

The **City** will encourage and promote a culture of hazard identification, injury prevention and OSH awareness throughout the organisation. In particular, the **City** will:-

 Be responsive to the needs and diversity of the organisation through the principles of equity, equality, access and participation;

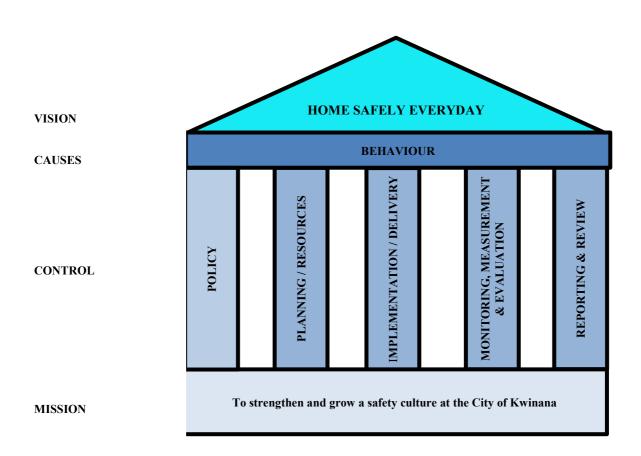
- Recognise that all persons in the workplace are valued and that there will be no compromise in ensuring their safety;
- Foster an organisational culture where all employees share their safety responsibilities;
- Consult with employees and management by means of the City's OSH
 Committee, safety and healthy representatives, risk assessments and hazard identification and prevention;
- o Comply with all relevant legislation and best practice;
- Ensure risk management processes are effectively being undertaken to eliminate or control risk exposure to the City as well as identify, promote and continuously improve safety and health performance within the organisation;
- Provide and maintain relevant policies, procedures, systems, workplace information and training, associated programs and consultative mechanisms to support safety and health in the workplace; and
- Monitor the City's safety and health performance.

Wayne Jack
Chief Executive Officer
August, 2020

1.1. City of Kwinana - Safety and Health Pillars

Health and Safety Management is an integral part of business planning with Health and Safety Management goals and targets established to drive continual improvement in performance.

Safety and Health Foundations



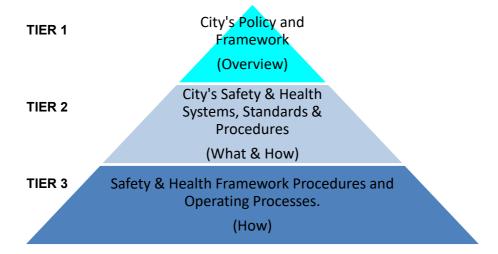
SAFETY Control Pillars IMPLEMENTA-**POLICY** PLANNING/ MONITORING. **REPORTING & RESOURCES** TION REVIEW **MEASUREMENT** / DELIVERY & EVALUATION OSH Action Contractor Monthly Plan Safety Reporting Inductions Audits OSH Policy & Leadership & Annual **Statement Accountability** Training Internal Audits Safety Reps **Program** Safety & Committee Terms of Compliance Health Reporting External Audits Reference Training **Framework** /Duty Well-being • KPIs Statistics and **Statements Programs** • Take 5, JSAs, **Trends** Return to SWMS, Employee Work Procedures / Communication Safety & Health **Programs** Guidelines, Executive **Awards** Systems -Registers Reporting Consultation ChemAlert, Appraisals Emergency **Rapid Induct** • Finance / Audit & Risk **Preparedness Ergonomic Budgets** 1/4 Reporting Surveys Risk **Program Procedures**

1.2. Safety and Health Management System Framework Introduction

The purpose of the City of Kwinana (the **City**) Safety and Health Management System Framework is to:

- Provide a structured approach to the City's safety and health activity.
- Foster and protect personnel well-being.
- Meet legislative requirements for safety and health.
- Minimise overall risk from the City's perspective.
- Promote continuous improvement in safety and health performance.

These documents sets out policy and specifies desired outcomes. It defines responsibilities and accountabilities, provides guidance on where to obtain additional information, and is the basis against which Safety and Health programs will be audited and appraised.



Tier 1: City's Safety and Health Framework

This is mandatory to all City operations as defined in the Framework. Safety and Health management processes shall be implemented based on the commitments in the Policy, and the Performance Requirements outlined in this Framework Tier 1.

Tier 2: City's Safety and Health Systems, Standards and Procedures

These are mandatory to all City operations as defined in this Framework. Safety and Health Standards are performance based in nature and typically focus on more specific areas of risk. Procedures are typically prescriptive in nature and address specific areas e.g. incident reporting and investigation, hazard and risk management, where it is important that activities are carried out consistently across the City.

Tier 3: Safety and Health Framework Procedures and Operating Processes

Each Business Unit shall apply Tier 1, 2 & 3 Systems and Procedures. In applying the Framework Tier 3 Procedure, the Business Unit will in addition develop its own processes, procedures, JSA's, SWMS's, Work Instructions, Guidelines etc, and that will act as the basis for developing safety and health competencies of people.

Risk Matrix

The following is the Risk Matrix used by the City. (For a comprehensive overview of the City's commitment and management of Risk across the organisation, please refer to the City's Council Policy – Risk Management D15/57852 v*).

	Risk Matrix						
				C	Consequenc	е	
		Insignificant	Minor	Moderate	Major	Catastrophic	
		1	2	3	4	5	
	Α	Almost					
0		Certain	Moderate	High	High	Extreme	Extreme
hoo	В	Likely	Low	Moderate	High	High	Extreme
Likelihood	С	Possible	Low	Moderate	Moderate	High	High
	D	Unlikely	Low	Low	Moderate	Moderate	High
	E	Rare	Low	Low	Low	Low	Moderate

Consequences:

Focuses on the potential consequence/s presented by the hazard in its assessed state of control. The consequences are those of credible scenarios (taking the prevailing circumstances into consideration) that can develop from the hazard. These can be thought of as the consequences that could have resulted from the release of the hazard if circumstances had been less favourable.

Likelihood:

Likelihood is estimated on the basis of historical evidence or experience that such severity has materialised within the industry the hazard is primarily associated with, or the organisation.

Cross-reference the Consequence and Likelihood to determine the Risk score. The colours within the matrix are aligned with the level of risk. The level of risk is utilised to determine the controls, communication and monitoring requirements of the hazard.

1.3. Definitions

PCBU	Person Conducting a Business or Undertaking. (A business entity such as a company.)
Other	Anyone else in the workplace or facility of the City.
OSH Committee	Occupational Safety and Health Committee.
Notifiable Event	As defined by WorkSafe.
	The LEMC ensure that emergency management arrangements are prepared and maintained.
	prompt and coordinated responses to declared emergencies.
	(which includes the City) who implement the planned response under the <i>Emergency Management Act 2005</i> (WA) to provide
	contains members from State agencies and Local authorities
LEMC	Local Emergency Management Committee. The committee
	have, caused injury or illness and/or damage (loss) to people, assets, the environment, or reputation.
Incident	An unplanned event, or chain of events, which has, or could
Hazard	A situation or thing that has the potential to harm a person.
ERP	Emergency Response Plan
ECO	Emergency Control Organisation Committee
Employee	Any direct employee of City of Kwinana.
Contractor	Any person or entity that carries out work at the City workplace or facility under a contract between the City and the person, entity or the person's employer.
Crisis Management Team	A designated team who have the responsibility of implementing the Business Continuity Plan.
ВСР	Business Continuity Plan which is designed to address the operations of the City in the event of a business disruption(s).

Reasonably Practicable	City of Kwinana and other PCBUs ensuring the safety and health of workers and any other persons are not put at risk by its work.
S & H Plan	A documented course of action, outlining responsibilities and objectives, within a defined period.
Safety Representative	The Safety Representative is an elected and voluntary role. Safety Representatives play an important role in keeping workplaces safe, being given certain powers under the Occupational Health and Safety Regulations.
SHMS Framework	This Safety and Health Management System Framework document.
Volunteer	A person who volunteer's their own free time, for no financial payment, to undertake activities on behalf of the City.
Work Experience	Work experience (sometimes referred to as a vocational placement) is part of education or a training course, usually for no financial payment.

2. Planning and Resources

2.1. Overview

Management of Safety and Health Framework

OSH Policy, Standard and Procedure Development or Change

The City will use the following process to develop, implement and change Tier 1 and 2 Safety and Health policy, standards, and procedures.

- Suggestions shall come to the OSH Committee.
- The OSH Committee will review the suggestions, approve changes or development, and ratify final drafts.
- The Executive Leadership will sign off on the new or adjusted Safety and Health policy.

Tier 1 & 2 Policy, Standard & Procedure Implementation

Once Tier 1 and 2 Safety and Health policy, standards, and procedures have been approved by the Executive Leadership team. Directors, Business Unit Managers and their reports will be responsible and accountable for their implementation and review.

Management are responsible for implementing policy, standards, procedures and guidelines consistent with this Safety and Health Management Framework.

Key Areas of Focus for the Safety and Health Management Framework

Leadership and Accountability

The CEO, Directors, Managers, Supervisors, Employees, Contractors and Volunteers understand their accountabilities and demonstrate active leadership and a commitment to Safety and Health management.

Planning and Resources

Safety and Health Management is an integral part of business planning with Safety and Health Management goals and targets established to drive continual improvement in performance.

Hazard and Risk Management

Safety and Health hazards and risks are systematically identified, and associated risks assessed and control strategies put in place to manage their impact to as low as reasonably practicable.

Safely Controlling Operations

All operational activities are managed in such a way to prevent negative Safety and Health outcomes.

Information, Training and Supervision

Employees, Volunteers, Contractors and visitors are aware of relevant Safety and Health requirements, hazards, risks and controls, so that they are competent to conduct their activities and behave in a responsible manner.

Incident Management

Incidents are reported, investigated and analysed to determine underlying root cause. Corrective actions are taken and lessons shared/learnt.

Emergency Management and Business Continuity

Procedures and resources are in place to respond to all potential emergencies, and return the business to normal operations in a timely manner.

· Health, Wellness and Injury Management

Employees are provided wellness support, protected from health hazards associated with their work and have access to effective injury management processes.

• Communication and Consultation

Internal and external communication and consultation on Safety and Health matters is carried out in a consistent fashion and allows for the input of key stakeholders, particularly employees.

Monitoring, Audit, and Management Review

Safety and Health performance and systems are monitored, audited and reviewed to identify trends, measure progress, assess conformance and drive continuous improvement.

Documentation

It is essential that all aspects of the Safety and Health Management Framework be thoroughly and clearly documented. This is to ensure consistent application throughout the City. Documentation also helps in the review process, and auditing of the system and its components by internal or external groups.

All Safety and Health components that form part of the Safety and Health Management Framework will be controlled documents as per existing City processes.

Any proposed changes to the Safety and Health Management Framework will follow the process outlined in this document. The issuing and control of new or changed documentation relating to the Safety and Health Management Framework will, once signed off, be the responsibility of the Health, Safety and Injury Advisor/Manager Human Resources.

Planning

The Safety and Health planning process is as follows

- 1. Development;
- 2. Sign off;
- 3. Monitoring and performance measurement, and
- 4. Review.

Safety and Health planning will be carried out as part of the wider business planning processes at the City.

2.2. Leadership and Accountability

The CEO, Directors, Managers, Supervisors, Employees, Volunteers and Contractors understand their accountabilities and demonstrate active leadership and a commitment to Health and Safety management.

Key Performance Requirements

- The City of Kwinana Elected members endorse the Safety and Health
 Management Framework, seek assurance of conformance and regularly review performance, critical safety and health risks, and strategic issues.
- The Chief Executive Officer, Directors & Managers provide strong and visible leadership and commitment in promoting the activities, attitudes and behaviour that support the Safety and Health Policy (OSH policy) and Framework.
- The Chief Executive Officer is accountable to the Elected Members for the City's Safety and Health Management performance. The CEO and the Executive team will approve Safety and Health Policy (OSH policy) and Framework documents and monitor performance.
- The City's directors and managers are accountable for the Safety and Health Management performance of their business areas.
- Safety and Health Management roles and accountabilities of Employees,
 Volunteers and Contractors are defined and specific, and measurable activities,
 goals and targets are included in performance plans and appraisal systems.
- Systems are in place to recognise, reinforce and reward Safety and Health Management innovation, initiatives, and desired behaviours and outcomes.

Leadership

Elected Members Leadership

The Elected Members will demonstrate their leadership and commitment to this Safety and Health Management Framework by:

- Endorsing high level Safety and Health Management Framework.
- Provide governance oversight for Safety and Health objectives and key targets that will enable them to track performance.
- Endorse Safety and Health Programs and activities are provided for in budgets and plans.
- Ensuring an appropriate risk governance structure is in place.
- Supporting the City's Risk Management Strategy.

Chief Executive Officer and Directors

The Chief Executive Officer and Directors will demonstrate their leadership and commitment to the Safety and Health Policy (OSH policy) and Framework by:

- Creating a culture that allows all employees, volunteers and contractors to use their skills and knowledge to take personal ownership for Safety and Health Management in the workplace.
- Taking a personal interest in incidents within their area of influence, ensuring proper reporting, recording, investigation and follow up, and the welfare of people involved.
- Ensuring a high priority to Safety and Health Management through its prominence in business plans, projects, and performance reviews.
- Providing adequate resources and training to ensure the success of Safety and Health Management initiatives.
- Actively and regularly participating in Safety and Health Management activities such as training, workshops, audits, and reviews.
- Including Safety and Health as an agenda item at Employee, Contractor and management meetings.

Accountability

The Safety and Health Management accountabilities for all levels of City Employees are summarised below. These are expanded in specific Safety and Health related procedures, key performance indicators, and may also be supplemented by more specific detail in position descriptions.

The method for assessing the fulfilment of such responsibilities is through the City's performance management system and in some instances auditing against specific operating procedures.

Chief Executive Officer, Directors and Managers

The Chief Executive Officer has the overall accountability for the management of Safety and Health of Employees, Volunteers, Contractors and visitors across NCC operations.

They will ensure that effective and sustainable Safety and Health Management systems and practices are in place for all parts of the business, and that they are appropriately planned, resourced, monitored and reviewed regularly.

Business Unit Managers

The City's Business Unit Managers have direct accountability for the Management of Safety and Health of Employees, Volunteers, Contractors, Work Experience participants and visitors to their operations. To ensure adequacy of Safety and Health management they shall ensure performance objectives are assigned to individuals within their sphere of influence. Business Unit Managers also have responsibility for developing Safety and Health Plans for their areas and ensuring all required activities are adequately budgeted for.

Facility Managers/Supervisors/Coordinators are responsible for:

- 1. Identifying relevant industry standards that apply to their operations and areas of expertise and understanding what needs to occur to meet those standards.
- 2. Ensuring Safety and Health issues within their sphere of influence are addressed.
- 3. Ensuring that the City's Safety and Health Management system is implemented into all parts of the business that they are responsible for.
- 4. Ensuring the Safety and Health management system is maintained, monitored and regularly reviewed to ensure ongoing adequacy.
- 5. Reporting any issues or deficiencies in the Safety and Health Management system to their managers.
- 6. Ensuring the implementation of systems and Hazard and Risk Management processes as defined.

Team Leaders

- 1. Ensuring all elements of the City's Safety and Health Management system, as applicable to their sphere of influence, are implemented, maintained and improved.
- 2. Reporting any issues or deficiencies in the Safety and Health Management system to their managers/coordinators/supervisor.
- 3. Ensuring Safety and Health issues within their sphere of influence are addressed.
- Ensuring that all Employees and all Contractor staff are inducted, trained and/or supervised, that Safety and Health information is supplied to them, and that Employee participation is actively encouraged.

- 5. Ensuring incidents are accurately reported, recorded, and investigated to identify and address multiple and underlying causes.
- 6. Ensuring the implementation of systems and Hazard and Risk Management processes as defined.

Employees and Contractors

Responsible for:

- 1. Protecting themselves, their fellow workers and any other party from unsafe situations by carrying out their duties in a safe and responsible manner.
- 2. Ensuring recommended industry standards are followed.
- 3. Actively encouraging safe behaviour from their work colleagues.
- 4. Reporting all incidents, including near misses, whether or not these incidents involve actual consequence.
- 5. Participating in training and working safely, including the proper use of safety equipment.

Health, Safety and Injury Advisor

Responsible for:

- 1. Providing general advice and direction to the City business in Safety and Health matters.
- Assisting the City's managers in implementing and maintaining the Safety and Health Management system.
- 3. Assisting in the investigation of incidents with significant potential consequences.
- 4. Assisting in the monitoring and review of the safety and health management system.
- 5. Keeping abreast of changes and developments to relevant legislative, regulatory, and practice/standards, and raising awareness of the same within the City.

2.3. Emergency Management and Business Continuity

Procedures and resources are in place to respond to all potential emergencies, and return the business to normal operations in a timely manner.

Key Performance Requirements

All City sites and operations have emergency response plans addressing the worst possible but credible scenarios. These are pre-planned and tested regularly.

An Emergency Management Plan is in place, understood by key duty holders, and it is tested on a regular basis to ensure its effectiveness.

A Business Continuity Plan is in place, understood by key duty holders, and it is tested on a regular basis to ensure its effectiveness.

General

The City is committed to protecting our Employees, Contractors, Others and any potentially affected members of the public in the event of emergency situations.

Emergency Response Plans

Emergency response plans and procedures for dealing with likely emergency scenarios will be developed and staff trained in their application.

Emergency response plans will define organisation and responsibilities of key roles, requirements for induction and staff training in emergency response, the incident command structure, call lines of command, systems and procedures in place to prevent escalation, on site communications structures and equipment, desktop testing schedules, location drills and exercises and scheduled reviews of plans and procedures.

Emergency Management Plans

The City will ensure integrated Emergency Management Plans are in place for Business Units and the wider business.

Business Continuity Plans

The City will ensure Business Continuity Plans are in place for Business Units. These will ensure Business Units are able to return to normal business operating function in a timely manner.

2.4. Health, Wellness and Injury Management

Employees are provided wellness support, protected from health hazards associated with their work and have access to effective injury management processes.

Key Performance Requirements

Occupational health assessments, and on-going monitoring program, are conducted for occupations, tasks and work environments, consistent with exposure to health hazards and risks.

In all instances where the control of health hazards has not adequately reduced exposure, personal protective equipment requirements shall be identified and communicated, appropriate training provided, and properly maintained equipment made available to Employees.

All Employees, Contractors and Others have access to adequate medical and first aid services as appropriate to the location and nature of the operations.

There are communicated systems in place for the rehabilitation of Employees following work and non-work related injury or illness.

The City will have in place initiatives to promote and encourage a safe and healthy lifestyle.

All Employees have access to relevant support mechanisms for dealing with physical and psychological issues that may impact on their ability to carry out work safely.

Pre-Employment and Exit Health Assessments

A pre-employment health assessment will be completed for all new permanent Employees who work at the City. The purpose of the pre-employment health assessment is to assess prospective Employee's medical capacity to safely complete work tasks, and records benchmarking for on-going health surveillance. The assessment is part of the recruitment process prior to offer and commencement of employment.

The City operates a three tiered pre-employment health assessment process.

High Risk - Occupations working on high-risk operational sites will undergo a
medical examination via the City's approved medical provider. This may, at the
discretion of the City, include a physical capacity assessment. (Employees domiciled
at the City Operations Centre will be required to undergo audiometric testing).

- 2. Low Risk For lower risk permanent Employees e.g. office based staff, a basic preemployment health assessment will be undertaken by the City's approved medical provider.
- 3. Staff Employed on a casual basis will complete a series of questions regarding the Employee's health status.

Note: Employees in tiers 1 and 2 will also undertake a pre-employment drug and alcohol test via the City's approved medical provider.

To ensure that the City maintains a current understanding of health assessment requirements, it will review the pre–employment health assessment requirements (based on exposure to hazards) as part of the Safety and Health Framework review.

Workplace and Personal Health Monitoring

Health monitoring may be required where a significant hazard has not been eliminated. In this instance it is necessary to assess the Employee's exposure to the hazard. This may involve indirect monitoring by assessing the workplace environment and/or direct monitoring of the Employee's health e.g. audiometry.

Any requirement for health monitoring shall be identified through the hazard management processes, incident investigation or external monitoring.

Health assessment and monitoring covers the following areas:

- Identification of potential health hazards;
- Identification of Employees requiring monitoring;
- Determination and implementation of appropriate monitoring protocols;
- Consent and the provision of information;
- The identification of appropriate providers;
- The disclosure of results and privacy issues;
- Management of sub optimal results and
- Feedback into the hazard management process.

Drug and Alcohol Testing

Drug and alcohol use in the workplace creates a range of problems. In light of this, the City has developed a Drug and Alcohol Policy that outlines a code of behaviour in

relation to drugs and alcohol. This ensures the City's expectations in this area are transparent.

Injury Management

The City is committed to assisting injured staff with their early and safe return to the workplace. The City shall provide support to staff through injury management and rehabilitation processes. Injuries shall be evaluated on a 'case by case' basis to determine support required and where possible, light alternative duties.

Employee Assistance Programme

The City will provide its Employees access to an Employee Assistance program (EAP). This program, if requested, is available to immediate family members of the Employee.

2.5. Communication and Consultation

Internal and external communication and consultation on Safety and Health matters is carried out in a consistent fashion and allows for the input of key stakeholders, particularly employees.

Key Performance Requirements

Employee participation in Safety and Health is critical to effective business operation, and systems to support this are documented, communicated, and implemented.

Employee Participation

The City regards the participation of all Employees in Safety and Health Management as a prerequisite for successful implementation. All Employees at the City will demonstrate their commitment to Safety and Health by:

- 1 personally participating in all Safety and Health initiatives;
- 2 becoming actively involved in the management of hazards and risks;
- 3 ensuring their own Safety and Health and that of others around them;
- 4 providing suggestions and solutions for the improvement of Safety and Health and
- 5 participating in the review of Safety and Health initiatives and systems.

3. Implementation and Delivery

3.1. Hazard and Risk Management

Safety and Health hazards and risks are systematically identified, and associated risks assessed and control strategies put in place to manage their impact to as low as reasonably practicable.

Key Performance Requirements

- Hazard and Risk Management processes include the systematic identification of Hazards; the assessment of the Risks of those Hazards; the control of all Risks taking all reasonably practical steps; the induction of recovery measures should controls fail; and the monitoring and review of Hazards and associated Risks, and their controls on a regular basis.
- Identified Hazards and associated Risks will be analysed having consideration of the
 causes of the Hazard and Risk, existing controls and their quality, and the assessment of
 the potential consequences and the likelihood of occurrence, using The City's risk
 management matrix.
- The Hazard and Risk Management process involves people with the relevant knowledge and experience including Employees, Contractors, external Specialists, and other stakeholders as appropriate.
- Identified Hazards and Risks are evaluated by the appropriate level of management, consistent with the significance of the Hazard and/or associated Risk. The Hazards and Risks are assessed, prioritised and managed as appropriate to the nature, scale and impacts on people and operations. Decisions are documented and the implementation of corrective actions tracked.

Hazard and Risk Management Process

Hazard and Risk Management is based on the principle that all Hazards and Risks at the City must be identified, assessed, then controlled to reduce the risk exposure to as low as reasonably practicable. The following outlines the Hazards and Risk Management process.

- 1. Systematically identify all Hazards and associated Risks.
- 2. Assessing identified Hazards and associated Risks utilising the City's Risk Matrix.
- 3. Prioritise Hazards and associated Risks and taking all reasonably practicable steps to manage the risk.
- 4. Monitoring and Reviewing all Hazards and Risks that have not been eliminated.

Employees and Contractors play a critical role in the Hazard and Risk Management process. They are expected to participate in the identification of Hazards and Risks, the development of reasonably practicable controls, and the review and monitoring of Hazard and Risk control methods.

Hazards and Risks Registers

The following Registers will be in place:

Hazard Register (Reported via CRM) and Risks Register:	This will cover hazards identified at the City. The registers include high-level descriptions of hazards or risks that may manifest themselves across the City.
Workplace / Operation Safety Plan:	This will describe the Hazards, associated risks, and the controls to prevent harm.

All City operations will follow the City's Hazard and Risk controls.

3.2. Safely Controlling Operations

All operational activities are managed in such a way to prevent negative Safety and Health outcomes.

Key Performance Requirements

- Systems and procedures are established, implemented and maintained to ensure that operations and maintenance activities are managed to minimise Safety and Health risks
- Systems are established, documented and maintained to ensure the on-going integrity
 of plant and equipment. These include procedures for maintenance, inspection,
 testing, calibration and certification of equipment at frequencies appropriate for the
 level of risk associated with the equipment, legal and manufacturers' requirements
- Permit to work systems are in place to manage hazards introduced by higher risk activities.
- Contractor Safety and Health competence and performance shall be assessed. The
 contract award shall be conditional on the receipt of an acceptable work specific
 Safety and Health plan. Contractor performance against this plan and contractual
 obligations is regularly monitored and reviewed.

- Prior to the purchase, hire or lease, the Safety and Health specifications of plant or equipment that have potential Safety and Health impacts, are reviewed to verify suitability for the intended use and to prevent the introduction of Safety and Health Hazards and Risks.
- Change management systems are in place to manage Hazards or Risks prior to any
 planned changes or when unplanned changes occur, whether permanent or
 temporary, or as a result of incremental change. These systems address change
 events including changes in personnel, processes, equipment and materials.

Contractor Management

The City is committed to meeting legal requirements as a PCBU and ensuring the safety of all independent contractors and their staff. The management of contractors and their staff includes the following:

- Prequalification of contractors;
- Tendering and contract letting;
- Pre-commencement including contractor induction;
- Contractor monitoring and communication (contractor work authority for offices)
- Contractor review;

All City operations will follow the City's Contractor Management Guideline.

Permit to Work

The City will operate a Permit to Work system. This will cover the following activities:

- 1. Hot Work;
 - 2. Confined Space Entry;
 - 3. Working at Heights;
 - 4. Excavation and
 - 5. Isolation.

All City operations will follow the City's Permit to Work Guideline.

Management of Change

Proposed changes to equipment, process, materials or people which have the potential to introduce new, or increase existing Hazards or Risks will be documented, assessed, and formally accepted or rejected.

All change proposals will be reviewed by suitably qualified people, including relevant line managers, internal specialists, OSH Committee, employees, and where warranted, independent specialists to:

- Ensure the associated Hazards and Risks have been identified and eliminated, or where they cannot be practicably eliminated, their level of risk is controlled in all cases to acceptable levels;
- Ensure equipment changes are fit for purpose and meet applicable design standards;
- Ensure any statutory Hazard and Risk assessments are conducted, and required statutory approvals are obtained prior to implementation of the changes; and
- Consider the potential for cumulative impacts from previous changes which could undermine the integrity of an operation.

All change proposals will be approved in writing by the appropriate level of management prior to implementation.

Purchase of Equipment

The purchase of new equipment (including that which is second-hand), can introduce Hazards and Risks into the work environment that were not previously present. The City recognises that it is essential that any new or second-hand equipment, purchased by the organisation does not create negative impacts.

The City is therefore committed to consulting with Employees and external stakeholders (where appropriate) when assessing any new, or second-hand equipment to identify intrinsic and extrinsic risks prior to their purchase.

3.3. Information, Training and Supervision

Employees, Contractors and Others in the workplace, are aware of relevant Safety and Health requirements, hazards, risks and controls, so that they are competent to conduct their activities and behave in a responsible manner.

Key Performance Requirements

- Systems are in place to identify, prioritise, plan, document and monitor the fulfilment of training needs so that Employees, Contractors and Others are competent to meet their Safety and Health responsibilities.
- The required competencies for Safety and Health critical activities are identified, documented, and periodically reviewed.
- Inductions are documented and delivered to all Employees, Contractors and Others.
- That on-the-job training, and safe work practices, and processes that engages all
 personnel and covers all activities are in place. This reinforces desired Safety and
 Health behaviours and corrects unsafe behaviours.
- Safety and Health leadership training is undertaken by all Directors, Managers,
 Supervisors, Team Leaders.

Safety and Health Training

The provision of information, training, and supervision is a cornerstone of an effective Safety and Health management system. Information, training and supervision needs, relating to Safety and Health, are identified through the hazard management process, structured training needs assessments, team meetings and other mechanisms.

It is essential that any training and information provided is understood and applied as intended in the workplace. Verification of this will be sought by a number of means including practical skill demonstration, behavioural observation and written or oral test recall.

All training records will be held and any requirement for re-training will be identified through the specific training course requirements and/or operational and external requirements.

The City will follow the Australian Quality Training Framework and WorkSafe requirements.

Induction

The City is committed to ensuring all Employees, Contractors and others receive an appropriate induction when commencing employment, transferring to a new role or location, or carrying out contracted services for the City.

Information

In addition to training and supervision, staff notice boards, the intranet and team meetings will be used to communicate and promote relevant Safety and Health information.

Safety and Health information is available on:

WorkSafe WA (https://www.safeworkaustralia.gov.au)

Information regarding legislation is available on the website (www.slp.wa.gov.au).

3.4. Incident Management

Incidents are reported, investigated and analysed to determine underlying root cause(s). Corrective actions are taken and lessons shared/learnt.

Key Performance Requirements

- Systems are in place for the timely reporting, investigation, mitigation and appropriate communication of all Safety and Health incidents.
- The reporting of incidents is promoted as a desired behaviour.
- All incidents are assessed and rated on potential consequence to determine the level of reporting and investigation required.
- Incident investigation processes include the identification and documentation of all factors, active failures, and underlying causes that contributed to the incident, the controls that were intended to prevent it and analysis of any failures in or absence of the controls.
- Root cause(s) from incident investigations are recorded and this information is used to create a profile around root cause failures.
- There are clear processes to translate investigation recommendations to specific corrective actions and to ensure that these actions are documented, communicated, followed up and completed.
- Lessons learned from investigations of incidents are communicated to the business (and wider as appropriate) where it is recognised that the information will assist in preventing a repeat of the event.

General

The reporting and subsequent investigation of all incidents is an important feature of any Safety and Health Management Framework.

Incidents are defined as any event that actually or potentially caused:

• Harm (acute or chronic) to any employee, contractor or others,

Other incidents that **may** be captured within the same incident reporting and investigation system include:

- Financial loss or breach of required process;
- Reduction in Quality below required levels (product or service);
- Environmental impact and
- Reputational impact.

Process Overview

The following provides an overview of the City's process.

- 1. All Employees, Contractors and Others shall be made aware of the reasons and the process for reporting incidents.
- 2. All incidents will be recorded in the Safety and Health Management System.
- 3. All notifiable events shall be reported to WorkSafe WA and the scene frozen or managed as required by law and/or agreed with WorkSafe WA.
- All incidents of an extreme or high potential severity shall be fully investigated to identify Hazards and Risks, failed or absent defences, and underlying organisational system failures.
- 5. Where corrective actions are identified as a result of the incident investigation process, agreement shall be sought with the appropriate director and/or manager for implementation. Once agreement has been obtained responsibility for implementation shall be allocated and time bound.
- 6. All incident data will be reviewed monthly to identify trends and provide injury prevention information to others.

All City operations will follow the City's Incident Reporting and Investigation Procedure.

4. Monitoring, Measurement and Review

4.1. Monitoring, Audit and Management Review

Safety and Health performance and systems are monitored, audited and reviewed to identify trends, measure progress, assess conformance and drive continuous improvement.

Key Performance Requirements

- Safety and Health performance is regularly measured, monitored, recorded, analysed and reported on via a mix of both leading and lagging performance indicators.
- An audit of the Safety and Health Management system is conducted periodically to determine the adequacy of its implementation.
- Annual management reviews are conducted to determine the continuing suitability, adequacy and effectiveness of Safety and Health Management systems.
 Information reviewed includes audit results, incident reports, performance reports and relevant views from stakeholders. Reviews are documented, including observations, conclusions, recommendations and follow-up.

General

A three yearly audit and review of the Safety and Health Management Framework, and associated Safety and Health Management Systems (and resultant corrective actions) is an essential function to:

- 1. Evaluate the effectiveness of the Framework and systems.
- 2. Ensure the continued relevance of the processes within them.
- 3. Provide feedback so that new strategies and plans can be developed.

Annual Review

The Safety and Health Management Framework will be reviewed three yearly. This review will include specific evaluation of Hazard and Risk Management processes. .

As part of the annual review, the Safety and Health Management Framework will be revised and updated to provide for new planned activities, changes to the organisation and to ensure the Framework is achieving its purpose.

Critical Incident Review

The Safety and Health Management Framework (in whole or in part) will also be reviewed after any critical incident.

Health and Safety Management Framework Audit

The City is committed to auditing its Safety and Health Management Framework. These audits will be carried out periodically and may be done by internal and/or external parties. The audits will check conformance with the Safety and Health Management Framework and include a basic review of compliance with current Safety and Health legislation.

Changes in Compliance Requirements

Any regular updates to the business of any legislative/compliance changes that may affect the approach the City takes to Safety and Health. Advice from external advisors may be used to assist in this process.

Elected Members Reporting

The Chief Executive Officer will provide a quarterly report on progress against the Annual Safety and Health Management Plan and other Safety and Health issues relevant to the City's Elected Members (or any committee nominated by them). The report will cover but not be limited to the following:

- 1 Safety and Health performance for the period against key performance indicators.
- 2 Progress against the Annual Safety and Health Management Plan.
- 3 Safety and Health issues and incidents.

5. Document Control

Document Control –Safety & Health Management System Framework Tier

Changes will be made as necessary as per the process set out in the Safety and Health Management Framework Tier 1.

Document Title: Safety and Health Management Framework Tier 1

Creation Date: July 2020

Document Change Details

Date	Recent Amendments	Authority to Amend
July 2020	Document Creation	Executive Team

Document Control

The master copy of this document (for the purposes of document control) is held in CM9.

All printed copies of this Safety and Health Management System Framework Tier 1 and any related forms are uncontrolled.

Uncontrolled if printed.

12.3 Western Australian Auditor General's Report: Waste Management – Service Delivery

DECLARATION OF INTEREST:

SUMMARY:

The Office of the Auditor General (OAG) completed a performance audit of waste management service delivery so as to determine whether local government (LG) entities plan and deliver effective waste management services to their communities. The audit also assessed the State government support for LG entities and followed up on recommendations to State Government entities from the audit completed by the OAG in 2016.

The result was a report as per Attachment A that was tabled to the State Parliament on 20 August 2020.

Overall the City commends the report and its comprehensive assessment of Local government waste management as it relates to an evolving and challenging state, national and international waste and recycling context.

The City agrees with the need for State government to foster, develop and support emerging best practice across Perth and its regions and within each Local government and particularly the allocation of funding already collected from Local government to be reinvested into meaningful industry wide solutions that would support the objective of the State Waste Strategy 2030.

Importantly, the report highlights the change in the State Waste Strategy from 2012 to 2019 and the slow response from Local Government to mobilise and respond accordingly. It highlights the City of Kwinana as one of few LG entities that prepared its own Waste Management Strategy based on a comprehensive multi criteria analysis, having regard to the State Waste Strategy 2012 targets and objectives. It recognises that the City entered into a legal agreement to supply a minimum tonnage of Municipal Solid Waste (MSW) to Energy from Waste based on the former Strategy and that between 2 and 5 years is required for a LG entity to respond to changing State policy.

City Officers provided specific responses and corrections to statements made in the Findings report. This feedback together with the OAG response and inclusions in the final audit report are outlined in Attachment B.

OFFICER RECOMMENDATION:

That the Audit and Risk Committee:

- **a.** Note the Western Australian Auditor General's Report: Waste management Service Delivery (20 August 2020), at Attachment A.
- **b.** Recommend endorsement of the action plan prepared in response to the recommendations from the Western Australian Auditor General's Report: Waste management Service Delivery to be aligned with the development of the City's Waste Plan.

AUDIT AND RISK COMMITTEE RECOMMENDATION:

That Council:

- a. Note the Western Australian Auditor General's Report: Waste management Service Delivery (20 August 2020), at Attachment A.
- Recommend endorsement of the action plan prepared in response to the recommendations from the Western Australian Auditor General's Report: Waste management – Service Delivery to be aligned with the development of the City's Waste Plan.

Audit and Risk Committee Comments:

- That the City's Waste Management Strategy be made available on the City of Kwinana websiteto provide ratepayers and stakeholders with the Council's strategy in light of the Waste to Energy plant.
- In regards to Attachment B, it is suggested that the document be populated as much as possible identifying the City's approach to implementing the strategy as the City moves towards the ambitious target.

DISCUSSION:

The Office of the Auditor General (OAG) completed a performance audit of waste management service delivery so as to determine whether local government (LG) entities plan and deliver effective waste management services to their communities. In addition the audit assessed whether the State Government provided adequate support to LG entities for local waste planning and service delivery.

The result of this audit was a Waste Management Service Delivery report (see Attachment A) that was tabled in State Parliament on 20 August 2020.

The City of Kwinana was one of six LG entities assessed as part of the audit which concluded that waste collection at the LG level is largely effective, however, local, regional and state wide waste planning, and tailored support for LG entities, is inadequate.

More specifically the Audit highlighted the following key findings:

LG entities deliver essential waste collection and drop off services but few are likely to meet State and Community expectations to avoid and recover waste.

The OAG report highlighted that whilst most LG waste services are highly valued by their communities few are on track to meet the Waste Strategy 2030 targets for 2020, that is, to increase waste recovery to 65% in the Perth and Peel region. The audit states that LG entities need to do more to manage waste in line with current community and state expectations, to avoid and recover more waste, and contribute to a circular economy.

State and local Waste Planning and data capture is inadequate

The OAG report found that State planning to support the waste industry in terms of planning and providing for the necessary infrastructure and mitigating risks, has been insufficient. The audit sites the approval of 2 waste to energy plants located within 5km of one another to the south of Perth as an example of poor planning and guidance in regards to waste infrastructure. The City of Kwinana was noted as one of few Councils that had prepped a waste management strategy, more specifically, the *City of Kwinana Waste Management Strategy* in 2017 that included key elements recommended in the *Waste Avoidance and Resource Recovery Act 2007* (WARR Act).

Wider update of existing better practice waste management methods could be key to improving waste recovery

The OAG determined that LG entities are not all using waste education and behaviour change programs to improve waste recovery. Inconsistent messaging between State and LG entities is creating confusion and disconnect for communities.

The State Government has made good progress since 2016, but LG entities need more support to address local challenges.

The audit concluded that the State Government entities are unlikely to understand fully the challenges each LG faces, nor offer the support needed for them to recover more waste. It identified the need for unspent landfill levy funds, that the Waste Authority collects, be allocated to support a range of Waste Strategy 2030 initiatives.

City Officers were afforded the opportunity to respond to the audit Findings and the audit report was amended to include the City's responses as detailed in Attachment B.

Under Section 7.12 A of the *Local Government Act 1995*, all audited entities are required to prepare an action plan addressing significant matters relevant to their entity for submission to the Minister for Local Government within 3 months of the report being tabled in Parliament.

The audit recommendations pertaining to the City of Kwinana are as follows:

- Provide regular community updates on efforts to recover waste and meet Waste
 Strategy 2030 targets and seek community feedback where appropriate.
- Consider preparing waste plans which demonstrate how the LG will contribute to relevant Waste Strategy 2030 headline strategies. These plans should be publicly available.
- Include performance measures in contracts with service providers to recover more waste without adding significant costs.
- Consider providing incentives for the community to minimise waste production.

City officers are currently in the process of reviewing the City's current Waste Management Strategy and Waste Education Plan to accord with the requirement to prepare and submit a Waste Plan by March 2021. It is proposed that considerations and actions arising for the City of Kwinana from the audit findings be incorporated into the City's Waste Plan preparation. This will ensure that the City's approach is integrated, transparent and enable more effective monitoring of actions.

It is on this basis that City Officers wrote to the Minister for Local Government requesting an extension of time to prepare the action plan in line with the City's Waste Plan preparation. A response was received from Gordon MacMile, Acting Executive Director Local Government on behalf of the Minister for Local Government the Hon David Templeman MLA suggesting the extra time is not required inorder for Council to meet the obligation to report to the Minister within 3 months and as such did not support the extension of time requested. This correspondence is provided for your information at Attachment C.

LEGAL/POLICY IMPLICATIONS:

Under section 7. 12A of the *Local Government Act 1995*, all audited entities are required to prepare an action plan addressing significant matters arising from the audit relevant to their entity. This should be submitted to the Minister for Local Government within 3 months of this report being tabled in Parliament and for publication on the entity's website.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications as a result of this report

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcomes and objectives detailed in the Strategic Community Plan and Corporate Business Plan.

Plan	Outcome	Objective
Strategic Community Plan	A well serviced City	4.3 Ensure the Kwinana
and Corporate Business		community is well serviced by
Plan		government and non-
		government services
Strategic Community Plan	A well planned City	4.4 Create diverse places and
and Corporate Business		spaces where people can
Plan		enjoy a variety of lifestyles with
		high levels of amenity

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The Audit and Risk Committee does not receive the Auditor General's Waste Management – Service Delivery Report.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk	Seeking to prepare an action plan that responds to
treatment required/in	Audit recommendations in concert with the
place	preparation of the Coty's Waste Plan and Waste
	Education plan so that the actions are aligned, integrated and effectively monitored.
Rating (after treatment)	Low



Western Australian Auditor General's Report



Waste Management - Service Delivery



Report 3: 2020-21

20 August 2020

Office of the Auditor General Western Australia

Audit team:

Jordan Langford-Smith Jacqueline Richards Issihaka Toure Justin Fairhead Jo Stapley

National Relay Service TTY: 13 36 77 (to assist people with hearing and voice impairment)

We can deliver this report in an alternative format for those with visual impairment.

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The Office of the Auditor General acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders both past and present.

Cover image: Broome Waste Management Facility





THE PRESIDENT LEGISLATIVE COUNCIL

THE SPEAKER LEGISLATIVE ASSEMBLY

WASTE MANAGEMENT – SERVICE DELIVERY

This report has been prepared for submission to Parliament under the provisions of section 25 of the *Auditor General Act 2006*.

Performance audits are an integral part of my Office's overall program of audit and assurance for Parliament. They seek to provide Parliament and the people of WA with assessments of the effectiveness and efficiency of public sector programs and activities, and identify opportunities for improved performance.

This audit assessed whether local government (LG) entities plan and deliver effective waste services to their communities. We also assessed whether the State Government provided adequate support to LG entities for local waste planning and service delivery.

I wish to acknowledge the entities' staff for their cooperation with this audit.

CAROLINE SPENCER AUDITOR GENERAL 20 August 2020

Contents

Auditor General's overview

The sustainable management of waste is an important issue for the community. There are many examples across the world of the dire consequences to human health and the environment when waste is poorly managed. Community expectation regarding waste management is high and there is a strong desire to understand how State and local government (LG) entities manage waste, what goes in each of our household bins and where our recyclable materials will end up.



This audit assessed whether LG entities plan and deliver effective waste services to their communities. We also assessed whether the State Government provided adequate support to LG entities for local waste planning and service delivery. We last audited the State Government's role in waste management in 2016 in our report, *Western Australian Waste Strategy: Rethinking Waste*.

The State Government's *Waste Avoidance and Resource Recovery Strategy 2030* clearly outlines the actions the government, industry and the community need to take to meet community expectation. The strategy set ambitious targets, including recovering 65% of municipal solid waste from households in the Perth and Peel regions and 50% in major regional centres, by 2020. LG entities collect and process this waste stream, often with the support of the private operators they contract.

While the Department of Water and Environmental Regulation (DWER) and the Waste Authority have substantially improved their support to LG entities in the last 5 years, the proportion of waste that is recycled in Western Australia has not changed, and the State's performance sits below the national average. High rates of contamination in recycling bins, inconsistent and irregular waste education, limited local recycling infrastructure and markets for recycled commodities, are issues that prevent wider adoption of better practice waste management techniques. As a result, few LG entities are on track to meet the 2020 targets.

It is pleasing to see the many examples of better practice waste management from LG entities, but only a handful were consistently using them. For example, organic material typically accounts for half of household waste, and is therefore our single biggest opportunity to recycle. Using green waste collected from households to produce mulch for community parks and gardens, or composting food and garden organics to develop fertilisers, can significantly increase waste recovery. In addition, separating and recycling bulk rubbish is another simple way for LG entities to recover more waste and contribute to meeting the State's waste targets.

The audit found that local, regional and statewide waste planning is inadequate. Few LG entities had waste plans but DWER has been working closely with entities to help them develop individual plans. The Waste Authority flagged State infrastructure planning as essential back in 2012, but little progress has been made. It remains a key initiative that government, industry and the community need to progress to ensure waste truly becomes a valued resource. Given recent international export bans on recyclable materials, the planning and development of local recycling facilities within the state is becoming increasingly urgent to help provide certainty to stakeholders, create opportunities for local recycling industries, and protect our local environments and public health.

I encourage all LG entities to consider the findings in this report. Making a concerted effort to use available practices to avoid and recover more waste is the key to continuing to improve the State's waste and recycling performance.

Executive summary

Introduction

This audit assessed whether local government (LG) entities plan and deliver effective waste management services to their communities.

We focused on LG waste management and progress towards achieving targets and objectives set in the first Western Australian Waste Strategy: Creating the Right Environment (Waste Strategy 2012) and subsequent Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy 2030). The audit also assessed State Government support for LG entities and followed up on recommendations to State government entities from OAG's Western Australian Waste Strategy: Rethinking Waste audit completed in 2016.

Background

Waste management challenges

Poorly managed waste poses a threat to human health and the environment. However, if managed well, it can become a valuable material that can be reused, reprocessed or recycled. Solid waste is typically managed as 1 of 3 streams:

- municipal solid waste (MSW or waste1) waste from households and public places collected by LG entities or their contractors
- commercial and industrial waste originating from commercial and/or industrial activities (e.g. metals, paper, cardboard, plastic, food organics, glass, timber)
- construction and demolition waste material generated from commercial, government or residential building and demolition sites.

In 2017-18, Western Australian (WA) households produced over 1.5 million tonnes, or about 600 kilograms (kg) per person, of waste.² The amount of waste households generated decreased by a reported 26 kg per person from 2014-15 to 2017-18², as did the amount sent to landfill. However, the proportion of waste recovered had not changed. The State's total waste recycling rate of 53% in 2016-17 for all waste streams was still below the national average of 58%.

Factors such as population growth, environmental concerns and changes in technology and international markets for recycled materials have continued to increase the need for sustainable waste management.

In 2018, China announced it would stop importing contaminated recyclable materials as part of its National Sword policy. This placed additional pressure on LG entities, who had to find alternative solutions for managing recyclable materials. Other countries such as Malaysia, Thailand and Vietnam also declared restrictions on importing waste. In response, the Council of Australian Governments (COAG) agreed to a phased ban on the export of waste plastic, paper, glass and tyres. This will commence in January 2021.

Waste management is a shared responsibility. All levels of government, business, industry and the community generate waste, and all have a role to play in adopting best practice

¹ MSW is collected from households and LG entities through waste and recycling collections, but can also include some commercial waste.

² ASK Waste Management (2019). Recycling Activity in Western Australia 2017-18.

approaches to manage that waste. The State Government oversees and guides the waste and recycling system in WA (Table 1).

Entity	Responsibilities
Waste Authority	provides strategic and policy advice to the State Government
	implements policies and programs consistent with the waste strategy
	applies funding from the Waste Avoidance and Resource Recovery Account (WARR Account) to strategic initiatives
	collates waste and recycling data from LG entities to produce the annual Census of Western Australian Local Government Waste and Recycling (LG Census)
Department of Water and	supports the Waste Authority
Environmental Regulation (DWER)	is responsible for waste legislation, policy, planning, and licencing and regulation
Department of Local Government, Sport and Cultural Industries (DLGSC)	provides support and advisory services to LG entities, including helping them improve waste management planning

Table 1: Responsibilities of State government entities

LG entities play a critical role in managing MSW, which makes up 34% of the State's waste.³ Many LG entities deliver these waste services 'in-house', while others use private contractors. Some LG entities have joined to form regional councils as a way of sharing waste management. LG entities can provide a range of waste, recycling and organic material collection services; drop-off facilities; and waste education and behaviour change programs to their communities.

Legislation and waste strategies

The Waste Avoidance and Resource Recovery Act 2007 (WARR Act) is the principal legislation for waste management in the State. The WARR Act aligns with the key principles of the National Waste Policy 2018: Less Waste, More Resources. It also contributes to Australia's international commitments, such as the United Nations' Sustainable Development Goals, adopted by world leaders in 2015. One of these goals focuses on 'responsible consumption and production' and another 8 of the 17 relate to improving resource recovery and waste management.⁴

The WARR Act establishes the role of LG entities to provide waste services in line with the waste hierarchy (Figure 1). It also requires the Waste Authority prepare a waste strategy and provides the Chief Executive Officer of DWER with the power to require LG entities prepare waste plans. These plans aim to align LG entities' waste planning processes with the State's waste strategy, and to protect human health and the environment. DWER has requested Perth and Peel LG entities prepare waste plans by March 2021.

³ ASK Waste Management (2019). Recycling Activity in Western Australia 2017-18.

⁴ https://sustainabledevelopment.un.org/sdgs



Source: OAG adapted from the Waste Authority

Figure 1: Waste hierarchy based on the WARR Act

The Waste Strategy 2012 was the first statewide plan developed for WA. It described the cooperative effort needed to reduce waste disposed in landfill and increase resource recovery. It set targets to divert 65% of metropolitan MSW from landfill by 2020 and 50% for major regional centres (MRC). Improving the way we manage waste in WA relies heavily on the choices that individuals make in buying and using products and how they dispose of them.

In February 2019, the State Government released the Waste Strategy 2030. It set targets for the community and waste managers. This strategy was developed in consultation with government, industry and the community. It set a new benchmark for community expectation, shifting the State's approach to waste management to focus on avoiding and recovering waste, and protecting the environment.

The Waste Strategy 2030 also introduced the 'circular economy' model where energy and materials are retained for as long as possible. Instead of 'waste', materials became 'resources'. This was a move away from a linear 'take, make, use and dispose' economic model. The Waste Avoidance and Resource Recovery Action Plan (Action Plan) supported the Waste Strategy 2030, outlining 8 headline strategies and 57 actions.

Audit conclusion

In WA, kerbside waste collection at the LG level is largely effective. However, local, regional and statewide waste planning, and tailored support for LG entities, is inadequate. This has limited the effectiveness of waste management and the State's ability to meet its long-term targets.

Most LG entities deliver waste collection and drop-off services that are highly valued by their communities. However, many LG entities are not effectively encouraging waste avoidance, nor maximising the recovery of waste by reusing, reprocessing and recycling. As a result, few are on track to help the State meet its Waste Strategy 2030 targets for 2020 to increase waste recovery to 65% in the Perth and Peel region, and 50% in major regional centres (MRC).

Waste planning by LG entities is inadequate and inconsistent, as most do not have their own up-to-date waste plans. Nearly 80% of LG entities contract out their kerbside waste collection services. However, they do not directly impose waste recovery targets on the private waste contractors, who typically focus on collecting waste. Preparing waste plans and contracts that clearly align to the Waste Strategy 2030 and address risks is an important step to help LG entities meet waste targets.

We found examples of good practice in recovering waste across the sector, but LG entities have not consistently adopted these. They include regular and consistent education,

incentives for the community to avoid and reduce waste, and efforts to recover a greater proportion of organic waste and bulk wastes, such as white goods, mattresses and timber. If LG entities are to progress the State's vision to become a sustainable, low-waste society, such initiatives need to be widely implemented.

The Waste Authority and Department of Water and Environmental Regulation (DWER) have substantially improved their support to LG entities since our last audit in 2016. However, both can do more to assist LG entities, particularly those in regional areas. A lack of infrastructure planning and accurate waste and recycling data, along with guidance on better practice waste recovery, has left LG entities to plan and manage community waste based on their own local needs and available infrastructure, which may not be consistent with the State's plans and objectives.

Key findings

LG entities deliver essential waste collection and drop-off services but few are likely to meet State and community expectations to avoid and recover waste

LG entities and their contractors provide regular waste collection and drop-off services that are valued by their community. We reviewed 20 community scorecards, which surveyed community feedback on LG performance between 2017 and 2019. Three quarters of the responses ranked waste collection services as the highest performing area for the LG entities, who received an average positive rating of 92% for weekly waste collection services. These results show that the community and other stakeholders are confident that LG entities will regularly collect and dispose of their household waste.

Most LG entities are unlikely to meet State and community targets to increase waste recovery by 2020 and 2025, and do not always provide public information on their progress. In 2017-18, the waste recovery rate for the Perth and Peel region was 41%, and for the MRCs, 28%. This was well short of the targets of 65% for Perth and Peel, and 50% for MRCs. At the time, none of the 33 Perth and Peel LG entities and only 1 of the 5 MRC LG entities (City of Bunbury) had met the targets. LG entities need to do more to manage waste in line with current community and State expectations, to avoid and recover more waste, and contribute to a circular economy.

State and local waste planning and data capture is inadequate

State planning for significant risks, including recycling, has been poor. Key State government entities have been aware of the potential impact of insufficient waste processing infrastructure since 2012. However, the required planning and proactive response to mitigate the risks, such as reduced access to international markets and limited local waste facilities, has not been timely, nor adequate. This had increased the amount of waste that ends up in landfill, which is contrary to the State's objective to protect the environment.

There is still no State waste infrastructure plan, despite the Waste Authority identifying this as a priority in 2012 in the first Waste Strategy. As a result, there is limited guidance on the location and type of waste infrastructure. This is evident with the approval of 2 proposed waste-to-energy facilities located within 5 km of one another in the south of Perth (Appendix 1). The 2 operating material recovery facilities are also in the south metropolitan area. This imbalance in the location of waste infrastructure further increases the risk that waste facilities may not meet the long-term needs of their communities and the State.

LG waste management planning is also inadequate and not all plans are easily accessible to the community. We found that only 7% of LG entities across the State had a waste plan on their website to provide transparency on their waste activities. Further review of our sampled LG entities showed that none had public waste plans and only 3 of 7 had a waste plan for their LG or region that met WARR Act recommendations. Without good plans that are

publicly available, the community and other stakeholders cannot hold LG entities accountable, nor can they ensure that waste management activities align with the State's strategic direction.

Nearly 80% of LG entities contract out kerbside waste collection services but they have not required their contractors to help meet the State's waste recovery targets. Our review of the main contracts from our sampled LG entities showed that none had obligations or targets for contractors to improve rates of waste recycling or reprocessing. Services focused mainly on timely waste collection and transport. This is a missed opportunity for LG entities to ensure contractors are also contributing to State recovery targets.

Limited guidance from DWER on how LG entities classify and allocate waste costs means that the full cost to deliver waste and recovery services is unknown. LG entities reported that they spent \$297 million in 2017-18 on waste services. However, because there was no clear or consistent approach to how LG entities allocate these costs, the potential for variation in reporting is high. Improved consistency in allocating and reporting the cost of waste services will allow LG entities to choose waste services that provide value for money, improve waste recovery and meet community expectations.

The LG Census relies on data that LG entities self-report and there are limited controls to check its accuracy. We found examples of LG entities reporting the same tonnes of waste collected in multiple years, as well as variation in the way LG entities categorise and record waste streams.

However, State government entities have recognised that the poor quality waste and recovery data reported by LG entities means that government and industry are limited in their ability to monitor progress and make informed decisions. DWER and LG entities have improved data capture in the last 3 years, and the Waste Authority outlined further improvements in a Waste Data Strategy released in November 2019. This should allow LG entities to better monitor the efficiency and effectiveness of the waste services they deliver.

Wider uptake of existing better practice waste management methods could be key to improving waste recovery

LG entities are not all using a range of well-known and available practices that can improve waste recovery. The most significant of these are community waste education and behaviour change programs. LG entities, their private waste contractors and others in the sector all produce slightly different waste education materials. Bin tagging programs that reduce contamination are available to all LG entities and their contractors, but are not widely used. Inconsistent messaging and limited use of behaviour change programs increases the risk of bin contamination and contributes to recyclable materials ending up in landfill.

There is poor uptake of the State's waste messaging programs to encourage waste avoidance and recovery by LG entities. The Waste Authority first produced a WasteSorted toolkit in 2018 to help LG entities communicate with their residents. However, the 7 audited LG entities do not use it. Each prefer to use their own or their contractors' graphics and messages, some of which were developed prior to 2018. It is important for all entities to provide regular and consistent community messaging about waste avoidance and recovery to households, industry and government.

Results from LG entities that have adopted the 3-bin food organics and garden organics (FOGO) collection system have been positive, yet uptake has been limited. The Cities of Melville and Bunbury reported annual waste recovery rates of over 60% from 2016-17 to 2018-19, which was much better than the State average of 25% in 2017-18. Each had adopted a 3-bin FOGO system or used alternative waste treatment to separate and process organic waste, and provided regular and consistent waste education. This approach to waste avoidance and recovery was not evident at the other LG entities we sampled, though these

LG entities reported constraints that prevented them from adopting a 3-bin FOGO system. Separating and reprocessing FOGO, which is typically over a third of MSW, can significantly increase waste recovery rates. For those LG entities already using a 3-bin system to collect garden organics (GO), the transition to FOGO may require a change in processing infrastructure, along with associated approvals and licensing by DWER.

Financial incentives for households to avoid or reduce waste are rare but can be effective in facilitating behaviour change. We identified only 2 LG entities that offered financial rewards to residents for reducing their waste. Bunbury charges ratepayers less for smaller size waste bins and the Town of Cambridge does not charge for the yellow-lid recycling bins. These simple, cost effective incentives can help change behaviours and reduce the amount of waste disposed to landfill.

Bulk verge waste can be recycled but often ends up in landfill. All 33 Perth and Peel LG entities and all 5 MRC LG entities, offered verge collections or bulk bins in 2017-18. Around two-thirds of smaller regional LG entities provided drop-off facilities instead. For the Perth and Peel LG entities:

- 6 sent all bulk waste to landfill in 2017-18
- only 4 recycled 50% or more
- the remaining 23 recycled an average of 20%.

Recycling bulk waste offers effective recovery of a range of commonly disposed items such as metal, cardboard, wood and mattresses.

The State Government has made good progress since 2016, but LG entities need more support to address local challenges

The State Government has implemented many of the recommendations from our 2016 audit (Appendix 2). But WA's waste recycling rate of 53% in 2016-17 was still 5% below the national average. 5 The DWER and Waste Authority have addressed 13 of our 16 audit recommendations. They are currently addressing the remaining 3, however 2 critical recommendations to prepare a State waste infrastructure plan and comprehensive better practice guidance are not complete. Implementing these outstanding recommendations is crucial to help LG entities plan and deliver waste services for their communities, and improve the State's waste recovery.

A combination of local challenges and a lack of tailored support from State government entities prevents LG entities from recovering more waste. LG entities indicated that there was limited opportunity to interact directly with the State government entities that provide waste management guidance. LG entities may also prioritise local issues, such as managing litter or illegal dumping, above Waste Strategy 2030 headline strategies. Without engaging with individual LG entities, particularly in more remote areas, State government entities are unlikely to understand fully the challenges each LG faces, nor offer the support needed for them to recover more waste.

There is unspent landfill levy funds that the Waste Authority can effectively use to progress the State's waste management objectives. The unspent balance of the WARR Account had grown from \$30 million in 2015-16 to \$40 million in 2018-19. The purpose of the funds is to promote programs for the management, reduction, reuse, recycling, monitoring or measurement of waste. These reserves can help to better support a range of Waste Strategy 2030 initiatives.

⁵ National Waste Report 2018

Recommendations

The Waste Authority and Department of Water and Environmental Regulation (DWER) should work together to:

- 1. provide support to LG entities by:
 - a. preparing a State waste infrastructure plan to ensure alignment with the State planning framework
 - b. identifying local Perth, Peel and regional reprocessing facility requirements and markets for recyclable materials, particularly for organic materials
 - c. continuing to develop better practice guidance for LG entities to manage key waste streams and problematic wastes
 - d. engaging with individual Perth, Peel and regional LG entities to help understand, identify and address their local challenges, risks and waste management requirements
- 2. support LG entities to improve the accuracy of their waste and recycling data in line with the Waste Data Strategy by:
 - a. providing additional training and guidance for LG entities on data collection, reporting and quality control requirements
 - b. developing and implementing appropriate controls to minimise the risk of inaccurate data supplied by contractors
- 3. provide LG entities with materials that explain the cost and environmental benefits of adopting a 3-bin FOGO system
- 4. engage with LG entities to develop consistent and regular statewide messages, education and behaviour change programs for all LG entities and contractors that align with Waste Strategy 2030 targets.

Waste Authority response: Recommendations supported

DWER response: Recommendations supported

LG response: LG entities in our sample supported the recommendations for the Waste Authority and DWER. Full responses from LG entities for each of the recommendations. where provided, are included in Appendix 3

Implementation timeframe: December 2021

The Department of Local Government, Sport and Cultural Industries (DLGSC), Waste Authority and DWER should work together to:

5. provide guidance for LG entities to collect and publicly report consistent waste and recovery financial and performance data.

DLGSC response: Recommendation supported

Waste Authority response: Recommendation supported

DWER response: Recommendation supported

LG response: LG entities in our sample supported the recommendations for the Waste Authority and DWER. Full responses from LG entities for each of the recommendations, where provided, are included in Appendix 3

Implementation timeframe: progressively through to December 2022

LG entities should:

- 6. provide regular community updates on efforts to recover waste and meet Waste Strategy 2030 targets and seek community feedback where appropriate
- 7. consider preparing waste plans, which demonstrate how the LG will contribute to relevant Waste Strategy 2030 headline strategies. These plans should be publicly available
- 8. include performance measures in contracts with service providers to recover more waste without adding significant costs
- 9. consider providing incentives for the community to minimise waste production.

LG response: LG entities in our sample generally agreed with the recommendations and indicated that they were preparing waste plans and considering initiatives to improve waste management and help achieve Waste Strategy 2030 targets. Full responses from LG entities for each of the recommendations are included in Appendix 3.

Implementation timeframe: December 2021

Under section 7.12A of the *Local Government Act 1995*, all audited entities are required to prepare an action plan addressing significant matters relevant to their entity for submission to the Minister for Local Government within 3 months of this report being tabled in Parliament and for publication on the entity's website. This action plan should address the points above, to the extent that they are relevant to their entity, as indicated in this report.

Response from entities

The Waste Authority, Department of Water and Environmental Regulation, Department of Local Government, Sport and Cultural Industries and the 7 audited LG entities generally supported the audit findings and accepted our recommendations.

Appendix 3 includes the full responses.

Audit focus and scope

The audit objective was to determine whether local government (LG) entities plan and deliver effective waste management services to their communities.

We based our audit on the following criteria:

- Are waste services planned to minimise waste and meet community expectations?
- Do LG entities deliver effective waste services?
- Does the State Government provide adequate support for local waste planning and service delivery?

The audit focused on waste services delivered by LG entities to progress towards achieving targets and objectives set in the first Western Australian Waste Strategy: Rethinking Waste (Waste Strategy 2012) and subsequent Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy 2030). We assessed 3 Perth and Peel and 3 regional LG entities of varying sizes:

- City of Belmont (Belmont)
- City of Bunbury (Bunbury)
- City of Kalgoorlie-Boulder (Kalgoorlie-Boulder)
- City of Kwinana (Kwinana)
- City of Melville (Melville)
- Shire of Broome (Broome).

We audited Mindarie Regional Council, but did not assess their management of specific waste streams or waste and recycling data.

The audit also assessed State Government support for LG entities and followed up on recommendations to State government entities from OAG's Western Australian Waste Strategy: Rethinking Waste audit completed in 2016. This included auditing the following State government entities:

- Waste Authority
- Department of Water and Environmental Regulation (DWER)
- Department of Local Government, Sport and Cultural Industries (DLGSC).

We did not look at actions by the private sector waste industry, or the management of construction and demolition waste, commercial and industrial waste, controlled waste, liquid waste, mining waste and waste water.

In undertaking the audit we:

- reviewed plans, policies, strategies, guidelines, budgets and financial statements, industry and LG waste and recovery data, meeting minutes and other documents from the Waste Authority, DWER, the 7 audited LG entities and publicly available documents on statewide LG websites
- analysed DWER's LG Census waste and recovery data from July 2016 to June 2018, including assessment of how LG entities were tracking to meet Waste Strategy 2030 community and waste manager targets, and contributing to State targets (Table 3)

Note: there are limitations in the use of the available data. Not all LG entities reported waste and recycling data. Because DWER did not validate the data, we could not guarantee its accuracy. This issue is discussed later in the report

- analysed LG Census waste and recovery data from July 2018 to June 2019 for the 6 audited LG entities (excluding Mindarie Regional Council)
- reviewed DLGSC's MyCouncil waste and recovery data for LG entities for 2016-17 and 2017-18
- interviewed staff from the Waste Authority, DWER, DLGSC and the 7 audited LG entities
- interviewed Perth, Peel and regional stakeholders, community members, private waste operators, LG entities and key agencies with a role in managing waste in WA, including WA Local Government Association (WALGA), Waste Management and Resource Recovery Association Australia (WMRR), Bunbury-Harvey Regional Council, Eastern Metropolitan Regional Council, Southern Metropolitan Regional Council (SMRC), Suez, Cleanaway and ASK Waste Management
- reviewed published national and international literature on waste management, including national waste reporting
- attended 3 presentations on waste management organised by WALGA and LG Professionals
- conducted site visits to 3 Perth and Peel and 5 regional waste facilities, which included landfills, material recovery facilities (MRF), waste transfer stations and organics processing facilities
- reviewed submissions from LG entities and industry stakeholders.

This was a performance audit, conducted under Section 18 of the *Auditor General Act 2006*, in accordance with Australian Standard on Assurance Engagements ASAE 3500 *Performance Engagements*. We complied with the independence and other ethical requirements related to assurance engagements. Performance audits focus primarily on the effective management and operations of entity programs and activities. The approximate cost of undertaking the audit and reporting was \$450,500.

Audit findings

LG entities deliver essential waste collection services but few are likely to meet State targets to recover more waste

Communities value their LG waste collection and drop-off services

LG entities collect and dispose of their community's waste. Almost all of the State's LG entities that reported waste and recycling data (132 of 139) offer a weekly or fortnightly kerbside waste collection service and drop-off facilities (Table 2). Only 19 LG entities reported using a third kerbside bin to collect GO or FOGO. Regional LG entities collect kerbside waste, however only 65% collect kerbside recycling. These essential services help to protect community health and the environment.6

Waste service	Perth & Peel (33 LG entities)	Major regional centre (5)	Smaller regional (94)	Total % (132)
Kerbside waste	33	5	93	99% (131)
Kerbside recycling	33	4	60	73% (97)
Kerbside garden organics (GO)	9	2	3	11% (14)
Kerbside food organics and garden organics (FOGO)	1	1	3	4% (5)
Vergeside bulk waste	33	4	30	51% (67)
Vergeside green waste	31	3	27	46% (61)
Drop-off	32*	5	93	98% (130)

Source: OAG from DWER LG Census data

Table 2: LG waste services reported in the 2016-17 and 2017-18 LG Census.7 *Most Perth and Peel LG entities use regional council drop-off facilities

Communities are generally satisfied with LG waste collection and drop-off services. We reviewed 20 community scorecards, which provided feedback on the performance of LG service delivery between 2017 and 2019. Respondents gave the LG entities an average positive rating of 92% for weekly waste collection services. They also ranked these services as high performing or significant areas of strength for the majority (75%) of LG entities. Our sample of scorecards, including half from regional and half from Perth and Peel LG entities, showed a strong positive rating. This reflected community satisfaction across the state.

Most LG entities are not on track to meet waste recovery targets

Community and State expectations for waste management have changed over the last 8 years. The inaugural Waste Strategy 2012 set clear targets to increase the amount of waste diverted from landfill. The Waste Strategy 2030 shifted the focus to both avoid and recover waste, by setting targets to recover 65% of MSW in the Perth and Peel region and 50% for MRCs by 2020, increasing to 70% and 60% respectively, by 2030 (Table 3). These strategies were developed in consultation with the community, industry and government, and show the shift in State and community expectations, from solely focusing on waste collection

⁶ We have only provided data for the 33 Perth and Peel LGs and 5 MRC LGs defined in the current Waste Strategy 2030. The Waste Strategy 2012 referred to 31 metropolitan LGs, which excluded Mandurah and Waroona, and defined MRCs as 'Avon, Greater Bunbury, Albany, Geraldton, Kalgoorlie, Karratha, Peel and Busselton'.

⁷ Note: we used data from the 2016-17 LG Census for LG entities that did not report waste services in the 2017-18 LG Census.

and disposal from households, to waste recovery and waste minimisation. As a result, both the State and local communities expect LG entities to recover more materials that would otherwise have ended up in landfill or stockpiled.

Objectives	Avoid – generate less waste	Recover – recover more value and resources from waste	Protect – protect the environment by managing waste responsibly	
State targets	2025 – 10% reduction in waste generation per capita 2030 – 20% reduction in waste generation per capita	2025 – increase material recovery to 70% 2030 – increase material recovery to 75% 2025 – all LG entities in the Perth and Peel region provide consistent 3-bin kerbside collection systems that include separation of food organics and garden organics (FOGO) from other waste categories From 2020 – recover energy only from residual waste	2030 – no more than 15% of Perth and Peel regions' waste is landfilled 2030 – all waste is managed and/or disposed to better practice facilities	
Community targets	2025 – reduction in MSW generation per capita by 5% 2030 – reduction in MSW generation per capita by 10%	2020 – increase MSW material recovery to 65% in the Perth and Peel regions and 50% in MRCs 2025 – 67% for Perth and Peel and 55% for MRCs 2030 – 70% for Perth and Peel and 60% for MRCs	2030 – move towards zero illegal dumping 2030 – move towards zero littering	
Waste manager targets	2030 – all waste is managed and/or disposed using better practice approaches	All waste facilities adopt resource recovery better practice	2030 – no more than 15% of Perth and Peel regions' waste is disposed to landfill 2030 – all waste facilities adopt environmental protection better practice facilities	

Source: OAG from WA's Waste Strategy 2030

Table 3: Waste Strategy 2030 objectives and State and community targets that relate to this audit⁸

The majority of LG entities are unlikely to meet the State's waste recovery goals. In our analysis of reported 2017-18 data, the combined Perth and Peel LG entities recovered only 41% of their waste. This fell short of the target to divert 65% of metropolitan waste from landfill by 2020. The 5 MRCs of Albany, Busselton, Bunbury, Greater Geraldton and Kalgoorlie-Boulder recovered 28% of their waste, which was also well below their 50% target.

⁸ Additional targets are outlined in the Waste Strategy 2030

Just 4 of the State's 132 LG entities that reported waste and recycling data had met the State's targets to increase the amount of resources recovered from waste by 2017-18. None of the Perth and Peel LG entities had reached the waste recovery target of 65% (Figure 2). Of the 5 MRCs, only Bunbury had met the recovery target of 50%, recovering 61% of its waste (Figure 2). Neither the Waste Strategy 2012 nor the Waste Strategy 2030 provided targets for smaller regional LG entities. However, a further 3 smaller regional LG entities reported recovery rates of 51-58%. Each sent all kerbside waste and recycling to landfill, but recovered a significant portion of drop-off waste delivered direct to a waste facility by residents. The low recovery rates mean that recyclable materials still end up in landfill, contrary to State and community expectations.

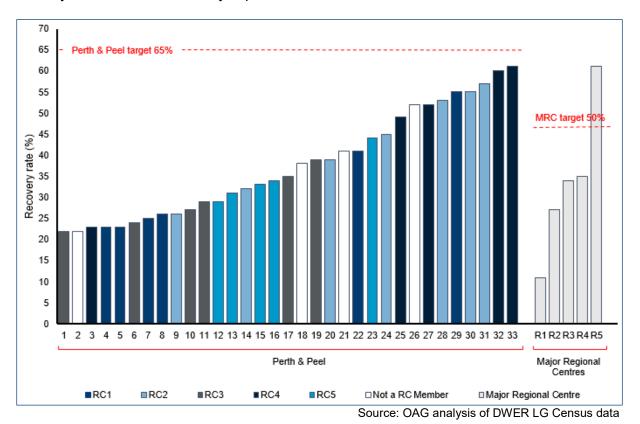
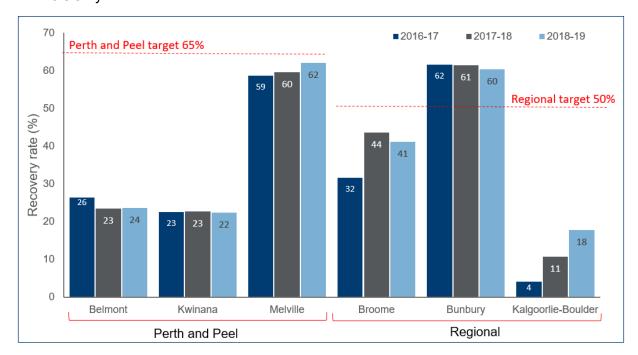


Figure 2: LG entity recovery rates reported in 2017-18 compared to the Waste Strategy 2012 and Waste Strategy 2030 targets of 65% for Perth and Peel RCs and 50% for MRCs

Of the 6 LG entities sampled during our audit, only Melville and Bunbury are on track to meet the Waste Strategy 2030 targets. Both had waste recovery rates of about 60% for 3 years from 2016-17 to 2018-19 (Figure 3). Bunbury was the first LG to introduce the 3-bin FOGO system in 2013 and has shown consistently high performance over a 3 year period. Bunbury and Melville share some characteristics:

- a 3-bin FOGO system or alternative waste treatment to separate organic waste
- in-house kerbside collection services conducted by the LG
- significant investment in regular community education.

The remaining 4 LG entities showed limited signs of improving their waste recovery performance to the extent needed to meet the State's recovery targets. However, 1 LG entity had an agreement to supply residual waste to a waste to energy plant, which it advised would allow it to meet the State's 65% recovery target. This arrangement aligned with the previous Waste Strategy 2012, which aimed to divert waste from landfill. At the time of our audit, LG entities had limited time to accommodate the change in approach of the new Waste Strategy 2030, which aligns with the waste hierarchy (Figure 1) and supports adoption of a 3-bin FOGO system.



Source: DWER and OAG with data supplied by the LG entities

Figure 3: Reported recovery rates for the 6 audited LG entities from 2016-17 to 2018-19 showing progress towards meeting Waste Strategy 2030 community recovery targets for 2020. Note: regional target applies to MRCs only

LG entities do not provide sufficient public information on their waste recovery targets or their progress to meet these targets. Only 2 of the 6 LG entities sampled in our audit provided this information on their websites or in annual reports. DLGSC's MyCouncil website allows the community to view and compare LG information on services such as waste. It reports tonnes of waste and recycling collected, but does not provide recovery rates for each LG entity. This lack of transparency means that the community has limited visibility of what LG entities are doing to improve waste management outcomes or if they are on track to achieve them.

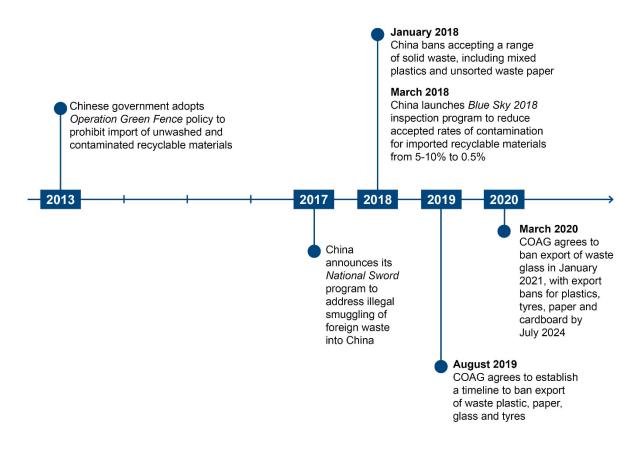
State and local waste planning is inadequate

State planning for significant risks, including recycling, has been poor

State entities have not adequately managed key waste management risks. The planning and development of sufficient waste infrastructure and markets for recyclable materials has been slow, despite the Waste Authority identifying these challenges in 2012. This has led to some significant problems, which the State now needs to manage closely to avoid incurring further costs to recycle waste or increasing the amount of recyclable materials that end up in landfill.

For over a decade, WA has relied heavily on China and other international markets to sell recycled materials, and made little effort to search for alternate markets or reduce contamination levels, despite early warning signs that China would no longer purchase contaminated materials. For example, China's *Operation Green Fence* policy first introduced import bans on contaminated waste in 2013 (Figure 4). It progressively tightened inspection efforts to reduce the amount of this waste entering the country, and in January 2018, further restricted waste imports under its *National Sword* policy. In 2017-18, WA exported around 180,000 tonnes of plastic, paper and cardboard. In 2018-19, the Australian Bureau of

Statistics reported a decline in exports from WA, down to 93,120 tonnes.9 The reduction of international markets led to significant increases in the costs for LG entities and MRFs to manage kerbside recycling. Given the early signs of China's market changes, the Waste Authority and DWER could have better prepared for the long-term impact on the State's recycling industry.



Source: OAG

Figure 4: Timeline of events affecting Australia's ability to export recyclable materials

This reliance on international markets, lack of local waste processing infrastructure and limited local markets for the sale of recycled materials, prevents LG entities from recycling more waste without large increases in cost. COAG's August 2019 decision to progressively ban waste exports from Australia from January 2021 has further reduced LG entities' options to recover recyclable materials such as glass, mixed plastic, cardboard and paper. The limited WA recycling industry and local markets for recycled products increases the risk that more materials that are recyclable will end up in landfills or stockpiled inappropriately.

The Waste Authority's Community and Industry Engagement Program provided \$3.46 million in 2019 to support general projects and recycling infrastructure projects that improve recovery and reuse of materials identified in the Waste Strategy 2030. In July 2020, the State Government also announced \$15 million to support local plastic and tyre processing in the north of WA, and access to industrial zoned land valued at \$5 million for processing infrastructure. This may eventually provide LG entities with local alternative options to manage recyclable materials.

⁹ COAG (2020). Phasing Out Exports of Waste Plastic, Paper, Glass and Tyres. Response Strategy to Implement the August 2019 Agreement of the Council of Australian Governments.

WA does not have adequate infrastructure to support a local recycling industry. This is particularly evident when facilities become unavailable. For example, in November 2019, a fire in 1 of Perth's 3 MRFs caused 20 LG entities to send recyclable materials to landfill for over 3 months while they sourced alternative processing options. Information had not been released about the cause of the fire at the time of our audit. Similar fires occurred at large recycling facilities in Victoria between 2017 and 2019. A Victorian parliamentary committee attributed these fires to insufficient facilities to store and dispose of waste, over-stockpiling and a reduction in markets for recycled goods. Without adequate waste infrastructure, the State risks further losses of recyclable materials in fires or to landfill.

There is no State waste infrastructure plan even though the State identified it as a priority in 2012

There is no overarching plan to support the strategic development of waste infrastructure in WA. In 2012, the Waste Authority identified the need for a State waste infrastructure plan as a priority but it has not yet been developed. LG entities therefore lack guidance to support strategic decision-making and to develop suitable waste infrastructure to meet the long-term needs of their communities and the State.

Under the Waste Strategy 2030 and the supporting Action Plan, DWER is responsible for the development of the State's waste infrastructure plan in consultation with other stakeholders. The timeline for delivering the plan is unclear, though the Action Plan noted it could take from 3 to 5 years. Without an infrastructure plan, LG entities are left to make local waste management decisions that may leave some facilities unable to adhere to the waste hierarchy, under-utilised or redundant. Some examples of these are:

- regional council 1 has sent its members' waste to a resource recovery facility to
 extract and reprocess organic waste since 2009. However, if its members adopt a 3-bin
 FOGO system, the facility will no longer be needed to process the organic component
 of the waste, making it obsolete
- regional council 2 invested in an alternative waste treatment facility in 2007 to separate and process organic waste. The technology was successfully trialled, but ongoing technical challenges resulted in financial difficulties and voluntary administration of the group of private companies that owned and operated the facility in 2016. It briefly restarted operating in 2017, but continued problems caused it to cease receiving waste in February 2018. This means the regional council has to seek other waste treatment options for its members
- regional council 3 has successfully used organic waste from its members who use a 3-bin FOGO system to produce a compost, which complies with Australian standards. However sourcing regular markets for the product is an ongoing challenge due to production and transport costs, and farmers' historic reliance on synthetic fertilisers
- furthermore, at least 12 of the 33 Perth and Peel LG entities have committed to provide residual waste to waste-to-energy facilities under construction in Kwinana and East Rockingham. However, 1 LG has agreed to supply all its kerbside waste for 20 years. This means the organic materials that could be used to produce mulch and compost will not be available. This approach does not align with the Waste Strategy 2030 objectives to adhere to the waste hierarchy and adopt a circular economy.

Waste facilities for the Perth and Peel region are not well located for LG entities managing waste across the north, south and east. In 2015, the Minister for Environment approved the construction of 2 waste-to-energy facilities in WA, which will be located within 5 km of one another in the south only, and the 2 operating MRFs are also in the south (Appendix 1). The lack of local access to key waste facilities means LG entities have to transport waste longer distances across the Perth and Peel region.

There has been some progress on land use planning for waste infrastructure, as DWER has begun working with the Department of Planning, Lands and Heritage (DPLH). In December 2019, they began preparing a 'planning instrument' to agree on an approach, which will guide decision-making for authorities involved in developing waste management infrastructure.

Local waste management planning is inadequate

LG entities have not sufficiently planned their overall and long-term waste management strategies, and do not generally share plans with their communities. We found that only 7% of LG entities had a publicly available waste plan on their websites. There was no evidence that these plans were updated to align with the new Waste Strategy 2030.

Waste plans had not been a requirement under the WARR Act. However, DWER developed waste plan templates and guidance for LG entities in 2019. All Perth, Peel and MRC LG entities are required to produce their own individual waste plan by March 2021. For our 7 sampled LG entities, none had public waste plans. However, 3 had a waste plan for their LG or region that included key elements recommended in the WARR Act. For example, Kwinana developed its City of Kwinana Waste Management Strategy in 2017 that included an assessment of:

- the significant sources, quantities and generators of waste
- the markets and facilities for waste received by the LG
- options and strategies to reduce, manage and dispose of waste
- programs that identify required actions, timeframes, resources and responsibilities for achieving the strategies and targets.

Without transparent local planning that aligns with the WARR Act and Waste Strategy 2030, the State and the community are unable to hold LG entities accountable for delivering effective waste services.

Regional LG entities are not required to develop individual plans, but they could benefit from having an individual plan to address local issues. For example, Broome's landfill is nearing its end of life. The Regional Waste Management Plan for the Kimberley Region identified this risk in 2013. Lack of adequate planning for a new landfill site, due in part to Native Title considerations, means that within the next 2 years they will likely need to transport waste lengthy distances to an alternative landfill. This could increase costs for waste disposal. Planning and approval for new landfills can take up to 8 years. Preparing standardised waste plans would help LG entities effectively plan and monitor performance, and address key risks in a timely manner.

There are no obligations for private waste contractors to meet recovery targets

Nearly 80% of LG entities contract out kerbside waste collection services, yet the contractors have no targets for the quantity of waste they reprocess, recycle or reuse. We reviewed the main contracts from our 6 sampled LG entities and found that the contractual arrangements focused on the timely collection and transport of waste, and the provision of bins. None included obligations to divert more waste from landfill and increase material recovery. Without performance measures for waste recovery, contractors may not be incentivised to divert more waste from landfill. While performance measures for waste contractors may help improve waste recovery, it does not negate the need for households to correctly separate and dispose of waste to reduce contamination in the first instance.

A number of Perth and Peel LG entities have agreed to use alternative waste treatment and waste-to-energy facilities, some of which no longer align with the new Waste Strategy 2030 objectives. LG entities can enter into long-term contracts, which they can extend if they have not allowed sufficient time to prepare a new contract. Extending contracts without considering the regular changes in the waste and recycling industry, increases the risk that LG entities fail to maximise waste recovery to meet their recovery targets.

The New South Wales Environmental Protection Authority¹⁰ offers an example of better practice tendering guidance for LG entities to engage waste contractors that could benefit WA's LG entities. It includes contract specifications for LG waste services that show how the contractor is liable for aspects such as:

- preparing and implementing a contamination management strategy
- recyclable materials collected that are rejected due to high levels of contamination
- annual waste audits on recyclable materials.

DWER's limited guidance on how LG entities should classify and allocate waste costs means that the true costs to manage waste are unknown

Limited guidance from DWER on how LG entities should classify, allocate and report waste costs means that the full costs to deliver waste and recycling services are not known. DWER asks LG entities to provide annual costs for collecting, processing and disposing of waste. However, they do not provide LG entities with a detailed methodology or guidance on how to calculate the costs. In 2017-18, 118 of the State's 132 LG entities that reported, spent a total of \$297 million on waste services. The remainder did not report total waste costs in the LG Census. With no clear or consistent approach to how LG entities allocate these costs, the potential for variation in reporting is high, making the data less meaningful for analysis.

Some waste-related expenditure may not be included in the total waste costs reported by all LG entities. For example, 1 of our sampled LG entities stated that they did not include overheads for staff associated with waste activities or payments to their regional council for waste education services in their total waste costs. Improved understanding of the cost of waste services and consistency in reporting is required. This would allow LG entities to choose the right mix of waste services to improve waste recovery, provide value for money and meet community expectations.

Despite some improvement, there were limited controls to ensure data from LG entities is accurate

LG entities have improved their collection of waste and recovery data since 2016. DWER provide an electronic template with explanatory notes and guidance for LG entities on how to report their waste and recycling data. LG entities that use weighbridges and DWER's approved procedures to calculate or estimate waste and recycling data further help to improve data quality. The Waste Authority has more confidence when using this data to prepare the annual LG Census and to share it with the Commonwealth Government for national benchmarks.

Limited controls affect the consistency and accuracy of the data LG entities provide to DWER. LG entities and their contractors do not routinely audit waste and recovery data, and DWER does not analyse the raw data. The Waste Authority also stated in its 2017-18 LG Census that the data was not validated. Consequently, the Waste Authority cannot guarantee the accuracy of the estimates provided by LG entities. Sixteen percent of LG entities self-reported low confidence in their 2016-17 data and 11% in their 2017-18 data. We interviewed stakeholders, reviewed the data from these 2 financial years, and found potential errors and issues that affect its reliability. For example:

¹⁰ New South Wales Environmental Protection Authority (2015). Model Waste and Recycling Collection Contracts User Guide for Councils https://www.epa.nsw.gov.au/your-environment/waste/local-council-operations/resources-for-local-councils

- DWER advised that measurement of waste sent to landfill can vary by up to 300% because some LG entities used truck counts and visual estimates to calculate their waste in the absence of weighbridges:
 - Perth and Peel LG entities and larger regional LG entities such as Albany, Broome, Karratha, Geraldton and Bunbury used weighbridges, which are more accurate
 - 1 regional landfill only uses its weighbridge for commercial waste, but it does not use it to measure ad-hoc domestic waste drop-offs from residents
 - 2 small regional LG entities reported estimating waste tonnage using historic waste audit data and observations at the landfill because there is no weighbridge.
- There are variations in the way LG entities categorise and record waste streams, which means the data for each waste type is not always comparable. One LG entity did not report any FOGO waste collected in 2016-17 as DWER's template did not include FOGO that year, instead recording it as kerbside green waste. Another LG entity had not separated household and commercial waste streams, stating that both types of premises used the same size and colour bins, which the LG entity collected on the same day.
- At least 3 LG entities located close to each other reported the same recovery rate of 83%. MRFs can receive recyclable materials from a number of LG entities at the same time. When this occurs, they only provide an average for the combined LG entities. This means that recovery data for kerbside recycling bins supplied by each LG entity may not represent their individual recovery performance.

The data limitations meant that LG entities cannot accurately monitor how effective and efficient their existing waste management programs and services are. Unreliable information also limits the State entities' ability to use the data to understand the nature and volume of waste types, the fate of recyclable materials and to report progress towards Waste Strategy 2030 targets. Waste data collection is a shared responsibility among LG entities, waste contractors and the State, but DWER is responsible for statewide coordination and reporting.

After changes made in 2019, LG entities are required to report waste and recycling data annually to DWER. The Waste Avoidance and Resource Recovery Regulations 2008 (WARR Regulations) were amended in June 2019. The amendments aim to improve the accuracy, timeliness and completeness of waste and recycling data. The Waste Authority also published a Waste Data Strategy in November 2019. It details actions for the Waste Authority and DWER to improve data collection, verification and reporting and aims to achieve:

- more statewide consistency and guidance in data collection and reporting, with standardised data measures, terminology and waste classifications
- better resourcing for data collection, auditing and verification processes to increase data reliability for all stakeholders.

Wider uptake of existing better practice waste management methods could be key to improving waste recovery

Across WA, LG entities do not use consistent and regular waste education and behaviour change programs to encourage the community to reduce waste

There is no regular and consistent messaging by LG entities on waste avoidance, resource recovery and appropriate waste disposal behaviours across WA. LG entities and other waste managers in the sector have produced a variety of waste education materials, often with slightly different messages. For example, in our sampled LG entities:

- Bunbury provide annual waste and recycling guides with detailed images and text on bin usage. This includes removing lids from plastic bottles and glass jars, and ensuring they are clean before placing in recycling bins.
- Broome provides limited guidance on their website, which does not include graphics or any directions to remove lids or wash containers.

Inconsistent messaging across the State may have contributed to a poor understanding of how to dispose of waste correctly, increasing the risk of contamination and causing more recyclable materials to end up in landfill. Using regular and consistent waste education, with clear messages, is key to improving waste recovery.

Bin tagging behaviour change programs to encourage correct waste disposal are readily available, but few of the State's approximately 100 LG entities that offer kerbside recycling services use them. In September 2019, WALGA advised that only 11 Perth and Peel and 10 regional LG entities had used its Waste Authority funded bin tagging program, which is available to all LG entities and is a simple method used across Australia to improve waste disposal behaviour. WALGA advised that additional LG entities have expressed interest in using the program, subject to funding availability. A comprehensive bin tagging program includes a combination of bin tags (Figure 5) to provide direct feedback on the content of waste, recycling and organic bins, information about what should go in each bin, on-site bin audits, and incentives and enforcement actions to reduce bin contamination. WALGA's bin tagging program in a sample of 3 LG entities over a 6-week period in 2016 showed some positive results:

- through bin audits, 2 LG entities with 2-bin systems showed an increase in the proportion of households that used their recycling bins correctly, from 44% to 64%, and 64% to 76%
- the other LG entity had a 3-bin system and recorded a smaller increase in the correct use of both recycling and organic waste bins, rising from 84% to 91%
- routinely using behaviour change programs such as bin tagging, can improve community understanding of appropriate waste disposal.



Figure 5: Examples of bin tags for FOGO bins

Community members put many things in their bins, including hazardous wastes such as batteries, paint and gas bottles. One of our sampled LG entities advised that its waste contractor had experienced 6 incidents of fire in their trucks in a 6-month period due to hazardous waste contamination. This highlights the importance of bin tagging or similar behaviour change programs, along with easy to access disposal options for household hazardous waste and regular and consistent education to effectively decrease bin contamination and prevent harm to the public or environment.

Uptake of the State's messaging to promote consistent waste education is poor

The Waste Authority first produced its WasteSorted toolkit in 2018 to help all LG entities communicate consistently with their residents on how to dispose of waste correctly and decrease bin contamination. However, the 7 LG entities audited do not use it. They advised that the toolkit, which the Waste Authority updated in 2019, lacked useful detail households need to reduce bin contamination. Instead, the LG entities developed their own education

materials (Table 4) or used those supplied by their regional councils or private waste contractors, some of which were developed prior to 2018. LG entities require flexibility to develop educational materials, but maintaining consistency in messaging can help avoid confusion to ensure the community disposes waste correctly. The Waste Authority advised that 14 LG entities that applied for Better Bins Plus: Go FOGO funding in 2020 have indicated that they will use elements of the WasteSorted toolkit. The Waste Authority also plans to launch a state-wide waste campaign in August 2020, targeting waste avoidance, and improved recycling and recovery.



Sources: Waste Authority, LG entity

Table 4: A sample of waste and recycling bin education materials

To help address the inconsistent messaging from LG entities, WALGA formed the Consistent Communication Collective in 2019. The group provides an avenue for State and LG entities to work with industry partners. It aims to produce clear and consistent messages in education campaigns. LG entities have scope to tailor the WasteSorted toolkit to meet their local community's needs. However, the State still has a key role to play to ensure that entities work together to produce consistent, evidence-based and regular waste communications throughout WA, and to promote a shared responsibility to avoid and recover more waste.

LG adoption of the 3-bin FOGO system is limited, even though reprocessing organic material can significantly increase waste recovery

Few LG entities had the capacity to quickly adopt a 3-bin FOGO system to improve organic waste recovery following the introduction of the Waste Strategy 2030. In Australia, around 50% of household waste is food and garden organic materials, which presents an opportunity to recover a substantial proportion of waste. Only 3 of the 33 Perth and Peel LG entities were using the 3-bin FOGO system by the end of 2019. Another 8 had an existing 2-bin waste and recycling system but agreed to adopt the 3-bin FOGO system in 2020. The Waste Strategy 2030 identified using the better practice 3-bin FOGO system as a priority for Perth and Peel LG entities to increase the recovery of household waste.

According to a combination of WALGA and LG entity feedback, and media reports, over half of the Perth and Peel LG entities were unlikely to swap to the 3-bin FOGO system in 2020. Of these LG entities:

- 7 already provided a 3-bin garden organic (GO) system but did not collect food scraps, which can contribute around 35% of household waste. Many of these LG entities used State funding from the Better Bins program from 2014 to 2019, which offered a contribution of \$30 per household to LG entities to purchase a new third bin for either GO or FOGO. The transition from GO to FOGO does not require purchase of an additional kerbside bin, although it is likely to require a change in processing system for the organic waste, including to manage additional odour and leachate. In addition, LG entities may need to apply to DWER for a change in waste facility licensing
- the remaining 15 had a 2-bin system, but preferred to use an alternative waste treatment facility to remove organic waste from the waste bin or had plans to send waste to a waste-to-energy facility when commissioned. For example:
 - a Perth and Peel LG entity advised us it chose to retain a 2-bin system, instead investing in behaviour change to reduce bin contamination and encourage home composting, and would eventually use a waste-to-energy facility to dispose of residual waste, consistent with the previous waste strategy. The LG entity indicated that it can take 2 to 5 years to review an existing approach, engage with the community on options that consider environmental, social and economic outcomes, conduct technical assessments, and prioritise resources for significant investment in infrastructure and community education
 - a MRC LG entity stated that it would retain a 2-bin system, as landfill was cheaper, compared to the high costs to implement a 3-bin FOGO system and transport materials to recycling markets (including compost to potential agricultural markets that are rare in their region).

Some of these LG entities raised additional concerns about swapping to the 3-bin FOGO system, which included:

limited ability to produce compost that meets Australian Standards due to high levels of contamination

- high costs to ratepayers for bin roll-out and ongoing education as the State's contribution does not fully cover these costs
- lack of space for additional bins in commercial areas and multiple unit dwellings
- future commitments to provide a set minimum annual tonnage of waste that includes recyclable organic material to a waste-to-energy facility.

Experience from other Australian states and within WA has shown that adoption of the 3-bin FOGO system increases the chance that LG entities will meet the Waste Strategy 2030 targets more easily.

The abundance of food and garden organic waste makes adoption of the 3-bin FOGO system an effective method to minimise waste and re-use valuable materials. In 2017, the Australian Government's *National Food Waste Strategy* estimated that \$20 billion was lost to the Australian economy each year through food waste. Australian households lost over \$2,200 a year by wasting food and the commercial and industrial sectors wasted 2.2 million tonnes of food each year. According to Sustainability Victoria¹¹, LG entities using a 3-bin GO system can recover 40-55% of waste while those using a 3-bin FOGO system can recover 60-70%.

Once suitable infrastructure for collection, transport and processing, and end markets are available, the recovery of FOGO will significantly reduce waste to landfill. It will also help further protect the environment by freeing up landfill space, and reducing landfill emissions of methane and carbon dioxide from decomposing organic waste. Using the 3-bin FOGO system to separate organic waste to produce compost can provide fertiliser to enrich the nutrient poor soils of WA and will keep valuable resources productive in the circular economy.

The State first encouraged LG entities to adopt a 3-bin system through its Better Bins pilot program in 2014. The program offered LG entities a total of \$7.5 million to contribute to the purchase of bins that met the State's *Better Bins Kerbside Collection Program Guidelines*, which included flexibility to collect GO or FOGO. However, LG entities applied for less than half the funds because they regarded the extra costs required to change as prohibitive. The State introduced the revised Better Bins Plus: Go FOGO program in 2020 following the launch of the Waste Strategy 2030, which contributes up to \$25 per household. It offers further funding of \$20 million over 6 years to encourage LG entities across WA to swap to the 3-bin FOGO system, separating both food and garden organics. This does not cover the full costs to support effective rollout of a 3-bin FOGO system.

¹¹ Sustainability Victoria (2017). Changing Behaviours to Improve the Rollout of a New Kerbside Organics Collection Service.

Case study 1 – Implementing the 3-bin FOGO system produces recovery rates of over

In 2013, Bunbury adopted the 3-bin FOGO system. Bunbury recovered around 60% of their kerbside waste in 2016-17 to 2017-19 (Figure 3). This was much higher than the average recovery rate of 27% for all regional LG entities in 2017-18. It was also higher than the 48% average recovery rate for the 7 Perth and Peel LG entities using a 3-bin GO system in 2017-18.

The SMRC and one of its members, Melville, commenced a trial of the 3-bin FOGO system in October 2017 (Figure 6). Over 6,700 households received new rubbish and organic waste bins, and regular and consistent education materials across a range of media. Residents could also attend community information sessions and provide feedback about the new service. SMRC conducted 2 rounds of bin tagging in February-March and April-June 2018. Community Waste Education Officers inspected household bins each week for 6 weeks, recording bin contamination. Sampled bins received a 'happy' or 'sad' tag. This provided residents with feedback on their performance and how to improve (Figure 5).



Source: OAG

Figure 6: Melville's 3-bin FOGO system is publicised on their waste collection trucks

At the end of the trial:

- recycling bin contamination decreased from 25% to 14%
- organic bin contamination was 2.6%, which is similar to rates achieved in other states and low enough to consider composting options if the FOGO is pre-sorted to remove glass, plastic and other contaminants
- Melville reported a waste recovery rate of 64% in 2019, which came close to meeting the Waste Strategy 2030 target of 65%.

Following the successful trial, Melville and 2 other SMRC member LG entities - City of Fremantle and Town of East Fremantle – all introduced the 3-bin FOGO system in 2019.

LG entities rarely use financial incentives to avoid or reduce waste

Most LG entities charge fixed annual rates regardless of the amount and type of waste households and commercial premises produce, giving no financial incentives for individual households and commercial premises to reduce their waste. We identified only 2 examples of LG entities that provide significant incentives for the community to minimise waste. Bunbury charges ratepayers less for smaller size bins and Cambridge does not charge for the yellow-lid recycling bins. Some LG entities offer other less significant incentives to avoid waste production, such as:

- subsidies for purchase of home compost buckets
- community workshops on sustainable living, composting and worm farming.

A Parliamentary inquiry into the *Waste and Recycling Industry in Australia* in 2018 noted that LG entities could introduce weight-based charging to allow ratepayers to reduce their rates. For example, South Korea introduced a weight-based 'pay-as-you-throw' charge on food waste in 2013. The country now recycles over 95% of its food waste, up from less than 2% in 1995. LG entities can consider financial incentives to increase waste recovery and further contribute to meeting the State's waste recovery targets.

Bulk waste can be recycled but often ends up in landfill

A large proportion of bulk vergeside waste is recyclable (Figure 7), yet LG entities often take it straight to landfill. We found variation across the LG entities, with some making significant efforts to recycle and some using landfill to dispose of all their bulk waste. For example, in 2018-19, Bunbury did not recycle its collected vergeside bulk waste. In the same year, Belmont reported recovering 31% of 3,562 tonnes of vergeside bulk waste by recycling steel, cardboard, wood, green waste and mattresses. Recycling these materials, along with timber and electronic goods, presents an opportunity for LG entities to increase their recovery rates and is better for the environment.



Source: OAG

Figure 7: Bulk bin and vergeside bulk waste collection by LG entities

In the absence of State guidance, WALGA developed *Better Practice Vergeside Collection Guidelines* and suggested that LG entities should aim to recycle 50% of collected bulk waste. All 33 Perth and Peel LG entities offered bulk vergeside or bulk bin waste collections in 2017-18. However of these:

- 6 sent all their bulk waste to landfill
- only 4 recycled 50% or more and met WALGA's target
- the remaining 23 recycled an average of 20% of collected bulk waste.

All 5 MRCs offered bulk waste collections and around two-thirds of the smaller regional LG entities offered drop-off facilities instead. Recycling bulk rubbish will assist all LG entities to

contribute to the Waste Strategy 2030 recovery targets and reduce the amount of waste that ends up in landfill.

The State has made good progress since 2016, but LG entities need more support to address local challenges

The State Government has implemented many of the recommendations from our 2016 waste audit but action in 2 critical areas is still required

The Waste Authority and DWER have addressed 13 of the 16 recommendations from our 2016 audit Western Australian Waste Strategy: Rethinking Waste (Appendix 2). However, 2 important recommendations, to prepare a State waste infrastructure plan, and better practice guidance for waste managers, have commenced but are not complete. There is 1 additional outstanding recommendation relating to unlicensed waste operators, which is outside the scope of this audit. LG entities require both infrastructure planning and comprehensive guidance if they are to deliver better practice waste management across the State.

Some of the 13 key recommendations from our 2016 audit (Appendix 2) that they have addressed include:

- clarifying State entity roles and responsibilities
- consulting with industry, government and the community to develop a new Waste Strategy 2030 and Action Plan, and waste reforms on proposed changes to legislation, waste derived materials and a waste levy review
- preparing a template and guidance for LG entities to prepare waste plans
- amending regulations to require LG entities to provide annual waste and recycling data
- establishing the Waste Reform Advisory Group as an avenue for DWER to share progress with industry stakeholders
- preparing a Waste Data Strategy to improve data collection, verification and reporting.

The State Government's Waste Strategy 2030 and associated Action Plan provide clarification of government, industry and community responsibilities to manage waste, improve resource recovery and protect the environment. They outline 8 headline strategies and the types of activities needed to achieve these targets. Six of these headline strategies are directly linked to our audit scope and involve the delivery of waste services by LG entities and their communities. The State has already made progress on many of these activities (Table 5).

Headline strategy		Examples of activities complete or underway	Examples of actions delayed
1	Develop statewide communications to support consistent	WasteSorted toolkit for consistent messaging to support Perth and Peel LG entities to adopt a 3-bin FOGO system prepared	
	messaging on waste avoidance, resource recovery and appropriate waste disposal behaviours	Own Your Impact guidance on key waste strategy initiatives commenced and behaviour change campaign planned	
		Preparation of Better Bins Plus FOGO guidelines	
2	LG adoption of a 3-bin kerbside waste	Waste Authority position statement on FOGO published	

Headline strategy		Examples of activities complete or underway	Examples of actions delayed
	collection system to separate FOGO	Funding contribution to encourage LG entities to adopt the 3-bin FOGO system	
3	Sustainable government procurement practices to encourage use of recycled products and support local market development	Options and priority actions to reduce waste through State government procurement identified	Not within the scope of this audit
4	LG waste plans	Waste plan template, support and guidance developed	
		Supporting LG entities to meet waste plan requirements	
5	Review the scope and application of the waste levy	Consultation commenced for waste levy review	Not within the scope of this audit
		Improvements to the regulatory framework for waste underway	
		Illegal dumping strategies implemented	
6	Strategic review of WA's waste infrastructure by 2020	Early planning to develop guidance for waste infrastructure planning	State waste infrastructure audit State waste infrastructure plan
7	Review and update State and LG data collection and reporting systems	Waste Data Strategy published	
		Developing an online system for mandatory reporting of waste and recycling data	
		Annual MyCouncil waste data reporting publicly available	
8	Provide funding to promote the recovery of resources from waste	Funding program to support waste avoidance and recovery established	Reprocessing feasibility research

Source: OAG from information supplied by DWER

Table 5: Progress towards meeting headline strategies and examples of activities completed, underway or delayed as at December 2019

Local challenges and a lack of tailored support from State entities prevent LG entities from recovering more waste

Local challenges and lack of suitable support from State entities restricts LG entities' ability to improve waste recovery. Local waste infrastructure and markets for recycled products are inadequate, with paper and cardboard, glass and mixed plastics typically sent interstate or overseas for reprocessing. Even though there are some local facilities to process organic waste, producing and selling mulch and compost that meet Australian Standards is difficult due to high levels of contamination. Many of these issues can be resolved through understanding local environments, the consistent education previously outlined, and support to develop local reprocessing facilities and end markets that are willing to use recycled products. This can be as simple as LG entities re-using organic materials collected in their own parks and gardens.

Individual LG entities look to the Waste Authority, DWER and DLGSC for guidance on waste management, and integrated planning and reporting, but described limited opportunity to interact with staff from these State entities. Each of the 7 LG entities audited provided positive feedback that DWER had requested more input from LG entities in the last 2 years. Specifically, their feedback was sought to develop the Waste Strategy 2030 and LG waste plan templates, and on a series of consultation papers to help reform waste management in WA. However, the LG entities suggested that State entities could:

- acquire a better understanding of local challenges by visiting individual LG entities
- offer additional guidance on how to deliver more effective and efficient services and construct better practice infrastructure to manage all types of waste
- help to plan and establish appropriate local reprocessing facilities and markets for recyclable materials.

Additional State support will give individual LG entities more confidence that their waste management decisions are better aligned to State recovery priorities and targets.

Some LG entities are not adhering to the State's waste management priorities, particularly those in regional areas. Some of the issues and challenges that prevent LG entities from adopting these priorities are highlighted by regional LG entities and stakeholders that provide waste services and include:

- managing littering with limited staff 1 LG entity employs 4 full-time staff to collect litter and empty public bins within its main town site, but has only 1 person to attend to other waste-related work. Many regional LG entities may only have 1 part-time staff member responsible for managing waste
- lack of experienced staff and high staff turnover 1 LG entity reported difficulties in attracting and retaining staff with appropriate technical knowledge. A waste contractor servicing another LG stated that they needed 3 to 5 staff to sort recycling, but had an extremely high turnover of 18 staff over a 6 month period in 2019
- no or limited local reprocessing industries 1 waste contractor over 500 km from Perth advised us that it disposed of mixed plastics and glass to landfill, only sending separated plastics with recycling labels '1' (PET – polyethylene terephthalate, such as drink bottles) and '2' (HDPE - high density polyethylene, such as milk and shampoo containers) and paper and cardboard to Perth, from where it continues interstate or overseas
- lack of suitable local waste infrastructure many landfills may lack suitable environmental controls and be unmanned with no ability to monitor waste dropped off or collect gate fees to help fund landfill management and eventual landfill closure and rehabilitation.

Without adequate engagement with individual LG entities, particularly in regional areas that generate 35% of the State's waste, State entities may not fully understand the local challenges LG entities face or be able to provide appropriate support.

Managing illegal dumping and disposing of tyres are 2 problems that most LG entities face. Illegal dumping requires valuable resources to collect and dispose of the waste, which can be hazardous (Figure 8). Even when the waste is dumped on private land or land managed by State entities, the LG entities can be left to collect and dispose of the waste. Tyres can be recycled but as they are costly to transport and recycle, they often ended up in landfill (Figure 9). LG entities require guidance on how best to manage these problematic wastes to prevent environmental harm and maximise resource recovery.



Source: OAG

Figure 8: Examples of illegal dumping of residential, and construction and demolition wastes that LG entities were responsible for collecting and delivering to landfill. Clockwise from top left in the Perth hills, Floreat, Broome and Kalgoorlie-Boulder

Case study 2 – Tyre stockpiling

All LG entities need to manage used tyres. While tyres can be recycled, they often end up in landfill. Until 2018, one regional landfill accepted tyres from local households for free and from commercial clients for a small charge of \$44/tonne for local waste.

However, this created a problem as the LG believed that many were brought in from outside the region to dispose at low cost. Despite recording most of the tyres as waste originating within their area, the LG noticed that the volume of tyres was too high based on the number of residents.



Source: LG entity

Figure 9: Tyre stockpile at the landfill

Due to tyres being disposed by locals and people from outside the region, a large tyre stockpile grew (Figure 9), creating a significant fire risk.

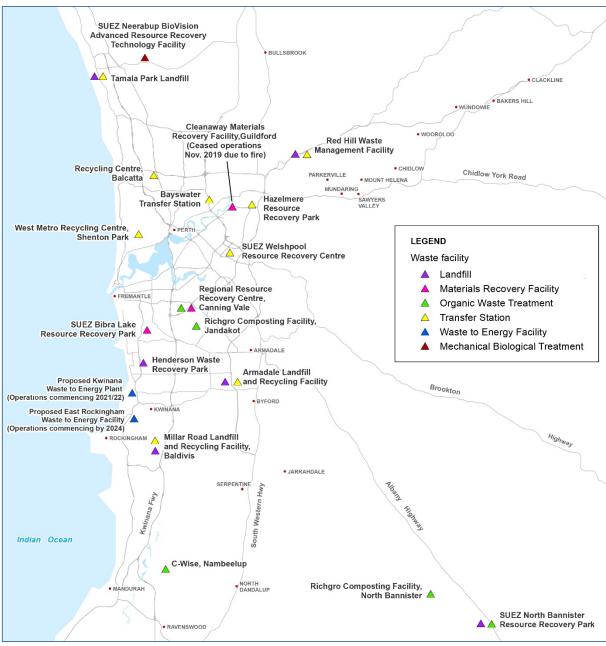
To address this risk, the LG prepared a *Tyre Management Plan* and put them in a separate area at the landfill. This newly constructed tyre 'monofil' will allow them to access the tyres if recycling becomes a viable option in the future. They also began tackling the problem by using a tyre declaration form to ask where tyres come from, increasing fees for all tyre disposal, whether local or not, and limiting the numbers of free tyres disposed per household each year.

Landfill levy funds can be used for waste related projects

The State and LG entities can use reserve landfill levy funds to progress waste management projects and programs. The WARR Account receives 25% of the landfill levy from metropolitan waste for use on waste avoidance and recovery activities. However, the amount of expenditure each year had been lower than the annual amount of receipts from the landfill levy. Consequently, the unspent balance had increased from \$30 million in June 2016 to \$40 million by June 2019. The Waste Authority can use the unspent WARR Account reserves to fund waste-related projects. DWER has advised (Appendix 3) its current approach to these funds includes an allocation to support the October 2020 implementation of the container deposit scheme.

The Waste Authority directs WARR Account funds to help implement the Action Plan and improve waste recovery. It funded Community and Industry Engagement grants to industry, government and the community for projects to better manage, reduce, reuse and recycle waste, and for monitoring or measuring waste. The Waste Authority advised us that it received 90 applications in May-June 2019, requesting over \$24 million for its \$2.3 million budget for these grants. The number of applications highlights the interest in developing local waste solutions.

Appendix 1: Map of key Perth and Peel waste infrastructure at December 2019



Source: DWER

Appendix 2: DWER and Waste Authority progress to address 2016 audit recommendations

Recommendation	Progress	Status
Clarify and communicate the roles of each agency	SLA, Governance Charter, Waste Strategy 2030 and Action Plan clarify agency roles	✓
Finalise a Service Level Agreement (SLA) and governance framework	SLA and Governance Charter finalised	✓
Develop business cases and implementation plans for all projects funded by the WARR Account	Business cases developed for all externally funded projects from 2016-17	✓
Provide regular and comprehensive progress reporting for all annual business plans, associated projects and financial expenditure to the Waste Authority board	Quarterly internal reporting between DWER and Waste Authority	✓
Promote key messages to the community that focus on waste avoidance and minimisation	WasteSorted toolkit prepared in 2018 and updated in 2019. Own Your Impact behaviour change website launched in 2018	This audit identified additional action needed to encourage LG entities to promote consistent key messages
Identify and agree on solutions that will enhance the accuracy of waste and recycling data to report against Waste Strategy targets	WARR Regulations amendments gazetted July 2019 to require LG entities that provide waste services to supply annual waste data to DWER. Waste Data Strategy released November 2019	This audit identified additional action needed to address Waste Data Strategy recommendations
Ensure data used to report against the major regional centre MSW target is representative of regional WA	MRCs defined in Waste Strategy 2030 and set a benchmark for smaller regional LG entities	✓
Publicly report annual progress towards achieving all metropolitan and regional Waste Strategy targets	Waste Authority annual report and business plan detail progress	✓
Improve accountability and transparency of WARR Account fund expenditure	Waste Authority and DWER established a Risk and Performance Committee to monitor WARR Account funded projects	√
Improve ways to bring together metropolitan and regional agencies, LG, industry and community representatives to assist knowledge exchange and strategic waste planning	Waste Reform Advisory Group established, DWER public consultations to improve programs and strategies	√

Recommendation	Progress	Status
Complete a State waste and recycling infrastructure plan to ensure alignment with the State planning framework	State Waste Infrastructure Plan not started. DWER progressing waste infrastructure planning with the DPLH	×
Provide good practice guidance on waste avoidance and minimisation, managing problem wastes and managing waste and recycling facilities	Waste Strategy 2030 and Action Plan list developing guidance to improve waste management. Some guidance was prepared, for example: waste plans, FOGO, waste-to-energy position statement. However more are needed	Action needed to produce guidance on problem wastes and managing waste facilities
Assess the need for the State Government to adopt a policy of using recycled products as a way of encouraging community use of recycled products	Assessment of need and opportunities for procurement to increase recycled product use conducted	✓
Ensure Waste Strategy implementation includes planning and projects to improve resource recovery in regional WA	Community and Industry Engagement Program grants provided to regional recipients. MRCs to prepare waste plans	This audit identified additional action needed to support regional LG entities
Ensure licensed waste operators provide annual waste and recycling data	WARR Regulations amendments gazetted July 2019	✓
Conduct risk assessments of unlicensed waste operators and determine what steps need to be taken to ensure they conform with legislative requirements	Legislative reform proposed. DWER and Department of Fire and Emergency Services conducted aerial surveys in June 2019 to target industries that present environmental risks	Action needed to assess unlicensed waste operators, monitor landfill levy avoidance and manage waste stockpiling

Source: OAG analysis of information supplied by DWER and Waste Authority

Appendix 3: Full responses from audited State and local government entities

Waste Authority

The Waste Authority is pleased to provide comments on this report. It has been working cooperatively with the Department of Water and Environmental Regulation (DWER) in the implementation of the Waste Avoidance and Resource Recovery Strategy 2030 and the associated Action Plans and Business Plans, including supporting LG's waste services.

The Waste Authority, with support from DWER, is continuing to develop better practice guidance for LG entities to manage key waste streams and problematic wastes. This includes provision of updated position statements on kerbside waste collection, FOGO, the waste hierarchy and waste to energy as per Action 1.3. It also supports the Household Hazardous Waste Program (HHW) including funding and guidelines for the design and operation of HHW facilities.

The Waste Authority is undertaking further work on better practice guidance documents for FOGO, kerbside services, vergeside (bulk) waste collection and drop-off services to support LG entities to adopt better practice waste management.

Both the Waste Authority and DWER continue to engage on a frequent basis with individual metropolitan and regional LG entities to help understand, identify and address their local challenges, risks and waste management requirements.

The Waste Authority has developed and is implementing the *Waste Data Strategy*.

The Waste Authority is supporting LG entities with materials that explain the cost and environmental benefits of adopting a 3-bin FOGO system. A series of FOGO implementation forums were conducted in April – June 2020 to support LG entities in planning, community education and implementation of FOGO services and a FOGO Reference Group with LG and industry representatives is working with the Waste Authority and DWER to develop a practical FOGO Rollout Plan.

The Waste Authority is supporting LG through the Better Bins program and Better Bins Plus: Go FOGO program with a combined investment of \$4.6 million in 2020-21 to support LG entities with the transition costs. This commitment to the Better Bins Plus: Go FOGO funding program will continue at a similar rate of investment over the next 5 years in alignment with the Waste Strategy's Headline Strategy 2 for a consistent 3-bin kerbside collection system. including FOGO, by all LG entities in the Perth and Peel region by 2025.

The Waste Authority and DWER are working closely together to engage with LG entities to develop consistent and regular statewide messages, education and behaviour change programs on waste avoidance, resource recovery and appropriate waste disposal behaviours in alignment with Waste Strategy targets. The Waste Authority's WasteSorted Toolkit provides LG entities with communications materials and is continually revised and updated to meet the various and developing needs of LG. In addition, the Waste Authority recognise the value of direct household education and feedback provided through a bin tagging program to improve household waste sorting behaviour and this program continues to receive Waste Authority funding.

Department of Water and Environmental Regulation

The Department of Water and Environmental Regulation (DWER) continues to work closely with the Waste Authority and key stakeholders in implementing the Waste Strategy 2030, including supporting LG waste services.

As committed to in the current business plan, DWER is undertaking a State waste infrastructure audit and needs analysis in 2020-21 to determine waste infrastructure required to meet the objectives of the Waste Strategy. Following this audit, State waste infrastructure planning will address infrastructure options and technologies to meet the Waste Strategy targets, land use planning objectives, and the approvals processes for environmental, planning and licence approvals. The overall objective is to guide infrastructure development to support the Waste Strategy targets, including that all waste should be managed or disposed of to better practice facilities by 2030.

DWER supports the Waste Authority to develop better practice guidance to manage key waste streams and problematic wastes. This has included the provision of updated position statements on kerbside waste collection, FOGO, the waste hierarchy, waste to energy and support for the HHW Program. Further work is underway to identify better practice guidance documents for FOGO, kerbside services, vergeside (bulk) waste collection and drop-off services to support LG entities to adopt better practice waste management. Market development research is being undertaken in 2020-21 for sustainable markets for products such as compost and soil conditioner derived from FOGO processing.

DWER has developed an online reporting system, training support and guidance to facilitate provision of required waste and recycling data. Improved data will better enable measurement and evaluation of waste management programs and initiatives, and ensure resources are directed where they are most effective.

The Waste Authority and DWER are working closely together to engage with LG entities to develop consistent and regular statewide messages, education and behaviour change programs on waste avoidance, resource recovery and appropriate waste disposal behaviours in alignment with Waste Strategy targets.

DWER is supporting LG to align their waste planning processes with the Waste Strategy. Plans are due 31 March 2021 and annual reporting will commence from 1 October 2022.

Combined Waste Authority and Department of Water and Environmental Regulation response

Specific responses to recommendations

Recommendation 1 a) – supported

The Waste Authority and DWER are working closely together and supporting LG in Western Australia.

DWER is undertaking a State waste infrastructure audit and needs analysis as per Action 6.1 in the current Waste Strategy Action Plan to determine the waste infrastructure required throughout the State to meet the objectives of the Waste Strategy. This will be undertaken in 2020-21. Following this audit, the State Waste infrastructure planning will be undertaken to develop a plan which addresses the different infrastructure options and technologies available to meet the Waste Strategy, land use planning objectives, and the approvals processes for environmental, planning and licence approvals. This is Action 6.3 in the current Action Plan.

This work will be followed by work (as per Action 6.4 and 6.5) with the Department for Planning, Lands and Heritage (DPLH) to develop the planning instruments and guidance for LG and developers for appropriate siting and design of waste facilities including landfills. This DWER work undertaken in consultation with DPLH, LG and the waste industry as part of Headline Strategy 6 in the Waste Strategy will ensure a State waste infrastructure plan in alignment with the State planning framework. The overall objective is to guide future

infrastructure development to support the Waste Strategy targets, including that all waste should be managed or disposed of to better practice facilities by 2030.

Recommendation 1 b) - supported

DWER is aware of the need and committed to identifying local metropolitan and regional reprocessing feasibility research, taking into account known standards, technologies, viabilities and potential barriers for facilities and markets for recyclable materials, particularly for organic materials. This is being undertaken as part of Action 6.2 in the current Action Plan. Specific market development research is being undertaken in 2020-21 for sustainable markets for the products such as compost and soil conditioner, derived from FOGO processing as per Action 2.1.3.

Recommendation 1 c) - supported

The Waste Authority, with support from DWER, is continuing to develop better practice guidance for LG entities to manage key waste streams and problematic wastes. This includes provision of updated position statements on kerbside waste collection, FOGO, the waste hierarchy and waste to energy as per Action 1.3. It also supports the Household Hazardous Waste Program through a funding agreement with WALGA and work is planned to review, update and publish guidelines for the design and operation of facilities for the acceptance and storage of HHW (Action 1.2). A social media education campaign targeting HHW disposal was implemented in 2020 using the WasteSorted toolkit in response to fire incidents. An intensive behaviour change campaign will launch in August 2020 targeting bin contamination and hazardous waste disposal.

The current Action Plan includes commitments for further work to identify better practice quidance documents for FOGO, kerbside services, vergeside (bulk) waste collection and drop-off services to support LG to adopt better practice waste management (Action 1.4) and to support LG entities to develop and implement LG waste plans that align with the Waste Strategy, as per Headline Strategy 4.

Recommendation 1 d) – supported

Both the Waste Authority and DWER continue to engage on a frequent basis with individual metropolitan and regional LG entities to help understand, identify and address their local challenges, risks and waste management requirements.

Recommendation 2 a) - supported

The Waste Authority has developed and is implementing the Waste Data Strategy (Action 7.1). DWER has developed an online reporting system (Action 7.2.2), available from 1 July 2020, to enable liable entities to report the required waste and recycling data, as per Regulation 18C of the WARR Regulations (Part 3A, introduced in June 2019). DWER is providing additional training support and guidance for all liable entities (including LG entities) on data collection, reporting and quality control requirements (Action 7.2.1) throughout 2020-21.

Recommendation 2 b) - supported

DWER is supporting LG entities in developing and implementing appropriate controls to minimise the risk of inaccurate data supplied by contractors by providing clear guidance on waste data reporting requirements through the gazettal of CEO notices and approved procedures, and publishing a range of guidance documents; providing additional training through webinars; and developing an annual audit program to review methods of collecting and calculating waste and recycling data.

Recommendation 3 – supported

The Waste Authority is supporting LG entities with materials that explain the cost and environmental benefits of adopting a 3-bin FOGO system. The Eastern Metropolitan Regional Council has developed a business modelling tool that has been made freely available to all LG entities to use, allowing them to change variables such as bin size, collection frequency and facilities available to model different costs and benefits of implementing the 3 bin FOGO system. A series of FOGO implementation forums were conducted in April – June 2020 to support LG entities in planning, community education, and implementation of FOGO services. A FOGO Reference Group with LG and industry representatives working with the Waste Authority and DWER in supporting a highly practical FOGO Rollout Plan (Action 2.2). Composting guidelines have been recently released by DWER for consultation.

The Waste Authority is supporting LG entities through the Better Bins program (Action 2.1.1) and Better Bins Plus: Go FOGO program (Action 2.1.2), with a combined investment of \$4.6 million in 2020-21 to support LG entities. Funding for the program in 2020-21 will see the delivery of FOGO to 323,780 (32%) households in Perth and Peel. This commitment Better Bins Plus: Go FOGO funding program will continue at a similar rate of investment over the next 5 years in alignment with the Waste Strategy's Headline Strategy 2 for a consistent 3bin kerbside collection system, including FOGO, by all LG entities in the Perth and Peel region by 2025.

FOGO market research is underway in 2020-21 regarding the sustainability of the market for FOGO-derived materials including compost (Action 2.1.3).

Recommendation 4 – supported

The Waste Authority and DWER are working closely together to engage with LG entities to develop consistent and regular statewide messages, education and behaviour change programs on waste avoidance, resource recovery and appropriate waste disposal behaviours in alignment with Waste Strategy targets (Headline Strategy 1).

The Waste Authority's WasteSorted Toolkit was launched in 2018, and in 2 years has built up a substantial folio of branded artwork and templates freely available for use and cobranding by LG entities. The WasteSorted toolkit provides LG entities with a wide range of materials on appropriate waste disposal and is continually revised and updated to meet the various and developing needs of LG entities. Use of the WasteSorted toolkit is strongly encouraged to ensure consistent communications and funding agreements require local governments to use, or be in alignment with, the WasteSorted Toolkit. The most likely time for a LG entity to transition to the WasteSorted Toolkit is when communicating a change in services. Of the 19 local governments that have applied for Better Bins Plus: Go FOGO funding in 2020, 14 have indicated they will use WasteSorted Toolkit elements.

A State-wide behaviour campaign will launch in late August 2020 targeting waste avoidance. improved recycling outcomes and increased recovery. This will provide regular and consistent waste communications throughout WA. LG entities and regional councils will be provided with the campaign materials to help amplify the messages. DWER works closely with WALGA and stakeholders through the Consistent Communications Collective.

In addition, the Waste Authority recognise the value of direct household education and feedback provided through a bin tagging program to improve household waste sorting behaviour. This program (delivered by WALGA) receives Waste Authority funding and it will reach a minimum of 10,000 households in 2020-21.

Recommendation 5 – supported

The Waste Authority and DWER are working closely together and LG entities in WA by providing guidance for LG entities to collect and publicly report consistent waste and recovery financial and performance data.

The Waste Authority has developed and is implementing the Waste Data Strategy (Action 7.1). DWER has developed an online reporting system (Action 7.2.2), available from 1 July 2020, to enable liable entities to report the required waste and recycling data, as per Regulation 18C of the WARR Regulations (Part 3A, introduced in June 2019). These amendments aim to improve the accuracy, timeliness and completeness of waste and recycling data available to the community and all stakeholders. Improved data will better enable measurement and evaluation of waste management programs and initiatives, and ensure resources are directed where they can be most effective. DWER is providing additional training support and guidance for all liable entities (including LG entities) on data collection, reporting and quality control requirements (Action 7.2.1) throughout 2020-21.

In April 2019, DLGSC published waste data reported by LG on the MyCouncil website. It is intended this continue on an annual basis.

In addition, Headline Strategy 4 of the Waste Strategy focusses on LG waste plans to align LG waste planning processes with the Waste Strategy. DWER has led extensive consultative work with local governments. WALGA and the DLGSC on aligning LG waste planning processes with the Waste Strategy through waste plans. In consultation with these bodies, DWER developed a resource kit, including a template LG waste plan and guidance documents, to ensure consistency with the Waste Strategy. These templates have been completed and distributed. Following a November 2019 notice from the Director General of the DWER under section 40 of the WARR Act, LG entities and regional councils located in the Perth and Peel regions and major regional centres are now required to include a waste plan within their plans for the future, and submit waste plans to DWER by March 2021.

Response in relation to the WARR Account

The State Government must consider any expenditure from the WARR reserves as part of the State budget process. The Waste Authority itself is not able to determine use of WARR Account reserves.

Section 79(1) of the Waste Avoidance and Resource Recovery Act 2007 establishes that a special account, namely the Waste Avoidance and Resource Recovery (WARR) Account, is to be established under the *Financial Management Act 2006*.

Section 79(3A) and 79(3B) of the WARR Act requires that the Minister is to credit not less than 25% of the forecast levy amount to the Department's operating account under section 73(4) as is specified by the Minister for that financial year. The operating budget associated with the WARR Account (also referred to as expense limit) is linked to the forecast levy amount for each financial year, as stated in the State's Budget Papers.

Section 80 of the WARR Act provides the Minister with powers to allocate funding to initiatives that are additional to those approved as part of the annual Business Plan prepared by the Waste Authority.

The Waste Authority business cases for expenditure are developed based on the Waste Strategy priorities, resource requirements and Minister's decisions under section 80, in line with the operating budget (or expense limit) for that financial year (in 2019-20 and in 2020-21, the expense limit was set at \$20.75 million and this is consistent for the next four outyears). It is not open to the Waste Authority to prepare a business plan in excess of the approved expense limit or to allocate funds unless part of through the business plan approved by the Minister.

The WARR Account reserve contains historic under-expenditure from previous years. It is not part of the WARR Account expense limit. In 2019-20, the expense limit expenditure was 99.8% of the approved budget. The WARR Account reserves are not accessible without approval from the Expenditure Review Committee through the State budget process.

The State Government committed the WARR Account reserve to underwrite the container deposit scheme commencing on 1 October 2020 and to provide investment in waste processing infrastructure to support COAG's decision to ban the export of certain wastes. An Expression of Interest process has recently been undertaken in July and August 2020 for paper and cardboard processing, and for processing plastics and tyres in WA.

Department of Local Government, Sport and Cultural Industries

The Local Government Act 1995

The Local Government Act 1995 (the Act) has been under review. This comprehensive legislative reform is intended to create a modern Act that provides a framework for "agile." smart and inclusive" LG, delivering better for communities.

A review panel, chaired by David Michael MLA, met from November 2019 until May 2020, and drew on best practice models in Australia and overseas and closely considered the extensive feedback from the consultation conducted by DLGSC. The report can be found at https://www.dlgsc.wa.gov.au/department/publications/publication/local-governmentreviewpanel-final-report

A focal point for the reform is Integrated Planning and Reporting, as the central mechanism for aligning strategy and operations.

Western Australia Local Government: Community Wellbeing Indicators Study (yet to be released)

The above study has been undertaken in a timely manner to contribute to the review of the Act. The study provides the opportunity to consider not just the content of the community outcome indicators being used by LG entities, but also the quality of them. This aspect of the study will assist deliberations on how the Act can empower and support LG to better capture and measure the outcomes that matter to communities, as a core element of strategic planning.

This can include planning at locality (sub-district), district (City, Town, or Shire), and regional (multiple contiguous districts) levels, and also includes the potential to better link with desired State-wide outcomes.

Furthermore, improvements in measurement practice and State-local linkages are not just a matter for legislation. While the Act provides the overarching intent and framework, implementation will need to be supported through non-statutory means. To that end, the study can also shed light on the training, tools, and resources likely to be required to enable a successful and smooth transition to the new Act.

Local Government Waste Plans

The Waste Strategy focusses on LG waste plans to align LG waste planning processes with the Waste Strategy. LG entities are the primary managers of Municipal Solid Waste (MSW) generated in WA and improving LG waste management practices will make a significant impact on the amount of waste materials recovered.

DWER has led extensive consultative work with DLGSC, LG entities and WALGA on aligning LG waste planning processes with the Waste Strategy through waste plans.

Following this consultation, DWER developed and distributed a resource kit, including a template LG waste plan and guidance documents, to ensure consistency with the Waste Strategy.

Following a November 2019 notice from the Director General of the DWER under section 40 of the WARR Act, LG entities and regional councils located in the Perth and Peel regions and major regional centres are now required to include a waste plan within their plans for the future, and submit waste plans to DWER by March 2021.

Waste plans require LG entities to identify:

- how they are performing in relation to the Waste Strategy objectives
- the major waste management challenges for the LG entity
- strategic waste and resource recovery infrastructure needs.

DWER is supporting LG entities in preparing, reviewing, and reporting on their waste plans. LG entities will be required to report on the implementation of their waste plans on an annual basis.

DLGSC will continue to support DWER on the requirement to develop and submit local waste plans and will investigate incorporation within LG Integrated Planning and Reporting, under the Act.

WA State Local Government Partnership Agreement

Minister Stephan Dawson MLA attended the WA State Local Government Partnership Agreement - Leadership Group meeting on 30 October 2019 and discussed the Waste Avoidance and Resource Recovery Strategy 2030. An Agreement for waste is intended to sit under the Partnership.

Specific responses to recommendation 5

Supported. DLGSC notes and agrees that improvement to some LG waste management data is required. It supports:

- a) the Waste Authority's Waste Data Strategy, and
- b) DWER's online reporting system and the new mandatory reporting requirements together with training support and guidance for LG entities on data collection. reporting and quality control requirements that will increase accuracy, timeliness, and completeness of data over time.

In collaboration with DWER, LG waste data has been uploaded to the MyCouncil website to provide increased transparency around LG waste and recycling performance and encourage benchmarking and improved performance. The 2018-19 data has been uploaded and launched. DLGSC will continue to work with the Waste Authority and DWER in this area.

City of Belmont

The City of Belmont appreciated the opportunity to participate in and contribute to the audit and supports the outcomes and recommendations within it.

The identification of the need for a State waste infrastructure plan and further development in reprocessing facilities for recyclables and market opportunities for organic materials from FOGO processing are key areas of interest for the City, and we were pleased to see reference to these initiatives in the report.

The City is currently on track with the development of a draft Waste Plan, which will be endorsed by Council and submitted to the Chief Executive Officer of DWER by 31 March 2021. Identified within the implementation plan of the City's draft Waste Plan are the following tasks to improve the effective delivery of waste management services and meet the targets of the Waste Strategy 2030:

- introduction of a 3-bin kerbside collection system by 2025
- continue to improve data collection with an emphasis on illegal dumping
- improve awareness and the benefits of source separation for customers through behavioural change programs and consistent messaging.

The City is interested in participating in a future audit to assist with measuring the change and effectiveness of current initiatives underway.

City of Bunbury

The City of Bunbury accepts the findings and recommendations within the report.

City of Kalgoorlie-Boulder

The City of Kalgoorlie-Boulder's waste services are delivered effectively and meet our community's expectations, however we acknowledge that there is work to be done to meet the State's waste diversion targets. Although we support the principle of waste diversion, my primary responsibility as CEO is to deliver cost-effective waste services, which meet the needs of our community and local businesses.

The City broadly supports the recommendations of the audit and in particular the development of a State waste infrastructure plan. We believe this is vital in identifying market-based solutions to improve waste diversion at a regional scale. This is of particular significance to regional communities where population sizes and transport distances impede cost-effective resource recovery at a local level. With these necessary enabling arrangements in place, LG will be better placed to drive the waste diversion objectives sought by the State.

We look forward to working collaboratively with the State Government to improve our progress towards the State's waste diversion targets.

City of Kwinana

Overall, the City of Kwinana commends the report and its comprehensive assessment of LG waste management as it relates to an evolving and challenging state, national and international waste and recycling context.

Importantly, the report highlights the change in the State Waste Strategy from 2012 to 2019 and the slow response from LG to mobilise and respond accordingly. Whilst this may be the case in most LG authorities, this has not been the case with the City of Kwinana. The City is one of few LG authorities that prepared its own Waste Management Strategy based on a comprehensive multi criteria analysis, having regard to the State Waste Strategy 2012 targets and objectives, and should be commended for doing so. It is on this basis that the City entered into a legal agreement to supply a minimum tonnage of Municipal Solid Waste (MSW) to Energy from Waste.

Using this approach the City is forecast to meet the recovery targets of the State Waste Strategy 2012 by late 2021. In changing the [State's] approach as adopted in the State Waste Strategy 2030, the Audit fails to recognise that LG entities are not able to be as agile and responsive to changing strategic directions. The City of Kwinana, like all LG entities, is accountable to its ratepayers, and as such, needs to ensure that the community is not

financially disadvantaged by a conflict in timing between City of Kwinana contractual agreements and changes in State Government strategy. As advised in previous submissions to the Waste Strategy 2030, the City of Kwinana is of the view that the State has developed a one size fits all approach in its adopted Strategy. Whilst this has been done to drive a united vision for waste management in WA, it does not recognise the market conditions, industry context and the variability in the LG's capability and legal commitments with respect to delivering waste services to meet the needs of each local community.

The City of Kwinana is currently in the process of reviewing its current Waste Management Strategy to accord with the requirement to prepare and submit a Waste Plan by March 2021. It is proposed that considerations and actions arising for the City of Kwinana from the Audit findings be incorporated into the City's Waste Plan preparation. This will ensure that the City's approach is integrated, transparent and will enable more effective monitoring of actions.

It is agreed that a greater range of considerations is required by the State Government to foster, develop and support emerging best practice across Perth and its regions and within each LG entity. This comes in many forms and requires the State to allocate funding already collected from LG to be reinvested into meaningful industry wide solutions that would support the objective of the State Waste Strategy 2030. This is fundamental to achieving the objectives of the State Waste Strategy.

Specific responses to recommendations 1 to 4

The City of Kwinana supports the above recommendations but requests that the recommendations go further in terms of the State's transparency and accountability in regards to its funds. In order to achieve the objectives of the Waste Strategy 2030, investment in solutions to currently unviable recovery options, domestic reprocessing technology and infrastructure, and market development for recovered material products must be strategically prioritised and supported with the funding that has already been levied.

It is recommended that the approach that is prepared by the State seek to take a tailored approach where possible to ensure that there is some flexibility and adaptability for each LG entity without compromising the objectives.

Specific responses to recommendations 6 to 9

It should be noted that LG entities are required to prepare Waste Plans by March 2021. Once prepared, these are to be made publicly available for all to access and view. The City is currently in the process of undertaking its modelling of waste management options having regard to existing commitments and the Waste Strategy 2030 objectives and targets. This modelling will inform the preparation of the City's Waste Plan and in turn the existing contracts that are currently in place and subject to review over the next 5 years. It should be noted, that whilst consideration may be given to the inclusion of performance measures in contracts to recover waste, the State needs to be mindful that this will only be achieved at an additional cost, a cost that will be borne by residents. Consideration needs to be given to the rate of change and all the costs associated with the changes, across the waste service and in turn the impact on the community, particularly given the current COVID 19 crisis where the community is already impacted financially through loss of employment. The City needs to have regard to its ability to subsidise changes to the waste services and the additional cost burden of such changes over the short term and longer term.

The City is also in the process of appointing a consultant to prepare a Waste Education Plan to support the City's successful implementation of the Waste Plan, which will include consideration of a number of mechanisms to help the community make informed choices around consumables and waste creation. The City already offers incentives in the form of providing larger recycling bins at no cost to encourage greater recycling. Whilst there may be further consideration of other options, this needs to be determined in the context of the total costs of providing the waste service.

City of Melville

Thank you for this opportunity to participate in the Performance Audit. The City of Melville was mentioned a number of times positively and the report highlighted some of the essential priorities required to meet the State's long term targets like the lack of local, regional and state-wide waste planning and infrastructure, tailored support for LG entities and the lack of consistency between LG entities of not adopting best practice waste management and resource recovery.

Specific responses to recommendations

Recommendation 1

Supported. These are the main concerns for most LG entities in WA and should be the priority of the state departments to ensure that best practice sustainable resource recovery options and the creation of local processing infrastructure and markets are available in the very near future. They will need to be at a reasonable rate and a realistic distance or valuable renewable material will end up in landfills or at an energy from waste facility at the detriment to the environment. The risks have been well known for a long time and will require a direct approach with enforcing producer responsibilities to reduce waste and include recyclable products in their manufacturing processes and final products.

Recommendation 2

Supported. Considering 80% of LG entities contract out their kerbside collections, amending the *Local Government Act 1995* to include compulsory reporting and validation of reportable figures will ensure contractors and LG entities are held accountable to recovery targets.

Recommendation 3

Supported. The cost of a best practise resource recovery system is high for many LG entities but it should not be if local markets and infrastructure are created and once a majority of LG entities move to a consistent collection, economies of scale are created. Those that opt for a consistent best practice should be further financially incentivised to do so and those choosing not to be subjected to higher landfill levies/gate fees. Historically LG entities have never been a collective and require either enforcement via the *Local Government Act 1995*, regulations or to be financially motivated to make a dramatic change.

Recommendation 4

Supported. The City utilised the well-known brand Recycle Right as a consistent source of information and messaging for both the 3-bin FOGO trial and rollout in 2019 and decided to continue to use it even after the WasteSorted Toolkit was developed to remain consistent. Unsure as to why another was created as the existing source of information should have been built on.

Recommendations 5 and 6

Supported. The City provides via its Annual Report these figures however agree more clarity, transparency and with increased frequencies of updates are required and the feedback is more than welcome to assist with improving our service delivery. Our DWER Waste Plans will be required to pass through Council and therefore become public knowledge however as above, will need to be on the City website as a minimum.

Recommendation 8

Supported. Best practise requires continuous improvement. Prior to the 2019 bulk verge collection, the City engaged a disposal contractor for their bulk verge waste and managed to divert 35% from landfill on top of the mattresses, e-Waste and fridges with no change to the gate fee. Environmental benefits of any Tender or Contract should always be ahead of price.

Recommendation 9

Supported. The City investigated financial incentives but as we were moving to a full Citywide FOGO rollout and the learnings from the trial, decided to offer non-financial incentives to ensure the 3-bin system was used effectively and contamination was reduced to those residents unable to manage their own waste with the bin sizes supplied. We offered a free 360L recycling bin upgrade, still collected fortnightly and a needs assessment for their redlidded 140L general waste bin and if successful (no food waste or recycling, just a capacity issue) we swapped their smaller bin for a larger 240L red-lidded general waste bin that was also still collected fortnightly. Although contradictory to waste reduction and avoidance behaviour, it offered other options free of charge for the residents to correctly use the 3-bin system.

The City is also investigating a cloth nappy rebate scheme of 50% of the set up purchase price and cheaper FOGO bins for commercials properties in an attempt to reduce waste and food waste to landfill but these won't be in effect prior to the report. State government rebates on cloth nappies as well as compostable caddy liners for example or even incentives for producers to increase their availability and make them cheaper to purchase would also be of benefit to both LG entities and their residents. If a \$150 cloth nappy rebate is available and only 200 residents take up the option at the cost of \$20,000 for example, it will remove approximately 1,200,000 nappies from landfill.

A subsidised load of FOGO compost to the residents would be a classic example of closing the loop and a circular economy.

The Performance Audit has identified the main shortcomings in the WA waste industry. These shortcomings are required to be actioned quickly to maintain the current acute awareness of waste and to achieve a sustainable best practice resource recovery before it becomes cheaper and simpler to ignore all tiers on the waste hierarchy and move straight to disposal or energy recovery and if that occurs, it will be near impossible to re-educate the residents or get LG entities to change their direction.

Mindarie Regional Council

Many thanks for the opportunity to respond to the recommendations on the audit.

Shire of Broome

The Shire of Broome was pleased to be invited to participate in the audit. The Shire is at a critical point in relation to waste and recycling with the imminent closure of the local landfill facility and the conclusion of the kerbside collection contract. The audit report provides an excellent opportunity for improvement in the design and operation of the new facility and waste/ recycling operations in general. The findings within the report will assist with the production of the Shires Waste Strategy, which will inform the direction of operations.

The Shire of Broome is in the process of:

developing a local waste strategy that will include both the Kimberley Regional Strategy and the State Waste Strategy 2012. Expected completion and release early 2021

- commencing the writing of a new kerbside collection contract. This may include the Kimberley regions. Expected implementation 2023-2024. It has been identified that the current contract is limited in KPl's for the contractor
- implementing an education programme to improve knowledge of recycling and the effects of illegal dumping. Timeframe ongoing
- commencing composting trials to determine product viability. Completion 2021
- discussing the 3-bin FOGO system. Green waste is already delivered to the site in vast quantities, mulched and when there is excess given to the public for free. Organic waste is being investigated although preliminary results are showing a limited market and high processing costs
- the Shire offers 2 weekends for free domestic drop off to the waste facility to encourage
 pre cyclone clean-up, pensioners are offered a skip bin delivered once a year to their
 property. Recycling is encouraged with these activities
- investigating reuse options for bulk recyclables within the Kimberley. Completion mid 2021
- areas of current bulk recycling include: concrete crushing, steel crushing and removal to Perth, tyre removal to Perth, mulching of green waste/wood. These bulk activities are costly.

Glossary

Action Plan Waste Avoidance and Resource Recovery Strategy 2030 Action Plan

DPLH Department of Planning, Lands and Heritage

DWER Department of Water and Environmental Regulation

FOGO food organics and garden organics

GO garden organics

HHW household hazardous waste

LG local government

MRC major regional centre

MRF material recovery facility

MSW municipal solid waste

RC regional council

SLA service level agreement

WA Western Australia

Western Australian Local Government Association WALGA

WARR Account Waste Avoidance and Resource Recovery Account

WARR Act Waste Avoidance and Resource Recovery Act 2007

WARR Regulations Waste Avoidance and Resource Recovery Regulations 2008

Waste Strategy 2012 Western Australian Waste Strategy - Creating the Right Environment

Waste Strategy 2030 Waste Avoidance and Resource Recovery Strategy 2030

Auditor General's 2020-21 reports

Number	Title	Date tabled
2	Opinion on Ministerial Notification – Agriculture Digital Connectivity Report	30 July 2020
1	Working with Children Checks – Managing Compliance	15 July 2020



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#	Summary of Findings	City of Kwinana Comment	OAG Response
1.	Introduction	No comment	N/A
	1. This audit assessed whether local government (LG) entities plan and deliver		
	effective waste management services to their communities.		
2.	2. We focused on LG waste management and progress towards achieving	No comment	N/A
	targets and objectives set in the first Western Australian Waste Strategy:		
	Creating the Right Environment (Waste Strategy 2012) and subsequent Waste		
	Avoidance and Resource Recovery Strategy 2030 (Waste Strategy 2030). The		
	audit also assessed State Government support for LG entities and followed up		
	on recommendations to State Government entities from OAG's Western		
	Australian Waste Strategy: Rethinking Waste audit completed in 2016.		
3.	3. Poorly managed waste poses a threat to human health and the	Noted items 3, 4 and 5 but would also	No change - LG entities
	environment. However, if managed well, it can become a valuable material	seek to include increasing financial	must prioritise how
	that can be reused, reprocessed or recycled. Solid waste is typically managed	constraints and financial	resources are used.
	as 1 of 3 streams:	accountability with respect to a	
	 municipal solid waste (MSW or waste1) – waste from households and 	Community's ability to pay as	
	public places collected by LG entities or their contractors	contributing factors when considering	
	commercial and industrial – waste originating from commercial	sustainable waste management.	
	and/or industrial activities (e.g. metals, paper, cardboard, plastic, food		
	organics, glass, timber)		
	 construction and demolition – waste material generated from 		
	commercial, government or residential building and demolition sites.		
4.	4. In 2017-18, Western Australian (WA) households produced over 1.5 million	As above (refer response #3)	
	tonnes, or about 600 kilograms (kg) per person, of waste2. The amount of		
	waste households generated decreased by a reported 26 kg per person from		
	2014-15 to 2017-18, as did the amount sent to landfill. However, the		
	proportion of waste recovered had not changed. The State's total waste		
	recycling rate of 53% in 2016-17 for all waste streams was still below the		
_	national average of 58%.		
5.	5. Factors such as population growth, environmental concerns and changes in	As above (refer response #3)	
	technology and international markets for recycled materials have continued		
	to increase the need for sustainable waste management.		

6.	6. In 2018, the Chinese government announced it would stop importing contaminated recyclable materials as part of its <i>National Sword</i> policy. This placed additional pressure on LG entities, who had to find alternative solutions for managing recyclable materials. Other countries such as Malaysia, Thailand and Vietnam also declared restrictions on importing waste. In response, the Council of Australian Governments (COAG) agreed to a phased ban on the export of waste plastic, paper, glass and tyres. This will commence in January 2021.	Items 6 and 7 are noted, but increasingly the strategies set by the State are becoming prescriptive in the way that waste is managed and provides little guidance and support to Local Government to adapt and respond to objectives.	Noted. Some prescription is required so households have access to consistent waste and recycling systems no matter where they live in the state. The lack of guidance supports our findings.
7.	7. Waste management is a shared responsibility. All levels of Government, business, industry and the community generate waste, and all have a role to play in adopting best practice approaches to manage that waste. The State Government oversees and guides the waste and recycling system in WA (Table 1).	As above (refer response # 6)	
8.	8. LG entities play a critical role in managing MSW, which makes up 34% of the State's waste. Many LG entities deliver these waste services 'in-house', while others use private contractors. Some LG entities have joined to form regional councils (RCs) as a way of sharing waste management. LG entities can provide a range of waste, recycling and organic material collection services; drop-off facilities; and waste education and behaviour change programs to their communities.	Noted	N/A
9.	9. The Waste Avoidance and Resource Recovery Act 2007 (WARR Act) is the principal legislation for waste management in the State. The WARR Act aligns with the key principles of the National Waste Policy 2018: Less Waste, More Resources. It also contributes to Australia's international commitments, such as the United Nations' Sustainable Development Goals, adopted by world leaders in 2015. One of these goals focuses on 'responsible consumption and production' and another 8 of the 17 relate to improving resource recovery and waste management. 10. The WARR Act establishes the role of LG entities to provide waste services in line with the waste hierarchy. It also requires the Waste Authority prepare	Points 9 to 13 are noted and provide an effective overview of the change in the state strategy and approach over a 7 year period. What it doesn't summarise is that Local Government, a key entity in managing waste (see point 8 above) who mobilised and responded to the State Waste Strategy 2012 by way of entering into legally binding agreements, or any	No change to Background. Para. 30 - added 'However, 1 LG entity had an agreement to supply residual waste to a waste to energy plant, which it advised would allow it to meet the
	a waste strategy and provides the Chief Executive Officer of DWER with the	other contractual arrangements, have	State's 65% recovery

power to require LG entities prepare waste plans. These plans aim to align LG entities' waste planning processes with the State's waste strategy, and to protect human health and the environment. DWER has requested Perth and Peel LG entities prepare waste plans by March 2021.

existing local waste strategies and plans in order to achieve the resource recovery targets at the time, have not been afforded enough time to effectively respond to the change in strategic direction now adopted in the Waste Strategy 2030.

Audit conclusion

14. In Western Australia (WA), kerbside waste collection at the local government (LG) level is largely effective. However, local, regional and state-wide waste planning, and tailored support for LG entities, is inadequate. This has limited the effectiveness of waste management and the State's ability to meet its long-term targets.

Response:

Whilst on the whole the City of
Kwinana would agree with this point,
the City of Kwinana itself however has
undertaken multi criteria analysis to
inform its waste planning and
subsequently its waste strategy from
2017-2021. On this basis, the City has
entered into legal agreements to
enable the City to meet its waste
management objectives consistent
with the State and the needs of the
Kwinana community. The City should

target. This arrangement aligned with the previous Waste Strategy 2012, which aimed to divert waste from landfill. At the time of our audit, LG entities had limited time to accommodate the change in approach of the new Waste Strategy 2030, which aligns with the waste hierarchy (Figure 1) and supports adoption of a 3-bin FOGO system.'

		be commended for the work that it has undertaken to date, and supported to enable it to refocus efforts towards achieving the objectives of the Waste Strategy 2030 in line with the preparation of its new Waste Plan.	
10.	11. The Waste Strategy 2012 was the first state-wide plan developed for WA. It described the cooperative effort needed to reduce waste disposed in landfill and increase resource recovery. It set targets to divert 65% of metropolitan MSW from landfill by 2020 and 50% for Major Regional Centres (MRC). Improving the way we manage waste in WA relies heavily on the choices that individuals make in buying and using products and how they dispose of them.	As above (refer response #9)	
11.	12. In February 2019, the State Government released the <i>Waste Strategy</i> 2030. It set targets for the community and waste managers. This strategy was developed in consultation with government, industry and the community. It set a new benchmark for community expectation, shifting the State's approach to waste management to focus on avoiding and recovering waste, and protecting the environment.	As Above (refer response #9)	
12.	13. The Waste Strategy 2030 also introduced the 'circular economy' model where energy and materials are retained for as long as possible. Instead of 'waste', materials became 'resources'. This was a move away from a linear 'take, make, use and dispose' economic model. The Waste Avoidance and Resource Recovery Action Plan (Action Plan) supported the Waste Strategy 2030, outlining 8 headline strategies and 57 actions.	As above (refer response #9)	
13.	Audit conclusion 14. In Western Australia (WA), kerbside waste collection at the local government (LG) level is largely effective. However, local, regional and statewide waste planning, and tailored support for LG entities, is inadequate. This has limited the effectiveness of waste management and the State's ability to meet its long-term targets.	Whilst on the whole the City of Kwinana would agree with this point, the City of Kwinana itself however has undertaken multi criteria analysis to inform its waste planning and subsequently its waste strategy from 2017-2021. On this basis, the City has entered into legal agreements to	Noted. The audit encompasses LG entities throughout WA - we have tended not to single out entities except to highlight some areas of better practice.

		enable the City to meet its waste management objectives consistent with the State and the needs of the Kwinana community. The City should be commended for the work that it has undertaken to date, and supported to enable it to refocus efforts towards achieving the objectives of the Waste Strategy 2030 in line with the preparation of its new Waste Plan.	
14.	15. Most LG entities deliver waste collection and drop off services that are highly valued by their communities. However, many LG entities are not effectively encouraging waste avoidance, nor maximising the recovery of waste by reusing, reprocessing and recycling. As a result, few are on track to help the State meet its <i>Waste Strategy 2030</i> targets for 2020 to increase waste recovery to 65% in the Perth and Peel region, and 50% in Major Regional Centres (MRC).	Whilst the City would not achieve the 2020 targets of waste recovery to 65%. The City anticipates that this will be achieved once the energy from waste facility is operational (scheduled late 2021)	Noted. Waste to energy is not the preferred option for recyclable materials, including organic material, which sits below reprocessing options on the waste hierarchy.
15.	16. Waste planning by LG entities is inadequate and inconsistent, as most do not have their own up to date waste plans. Nearly 80% of LG entities contract out their kerbside waste collection services. However, they do not directly impose waste recovery targets on the private waste contractors, who typically focus on collecting waste. Preparing waste plans and contracts that clearly align to the <i>Waste Strategy 2030</i> and address risks is an important step to help LG entities meet waste targets.	Again, whilst this may have been the case in many Local Governments, the City of Kwinana has undertaken its own waste planning and has an adopted Waste Management Strategy (2017-2021) which has been largely actioned and is now subject to review. Waste recovery targets for contracted collection services are not necessarily appropriate for all collection types. Bulk waste and kerbside recycling and organics collection contracts may see improved recovery with targets in place,	Noted. As above, the audit encompasses LG entities throughout WA - we have tended not to single out entities except to highlight some areas of better practice. Note the change made in 32 below to recognise the City's Waste Management Strategy.

		however kerbside general waste recovery targets would necessitate additional processing should energy from waste or alternate waste treatment technology not be available or utilised. In such instances, recovery targets may not be achievable or will significantly increase costs, which may not be viable for many communities.	
16.	17. We found examples of good practice in recovering waste across the sector, but LG entities have not consistently adopted these. They include regular and consistent education, incentives for the community to avoid and reduce waste, and efforts to recover a greater proportion of organic waste and bulk wastes, such as white goods, mattresses and timber. If LG entities are to progress the State's vision to become a sustainable, low-waste society, such initiatives need to be widely implemented.	The above point suggests that managing community waste based on local needs and available infrastructure is a bad thing. This suggests that Local Government are making the most of the information that they have and making decisions in the best interests of their local community. Supporting the Local Governments to manage their waste whilst achieving state objectives through state/regional infrastructure planning, good data and better practice guidance from the state government is supported, but again there needs to be more flexibility on how a Local Government seeks to achieve those objectives by way of timing to enable Local Government processes, funding and community engagement to take place accordingly. This flexibility should further considered if the Local Government has undertaken the	Para 30 - added 'based on their own local needs and available infrastructure, which may not be consistent with the state's plans and objectives.'

17.	18. The Waste Authority and Department of Water and Environmental Regulation (DWER) have substantially improved their support to LG entities	necessary cost benefit analysis and modelling against a range of criteria to inform its 5 year Waste Plan As above (refer response #16)	
	since our last audit in 2016. However, both can do more to assist LG entities, particularly those in regional areas. A lack of infrastructure planning and accurate waste and recycling data, along with guidance on better practice waste recovery, has left LG entities to plan and manage community waste based on their own local needs and available infrastructure.		
	Key findings		
18.	 LG entities deliver essential waste collection and drop off services but few are likely to meet State and community expectations to avoid and recover waste LG entities and their contractors provide regular waste collection and drop off services that are valued by their community. We reviewed 20 Community Scorecards, which surveyed community feedback on LG performance between 2017 and 2019. Three quarters of the responses ranked waste collection services as the highest performing area for the LG entities, who received an average positive rating of 92% for weekly waste collection services. These results show that the community and other stakeholders are confident that LG entities will regularly collect and dispose of their household waste. Most LG entities are unlikely to meet State and community targets to increase waste recovery by 2020 and 2025 and do not always provide public information on their progress. In 2017-18, the waste recovery rate for the Perth and Peel region was 41%, and for the MRCs, was 28%. This was well short of the targets of 65% for Perth and Peel, and 50% for MRCs. At the time, none of the 33 Perth and Peel LG entities and only 1 of 5 MRC LG entities (City of Bunbury) had met the targets. LG entities need to do more to manage waste in line with current community and State 	The City of Kwinana provide free upsizing of recycling bins as an incentive to encourage recycling services. The City provides a generous green waste and bulk waste collection.	Noted. Our definition of a financial incentive is that it must provide a significant cost saving/deduction for ratepayers.

expectations, to avoid and recover more waste, and contribute to a circular economy.

State and local waste planning and data capture is inadequate

- State planning for significant risks, including recycling, has been poor. Key
 State Government entities have been aware of the potential impact of
 insufficient waste processing infrastructure since 2012. However, the
 required planning and proactive response to mitigate the risks, such as
 reduced access to international markets, and local waste facilities, has not
 been timely, nor adequate. This had increased the amount of waste that
 ends up in landfill, which is contrary to the State's objective to protect the
 environment.
- There is still no State waste infrastructure plan, despite the Waste Authority identifying this as a priority in the first *Waste Strategy 2012*. As a result, there is limited guidance on the location and type of waste infrastructure. This is evident with the approval of 2 proposed waste to energy facilities located within 5 km of one another in the south of Perth (Appendix A). The 2 operating material recovery facilities are also in the south metropolitan area. This imbalance in the location of waste infrastructure further increases the risk that waste facilities may not meet the long-term needs of their communities and the State.
- LG waste management planning is also inadequate and not all plans are
 easily accessible to the community. We found that only 7% of LG entities
 across the State had a waste plan on their website to provide
 transparency on their waste activities. Further review of our sampled LG
 entities showed that none had public waste plans and only 3 of 7 had a
 waste plan for their LG or region that met WARR Act recommendations.
 Without good plans that are publicly available, the community and other
 stakeholders cannot hold LG entities accountable, nor can they ensure
 that waste management activities align with the State's strategic
 direction.
- Nearly 80% of LG entities contract out kerbside waste collection services but they do not require their contractors to help meet the State's waste

recovery targets. Our review of the main contracts from our sampled LG entities showed that none had obligations or targets for contractors to improve rates of waste recycling or reprocessing. Services focus mainly on timely waste collection and transport. This is a missed opportunity for LG entities to ensure contractors are also contributing to State recovery targets.

- Limited guidance from DWER on how LG entities classify and allocate waste costs means that the full cost to deliver waste and recovery services is unknown. LG entities reported that they spent \$297 million in 2017-18 on waste services. However, because there was no clear or consistent approach to how LG entities allocate these costs, the potential for variation in reporting is high. Improved consistency in allocating and reporting the cost of waste services will allow LG entities to choose waste services that provide value for money, improve waste recovery and meet community expectations.
- The LG Census relies on data that LG entities self-report and there are limited controls to check its accuracy. We found examples of LG entities reporting the same tonnes of waste collected in multiple years, as well as variation in the way LG entities categorise and record waste streams.
- However, State Government entities have recognised that the poor
 quality waste and recovery data reported by LG entities means that
 government and industry are limited in their ability to monitor progress
 and make informed decisions. DWER and LG entities have improved data
 capture in the last 3 years, and the Waste Authority outlined further
 improvements in a Waste Data Strategy released in November 2019.
 Further improvements will allow LG entities to better monitor the
 efficiency and effectiveness of the waste services they deliver.

Wider uptake of existing better practice waste management methods could be key to improving waste recovery

1. LG entities are not all using a range of well-known and available practices that can improve waste recovery. The most significant of these are community waste education and behaviour change programs. LG entities,

- their private waste contractors and others in the sector all produce slightly different waste education materials. Bin tagging programs that reduce contamination are available to all LG entities and their contractors, but are not widely used. Inconsistent messaging and limited use of behaviour change programs increases the risk of bin contamination and contributes to recyclable materials ending up in landfill.
- 2. There is poor uptake of the State's waste messaging programs to encourage waste avoidance and recovery by LG entities. The Waste Authority first produced a WasteSorted toolkit in 2018 to help LG entities communicate with their residents. However, the 7 audited LG entities do not use it. Each prefer to use their own, or their contractors' graphics and messages. It is important for all entities to provide regular and consistent community messaging about waste avoidance and recovery to households, industry and government.
- 3. Results from LG entities that have adopted the 3-bin food organics and garden organics (FOGO) collection system have been positive, yet uptake has been limited. The Cities of Melville and Bunbury reported annual waste recovery rates of over 60% from 2016-17 to 2018-19, which is much better than the State average of 25% in 2017-18. Each had adopted a 3-bin FOGO system or used Alternative Waste Treatment to separate and process organic waste, and provided regular and consistent waste education. This approach to waste avoidance and recovery was not evident at the other LG entities we sampled. Separating and reprocessing FOGO, which is typically over a third of MSW, can significantly increase waste recovery rates. For those LG entities already using a 3-bin system to collect garden organics (GO), the transition to FOGO may require a change in processing infrastructure.
- 4. Financial incentives for households to avoid or reduce waste are rare but can be effective in facilitating behaviour change. We identified only 2 LG entities that offered financial rewards to residents for reducing their waste. Bunbury charges ratepayers less for smaller size waste bins, and the Town of Cambridge does not charge for the yellow-lid recycling bins.

19.	These simple, cost effective incentives can help change behaviours and reduce the amount of waste disposed to landfill. 5. Bulk verge waste can be recycled but often ends up in landfill. All 33 Perth and Peel LG entities, and all of the 5 MRC LG entities, offered verge collections or bulk bins in 2017-18. Around two thirds of smaller regional LG entities provided drop-off facilities instead. For the Perth and Peel LG entities: o 6 sent all bulk waste to landfill in 2017-18 o only 4 recycled 50% or more. o the remaining 23 recycled an average of 20%. Recycling bulk waste offers effective recovery of a range of commonly disposed items such as metal, cardboard, wood and mattresses.	The City of Kwinana notes all the above findings and makes particular comments in respect to the FOGO results with respect to waste recovery. In the case of the City of Melville, the audit fails to acknowledge the significant resourcing required to achieve the initial waste recovery and the ongoing resourcing to minimise contamination and influence waste behaviours. The City of Melville was supported financially and in-kind by the SMRC and dedicated staff to the program to ensure it could be established effectively and be maintained on an ongoing basis. All Local Governments are not equal in their ability to resource such an initiative to be put in place and on an	No change. Have not audited resourcing of initiatives. Our aim is to highlight better practice.
20.	The State Government has made good progress since 2016, but LG entities need more support to address local challenges 6. The State Government has implemented many of the recommendations from our 2016 audit. However, WA's waste recycling rate of 53% was still 5% below the national average. DWER and the Waste Authority have addressed 13 of our 16 audit recommendations. They are currently addressing the remaining 3, however 2 critical recommendations to prepare a State waste infrastructure plan and comprehensive better practice guidance are not complete. Implementing these outstanding	ongoing basis. The City of Kwinana agrees with the above findings and recommends that the \$40 million in unspent funds be used to consider a range of options, not just Food Organics and Garden Organics processing, in terms of providing for a diverse spectrum of efficient, viable waste treatment systems and recovery options	Noted. No change. We do not specify how the funds be spent.

	recommendations is crucial to help LG entities plan and deliver waste services for their communities, and improve the State's waste recovery.	available to Local Governments. Waste managers require solutions to these industry wide barriers to a circular economy if the Waste Strategy 2030 targets are to be achieved.	
21.	7. A combination of local challenges and a lack of tailored support from State Government entities prevents LG entities from recovering more waste. LG entities indicated that there was limited opportunity to interact directly with the State Government entities that provide waste management guidance. LG entities may also prioritise local issues, such as managing litter or illegal dumping, above <i>Waste Strategy 2030</i> headline strategies. Without engaging with individual LG entities, particularly in more remote areas, State Government entities are unlikely to understand fully the challenges each LG faces, nor offer the support needed for them to recover more waste.	As above (refer to response # 20)	
22.	8. There is \$40 million of unspent landfill levy funds that the Waste Authority could effectively use to progress the State's waste management objectives. The unspent balance of the WARR account had grown from \$30 million in 2015-16 to \$40 million in 2018-19. However, the Waste Authority has not planned how it could fully utilise the reserve funds in the WARR Account. The purpose of the funds is to promote programs for the management, reduction, reuse, recycling, monitoring or measurement of waste. These reserves could help to better support <i>Waste Strategy</i> 2030 initiatives.	As above (refer to response # 20)	
23.	Recommendations The Waste Authority and Department of Water and Environmental Regulation should work together to: 1. provide support to LG entities by: a. preparing a State waste infrastructure plan to ensure alignment with the State planning framework	The City of Kwinana supports the above recommendations but requests that the recommendations go further in terms of the State's transparency and accountability in regards to its funds. In order to achieve the	Content added to Appendix 3 in final report

	 b. identifying local metropolitar 		objectives of the Waste Strategy	
	facility requirements and ma	rkets for recyclable materials,	2030, investment in solutions to	
	particularly for organic mater	ials	currently unviable recovery options,	
	 c. continuing to develop better 	practice guidance for LG entities	domestic reprocessing technology and	
	to manage key waste stream	s and problematic wastes	infrastructure, and market	
	d. engaging with individual met	ropolitan and regional LG entities	development for recovered material	
	to help understand, identify a	and address their local	products must be strategically	
	challenges, risks and waste m	anagement requirements	prioritised and supported with the	
	2. support LG entities to improve the ac	curacy of their waste and	funding that has already been levied.	
	recycling data in line with the Waste	Data Strategy by:		
	 a. providing additional training 	and guidance for LG entities on	It is recommended that the approach	
	data collection, reporting and	I quality control requirements	that is prepared by the State seek to	
	 b. developing and implementing 	g appropriate controls to	take a tailored approach where	
	minimise the risk of inaccura	te data supplied by contractors	possible to ensure that there is some	
	provide LG entities with materials that	it explain the cost and	flexibility and adaptability for each	
	environmental benefits of adopting a	3-bin FOGO system	Local Government without	
	engage with LG entities to develop co	onsistent and regular state-wide	compromising the objectives.	
	messages, education and behaviour of	hange programs for all LG		
	entities and contractors that align wi	th Waste Strategy 2030 targets		
	Implementation timeframe: December 2021			
24.	The Department of Local Government, Sport	• • • • • • • • • • • • • • • • • • • •	No response required by Local	N/A
	Waste Authority and DWER should work toge	ther to:	Government	
	5. provide guidance for LG entities to co	illect and nublicly report		
	consistent waste and recovery finance			
	consistent waste and recovery initial	iai ana periormanee aata		
	Implementation timeframe: December 2020			
25.	LG entities should:		It should be noted that Local	Content added to
			Governments are required to prepare	Appendix 3 in final report
	6. provide regular community updates of	on efforts to recover waste and	Waste Plans by March 2021. Once	
	meet Waste Strategy 2030 targets ar	d seek community feedback	prepared, these are to be made	
	where appropriate		publicly available for all to access and	

- 7. consider preparing waste plans, which demonstrate how the LG will contribute to relevant *Waste Strategy 2030* headline strategies. These plans should be publicly available
- 8. include performance measures in contracts with service providers to recover more waste without adding significant costs
- 9. consider providing incentives for the community to minimise waste production

Implementation timeframe: December 2021

view. The City of Kwinana is currently in the process of undertaking its modelling of waste management options having regard to existing commitments and the Waste Strategy 2030 objectives and targets. This modelling will inform the preparation of the City's Waste Plan and in turn the existing contracts that are currently in place and subject to review over the next 5 years. It should be noted, that whilst consideration may be given to the inclusion of performance measures in contracts to recover waste, the State needs to be mindful that this will only be achieved at an additional cost, a cost that will be borne by residents. Consideration needs to be given to the rate of change and all the costs associated with the changes, across the waste service and in turn the impact on the community, particularly given the current COVID 19 crisis where the community is already impacted financially through loss of employment. The City needs to have regard to its ability to subsidise changes to the waste services and the additional cost burden of such changes over the short term and longer term.

		The City of Kyyinana is also in the	
		The City of Kwinana is also in the	
		process of appointing a consultant to	
		prepare a Waste Education Plan to	
		support the City's successful	
		implementation of the Waste Plan,	
		which will include consideration of a	
		number of mechanisms to help the	
		community make informed choices	
		around consumables and waste	
		creation. The City already offers	
		incentives in the form of providing	
		larger recycling bins at no cost to	
		encourage greater recycling. Whilst	
		there may be further consideration of	
		other options, this needs to be	
		determined in the context of the total	
		costs of providing the waste service.	
26.	The Waste Authority should:	No response required by Local	N/A
	10. determine how to best use WARR Account reserves in future business	Government	
	plans		
	·	It is respectfully requested that the	
	Implementation timeframe: December 2020.	action plan addressing the above	
	·	matters be wrapped up into the City's	
	Under section 7.12A of the Local Government Act 1995, all audited entities	preparation of a Waste Plan for the	
	are required to prepare an action plan addressing significant matters arising	City of Kwinana. An extension of the	
	from the audit relevant to their entity. This should be submitted to the	timeframe to 6 months would enable	
	Minister for Local Government within 3 months of this report being tabled in	the City to finalise preparation of the	
	Parliament and for publication on the entity's website. This action plan should	City's Waste Plan having regard to the	
	address the points above, to the extent that they are relevant to their entity,	Audit findings and ensure that the	
	as indicated in this report.	actions form part of an integrated	
	•	waste management approach for the	
		City for the next 5 years. It will also	
		ensure that the budget implications	

	Audit focus and scope	are fully considered to inform the City's Long Term Financial Plan and the City's annual budget. This would mean that the time frame be extended to 6 months.	
27.	 19. The audit objective was to determine whether Local Government (LG) entities plan and deliver effective waste management services to their communities. 20. This performance audit was conducted under Section 18 of the Auditor General Act 2006 and in accordance with Australian Auditing and Assurance Standards. 21. We based our audit on the following criteria: Are waste services planned to minimise waste and meet community expectations? Do LG entities deliver effective waste services? Does the State Government provide adequate support for local waste planning and service delivery? 22. The audit focused on waste services delivered by LG entities to progress towards achieving targets and objectives set in the first Western Australian Waste Strategy: Rethinking Waste (Waste Strategy 2012) and subsequent Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy 2030). We assessed 4 Perth and Peel and 3 regional LG entities of varying sizes. The audit also assessed State Government support for LG entities and followed up on recommendations to State Government entities from OAG's Western Australian Waste Strategy: Rethinking Waste audit completed in 2016. The audited LG entities were: City of Belmont (Belmont) City of Bunbury (Bunbury) 	Audit Scope noted	N/A

- City of Kalgoorlie-Boulder (Kalgoorlie-Boulder)
- City of Kwinana (Kwinana)
- City of Melville (Melville)
- Mindarie Regional Council
- Shire of Broome (Broome).
- 23. We did not look at actions by the private sector waste industry, or the management of construction and demolition waste, commercial and industrial waste, controlled waste, liquid waste, mining waste and wastewater.
- 24. In undertaking the audit we:
 - reviewed plans, policies, strategies, guidelines, budgets and financial statements, industry and LG waste and recovery data, meeting minutes and other documents from the Waste Authority, DWER, the 7 audited LG entities and publicly available documents on state-wide LG websites
 - analysed DWER's LG Census waste and recovery data from July 2016
 to June 2018, including assessment of how LG entities were tracking
 to meet Waste Strategy 2030 community and waste manager targets,
 and contributing to State targets (Table 3). Note: there are limitations
 in the use of the available data. Not all LG entities reported waste and
 recycling data. Because DWER did not validate the data, we could not
 guarantee its accuracy. This issue is discussed later in the report.
 - analysed LG Census waste and recovery data from July 2018 to June 2019 for the audited LG entities
 - reviewed DLGSC's MyCouncil waste and recovery data for LG entities for 2016-17 and 2017-18
 - interviewed staff from the Waste Authority, DWER, DLGSC and the 7 audited LG entities
 - interviewed metropolitan and regional stakeholders, community members, private waste operators, LG entities and key agencies with a role in managing waste in WA, including WA Local Government

	 Association (WALGA), Waste Management and Resource Recovery Association of Australia (WMRR), Southern Metropolitan Regional Council (SMRC), Suez, Cleanaway and ASK Waste Management reviewed published national and international literature on waste management, including national waste reporting attended 3 presentations on waste management organised by WALGA and LG Professionals conducted site visits to 3 metropolitan and 5 regional waste facilities, which included landfills, material recovery facilities (MRF), waste transfer stations and organics processing facilities reviewed submissions from LG entities and industry stakeholders. 		
	Audit findings		
28.	LG entities deliver essential waste collection services but few are likely to meet State targets to recover more waste Communities value their LG waste collection and drop-off services 25. LG entities collect and dispose of their community's waste. Almost all of the State's LG entities that reported waste and recycling data (132 of 139) offer a weekly or fortnightly kerbside waste collection service and drop-off facilities (Table 2). Only 19 LG entities reported using a third kerbside bin to collect garden organics (GO) or both food organics and garden organics (FOGO). Regional LG entities collect kerbside waste, however only 65% collect kerbside recycling. These essential services help to protect community health and the environment.	Noted	N/A
	26. Communities are generally satisfied with LG waste collection and drop-off services. We reviewed 20 Community Scorecards, which provided feedback on the performance of LG service delivery between 2017 and 2019. Respondents gave the LG entities an average positive rating of 92% for weekly waste collection services. They also ranked these services as high performing or significant areas of strength for the majority (75%) of LG entities. Our sample of scorecards, including half from regional and half from Perth and		

Peel LG entities, showed a strong positive rating. This reflected community satisfaction across the state.

29. Most LG entities are not on track to meet waste recovery targets

27. Community and State expectations for waste management have changed over the last 8 years. The inaugural *Waste Strategy 2012* set clear targets to increase the amount of waste diverted from landfill. The *Waste Strategy 2030* shifted the focus to both avoid and recover waste, by setting targets to recover 65% of municipal solid waste in Perth and Peel region and 50% for MRCs by 2020, increasing to 70% and 55% respectively, by 2030 (Table 3). These strategies were developed in consultation with the community, industry and government, and show the shift in State and community expectations, from solely focusing on waste collection and disposal from households, to waste recovery and waste minimisation. As a result, both the State and local communities expect LG entities to recover more materials that would otherwise have ended up in landfill or stockpiled.

28. The majority of LG entities are unlikely to meet the State's waste recovery goals. In our analysis of reported 2017-18 data, the combined Perth and Peel LG entities recovered only 41% of their waste. This fell short of the target to divert 65% of metropolitan waste from landfill by 2020. The 5 MRCs of Albany, Busselton, Bunbury, Greater Geraldton and Kalgoorlie-Boulder recovered 28% of their waste, which was also well below their 50% target.

29. Just 4 of the State's 132 LG entities that reported waste and recycling data had met the State's targets to increase the amount of resources recovered from waste by 2017-18. None of the Perth and Peel LG entities had reached the waste recovery target of 65% (Figure 2). Of the 5 MRCs, only Bunbury had met the recovery target of 50%, recovering 61% of its waste (Figure 2). Neither the *Waste Strategy 2012* nor the *Waste Strategy 2030* provided targets for smaller regional LG entities. However, a further 3 smaller regional LG entities reported recovery rates of 51-58%. Each sent all kerbside waste and recycling to landfill, but recovered a significant portion of drop-off waste delivered direct to a waste facility by residents. The low recovery rates mean

As noted earlier, the City of Kwinana was on track to achieve the 65% recovery targets set by the Waste Strategy 2012, in 2021. The City of Kwinana is one of a number of Local Government Authorities who are contractually committed to energy from waste (EfW) for its MSW management, with these contracts entered into in 2014, when Waste Strategy 2012 was current and supportive of EfW. Whilst some Councils, as noted above, have introduced 3 bin FOGO systems resulting in improvements in waste recovery rates to date, these systems were only mandated as per the adoption of the Waste Strategy 2030 in late 2019. Whilst the audit findings are correct in that many Local Government Authorities have yet to meet the targets set, it fails to recognise that the change in approach has only be in place for less than 12 months. What it demonstrates is that the other Local Government Authorities who have entered into arrangements through service contracts and legal agreements require time and support to assist in re engineering their waste

Para 58 - Wording amended to reflect the short time frame to adopt FOGO 3-bin system. Changed to: 'Few LG entities had the capacity to quickly adopt a 3-bin FOGO system to improve organic waste recovery following the introduction of the Waste Strategy 2030.'

that recyclable materials still end up in landfill, contrary to State and community expectations.

30. Of the 6 LG entities sampled during our audit, only Melville and Bunbury are on track to meet the *Waste Strategy 2030* targets. Both had waste recovery rates of about 60% for 3 years from 2016-17 to 2018-19 (Figure 3). Bunbury was the first LG to introduce the 3-bin FOGO system in 2013 and has shown consistently high performance over a 3 year period. Bunbury and Melville share some characteristics:

- a 3-bin FOGO system or Alternative Waste Treatment to separate organic waste
- in-house kerbside collection services conducted by the LG
- significant investment in regular community education.

The remaining 4 LG entities show limited signs of improving their waste recovery performance to the extent needed to meet the State's recovery targets.

31. LG entities do not provide sufficient public information on their waste recovery targets or their progress to meet these targets. Only 2 of the 6 LG entities sampled in our audit provide this information on their websites or in annual reports. DLGSC's MyCouncil website allows the community to view and compare LG information on services such as waste. It reports tonnes of waste and recycling collected, but does not provide recovery rates for each LG entity. This lack of transparency means that the community has limited visibility of what LG entities are doing to improve waste management outcomes, or if they are on track to achieve them.

management approach. Regard must be given to the changing waste management context and the introduction of appropriate waste industries and infrastructure that is necessary to make the 3 bin FOGO requirement stack up both in terms of environmental objectives and financial objectives. It is clear that major change is required in the local domestic waste and recycling industry, and there are multiple mechanisms and incentives to contribute to beneficial outcomes that support the objectives of the Waste Strategy 2030. The Waste Strategy 2030 targets have now resulted in a change to the goal posts whereby EfW has been downgraded despite being a recovery option that once operational will contribute significantly to this recovery target in a very short timeframe that will have economic and environmental benefits.

30. State and local waste planning is inadequate

State planning for significant risks, including recycling, has been poor

32. State entities have not adequately managed key waste management risks. The planning and development of sufficient waste infrastructure and markets

As per the City's submission to the Review of the Waste Levy 2020, waste managers currently pay the waste levy, yet have no control over the production of the waste, other than attempting to influence consumer Noted. No change as some of this content is reflected within the report and some goes beyond the scope of the report.

for recyclable materials has been slow, despite the Waste Authority identifying these challenges in 2012. This has led to some significant problems, which the State now needs to manage closely to avoid incurring further costs to recycle waste or increasing the amount of recyclable materials that end up in landfill.

33. For over a decade, WA has relied heavily on China and other international markets to sell recycled materials, and made little effort to search for alternate markets or reduce contamination levels, despite early warning signs that China would no longer purchase contaminated materials. For example, China's *Operation Green Fence* policy first introduced import bans on contaminated waste in 2013 (Figure 4). It progressively tightened inspection efforts to reduce the amount of this waste entering the country, and in January 2018, further restricted waste imports under its *National Sword* policy. In 2017-18, WA exported around 180,000 tonnes of plastic, paper and cardboard. In 2018-19, the Australian Bureau of Statistics reported a decline in exports from WA, down to 93,120 tonnes. The reduction of international markets led to significant increases in the costs for LG entities and MRFs to manage kerbside recycling. Given the early signs of China's market changes, the Waste Authority and DWER could have better prepared for the long-term impact on the State's recycling industry.

34. This reliance on international markets, lack of local waste processing infrastructure, and limited local markets for the sale of recycled materials, prevents LG entities from recycling more waste without large increases in cost. COAG's August 2019 decision to progressively ban waste exports from Australia from January 2021 has further reduced LG entities' options to recover recyclable materials such as glass, mixed plastic, cardboard and paper. The limited WA recycling industry and local markets for recycled products increases the risk that more materials that are recyclable will end up in landfills, or stockpiled inappropriately.

demand behaviours through education programs. Additional legislation, mandates, expanded product stewardship, product labelling and financial incentives or other means, is necessary for the manufacture and import of products into Australia/Western Australia. This would have beneficial outcomes for the Waste Strategy 2030 objectives, and support a more rapid transition to a circular economy.

The lack of domestic reprocessing markets for recovered materials, as outlined above, will certainly be supported by recent waste export waste legislation, however the development of this industry would occur significantly quicker with the increased strategic use of the funds that have been yielded by the levy to date. The fast tracking of the development of the domestic reprocessing industry in a cost effective and sustainable way should be the highest priority for the State Government.

35. The Waste Authority's Community and Industry Engagement (CIE)	
Program provided \$3.46 million in 2019 to support general projects, and	
recycling infrastructure projects that improve recovery and reuse of materials	
identified in the Waste Strategy 2030. In July 2020, the State Government also	
announced \$15 million to support local plastic and tyre processing in the	
north of WA, and access to industrial zoned land valued at \$5 million for	
processing infrastructure. This may eventually provide LG entities with local	
alternative options to manage recyclable materials.	
36. WA does not have adequate infrastructure to support a local recycling	
industry. This is particularly evident when facilities become unavailable. For	
example, In November 2019, a fire in 1 of Perth's 3 MRFs caused 20 LG	
entities to send recyclable materials to landfill for over 3 months while they	
sourced alternative processing options. Information had not been released	
about the cause of the fire at the time of our audit. Similar fires occurred at	
large recycling facilities in Victoria between 2017 and 2019. A Victorian	
Parliamentary committee attributed these fires to insufficient facilities to	
store and dispose of waste, over-stockpiling and a reduction in markets for	
recycled goods. Without adequate waste infrastructure, the State risks further	
losses of recyclable materials in fires or to landfill.	
31. There is no State waste infrastructure plan even though the State identified The City's response to these matters is No change.	
it as a priority in 2012 as per the previous response but The LG entity	referred to
would like to correct the statement is not Kwinar	
37. There is no overarching plan to support the strategic development of the last dot point made in point 38	
waste infrastructure in WA. In 2012, the Waste Authority identified the need above. The statement is not	
for a State waste infrastructure plan as a priority but it has not yet been attributed to the City of Kwinana but	
developed. LG entities therefore lack guidance to support strategic decision- one can assume that the City of	
making and to develop suitable waste infrastructure to meet the long-term Kwinana is one of few Local	
needs of their communities and the State. Government Authorities subject of this	
audit that has entered into a 20 year	
38. Under the Waste Strategy 2030 and the supporting Action Plan, DWER is agreement with an EfW provider. The	
responsible for the development of the State's waste infrastructure plan in statement is factually incorrect, as the	
consultation with other stakeholders. The timeline for delivering the plan is City has not agreed to supply ALL its	

unclear, though the *Action Plan* noted it could take from 3 to 5 years. Without an infrastructure plan, LG entities are left to make local waste management decisions that may leave some facilities unable to adhere to the waste hierarchy, under-utilised or redundant. Some examples of these are:

- Regional Council 1 has sent its members' waste to a resource recovery facility to extract and reprocess organic waste since 2009.
 However, if its members adopt a 3-bin FOGO system, the facility will no longer be needed to process the organic component of the waste, making it obsolete
- Regional Council 2 invested in an Alternative Waste Treatment facility in 2007 to separate and process organic waste. The technology was successfully trialled, but ongoing technical challenges resulted in financial difficulties and voluntary administration of the group of private companies that owned and operated the facility in 2016. It briefly restarted operating in 2017, but continued problems caused it to cease receiving waste in February 2018. This means the Regional Council has to seek other waste treatment options for its members
- Regional Council 3 has successfully used organic waste from its members who use a 3-bin FOGO system to produce a compost, which complies with Australian standards. However sourcing regular markets for the product is an ongoing challenge due to production and transport costs, and farmers' historic reliance on synthetic fertilisers.
- Furthermore, at least 12 of the 33 Perth and Peel LG entities have committed to provide residual waste to waste to energy facilities under construction in Kwinana and East Rockingham. However, 1 LG has agreed to supply all its kerbside waste for 20 years. This means the organic materials that could be used to produce mulch and compost, will not be available. This approach does not align with the Waste Strategy 2030 objectives to adhere to the waste hierarchy and adopt a circular economy.

39. Waste facilities for the Perth and Peel region are not well located for LG entities managing waste across the north, south and east. In 2015, the

kerbside waste for 20 years to EfW. The City has a contract that includes a minimum tonnage requirement, which the City is legally bound to adhere to. As outlined previously, this agreement was entered into pursuant to the Waste Strategy 2012 and the City was on target to achieve the 65% recovery target set in that strategy by the end of 2021. Waste Strategy 2030 has now changed the targets and prescribed the means by which recovery can be achieved without the necessary infrastructure to support the changes required.

To achieve the Waste Strategy 2030 objectives, there must be a diverse spectrum of efficient, viable waste treatment facilities and recovery options available to local Government for the processing of MSW. Waste managers require solutions to these industry wide barriers to a circular economy if the Waste Strategy 2030 targets are to be achieved.

Minister for Environment approved the construction of 2 waste to energy facilities in WA, which will be located within 5 km of one another in the south only, and the 2 operating MRFs are also in the south (Appendix A). The lack of local access to key waste facilities means LG entities have to transport waste longer distances across the metropolitan region. 40. There has been some progress on land use planning for waste infrastructure, as DWER has begun working with the Department of Planning, Lands and Heritage (DPLH). In December 2019, they began preparing a 'planning instrument' to agree on an approach, which will guide decisionmaking for authorities involved in developing waste management infrastructure. Local waste management planning is inadequate The order of the statements provided Para 42 - amended to 'However, 3 had a waste 41. LG entities have not sufficiently planned their overall and long-term waste above needs to be reconsidered and plan for their LG or region management strategies, and do not generally share plans with their point 42 be put before point 41. As that included key communities. We found that only 7% of LG entities had a publicly available previously stated the City of Kwinana elements recommended waste plan on their websites. There was no evidence that these plans were should be recognised for being one of in the WARR Act. For updated to align with the new Waste Strategy 2030. the few Local Government Authorities example, Kwinana that have undertaken waste planning developed its City of 42. Waste plans had not been a requirement under the WARR Act. However, and have a strategy in place that is Kwinana Waste DWER developed Waste Plan templates and guidance for LG entities in 2019. subject to review as part of the City's Management Strategy in 2017 that included an All Perth and Peel LG entities are required to produce their own individual preparation of a Waste Plan. assessment of...' Waste Plan by March 2021. For our 7 sampled LG entities, none had public waste plans and only 3 had a waste plan for their LG or region that included key elements recommended in the WARR Act. These are an assessment of: • the significant sources, quantities and generators of waste the markets and facilities for waste received by the LG options and strategies to reduce, manage and dispose of waste programs that identify required actions, timeframes, resources and responsibilities for achieving the strategies and targets.

Without transparent local planning that aligns with the WARR Act and Waste Strategy 2030, the State and the community are unable to hold LG entities accountable for delivering effective waste services. 43. Regional LG entities are not required to develop individual plans, but they could benefit from having an individual plan to address local issues. For example, Broome's landfill is nearing its end of life. The Regional Waste Plan for the Kimberley Region identified this risk in 2013. Lack of adequate planning for a new landfill site, due in part to Native Title considerations, means that within the next 2 years they will likely need to transport waste lengthy distances to an alternative landfill. This could increase costs for waste disposal. Planning and approval for new landfills can take up to 8 years. Preparing standardised waste plans would help LG entities effectively plan and monitor performance, and address key risks in a timely manner. The City of Kwinana supports the Para 44 - added 44. Nearly 80% of LG entities contract out kerbside waste collection services, yet the contractors have no targets for the quantity of waste they reprocess, notion of setting targets for bulk 'While performance recycle or reuse. We reviewed the main contracts from our sampled LG waste, kerbside recycling and FOGO measures for waste entities and found that the contractual arrangements focus on the timely contractors to incentivise diversion contractors may help collection and transport of waste, and the provision of bins. None includes improve waste recovery, from landfill but these statements obligations to divert more waste from landfill and increase material recovery. don't focus on the importance of it does not negate the Without performance measures for waste recovery, contractors may not be waste separation at source to need for households to correctly separate and incentivised to divert more waste from landfill. minimise MSW. This is essential to ensuring that what does go to landfill dispose of waste to 45. A number of metropolitan LG entities have agreed to use Alternative or energy from waste cannot be reduce contamination in Waste Treatment and waste to energy facilities, some of which no longer align recovered by other viable means. the first instance.' with the new Waste Strategy 2030 objectives. LG entities can enter into long-Energy from waste contracts are term contracts, which they can extend if they have not allowed sufficient time legally binding and many have been in to prepare a new contract. Extending contracts without considering the place prior to the adoption of the regular changes in the waste and recycling industry, increases the risk that LG Waste Strategy 2030. It's important entities fail to maximise waste recovery to meet their recovery targets. that the Waste Strategy 2030 maintains some flexibility and regard

to these legal arrangements as energy

from waste will play a significant role

46. The New South Wales Environmental Protection Authority offers an

example of better practice tendering guidance for LG entities to engage waste

34.	contractors that could benefit WA's LG entities. It includes contract specifications for LG waste services that show how the contractor is liable for aspects such as: • preparing and implementing a contamination management strategy • recyclable materials collected that are rejected due to high levels of contamination • annual waste audits on recyclable materials. DWER's limited guidance on how LG entities should classify and allocate waste costs means that the true costs to manage waste are unknown 47. Limited guidance from DWER on how LG entities should classify and allocate and report waste costs means that the full costs to deliver waste and recycling services are not known. DWER asks LG entities to provide annual costs for collecting, processing and disposing of waste. However, they do not provide LG entities with a detailed methodology or guidance on how to calculate the costs. In 2017-18, 118 of the State's 132 LG entities reported that they spent a total of \$297 million on waste services. The remainder did not report total waste costs in the LG Census. With no clear or consistent approach to how LG entities allocate these costs, the potential for variation in	in meeting recovery targets across the industry. Noted and supported. Consistency in what constitutes a waste cost should be in place to ensure that there is integrity in the data collected and enable monitoring of trends to inform any changes to strategies and plans.	N/A
	reporting is high, making the data less meaningful for analysis. 48. Some waste-related expenditure may not be included in the total waste costs reported by all LG entities. For example, 1 of our sampled LG entities stated that they did not include overheads for staff associated with waste activities, or payments to their Regional Council for waste education services in their total waste costs. Improved understanding of the cost of waste services and consistency in reporting is required. This would allow LG entities to choose the right mix of waste services to improve waste recovery, provide value for money and meet community expectations.		
35.	Despite some improvement, there were limited controls to ensure data from LG entities is accurate	Noted	N/A

49. LG entities have improved their collection of waste and recovery data since 2016. DWER provide an electronic template with explanatory notes and guidance for LG entities on how to report their waste and recycling data. LG entities that use weighbridges and DWER's approved procedures to calculate or estimate waste and recycling data further help to improve data quality. The Waste Authority has more confidence when using this data to prepare the annual LG Census and to share it with the Commonwealth Government for national benchmarks.

50. Limited controls affect the consistency and accuracy of the data LG entities provide to DWER. LG entities and their contractors do not routinely audit waste and recovery data and DWER does not analyse the raw data. The Waste Authority also stated in its 2017-18 LG Census that the data was not validated. Consequently, the Waste Authority cannot guarantee the accuracy of the estimates provided by LG entities. Sixteen percent of LG entities self-reported low confidence in their 2016-17 data and 11% in their 2017-18 data. We interviewed stakeholders, reviewed the data from these 2 financial years, and found potential errors and issues that affect its reliability. For example:

- DWER advised that measurement of waste sent to landfill can vary by up to 300% because some LG entities used truck counts and visual estimates to calculate their waste in the absence of weighbridges
 - Perth and Peel LG entities and larger regional LG entities such as Albany, Broome, Karratha, Geraldton and Bunbury used weighbridges, which are more accurate
 - 1 regional landfill only uses its weighbridge for commercial waste, but it does not use it to measure ad-hoc domestic waste drop-offs from residents
 - 2 small regional LG entities reported estimating waste tonnage using historic waste audit data and observations at the landfill because there is no weighbridge
- there are variations in the way LG entities categorise and record waste streams, which means the data for each waste type is not always comparable. One LG entity did not report any FOGO waste

- collected in 2016-17 as DWER's template did not include FOGO that year, instead recording it as kerbside green waste. Another LG entity had not separated household and commercial waste streams, stating that both types of premises used the same size and colour bins, which the LG entity collected on the same day
- at least 3 LG entities located close to each other reported the same recovery rate of 83%. MRFs can receive recyclable materials from a number of LG entities at the same time. When this occurs, they only provide an average for the combined LG entities. This means that recovery data for kerbside recycling bins supplied by each LG entity may not represent their individual recovery performance.
- 51. The data limitations meant that LG entities cannot accurately monitor how effective and efficient their existing waste management programs and services are. Unreliable information also limits the State entities' ability to use the data to understand the nature and volume of waste types, the fate of recyclable materials and to report progress towards *Waste Strategy 2030* targets. Waste data collection is a shared responsibility among LG entities, waste contractors and the State, but DWER is responsible for state-wide coordination and reporting.
- 52. After changes made in 2019, LG entities are required to report waste and recycling data annually to DWER. The Waste Avoidance and Resource Recovery Regulations 2008 (WARR Regulations) were amended in June 2019. The amendments aim to improve the accuracy, timeliness and completeness of waste and recycling data. The Waste Authority also published a *Waste Data Strategy* in November 2019. It details actions for the Waste Authority and DWER to improve data collection, verification and reporting and aims to achieve:
 - more statewide consistency and guidance in data collection and reporting, with standardised data measures, terminology and waste classifications

	better resourcing for data collection, auditing and verification		
	processes to increase data reliability for all stakeholders.		
36.	Wider uptake of existing better practice waste management methods could be key to improving waste recovery LG entities do not use consistent and regular waste education and behaviour change programs to encourage the community to reduce waste	The first statement in Point 53 appears to contradict what is raised in point 57 in that Local Government through WALGA established the CCC group to address the issue of inconsistent messaging.	Para 53 - changed to past tense 'have produced' to reduce suggestion that the establishment of WALGA's Communication Collective has provided a
	 53. There is no regular and consistent messaging by LG entities on waste avoidance, resource recovery and appropriate waste disposal behaviours across WA. LG entities and other waste managers in the sector produce a variety of waste education materials, often with slightly different messages. For example, in our sampled LG entities: Bunbury provide annual waste and recycling guides with detailed images and text on bin usage. This includes removing lids from plastic bottles and glass jars and ensuring they are clean before placing in recycling bins. Broome provides limited guidance on their website, which does not include graphics or any directions to remove lids or wash containers. 		consistent message.
	Inconsistent messaging across the State has led to a poor understanding of how to dispose waste correctly, increasing the risk of contamination, and causing more recyclable materials to end up in landfill. Using regular and consistent waste education, with clear messages, is key to improving waste recovery. 54. Bin tagging behaviour change programs to encourage correct waste disposal are readily available, but few of the State's 132 LG entities use them. In September 2019, WALGA advised that only 11 Perth and Peel and 10 regional LG entities had used its bin tagging program, which is available to all LG entities and is a simple method used across Australia to improve waste disposal behaviour. A comprehensive bin tagging program includes a		

			1
	combination of bin tags (Figure 5) to provide direct feedback on the content		
	of waste, recycling and organic bins, information about what should go in		
	each bin, on-site bin audits, and incentives and enforcement actions to reduce		
	bin contamination. WALGA's bin tagging program in a sample of 3 LG entities		
	over a 6-week period in 2016 showed some positive results:		
	 through bin audits, 2 LG entities with 2-bin systems showed an increase 		
	in the proportion of households that used their recycling bins correctly,		
	from 44% to 64%, and 64% to 76%		
	• the other LG entity had a 3-bin system and recorded a smaller increase		
	in the correct use of both recycling and organic waste bins, rising from		
	84% to 91%.		
	Routinely using behaviour change programs such as bin tagging, can improve		
	community understanding of appropriate waste disposal.		
	55. Community members put many things in their bins, including hazardous		
	wastes such as batteries, paint and gas bottles. One of our sampled LG		
	entities advised that its waste contractor had experienced 6 incidents of fire in		
	their trucks in a 6-month period due to hazardous waste contamination. This		
	highlights the importance of bin tagging or similar behaviour change		
	programs, along with regular and consistent education to effectively decrease		
	bin contamination and prevent harm to the public or environment.		
37.	Uptake of the State's messaging to promote consistent waste education is	As per response above (refer to	
	poor	response #36)	
	56. The Waste Authority first produced its WasteSorted toolkit in 2018 to help		
	all LG entities communicate consistently with their residents on how to		
	dispose waste correctly and decrease bin contamination. However, the 7 LG		
	entities audited do not use it. They advised that the toolkit, which the Waste		
	Authority updated in 2019, lacked useful detail households need to reduce bin		
	contamination. Instead, the LG		
	entities chose to develop their own education materials (Table 4) or use those		
	supplied by their Regional Councils or private waste contractors. LG entities		
	Supplied by their regional councils of private waste contractors. Ed efficies		

require flexibility to develop educational materials, but maintaining consistency in messaging can help avoid confusion to ensure the community disposes waste correctly.

57. To help address the inconsistent messaging from LG entities, WALGA formed the Consistent Communication Collective in 2019. The group provides an avenue for State and LG entities to work with industry partners. It aims to produce clear and consistent messages in education campaigns. LG entities have scope to tailor the WasteSorted toolkit to meet their local community's needs. However, the State still has a key role to play to ensure that entities work together to produce consistent and regular waste communications throughout WA, and to promote our shared responsibility to avoid and recover more waste.

38. LG adoption of the 3-bin FOGO system is limited, even though reprocessing organic material can significantly increase waste recovery

58. LG entities have been slow to adopt a 3-bin FOGO system to improve organic waste recovery. In Australia, around 50% of household waste is food and garden organic materials, which presents an opportunity to recover a substantial proportion of waste. Only 3 of the 33 Perth and Peel LG entities were using the 3-bin FOGO system by the end of 2019. Another 8 had an existing 2-bin waste and recycling system but agreed to adopt the 3-bin FOGO system in 2020. The *Waste Strategy 2030* identified using the better practice 3-bin FOGO system as a priority for Perth and Peel LG entities to increase the recovery of household and commercial waste.

59. According to a combination of WALGA and LG entity feedback, and media reports, over half of the Perth and Peel LG entities were unlikely to swap to the 3-bin FOGO system in 2020. Of these LG entities:

 7 already provided a 3-bin garden organic (GO) system but did not collect food scraps, which can contribute around 35% of household waste. Many of these LG entities used State funding from the Better Bins program

The City of Kwinana had already entered into an agreement to supply its MSW to EfW as per the agreement by 2014, in response to and consistent with the State Waste Strategy 2012. Whilst pilot programs commenced in 2014 the State Waste Strategy was not revised until 2019 where upon the targets and the mechanisms by which the targets are to be achieved were established and the WARR Act changes legislated. The Audit needs to recognise that Local Government Authorities are accountable to their ratepayers and such it takes time to review an existing approach, engage with the community around what the options are and what they may mean from an environmental, social and

Para 58 - change to 'Few LG entities had the capacity to quickly adopt a 3-bin FOGO system to improve organic waste recovery following the introduction of the Waste Strategy 2030.'

Para 59 dot point 2 - change to 'a Perth and Peel LG entity advised us it chose to retain a 2-bin system, instead investing in behaviour change to reduce bin contamination and encourage home composting, and would

from 2014 to 2019, which offered a contribution of \$30 per household to LG entities to purchase a new third bin for either GO or FOGO. The transition from GO to FOGO does not require purchase of an additional bin, though can mean a change in processing system for the organic waste, including to manage additional odour and leachate

- the remaining 15 had a 2-bin system, but preferred to use an Alternative Waste Treatment facility to remove organic waste from the waste bin, or had plans to send waste to a waste to energy facility when commissioned. For example:
 - a Perth and Peel LG entity advised us that it had chosen to retain a 2-bin system, instead investing in behaviour change to reduce bin contamination and encourage home composting, and would eventually use a waste to energy facility to dispose of residual waste
 - a MRC LG entity stated that it would retain a 2-bin system, as landfill was cheaper, compared to the high costs to implement a FOGO 3-bin system and transport materials to recycling markets (including compost to potential agricultural markets that are rare in their region).

60. Some of these LG entities raised additional concerns about swapping to the 3-bin FOGO system, which included:

- limited ability to produce compost that meets Australian Standards due to high levels of contamination
- high costs to ratepayers for bin roll-out and ongoing education as the State's contribution does not fully cover these costs
- lack of space for additional bins in commercial areas and multiple unit dwellings
- future commitments to provide waste that includes recyclable organic material to a waste to energy facility.

Experience from other Australian states and within WA has shown that adoption of the 3-bin FOGO system increases the chance that LG entities will meet the *Waste Strategy 2030* targets more easily.

economic point of view, and then determine a way forward having regard to the technical assessments, community feedback and Council's competing priorities. Implementation of the priority actions would then follow upon adoption of the Plan but again will require significant investment in infrastructure, community education and information to ensure that any change is successful. This change process can take up anywhere from 2 to 5 years subject to the Local Government resourcing.

On this basis the timeframes set in the Waste Strategy should be reviewed to enable greater regards to Local Government decision making processes.

The City also thinks its important to note, that the case study presenting the City of Melville does not provide the full picture. It doesn't include the time taken to plan and then roll out the program, the costs and resources that were required to achieve this program, from the Council itself, the SMRC and other contributors, and the ongoing resources required to ensure contamination rates are minimised.

eventually use a wasteto-energy facility to dispose of residual waste, consistent with the previous waste strategy. The LG entity indicated that it can take 2 to 5 years to review an existing approach, engage with the community on options that consider environmental, social and economic outcomes, conduct technical assessments, and prioritise resources for significant investment in infrastructure and community education'.

Para 60 last dot point added 'a set minimum annual tonnage of waste'.

Para 62 - added 'This does not cover the full costs to support effective rollout of a 3-bin FOGO system'.

61. The abundance of food and garden organic waste and the ease of recovery makes adoption of the 3-bin FOGO system a relatively straightforward method to minimise waste and re-use valuable materials. In 2017, the Australian Government's *National Food Waste Strategy Report* estimated that \$20 billion was lost to the Australian economy each year through food waste. Australian households lost over \$2,200 a year by wasting food and the commercial and industrial sectors wasted 2.2 million tonnes of food each year. According to Sustainability Victoria11, LG entities using a 3-bin GO system can recover 40-55% of waste while those using a 3-bin FOGO system can recover 60-70%. The recovery of FOGO will significantly reduce waste to landfill. It will also help further protect the environment by freeing up landfill space, and reducing landfill emissions of methane and carbon dioxide from decomposing organic waste. Using the 3-bin FOGO system to separate organic waste to produce compost will keep valuable resources productive in the circular economy.

62. The State first encouraged LG entities to adopt a 3-bin system through its Better Bins pilot program in 2014. The program offered LG entities a total of \$7.5 million to contribute to the purchase of bins that met the State's *Better Bins Kerbside Collection Guidelines*, which included flexibility to collect garden organics (GO) or FOGO. However, LG entities applied for less than half the funds because they regarded the extra costs required to change as prohibitive. The State introduced the revised Better Bins Plus: Go FOGO program in 2020 following the launch of the *Waste Strategy 2030*, which contributes up to \$25 per household. It offers total further funding of \$20 million over 6 years to LG entities across WA to encourage them to swap to the 3-bin FOGO system, separating both food and garden organics.

The case study also needs to demonstrate whether the FOGO is truly recovered – ves it's being taken away from landfill but where is it going in this case and at what price? When looking at the case study more holistically, the availability of infrastructure in place to support FOGO recovery needs to be noted. As outlined in other parts of the OAG Summary of Findings, it is clear that the necessary infrastructure is not in place and it will take time and resourcing to establish to meet the 2025 supply envisaged by the Waste Strategy 2030. This point alone, provides a clear case for a staged approach to transitioning to FOGO and the need for greater flexibility.

In terms of the last dot point of Point 60, again for reporting accuracy, the agreements are tied to minimum tonnage commitments.

Point 61 highlights the benefits of reducing landfill emissions of methane and carbon dioxide from decomposing organic waste, but doesn't recognise that FOGO stock piles will equally decompose and result in methane and carbon dioxide emissions.

		Point 62 seeks to outline the funding available of up to \$25 per household but this is still not enough to support the considerable costs associated with rolling out a new 3 bin system.	
		Particularly given the substantial balance reported in the WARR account, if the state is serious about FOGO, it should fully fund the initial set up to enable all Local Governments to effectively deliver the service. This may also go somewhat towards offsetting costs associated with those Local Governments that	
		have contractual agreements that may be financially disadvantaged by the changing requirements.	
39.	LG entities rarely use financial incentives to avoid or reduce waste 63. Most LG entities charge fixed annual rates regardless of the amount and type of waste households and commercial premises produce, giving no financial incentives for individual households and commercial premises to reduce their waste. We identified only 2 examples of LG entities that provide significant incentives for the community to minimise waste. Bunbury charges ratepayers less for smaller size bins, and Cambridge does not charge for the yellow-lid recycling bins. Some LG entities offer other less significant incentives to avoid waste production, such as: • subsidies for purchase of home compost buckets • community workshops on sustainable living, composting and worm farming.	Above points are noted but the points also highlight that the industry is not in a position to support incentives such as that stated in point 64. This could only be achieved through State waste management activities that are viable for Local Government to align with.	Para 64 - replaced 'use with 'consider'.
	64. A Parliamentary inquiry into the <i>Waste and Recycling Industry in Australia</i> in 2018 noted that LG entities could introduce weight-based charging to allow		

	ratepayers to reduce their rates. For example, South Korea introduced a		
	weight-based 'pay-as-you-throw' charge on food waste in 2013. The country		
	now recycles over 95% of its food waste, up from less than 2% in 1995. LG		
	entities can use financial incentives to increase waste recovery and further		
	contribute to meeting the State's waste recovery targets.		
40.	Bulk waste can be recycled but often ends up in landfill	Noted	N/A
	65. A large proportion of bulk vergeside waste is recyclable (Figure 7), yet LG		
	entities often take it straight to landfill. We found variation across the LG		
	entities, with some making significant efforts to recycle and some using		
	landfill to dispose all their bulk waste. For example, in 2018-19, neither		
	Bunbury nor Melville recycled their collected vergeside bulk waste. In the		
	same year, Belmont recovered 31% of 3,562 tonnes of vergeside bulk waste		
	by recycling steel, cardboard, wood, green waste and mattresses. Recycling		
	these materials, along with timber and electronic goods, presents an		
	opportunity for LG entities to increase their recovery rates and is better for		
	the environment.		
	66. In the absence of State guidance, WALGA developed Better Practice		
	Vergeside Collection Guidelines and suggested that LG entities should aim to		
	recycle 50% of collected bulk waste. All 33 Perth and Peel LG entities offered		
	bulk vergeside or bulk bin waste collections in 2017-18. However of these:		
	6 sent all their bulk waste to landfill		
	 only 4 recycled 50% or more and met WALGA's target 		
	 the remaining 23 recycled an average of 20% of collected bulk waste. 		
	Four of the 5 MRCs offered bulk waste collections and around two thirds of		
	the smaller regional LG entities offered drop-off facilities instead. Recycling		
	bulk rubbish will assist all LG entities to contribute to the <i>Waste Strategy 2030</i>		
	recovery targets and reduce the amount of waste that ends up in landfill.		
41.	The State has made good progress since 2016, but LG	Noted	N/A
	entities need more support to address local challenges		
	Charles heed more support to address local chancinges		

The State Government has implemented many of the recommendations from our 2016 waste audit but action in 2 critical areas is still required 67. The Waste Authority and DWER have addressed 13 of the 16 recommendations from our 2016 audit *Western Australian Waste Strategy: Rethinking Waste* (Appendix B). However, 2 important recommendations, to prepare a state waste infrastructure plan, and better practice guidance for waste managers, have commenced but are not complete. There is 1 additional outstanding recommendation relating to unlicensed waste operators, which is outside the scope of this audit. LG entities require both infrastructure planning and comprehensive guidance if they are to deliver better practice

68. Some of the 13 key recommendations from our 2016 audit (Appendix B) that they have addressed include:

• clarifying State entity roles and responsibilities

waste management across the state.

- consulting with industry, government and the community to develop a new Waste Strategy 2030 and Action Plan
- preparing a template and guidance for LG entities to prepare Waste Plans
- amending regulations to require LG entities to provide annual waste and recycling data
- establishing the Waste Reform Advisory Group as an avenue for DWER to share progress with industry stakeholders
- preparing a *Waste Data Strategy* to improve data collection, verification and reporting.

69. The State Government's *Waste Strategy 2030* and associated *Action Plan* provide clarification of government, industry and community responsibilities to manage waste, improve resource recovery and protect the environment. They outline 8 headline strategies and the types of activities needed to achieve these targets. Six of these headline strategies are directly linked to our audit scope and involve the delivery of waste services by LG entities and

their communities. The State has already made progress on many of these activities (Table 5). Local challenges and a lack of tailored support from State entities prevent LG Noted and acknowledged that Local Noted but no change entities from recovering more waste Governments need support but more given previous addition importantly Local Governments and to mention change from 70. Local challenges and lack of suitable support from State entities restricts the waste industry require long term waste strategy 2012-LG entities' ability to improve waste recovery. Local waste infrastructure and commitment to policy and adequate 2030. markets for recycled products are inadequate, with paper and cardboard, lead times to changes in strategic glass and mixed plastics typically sent interstate or overseas for reprocessing. direction by the State Government in Even though there are some local facilities to process organic waste, order to be able to respond producing and selling mulch and compost that meet Australian Standards is effectively. The primary example of this is the current situation where a difficult due to high levels of contamination. Many of these issues can be resolved through understanding local environments, the consistent education levy on energy from waste is now previously outlined, and support to develop local reprocessing facilities and being considered under the Waste end markets that are willing to use recycled products. This can be as simple as Strategy 2030 when energy from LG entities re-using organic materials collected in their own parks and waste was specifically supported as a gardens. recovery option under the preceding Waste Strategy 2012. 71. Individual LG entities look to the Waste Authority, DWER and DLGSC for guidance on waste management, and integrated planning and reporting, but described limited opportunity to interact with staff from these State entities. Each of the 7 LG entities audited provided positive feedback that DWER had requested more input from LG entities in the last 2 years. Specifically, their feedback was sought to develop the Waste Strategy 2030, LG Waste Plan templates, and a series of consultation papers to help reform waste management in WA. However, the LG entities suggested that State entities could: • acquire a better understanding of local challenges by visiting individual • offer guidance on how to deliver more effective and efficient services and construct better practice infrastructure to manage all types of waste

help to plan and establish appropriate local reprocessing facilities and	
markets for recyclable materials.	
Additional State support will give individual LG entities more confidence that	
their waste management decisions are better aligned to State recovery	
priorities and targets.	
72. Some LG entities are not adhering to the State's waste management	
priorities, particularly those in regional areas. Some of the issues and	
challenges that prevent LG entities from adopting these priorities are	
highlighted by regional LG entities and stakeholders that provide waste	
services and include:	
☐ managing littering with limited staff − 1 LG entity employs 4	
full-time staff to collect litter and empty public bins within its	
main town site, but has only 1 person to attend to other	
waste-related work. Many regional LG entities may only have	
1 part-time staff member responsible for managing waste	
☐ lack of experienced staff and high staff turnover − 1 LG entity	
reported difficulties in attracting and retaining staff with	
appropriate technical knowledge. A waste contractor	
servicing another LG stated that they needed 3 to 5 staff to	
sort recycling, but had an extremely high turnover of 18 staff	
over a 6 month period in 2019	
□ no or limited local reprocessing industries − 1 waste	
contractor over 500 km from Perth advised us that it disposed	
of mixed plastics and glass to landfill, only sending separated	
plastics with recycling labels '1' (PET – polyethylene	
terephthalate, such as drink bottles) and '2' (HDPE – high	
density polyethylene, such as milk and shampoo containers)	
and paper and cardboard to Perth, from where it continues	
interstate or overseas	
□ lack of suitable local waste infrastructure – many landfills may	
lack suitable environmental controls and be unmanned with	
no ability to monitor waste dropped off or collect gate fees to	

	help fund landfill management and eventual landfill closure		
	and rehabilitation.		
	☐ Without adequate engagement with individual LG entities,		
	particularly in regional areas that generate 35% of the State's		
	waste, State entities may not fully understand the local		
	challenges LG entities face, or be able to provide appropriate		
	support.		
	73. Managing illegal dumping and disposing of tyres are 2 problems that most		
	LG entities face. Illegal dumping requires valuable resources to collect and		
	dispose of the waste, which can be hazardous (Figure 8). Even when the waste		
	is dumped on private land or land managed by State entities, the LG entities		
	can be left to collect and dispose of the waste. Tyres can be recycled but as		
	they are costly to both transport and to recycle, they often ended up in		
	landfill (Figure 9). LG entities require guidance on how best to manage these		
	problematic wastes to prevent environmental harm and maximise resource		
43.	recovery. \$40 million of unspent landfill levy funds could be used for waste related	The findings outlined above	No change. As above - no
45.	projects	demonstrate the financial constraints	mention of focus only on
	projects	that Local Governments are currently	FOGO.
	74. The State and LG entities could use reserve landfill levy funds to progress	working in and the need for financial	1000.
	waste management projects and programs. The WARR Account receives 25%	and industry support. There is no	
	of the landfill levy from metropolitan waste for use on waste avoidance and	doubt that the WARR account needs	
	recovery activities. However, the amount of expenditure each year had been	to be spent on a range of initiatives to	
	lower than the annual amount of receipts from the landfill levy. Consequently,	drive industry change. The use of	
	the unspent balance had increased from \$30 million in June 2016 to \$40	regulation, financial incentives, grant	
	million by June 2019. The Waste Authority could use the unspent WARR	schemes, education programs and the	
	Account reserves to fund more waste-related projects.	like are all options that are available	
	• •	to the State Government to be highly	
	75. The Waste Authority directs WARR Account funds to help implement the	responsive and proactive in fostering,	
	Action Plan and improve waste recovery. It funds Community and Industry	developing and supporting emerging	
	Engagement (CIE) grants to industry, government and the community for	best practice. Let's not just focus on	
	projects to better manage, reduce, reuse and recycle waste, and for	single stand-alone components only.	

monitoring or measuring waste. The Waste Authority advised us that it	
received 90 applications in May-June 2019, requesting over \$24 million for its	
\$2.3 million budget for these grants. The number of applications highlights	
the interest in developing local waste solutions.	



31 August 2020

Our Ref.: D20/45239

Hon. David Templeman Minister for Local Government; Heritage; Culture and the Arts 7th Floor, Dumas House 2 Havelock Street WEST PERTH WA 6005

Via Email: Minister.Templeman@dpc.wa.gov.au

Dear Minister Templeman,

REQUEST FOR AN EXTENSION TO THE WASTE MANAGEMENT - SERVICE DELIVERY AUDIT ACTION PLAN RESPONSE TIMEFRAME

The Western Australian Office of the Auditor General, recently completed a performance audit on Waste Management - Service Delivery. The Audit Report was tabled at State Parliament on 20 August 2020 and includes a number of recommendations for the Waste Authority (WA), the Department of Water and Environmental Regulation (DWER), the Department of Local Government, Sport and Cultural Industries (DLGSCI) and the Local Government entities subject of the audit.

Overall, the City commends the Audit Report and its comprehensive assessment of local government waste management as it relates to an evolving and challenging state, national and international waste and recycling context.

Importantly, the Audit Report highlights the change in the State Waste Strategy from 2012 to 2019 and the slow response from Local Government to mobilise and respond accordingly. Whilst this may be the case in most Local Government Authorities, this has not been the case with the City of Kwinana (the City). As is outlined in the Audit Report, the City is one of few Local Government Authorities that prepared its own Waste Management Strategy based on a comprehensive multi criteria analysis, having regard to the State Waste Strategy 2012 targets and objectives. It is on this basis that the City entered into a legal agreement to supply a minimum tonnage of Municipal Solid Waste (MSW) to Energy from Waste. Using this approach the City is forecast to meet the recovery targets of the State Waste Strategy 2012 by late 2021.

The City is currently in the process of reviewing its current Waste Management Strategy to accord with the requirement to prepare and submit a Waste Plan by March 2021.



Pursuant to the requirement outlined below, the City would be required to submit an action plan responding to the recommendations of the Audit by 20 November 2020, in order to meet the three month requirement.

"Under section 7.12A of the Local Government Act 1995, all audited entities are required to prepare an action plan addressing significant matters arising from the audit relevant to their entity. This should be submitted to the Minister for Local Government within 3 months of this report being tabled in Parliament and for publication on the entity's website. This action plan should address the points above, to the extent that they are relevant to their entity, as indicated in this report.'

It is proposed that considerations and actions arising for the City from the Audit findings be incorporated into the City's Waste Plan preparation, which is currently underway. This will ensure that the City's approach is integrated, transparent and enable more effective monitoring of actions.

It is on this basis that the City requests an extension to the action plan response timeframe, by a further four months to 20 March 2021, to accord with requirement for the Waste Plan preparation.

I look forward to receiving a favorable response to this request.

Should you wish to discuss this further, please contact Director City Development and Sustainability, Maria Cooke, on 9439 0214.

Yours sincerely,

Wayne Jack

CHIEF EXECUTIVE OFFICER



Our ref Enquiries Phone

Email

M20002926-01 Industry & Sector Regulation

(08) 6552 7300

audits@dlgsc.wa.gov.au

Mr Wayne Jack Chief Executive Officer City of Kwinana PO Box 21 KWINANA WA 6966

Dear Mr Jack

REQUEST FOR AN EXTENSION TO THE WASTE MANAGEMENT – SERVICE DELIVERY AUDIT ACTION PLAN RESPONSE TIMEFRAME

Thank you for your correspondence dated 31 August 2020 to the Hon David Templeman MLA, Minister for Local Government, regarding the City's request for an extension of time to lodge the report with the Minister. The Minister has requested that I respond to you on his behalf.

Under section 7.12A (4) of the *Local Government Act 1995* (the Act), the Minister does not have the power to approve extensions of time to lodge the report.

However, given the content of the City's correspondence to the Minister, it is not considered the City requires the extra time in order to fulfill its obligations under the Act. Section 7.12A (4) of the Act requires the City to report to the Minister within 3 months after the report was tabled in Parliament and stating what action the City has taken or intends to take with respect to the matters identified as significant by the Auditor General. Therefore, if the proposed actions in your correspondence were to be endorsed by the Audit Committee and Council as the City's response to the Minister, the City could meet its reporting obligations.

I trust the above explains how the City can meet its reporting obligations to the Minister within the prescribed 3 months. The report to the Minister can be forwarded to audits@dlgsc.wa.gov.au

Yours sincerely

Gordon MacMile

A/Executive Director Local Government

8 September 2020

12.4 Organisational Risk Report

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

This report is provided to the Audit and Risk Committee for noting.

Council has endorsed a Risk Management Council Policy to manage all risks that have been identified and that could impact the City if they were not managed and evaluated appropriately. At every Audit and Risk Committee Meeting the Committee receives a report detailing identified risks and the progress of the actions to manage those risks. This report entitled the City of Kwinana Risk Report is enclosed as Confidential Attachment A.

OFFICER RECOMMENDATION:

That the Audit and Risk Committee note the City of Kwinana Risk Report detailed in Confidential Attachment A, and provide comment where appropriate.

AUDIT AND RISK COMMITTEE RECOMMENDATION:

That Council note the City of Kwinana Risk Report detailed in Confidential Attachment A.

Audit and Risk Committee Comments:

- That the last item of the City of Kwinana Risk Report Confidential Attachment be updated to an 'Extreme' risk in the before treatment section.
- In future that the City of Kwinana Risk Report Confidential Attachment not only have additional comments provided in red text, but also include the indicative date, reasons why and revised date, if required to be extended.

DISCUSSION:

The Organisational Risk Report is provided to the Audit and Risk Committee at each Audit and Risk Committee Meeting. The City accepts the taking of calculated risks, the use of innovative approaches and the development of new opportunities to improve service delivery and achieve its objectives, provided that the risks are properly identified, evaluated and managed.

LEGAL/POLICY IMPLICATIONS:

Regulation 17 of the Local Government (Audit) Regulations 1996 provides:

- 17. CEO to review certain systems and procedures
- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to
 - (a) risk management; and
 - (b) internal control: and

12.4 ORGANISATIONAL RISK REPORT

- (c) legislative compliance.
- (2) The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.
- (3) The CEO is to report to the audit committee the results of that review.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications as a result of this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

There are no strategic/social implications as a result of this proposal.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The Audit and Risk Committee does not receive the Organisational Risk Report.		
Risk Theme	Failure to fulfil statutory regulations or compliance requirements		
Risk Effect/Impact	Compliance		
Risk Assessment	Strategic		
Context			
Consequence	Major		
Likelihood	Unlikely		

12.4 ORGANISATIONAL RISK REPORT

Rating (before	Moderate
treatment)	
Risk Treatment in place	Reduce - mitigate risk
Response to risk	Risk Report will be presented to the Audit and
treatment required/in	Risk Committee at each Audit and Risk
place	Committee Meeting to ensure compliance with
	the Local Government (Audit) Regulations
	1996 for the CEO to have systems and
	processes in place for risk management.
Rating (after treatment)	Low

12.5 DRAFT Risk Management Policy and Strategy

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

In September 2017 Council adopted the City of Kwinana (the City) Risk Management Policy as detailed at **Attachment C**, establishing the current risk management procedures and processes across the organisation based on *AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines*.

It is recommended the City adopt the revised Risk Management Policy (Policy) at **Attachment A** as well as the Risk Management Strategy (Strategy) at **Attachment B**, which reflect the current *AS/NZS ISO 31000:2018 Risk Management – Guidelines* (Standard). This will establish a Risk Management Framework for a more comprehensive embedding of risk awareness, monitoring and management across strategic and operational levels of the organisation.

OFFICER RECOMMENDATION:

That the Audit and Risk Committee note and recommend endorsement of the DRAFT Risk Management Policy and Strategy as detailed in Attachment A and B for consideration and future adoption of Council, and provide comment on risk profile and risk appetite, where appropriate.

AUDIT AND RISK COMMITTEE RECOMMENDATION:

That Council note and endorse the DRAFT Risk Management Policy and Strategy as detailed in Attachment A and B.

Audit and Risk Committee Comments:

An Audit and Risk Committee calendar is to be developed in the near future that identifies a programme of work for internal audit. The calendar will also need to ensure that there is alignment with the Risk Management Policy and Strategy as well as the Audit and Risk Committee Terms of Reference. The meetings will also need to align with external audit timeframes.

Audit and Risk Committee Noted:

That the Risk Management Policy and Strategy are excellent documents.

DISCUSSION:

The current Risk Management Policy was adopted by Council on September 2017 and is based on the superseded *AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines*.

12.5 DRAFT RISK MANAGEMENT POLICY AND STRATEGY

The City is looking at moving away from the previous Risk Management Policy and procedures and implementing a more streamlined Risk Management Framework which is aligned to the new Standard and better meets the requirements of the City.

Proposed amendments to the Policy are contained at **Attachment A**.

Attachment B contains a proposed Strategy for adoption by the City which outlines the City's approach to risk in accordance with AS/NZS ISO 31000:2018 Risk Management - Guidelines.

The Strategy confirms the Council's commitment to improving its capability to identify and manage risks as an integral part of business practices.

In implementing the Risk Management Strategy it is important to ensure:

- 1. Risk management practices support Council's Strategic Community Plan, Annual Plan and Business Plans;
- 2. A consistent and coordinated City wide approach to risk management;
- A risk aware workforce and an environment that supports informed and responsible risk behaviours to protect the community, employees and contractors;
- 4. risk areas are identified, significant risks are assessed and appropriate controls and treatments are put in place to minimise adverse impacts and ensure opportunities can be realised;
- 5. Governance and compliance requirements for risk management are met; and
- 6. Accountability through informed risk decision making and resourcing.

The implementation of the Strategy has outline the need to recreate a new Risk Profile as detailed within Section 13 of **Attachment B**, this is inclusive of a change to the City's Risk Appetite. The moderate rating for Environmental, ICT/Infrastructure/Assets and Service Delivery categories reflects the reality that it is not possible to provide the resources necessary to ensure that the level of residual risk will be low in every instance and to manage the escalation process that would result.

The aim is to apply control measures to minimise residual risks to the prescribed tolerance level or below. Any residual risks above the prescribed tolerance level are to be escalated and assigned to the appropriate level within the City. They can then be actioned/resourced to bring the risk back within the prescribed tolerance level.

LEGAL/POLICY IMPLICATIONS:

Local Government (Audit) Regulations 1996:

- 17. CEO to review certain systems and procedures
- (1) The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to
 - (a) risk management; and
 - (b) internal control; and
 - (c) legislative compliance.

12.5 DRAFT RISK MANAGEMENT POLICY AND STRATEGY

FINANCIAL/BUDGET IMPLICATIONS:

Currently there are no financial implications in relation to the review of the DRAFT Risk Management Framework, but the City is currently investigating Risk Management Software to implement at the City.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

There are no strategic/social implications as a result of this proposal.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.'

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	If the City doesn't review and maintain its Risk Management Framework the City will be non compliant with Legislated requirement. This would also potentially have a follow on effect throughout the City.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Rare
Rating (before treatment)	Low

12.5 DRAFT RISK MANAGEMENT POLICY AND STRATEGY

Risk Treatment in place	Avoid - remove cause of risk
Response to risk	The review and implementation of the City Risk
treatment required/in	Management Framework.
place	
Rating (after treatment)	Low





Policy Risk Management



Risk Management

21/01/2015 #369
08/04/2015 #428
28/10/2015 #011
27/09/2017 #600
27/09/2019
Local Government Act Section 2.7 – The Role of Council
Local Government Act 1995 Part 7 Audit Local Government (Audit) Regulations 1996,
Regulation 17 – CEO to review certain systems and procedures
City Legal
City Legal
Acts/Regulations
Local Government Act 1995 Section 2.7 — Role of Council
Local Government Act 1995 Part 7 — Audit Local Government (Audit) Regulations 1996,
Regulation 17 – CEO to review certain systems and procedures
Plans/Strategies
City of Kwinana Corporate Business Plan 2016 - 2021
Policies
Nil
Work Instructions
City of Kwinana - Risk Management Procedure - D15/64088

City Legal - WI - Risk Management - Completing Risk Registers - D17/67617

Other documents

AS/NZS ISO 3100:2009 Risk Management – Principles and guidelines

Corporate Management — Risk Management — CORP84

Template – Risk Register for Risk Identification – D16/63077[v3]

Note: Changes to References may be made without the need to take the Policy to Council for review.

Council Policy	
Legal Authority	Local Government
Department	City Legal

Policy:

1. Title

Risk Management

2. Purpose

The City of Kwinana ('the City') seeks to provide the foundations and organisational arrangements for embedding risk awareness, monitoring and management across strategic and operational levels of the organisation.

The City of Kwinana Risk Management Policy documents the commitment and objectives regarding managing uncertainty that may impact the City's strategies, goals or objectives.

3. Scope

Define what the scope and boundaries are.

The City's Risk Management Policy, in conjunction with the Risk Management

Strategy, establishes a Risk Management Framework in accordance with AS/NZS

ISO 31000:2018 Risk Management – Guidelines (Standard) which sets out the City's approach to the identification, treatment, monitoring, review and reporting of risks across all of its operations.

Adoption of the Risk Management Framework will:

1. Minimise the occurrence of serious injury or loss of life;

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- Protect assets and resources, including natural and cultural;
- 3. Meet legislative and compliance requirements;
- Minimise legal liability;
- 5. Minimise disruption to operations and services;
- 6. Minimise financial loss, including through theft or fraud;
- 7. Improve the City's governance, management capability and accountability;
- 8. 'Ensure an effective response to critical incidents effecting services and operations;
- 9. Effective emergency response and event recovery; and
- 10. Minimise potential damage to reputation.

Achievement of these objectives will require proactive identification and mitigation of strategic and operational risks, rather than a reactive or incidence response approach.

Proactive risk management adds value to the planning process and business activities of the City and increases the probability of achieving the Council's objectives within its available budget.

4. Definitions

Nil

(from AS/NZS ISO 31000:2009) Risk: Effect of uncertainty on objectives.

- Note 1: An effect is a deviation from the expected positive or negative.
- Note 2: Objectives can have different aspects (such as financial, health and safety and environmental goals) and can apply at different levels (such as strategic, organisation-wide, project, product or process).
- Risk Management: Coordinated activities to direct and control an organisation with regard to risk.
- Risk Management Process: Systematic application of management policies, procedures and practices to the activities of communicating, consulting, establishing the context, and identifying, analysing, evaluating, treating, monitoring and reviewing risk.

5. Policy Statement

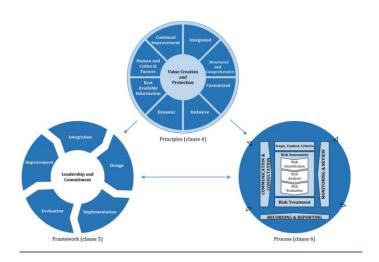
5.1 Principles, Framework and Process

The City has adopted an Enterprise Risk Management (ERM) model of risk management, aligned to the Standard. The model is comprised of three key components:

- 1. Principles for Managing Risk
- 2. Framework for Managing Risk
- Process for Managing Risks

The Risk Management Principles outlined in the Standard are essential to developing an effective risk culture which informs decision making.

The inter-relationship between the three components is illustrated in the diagram below.



6. References

Date of adoption and resolution No.	21 January 2015 #369
Review dates and resolution No.	08/04/2015 #428 28/10/2015 #011 27/09/2017 #600
Next review due date	August 2022
Related documents	Acts/Regulations Local Government (Audit) Regulations 1996, Paralleting 17, CFO to review portain pureture and
	Regulation 17 – CEO to review certain systems and procedures
	Plans/Strategies/Policies/Processes AS/NZS ISO 3100:2018 Risk Management –
	<u>Guidelines</u> <u>City of Kwinana – Risk Management Strategy</u>

Note: Changes to references may be made without the need to take the Policy to Council for review.

Risk Management Objectives

- · Optimise the achievement of our vision, strategies, objectives and actions.
- Achieve effective corporate governance and adherence to relevant statutory, regulatory and compliance obligations.
- Provide transparent and formal oversight of the risk and control environment to enable effective decision making.
- Improve stakeholder trust and confidence.
- Embed appropriate and effective controls to mitigate risk which will reduce unexpected and costly surprises.
- Enhance risk versus return within our risk appetite, enabling a balance between opportunity and risk.
- More effective and efficient allocation of resources through operational, project and strategic activities.
- Enhance organisational resilience and identify and provide for the continuity of critical operations.

Risk Appetite

The Risk Appetite Statement (Appendix A) and the Risk Assessment and Acceptance Criteria (Appendix B) are subject to review in line with this Policy unless circumstances warrant an earlier review. As components of this Policy they are subject to adoption by Council.

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All organisational risks to be reported at a corporate level are to be assessed according to the City's Risk Assessment and Acceptance Criteria to allow consistency and informed decision making. Assessments must also include a statement detailing how they compare to the City's Risk Appetite.

For operational requirements such as projects or to satisfy external stakeholder requirements, alternative risk assessment criteria may be utilised, however these should not exceed the organisation's appetite and are to be noted within the individual risk assessment.

Roles, Responsibilities and Accountabilities

The Chief Executive Officer is responsible for the allocation of roles, responsibilities and accountabilities. These are documented in the Risk Management Procedures (Operational Document).

Monitor and Review

The City will implement and integrate a monitor and review process to report on the achievement of the Risk Management Objectives, the management of individual risks and the ongoing identification of issues and trends.

Part 7 — Audit of the Local Government Act 1995 and Regulation 17 Local Government (Audit) Regulations 1996 requires the Audit Committee to review the results of the appropriateness and effectiveness of the risk management systems and procedures at least once every two calendar years

This Policy is currently kept under review by the City's Executive Management Team and its employees. It will be formally reviewed biennially through the Audit Committee.

6. Financial/Budget Implications

There are no specific financial or budget implications associated with this Policy.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific environmental implications associated with this Policy.

9. Strategic/Social Implications

Insert the relevant objective(s) and strategy from the Community Strategic Plan along with any specific social implications associated with this Policy.

10. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

11. Risk Assessment

A risk assessment must be performed as part of the Council Policy review and the information as detailed in the Council report. Risk events and risk ratings will change and it is the responsibility of the relevant Directorate to ensure risk is reviewed regularly.

Appendix A - Risk Appetite Statement

The City seeks to manage risk carefully. Risk appetite is the amount of risk an organisation is prepared to be exposed to before it judges action to be necessary. The City's overall risk appetite is 'risk adverse'. Risk appetite will be defined using various terms describing the acceptable telerances such as:

- No tolerance
- Low
- Moderate
- High

The City should accept the taking of calculated risks, the use of innovative approaches and the development of new opportunities to improve service delivery and achieve its objectives provided that the risks are properly identified, evaluated and managed to ensure that exposures are acceptable.

The following sections describe the City's risk appetite over the main areas of consequence:

People

Due to the nature and diversity of works completed by employees and contractors of the City, it is accepted that minor injuries may occur from time to time, however the City has a low appetite for these. Safe working practices are continually being refined and improved, and there is no tolerance for employees not following due process where their or other's safety is as risk. The safety management system is designed to proactively identify and control workplace hazards and there is a low appetite for the non-effective use of this process. Where injuries (or near misses) do occur they must be reported as soon as practically possible so that appropriate welfare considerations can be implemented or investigations commenced to reduce the opportunity for reoccurrence.

There is also a low appetite for issues and incidents that may affect public safety. Routine inspections of public areas are designed to identify potential hazards, with mitigation works prioritised against the potential risk. Where the City is notified of potential hazards, these are similarly prioritised and scheduled against any potential risk to public safety.

The City seeks opportunities to develop employees to increase individual's own skills and knowledge as well as provide for a multi skilled workforce. Whilst these opportunities are considered positive aspects, the City has no appetite for employees performing duties for which they are not suitably qualified where the work requires a specific ticket or qualification and harm could be caused to themselves and others. In all cases, direct supervision and oversight of activities and outcomes must be in place. Where formal qualifications are not required to perform certain duties, the City has a moderate appetite; however there is the expectation that training programs are in place with regular management reviews to ensure associated risks are mitigated.

Financial

There is a low appetite for activities that threaten the long term financial stability of the City. It is recognised however that achieving financial sustainability will require investigation into additional income streams and there is a need to have a moderate to high appetite for

discrete activities that may provide these additional income streams or enhance economic diversity. Opportunities of this nature are expected to be carefully considered with appropriate controls implemented.

The City's Investment Policy stipulates the current appetite for investment risk, which is in line with Local Government legislative requirements. Focus is on maintaining liquidity, for which there is a low appetite to risk, however will expand to a moderate appetite where a business case has been carried out and has been presented to Council for consideration.

-Effective project management is considered paramount by the City and consequently there is no appetite for projects being considered or completed outside of the City's project methodology. This methodology sets out the specific reporting and monitoring activities which drives a low appetite for cost or time overruns exceeding 10% on complex projects.

Service Delivery

The City has no appetite for service disruptions greater than one day to core services that provide for public health and safety (e.g. Waste Collection, Ranger Services). There is a very low appetite for disruption to other core services past one day that provide direct customer contact or child care support (i.e. Counter / Telephony) and is further relaxed to moderate for other supplementary services. Contingency based plan(s) must be maintained for all core activities.

The City has a moderate appetite for the risks associated with identifying and implementing service based efficiencies; conditional on changes having the ability to be reversed with limited impact in the case of failure.

To support service delivery across all areas, there is a low appetite for Information Technology (IT) disruptions and the City's IT infrastructure must be secure, routinely maintained and systems kept up to date with the support of IT Vendors where appropriate. Data back ups must be maintained off site and recovery plans in place and tested on a regular basis.

Environment

The City has no appetite for the creation of new contaminated sites or activities that may lead to new sites. Existing sites are well managed and consequently the City has a low appetite for any ineffective site management. Appropriate management plans, in conjunction with regulatory authorities (e.g. ERA / DER / DoH / DEC), must be maintained. Where new sites (including potential sites) are identified, the City will engage the relevant regulatory authority at the earliest opportunity to assist in the development of management arrangements in addition to investigating potential remedial (including litigation) options against responsible parties.

As the City is aspiring to promoting ecologically sustainable development there is a moderate appetite for these activities. Consequences may be financial or reputational however the City is prepared to accept these risks if the conditional developmental studies are sound and are based on acceptable practices or feasibility studies.

Due to the impact and potential of bushfire within the municipality the City has a low appetite for any inadequacies in natural hazard risk management activities (e.g. Controls Burns).

Reputational

The City has no appetite for the provision of inaccurate advice by qualified employees as well as a low appetite for inaccurate advice by unqualified employees. This stance is the driver for improvements to the City's knowledge base which is currently under development.

The City also has no appetite for theft, fraud or any misconduct based activities by Councillors, employees or external parties. In all cases, the actions will result in disciplinary procedures and / or the involvement of police or other relevant agencies.

The City has a low appetite for reputational risks that may result in complaints from the community, specifically around expectations regarding the maintenance or provision of facilities.

Compliance

The City is subject to a number of statutory and regulatory obligations and is reliant on various processes and procedures and individual's intergrity to maintain compliance. The City has a low appetite for minor breaches from time to time. The City has no appetite however for major breaches, activities that may result in successful litigation against the City or the non-reporting of breaches to appropriate authorities once they are recognised.

Summary

		Nil L	.ow Mod	lerate H	igh
	Minor Injuries				
	Not following safe working practices				
e e	Non-effective use of the SMS				
People	Public Safety				
	Performing where not suitably				
	qualified Multiskill / Development		-	1	
	Opportunities			1	
	Long Term Stability				
	Additional Income Streams				
Financial	Liquidity				
Fina	Investment			1	
	Projects operating outside methodology				
	Complex Projects Overruns				
	Core Services - Public Health &				
ery	Safety Core Services - Customer Contact /				
Deli	Child Care Supplementary Services			i	
Service Delivery	Service Based Efficiencies			†	
ŭ	IT Disruptions			1	
			-		
ent	New Contaminated Sites				
Environment	Ecological Sustainable Development]	
Env	Natural Hazard Mitigation				
	Inaccurate Qualified / Professional				
_	Advice Inaccurate advice from unqualified staff		i		
Reputation	Misconduct				
Rep	Theft and Fraud	1			
	Substantiated Complaints		İ		
0	Minor Day				
Compliance	Minor Breaches				
dwo	Major Breaches				
0	Non-reporting				

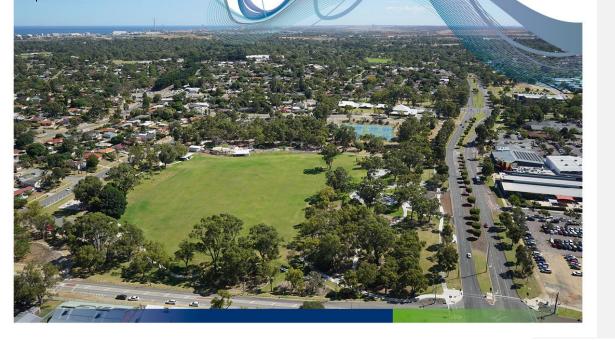
Appendix B - Risk Assessment and Acceptance Criteria

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		Measures of Consequence			Treight. 23.7 cm, Smerent mat page header			
Detina	Heelth	Financial	Service Interruption	Compliance	Reputational		Droposty	Forderson
Rating	Health	Impact	Service interruption	Compliance	External	Internal	Property	Environme
Insignificant	Negligible injuries	Less than \$5,000 or 5% of *TOE	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item, no social media attention	Isolated incidents of short term decline in individual staff morale/confidence	Inconsequential or no damage.	Contained, revi impact manager site respon
Minor	First aid injuries	\$5,001 — \$50,000 or 10% of TOE	Short term temporary interruption – backlog cleared < 1 day	Some temporary non compliances	Substantiated, low impact, low news-item, limited social media attention (e.g. Limited to local news / limited social media impact)	Short term decline in staff confidence/morale	Localised damage rectified by routine internal procedures	Contained, reve impact manag internal respo
Moderate	Loss time injuries < 2 days	\$50,001 - \$500,000 or 15% of TOE	Medium term temporary interruption —backlog cleared by additional resources < 1 week	Short term non- compliance but with significant regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile, requires social media response and monitoring (e.g State News story)	Decline in staff confidence/morale, or unauthorised absences	Localised damage requiring external resources to rectify	Contained, revi impact manag external ager
Major	Loss time injuries >= 2 days	\$500,001- \$5,000,000 or 25% of TOE	Prolonged interruption of services— additional resources; performance affected <1 month	Non-compliance results in termination of services or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, third party actions, requires immediate and engoing social media response and monitoring (e.g National News — lead story single occurrence)	Long term decline in staff confidence or morale, occasional unauthorised staff absences or threat of strike	Significant damage requiring internal & external resources to rectify	Uncontained, re- impact manage coordinated res from external aç
Catastrophic	Fatality, permanent disability	More than \$5,000,000 or 50% of TOE	Indeterminate prolonged interruption of services — non- performance > 1 month	Non-compliance results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, very high multiple impacts, high widespread multiple news profile, third party actions, requires substantial social media resourcing for long term response and monitoring. (e.g. International / National News lead story, multiple days)	Sudden or unexpected less of personnel due to strikes, excessive unauthorised staff absences	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontaine irreversible irr

*TOE - Total Operating Expenditure



	Measures of Likelihood		
Rating	Description	Frequency	Probability
Almost Certain	The event is expected to occur in most circumstances	More than once per year	> 90% chance of occurring
Likely	The event will probably occur in most circumstances	At least once per year	60% - 90% chance of occurrin
Possible	The event should occur at some time	At least once in 3 years	40% - 60% chance of occurrin
Unlikely	The event could occur at some time	At least once in 10 years	10% 40% chance of occurrin
Rare	The event may only occur in exceptional circumstances	Less than once in 15 years	< 10% chance of occurring

Risk Matrix					
Consequence Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain	Moderate	High	High	Extreme	Extreme
Likely	Low	Moderate	High	High	
Possible	Low	Moderate	Moderate	High	High
Unlikely		Low	Moderate	Moderate	High
Rare		Low	Low	Low	Moderate

Risk Acceptance Criteria			
Risk Rank	Risk Rank Description Criteria		Responsibility
L OW		Risk acceptable with adequate controls, managed by routine precedures and subject to annual monitoring	
MODERATE	Monitor	Risk acceptable with adequate controls, managed by specific procedures and subject to semi-annual monitoring	Operational Manage
HIGH	Urgent Attention Required	Risk acceptable with effective controls, managed by senior management / executive and subject to monthly monitoring	Director / CEO
EXTREME		Risk only acceptable with effective controls and all treatment plans to be exclored and implemented where possible, managed by highest level of authority and subject to continuous monitoring	

Existing Controls Ratings			
Rating	Foreseeable	Description	
Effective	There is little scope for improvement.	Processes (Controls) operating as intended and aligned to Policies / Procedures. Subject to engoing monitoring. Reviewed and tested regularly.	
Adequate	There is some scope for improvement.	Processes (Controls) generally operating as intended, however inadequacies exist. Nil or limited monitoring. Reviewed and tested, but not regularly.	
Inadequate	There is a need for improvement or action.	Processes (Controls) not operating as intended. Processes (Controls) do not exist, or are not being complied with. Have not been reviewed or tested for some time.	



City of Kwinana

Risk Management Strategy

City of Kwinana Risk Management Strategy

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City of Kwinana Risk Management Strategy

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1 Introduction

The City of Kwinana's <u>('the City')</u> Strategic Community Plan identifies the following Vision, <u>Mission</u> and <u>Focus</u> statements that <u>set the direction for the Council's Strategic Priorities and guides</u> the policies, activities and corporate processes of <u>the Cityouncil</u>:

Vision: The Council's vision for the future is — 'Rich in spirit, alive with opportunities, surrounded by nature — it's all here.'-

Mission: To provide the facilities and services and the environment, leadership, encouragement and economic opportunity to make Kwinana the best city in Western Australia in which to live, work, raise a family, and enjoy a safe and satisfying life.

Focus: While much of the Strategic Community Plan is 'business as usual', we want to increase investment to grow Kwinana. The key areas focused on are Community and Facilities, Development and Planning, and xxxxxxxxxx.

The City of Kwinana (the City) seeks to embed risk awareness, on-going monitoring and management at the strategic and operational levels of the organisation.

Early in 2015 the City adopted a Corporate Risk Management Framework (CRMF) that commenced the process of raising awareness of risk and its importance.

2 Purpose

The Risk Management Strategy_-outlines the City's approach to risk, aligned to the AS/NZS ISO 31000:201809 Risk Management - Principles and Guidelines.

The Strategy H-confirms the Council's commitment to improving its capability to identify and manage risks as an integral part of business practices.

In implementing the Risk Management Strategy it is important to ensure:

- 1. Risk management practices support Council's Strategic Community Plan, Annual Plan and Business Plans;
- 2. A consistent and coordinated Council City wide approach to risk management;
- 3. A risk aware workforce and an environment that supports informed and responsible risk behaviours to protect the community, employees and contractors;
- 4. CityCity risk areas are identified, significant risks are assessed and appropriate controls and treatments are put in place to minimise adverse impacts and ensure opportunities can be realised;
- 5. Governance and compliance requirements for risk management are met; and
- 6. Accountability through informed risk decision making and resourcing.

3 Application

The <u>CityCity</u> Risk Management Strategy applies to all areas within the <u>CityCity</u>'s planning and organisational structure, operations and facilities.

4 Definitions

Definitions for terms used in this Risk Management Strategy are provided in the glossary in Appendix A.

5 Why Risk Management is Important

While it is not feasible to eliminate all risks, it is possible to manage uncertainty and create an environment where the occurrence of unexpected events is minimised.

When risks are effectively managed, the Council is better placed to take advantage of opportunities.

The AS/NZS ISO 31000:2009 Risk Management - Principles and Guidelines identifies the following benefits from the implementation and maintenance of an integrated enterprise risk management model:

- a) Increased likelihood of achieving objectives
- b) Encouragement of proactive management
- c) Awareness of the need to identify and treat risk
- d) Improved identification of opportunities and threats
- e) Achievement of compatible risk management practices
- f) Compliance with relevant legal and regulatory requirements and international norms
- g) Improved financial reporting
- h) Improved governance
- i) Improved stakeholder confidence and trust
- A reliable basis for decision making and planning
- k) Improved controls
- I) Effective allocation and use of resources for risk treatment
- m) Improved operational effectiveness and efficiency
- n) Enhanced health and safety performance as well as environmental protection
- o) Improved loss prevention and incident management
- p) Minimisation of losses
- q) Improved learning
- r) Improved resilience

6 Risk Management Objectives

The following risk management objectives have been identified for the City:

- Minimise the occurrence of serious injury or loss of life;
- 2. Minimise potential damage to reputation
- 3.2. Protect assets and natural and cultural resources, including natural and cultural;
- 4.3. Meet legislative and compliance requirements;
- 5.4. Minimise legal liability;
- 6.5. Minimise disruption to operations and services;
- 7.6. Minimise financial loss, including through theft or fraud;
- 8.—Improve the CityCOK's governance, and management capability and accountability;
- 9.7. Ensure an effective response to critical incidents effecting services and operations;
- 10.8. Ensure affordable and sustainable delivery of agreed service to defined service levels
- 9. Effective emergency response and event recovery; and
- 10. Minimise potential damage to reputation.

11.

Achievement of these objectives will require proactive identification and mitigation of strategic and operational risks, rather than a reactive or incidence response approach.

Proactive risk management adds value to the planning process and business activities of the City and increases the probability of achieving the Council's objectives within its available budget.

7 Context

Risk management is part of the City's strategic and business planning processes and <u>can-influences</u> the development of strategies and actions. This in turn <u>is linked to impacts</u> budgeting and resource allocation decisions.

The Risk Management Strategy is linked to the City's <u>Incident Management/Business Continuity</u> Response Plan as well as the City of Kwinana I.T. Disaster Recovery Plan<mark>IT business continuity and disaster recovery plans</mark>.

Risk management is supported by the Council and driven by <u>Executive Leadership Teamsenior management</u>, and tThere is an expectation that all stakeholders will actively participate to ensure that corporate risk objectives are met.

7.1.1 Internal Context

The following are important factors influencing the risk management approach within the City:

- a) Risk management needs to be a more dynamic and proactive activity; and
- b) There needs to be more focus on roles, responsibilities and accountability for managing risk.

7.1.2 External Context

The following are important factors in the external environment that influence the risk management approach within the CityCOK:

- a) Legislative and regulatory obligations, including under the *Local Government (Audit)* Regulations 1996 e.g. list a couple of relevant Acts Local Government Act 1995, requires the proactive management of risks by the organisation; and
- b) Council's assets and services are provided into the community and environment and as such Successful risk management involves actively working with the community and external stakeholder organisations.

8 Ownership

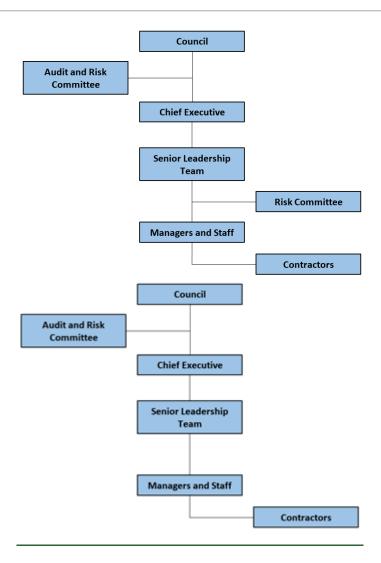
The Risk Management strategy is owned by the CityCity's Audit and Risk Committee.

9 Roles and Responsibilities

Roles, responsibilities, accountability and authority for Risk Management at the City are summarised in the following section. The chart-below identifies the accountability and reporting levels of Risk Management at the City.

Figure 1: Risk Management Accountability and Reporting Levels

City of Kwinana Risk Management Strategy



9.1 Council

The Council has a governance role for the risk management systems of <u>-at</u> the City, providing both direction and control. The key roles and responsibilities of <u>Council are</u>: <u>are listed below.</u>

- a) Ensuring an appropriate risk governance structure is in place;
- b) Supporting the Corporate Risk Management Strategy including risk management as a key element of the Councils' Long Term Plan, Annual Plan as well as other strategies, plans and documents; and
- c) Responsible for setting City's Risk Appetite.

9.2 Audit and Risk Committee

The Audit and Risk Committee will deliver on its mandate as outlined in its delegations including acting in a risk monitoring advisory and improver role for Council. The Audit and Risk Committee should support the overall risk management process by:

- a) Ensuring the City Council has appropriate risk management and internal controls in place;
- b) Approving and reviewing risk management programmes and risk treatment options for extreme risks;
- c) Setting and reviewing risk management tolerances/appetite and making recommendations to Council;
- d) Providing guidance and governance to support significant and/or high profile elements of the risk management spectrum;
- e) Monitoring strategic risk management and the adequacy of the internal controls established to manage the identified risks;
- f) Monitoring the adequacy of City's internal control environment and reviewing the adequacy of policies, practices and procedures in relation to their contribution to, and impact on, City's internal control environment;
- g) Assessing the adequacy of risk reporting;
- h) Monitoring the internal risk audit function, including development of audit programs <u>as</u> <u>well as <u>and</u> monitoring of audit outcomes and the implementation of recommendations;</u>
- i) Setting the annual internal audit plan in conjunction with the internal auditor taking into account the City Strategic and Operational Risk Registers;
- j) Conduct an annual review of the organisation's Risk Management Policy and Strategy; and
- k) Reporting through the Chief Executive Officer to the Council on its findings.

The Terms of Reference for the Audit and Risk Committee is provided atin Appendix B.

9.3 Chief Executive Officer

The key roles and responsibilities for risk management at the City for the Chief Executive Officer ('CEO') are listed below. In carrying these out, the Chief Executive OfficerCEO is assisted by the Audit and Risk Committee and the Council.

- a) Nominating a risk management sponsor
- b)a) Reporting extreme and high risks to the Audit and Risk Committee and/or Council with treatment options;
- e)b) Oversight of the risk management process;
- d)c) Promotion of a risk aware culture within Council through the risk management programme;

- e)d) Providing direction and advice on the management of risks within Council and ensuring that appropriate treatment measures are in place to mitigate Council exposure;
- <u>f)e)</u> Promoting a culture of risk management and ensuring strategic, comprehensive and systematic risk management programmes operate throughout Council;
- <u>e)f)</u> Ensuring that the Council's organisation vision and values (relevant to risk) are aligned and synchronised with the strategic direction (including Community outcomes and budgetary considerations) and culture:
- h)g) Ensuring that risk management is considered in everything Council undertakes and is incorporated in the messages given to the organisation;
- i)h) Supporting the Audit and Risk Committee in delivering performance of its duties; and
- j)i) Supporting the internal audit process.

9.4 Executive Leadership Team

The key roles and responsibilities for the Executive Leadership Team are listed below.

- a) Maintaining the overall responsibility for the effective and efficient management of all types of risks related to Council-activities and delivery of the Corporate Risk Management Strategy and objectives:
- b) Promotion of a risk management culture;
- c) Communicating and raising awareness of risk management to City ouncil managers and staff;
- d) Identifying, managing, and monitoring risks in their Divisions;
- e) Assisting in setting the Council's risk attitude;
- f) Ensuring that Council's assets and operations, together with liability risks and hazards to the public, are adequately protected through appropriate risk planning and budgeting, internal audit processes, and appropriate internal systems and controls:
- g) Ensuring that risk management is in place and reviewed as required and at least annually for all risks for timely updating and continuous improvement;
- h) Ensuring legislative and governance requirements and obligations are met; and
- i) Integrating risk management with Council's policies, process and practices.

9.5 City Legal and Risk Executive Officer

The key roles and responsibilities of the City Legal and Risk Executive Officer are listed below-.

- a) Coordinating the risk management process:
- b) Monitoring the risk profile, risk appetite and effectiveness of controls;
- c) Monitoring and reviewing high and extreme risks and the implementation of risk treatment plans/actions, as well as to assess compliance and effectiveness;
- d) Reporting extreme and high risks to the Executive Leadership Team <u>along with with treatment plans</u>:
- e) Facilitating the management of cross-organisational risks;
- f) Reviewing how the Risk Management Policy and Strategy is communicated throughout the organisation to ensure it is embedded as part of the corporate culture;
- g) Assisting with the development and maintenance of the strategic and operational risk registers;
- a) Measuring and reporting the effectiveness and adequacy of risk management and internal control processes and systems, and report to the Audit and Risk Committee and the Executive Leadership Team and Audit and Risk Committee;
- b) Assisting with the education of staff on in risk management; and

City of Kwinana Risk Management Strategy

c) Retaining independent risk management consulting expertise to advise the Risk Committee and the Audit and Risk Committee and assist in the conduct of risk related issues.

9.6 Managers

The key roles and responsibilities of Managers are listed below.

- a) Responsibility for the registration and maintenance of risks in the risk register pertaining to their Divisions and as well as at a City ouncil-wide operational level as required and appropriate;
- b) Managing of -activities, \(\forall \)projects and \(\forall \)asset risks -as required and appropriate;
- c) On-going identification and assessment of risk including and appropriate responses:
- d) Management of the relevant risks as delegated within the agreed acceptable risk tolerance levels;
- e) Support and assistance to the Risk Coordinator in the delivery of all duties and responsibilities
- fle) Ensuring the effectiveness of risk controls;
- Responsibility for ensuring risk management and processes are imbedded in strategies, policies, business plans, contracts, and standard operating procedures; and
- h)g) Proactive in implementing best practice in all facets of business including asset management planning, emergency management planning, and disaster and recovery plans.

9.7 Risk Owners

The Risk Owner is assigned responsibility for the management of risks, based on their role within the respective area and their ability to competently analyse and treat risks. The key roles and responsibilities of Risk Owners are listed below.

- a) Ensuring that the risks assigned to them are managed in accordance with the process defined in Risk Management Strategy;
- b) Ensuring that risk treatment actions are completed on time and within budget;
- c) Reporting to Senior Management on risk treatment action progress in a timely manner: through City's risk management software
- d) Escalating <u>risks</u> to the appropriate <u>Senior Managerlevel</u> if risk treatments or actions fall outside the delegation of the original risk;
- e) Escalating to the appropriate <u>Senior Managerlevel</u> if there are unresolved disputes in relation to shared risks (i.e. risks that apply across organisational areas/functions or involve external stakeholders); and
- f) Seeking approval to exceed the prescribed level of risk or Risk Appetite and continue to tolerate or retain a higher level of residual risk.

9.8 Risk Treatment Owners

A Risk Treatment Owner is assigned the responsibility for the management of a-risk treatment(s). The key roles and responsibilities of Risk Treatment Owners are listed below.

- a) Managing the implementation of specific risk treatment actions; and
- b) Providing risk treatment implementation progress reports to Risk Owners.

9.9 All Staff

All staff will:

a) Have an awareness of the risk management framework; and

b) Identify, monitor and report issues and potential risks as they occur.

9.10 Contractors

The role and responsibilities of contractors are listed below.

- a) Ensuring Council's assets and operations, together with liability risks and hazards to the public, are adequately protected through adherence to Council's policies and procedures;
- b) Ensuring liability risks and hazards to the public are appropriately managed in accordance with the risk management framework and in a manner that will not expose Council to loss or risk;
- b)c) Responding immediately to the investigation of any report of a hazard or incident received from a resident, City Council officer, employee or visitor;
- e)d) Adhering to legislative, regulatory and corporate legislation and standards; and-
- d)e) Maintaining appropriate and adequate insurances as re-required under their contract;
- e) Ensuring that they conduct their daily duties in a manner that will not expose Council to loss or risk, and that these duties are done in accordance with the relevant procedures, policies, and legislative requirements

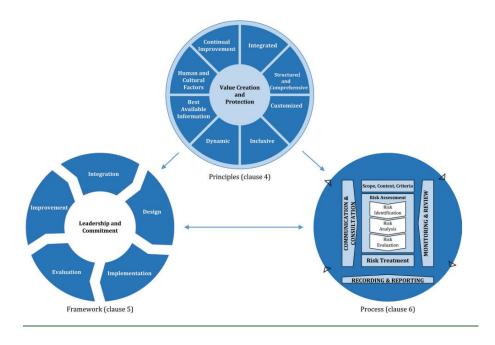
10 Enterprise Risk Management

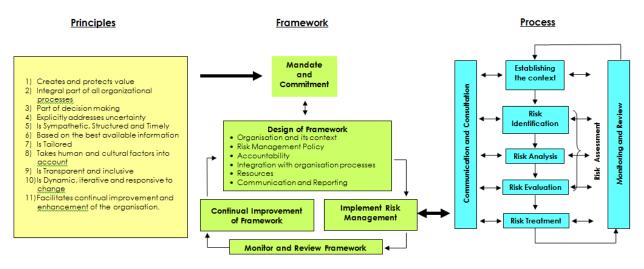
The CityCOK has adopted an Enterprise Risk Management (ERM) model that is aligned to the *Risk Standard*, *AS/NZS ISO 31000:2018*09. The model is comprised of three key components:

- 1. **Principles for Managing Risk –** the Standard establishes a number of principles that need to be satisfied before risk management will be effective.
- Framework for Managing Risk the Standard recommends that organisations should have a framework that integrates the process for managing risk into the organisation's overall governance, strategy and planning, management, reporting processes, policies, values and culture.
- 3. **Process for Managing Risks –** an effective process that can be applied across a<u>ll areas and levels of ann entire</u> organisation, to its many areas and levels, as well to specific functions, projects and activities.

The inter-relationship between the three components is illustrated in the diagram below.

Figure 2: Inter-relationship of the Risk Management Principles, Framework and Process





(AS/NZ ISO 3100:20182009)

11 Risk Management Principles

The Risk Management Principles outlined in the AS/NZS ISO 31000:2009-20018 Risk Management - Principles and Guidelines, are essential to developing a "risk culture" to support a successful Enterprise Risk Management model at the CityCity.

An effective risk culture informs decision making by the Executive Leadership Team, <u>and by</u> management and staff <u>across within</u> the <u>councilCity</u>. It builds an understanding that risk management applies to everyone as they aim to achieve <u>CityCity</u>'s business objectives.

The City will adopt the following Risk Management Principles at all levels of the organisation:

1. Creates and Protects Value Integrated

City of Kwinana Risk Management Strategy

Risk Management is an integral part of all organisation activities. Risk management contributes to the demonstrable achievement of objectives and improvement of performance in human health and safety, security, legal and regulatory compliance, public acceptance, environmental protection, product/service quality, project management, efficiently and operations, governance and reputation.

2. Integral Part of all Processes Structured and comprehensive

A structure and comprehensive approach to risk management contributes to consistent and comparable results. Risk Management is not a stand-alone activity that is separate from the main activities and processes of the council. Risk management is part of the responsibilities of management and an integral part of all processes, including strategic planning and all project and change management processes.

3. Part of Decision Making Customized

The risk management framework and process are customized and proportionate to the organization's external and internal context related to its objectives. Risk Management helps decision makers make informed choices, prioritise actions and distinguish among alternative courses of action.

4. Explicitly Addresses Uncertainty Inclusive

Appropriate and timely involvement of stakeholders enables their knowledge, views and perceptions to be considered. This results in improved awareness and informed risk management. Risk Management explicitly takes account of uncertainty, the nature of that uncertainty, and how it can be addressed.

5. Systemic, Structured and Timely Dynamic

Risk can emerge, change or disappear as an organization's external and internal contect changes.

Risk Management anticipates, detects, acknowledges and responds to those changes and events in an appropriate and timely manner. A systematic, timely and structured approach to Risk Management contributes to efficiency and to consistent, comparable and reliable results.

6. Based on the Best Available Information Best available information

The inputs to risk management are based on historical and current information, as well as on future expectations. Risk management explicity takes into account any limitations and uncertainties associated with such information and expectations. Information should be timely, clear and available to relevant stakeholders. The inputs to the process of managing risk are based on information sources such as historical data, experience, stakeholder feedback, observation, forecasts and expert judgment. However, decision makers should inform themselves of, and should take into account, any limitations of the data or modelling used or the possibility of divergence among experts.

7. Tailored Human and Cultural Factors

Human behavior and culture significantly influence all aspects of risk management at each level and stage. Risk Management is aligned with the council's external and internal context and risk profile.

8. Takes Human and Cultural Factors into Account Continual Improvement

Risk Management is continually improved through learning and development. Risk Management recognises the capabilities, perceptions and intentions of external and internal people that can facilitate or hinder achievement of the council's objectives.

9. Transparent and Inclusive

Appropriate and timely involvement of stakeholders, and in particular, decision makers at all levels of the council, ensures that Risk Management remains relevant and up-to-date. Involvement also allows stakeholders to be properly represented and to have their views taken into account in determining risk criteria.

10. Dynamic, Iterative and Responsive to Change

As external and internal events occur, context and knowledge change, monitoring and review take place, new risks emerge, some change, and others disappear. Therefore, risk management continually senses and responds to change.

11. Facilitates Continual Improvement of the Council

Councils should develop and implement strategies to improve their risk management maturity alongside other aspects of their council.

12 Risk Management Framework

The AS/NZS ISO 31000:201809 Risk Management - Principles and Guidelines, defines a Risk Management Framework as a: "set of components that provide the foundations and organisational arrangements for integrating, designing, implementing, evaluation monitoring, reviewing and continually improving improving risk management throughout the organisation".

Through the CityCity's Risk Management Policy (Mandate) and demonstrated Executive Leadership Team Commitment, the Risk Management Framework supports risk management practice, reporting, responsibilities and accountabilities at all management levels.

The success of the Risk Management Framework also depends on the effectiveness of the foundations and processes that embed it throughout the <u>City</u>council.

The Framework provides a conceptual structure for communicating risk information, promoting greater awareness and improved co-ordination of risk management processes. It also identifies how Risk Management will be monitored and reported.

The following diagram shows the relationship between the components of the Risk Management Framework.

Figure 3: Relationship of the Components of the Risk Management Framework



(Source: AS/NZ ISO 3100:201809)

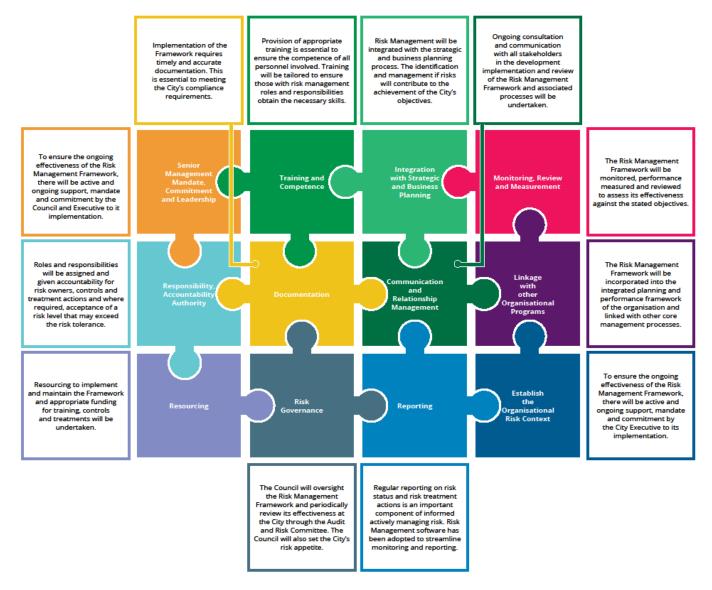
12.1 Major Elements

The major elements of an effective Risk Management Framework are shown in figure 3, together with a description on how each of these will be applied by the at CityCity.

Figure 4: Elements of the Risk Management Framework



Figure 4: Elements of the Risk Management Framework



12.2 Senior Management Support

To ensure the ongoing effectiveness of the Risk Management Framework, it is critical that there is active and ongoing support by the <u>CityCity</u>'s Executive Leadership Team.

It is important to develop and maintain a risk management culture and awareness of risk and of the impacts of exposure to risk. It is also vital that all levels of management in the <u>council-City</u> provide unqualified support for the Framework and are actively demonstrating and communicating that support.

Demonstrating Support

Executive Leadership Team support will be demonstrated by:

- 1. Leadership through involvement in the risk management process;
- 2. Membership of the appropriate Committees reviewing risk;
- 3. Prioritising and allocating resources based on risk:
- 4. Championing of stakeholder relationships;
- 5. Effective escalation of risks (where appropriate) and continual follow up:
- 6. Acceptance of accountability for risks outside the tolerance and authority-
- 7. Acknowledging, rewarding and publicising effective risk management:
- 8. Asking the right questions of managers staff and contractors. The questions should not be limited to how many risks the area currently has. Managers and senior managers alike should be asking:
 - (a) Do I understand the risk?
 - (b) Is the risk description clear and formatted correctly?
 - (c) Is the risk appropriate and relevant to the area?
 - (d) Has the risk been accepted for retention and approved?
 - (e) Is the risk level justifiable based on the assumptions?
 - (f) Are the treatment actions appropriate and cost effective?
 - (g) What is the assessed current level of risk (i.e. how close is the risk to the target level of residual risk)?
 - (h) Have the treatment actions been adequately resourced, <u>and incorporated into the budgeted</u> and the scheduled?
 - (i) Are the 'downstream' consequences of the treatments understood?
 - (j) Have completed treatment actions been recorded in the risk register?
 - (k) Can the residual risk score (<u>i.e.</u> post-mitigation risk level) be supported based on the effectiveness of the actions?
 - (I) If the residual risk score is still above the level of authority of the manager, has the risk been appropriately escalated?
 - (m) Are risk reviews being conducted and are the results of these reviews documented in the risk register?

By being more involved in the review of risks, the Executive Leadership Team senior managers can be assured that the outputs of the Risk Management Framework will have the desired result of reducing uncertainty and increasing the probability that outcomes at all levels will be achieved.

12.3 Integration with Strategic and Business Planning

The identification and assessment of risks is an integral part of strategic and business planning processes.

In strategic and business planning risks will be identified, assessed and where appropriate, additional treatments to existing controls identified to minimise the likelihood of the risk event occurring and/or the severity of the consequences.

For strategic planning the following type of risks will be considered:

- a) Strategic risks; and
- b) Strategy implementation risks (could be strategic or operational risks).

For business planning the following type of risks will be considered:

- a) Operational risks; and
- b) Project risks (for major capital projects).

Failure to incorporate risk management in the integrated planning process significantly reduces its effectiveness.

13 Risk Management Process

The Risk Management process to be followed within CityCity is shown in Figure below and is in accordance with the AS/NZS ISO 31000:2018 Risk Management — Principles and Guidelines 2009.

Figure 5: Risk Management Process

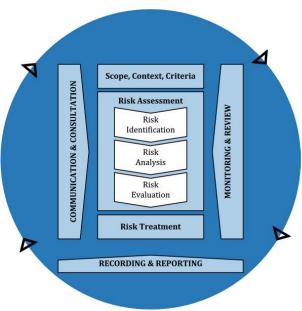
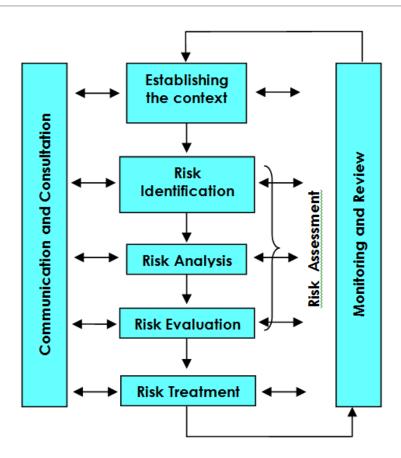


Figure 4 — Process



This process provides a structured approach to managing the CityCity's Risks.

Each of the Risk Management Process steps is described in more detail in the following sections.

13.1 Communication and Consultation

<u>Communication</u> and consultation with internal and external stakeholders needs to take place at all stages of the risk management process. This will ensure that those responsible and accountable for implementing risk management understand the basis on which decisions are made and why particular actions are required.

Implementation of the Risk Management Strategy involves the development and review of plans, programs and services which involves ongoing consultation and communication with stakeholders (both internal and external). These stakeholders should include all those who may be involved in or affected by the City's risk management decisions and actions.

Consultation and proactive stakeholder engagement can assist in clarifying the link between statistical evidence and the perception of risk.

Effective communication and consultation with the City's stakeholders canaims to:

- a) Bring different areas of expertise together for each step in of risk management processes; Help establish the context for risk, making people more aware of their roles and responsibilities
- b) <u>ensure that different views are appropriately considered when defining risk criteria and when evaluating risks;</u> <u>Ensure the interests of stakeholders are understood and considered</u>
- c) provide sufficient information to facilitate risk oversight and decision making; Bring different areas of expertise to help identify and analyse risks
- d) build a sense of inclusiveness and ownership among those affected by risk.
- d) Secure endorsement and support for risk treatment actions
- e) Establish risk management relationships based on trust
- f) Assist in building a risk management culture
- g) Influence the organisation's Risk Appetite and attitude towards risk

13.1.1 Internal Communication and Consultation

Communication and consultation within the City builds a risk aware workforce and supports accountability and ownership of risk.

This includes the following:

- a) Key components of the Risk Management Strategy and Framework and any subsequent modifications:
- b) Relevant information derived from the application of risk management is available to staff at all levels of the organisation;
- c) Processes are in place for consultation to occur with internal stakeholders; and
- d) Provision of a risk management software system to support the implementation and maintenance of the City's Risk Management Framework. and Plan

In relation to risk management consultation for work safety and health matters, the Occupational Safety and Health Act 1984, Section xxxxx states:

- a) Despite subsection (2), the health and safety representative may direct the worker to cease work without carrying out that consultation if the risk is so serious and immediate or imminent that it is not reasonable to consult before giving the direction.
- b) The health and safety representative must carry out the consultation as soon as practicable after giving a direction under subsection (3).

13.1.2 External Communication and Consultation

Communication and consultation with the CityCOK's external stakeholders supports effective engagement, and exchange of information and helps build confidence in the organisation.

This includes the following:

- a) External reporting to meet legislative/regulatory and governance compliance requirements;
- b) Communication with stakeholders in the event of a crisis or contingency; and
- c) Communication with stakeholders on the City's management of risk.

13.1.3 Communication and Consultation Planning

Because stakeholder communication and consultation needs to take place at each level of the risk management process, planning can ensure that this done in a considered and systematic way.

An effective communication and consultation plan should:

- a) Identify the stakeholders, both primary and secondary;
- b) State the communication and consultation objectives;
- c) Identify the most appropriate methods to be used for each group; and
- d) Have an evaluation process to determine if objectives are being met.

13.2 Establishing the Context

Establishing the <u>Context_context_defines</u> the external and internal parameters within which risks will be managed at the City <u>as well as and</u> sets the scope and risk criteria for the rest of the risk management process. <u>Although These parameters are similar</u> to those considered in the design of the Risk Management Framework, the <u>parameters_but_are</u> considered here in more detail and <u>with reference to in terms of how they relate to the risk management process.</u>

13.2.1 Risk Impact Categories

The Risk Impact Categories are those areas against which the consequences/impacts of risk will be measured at the CityCity and are listed and described in the table below.

Table 1: Risk Impact Categories

Risk Impact Category	Description
Environmental	Harm to the environment or heritage asset or area.
Financial	Financial loss that may or may not be managed within the existing budget and may or may not impact a service.
Health and Safety	Harm or injury to people with potential time loss and/or medical expenses.
ICT, Infrastructure and Assets	Damage to assets/infrastructure with financial consequences. Loss of utilities/ICT systems resulting in disruption to services.
Legislative Compliance	Breach of legislation and compliance requirements that may or may result in legal action and financial penalties.
Reputation/Image	Media exposure that may or may not impact reputation and image and may or may not require action or intervention.
Service Delivery	Disruption to a service or major project in progress that may result in delays to delivery.

13.2.2 Risk Appetite

The ISO Guide 73:2009, Risk Management – Vocabulary defines risk appetite as "The amount and type of risk that an organisation is willing to pursue or retain".

The AS/NZS ISO 3100:201809 Risk Management – Principles and Guidelines defines risk attitude (in the context of risk evaluation) as an "Organisations approach to assess and eventually pursue, retain, take or turn away from risk".

Risk appetite or risk attitude is in practice quite difficult to universally define for an organisation, as it i.e. it does varies y between risk categories. For this reason, the risk appetite/attitude for residual risk has been identified for each Impact Category for the City in the following table.

Table 2: Risk Appetite Rating

Impact Category	Level of residual risk the CityCity is willing to retain in the pursuit of its objectives			
	Low	Moderate	High	Extreme
Environmental		•		
Financial	•			
Health and Safety	•			
ICT, Infrastructure and Assets		•		
Legislative Compliance	•			
Reputation/Image	•			
Service Delivery		•		

The moderate rating for Environmental, ICT/Infrastructure/Assets and Service Delivery categories reflects the reality that it is not possible to provide the resources necessary to ensure that the level of residual risk will be always be low in every instance and to manage the escalation process that would result.

The aim is to apply control measures to minimise residual risks to the prescribed tolerance level or below. As well, Any residual risks that are above the prescribed tolerance level are to be escalated and assigned to the appropriate level within the City. They can then be actioned/resourced to bring the risk back within the prescribed tolerance level through the management of controls and/or identification and application of additional treatment actions.

In relation to health and safety risks to people in the workplace, the Occupational Safety and Health Act 1984, states that under the duty of the Act, a person must:

- a) eliminate risks to health and safety, so far as is reasonably practicable; and
- b) if it is not reasonably practicable to eliminate risks to health and safety, to minimise those risks so far as is reasonably practicable.

As such, if work health and safety risk cannot be eliminated, control measures need to be put in place to reduce or minimise the risk to the lowest level possible. If the residual risk cannot be reduced to low, then risk escalation must be undertaken.

To exceed the prescribed level of residual risk or risk appetite and continue to tolerate or retain the increased level requires approval. The authority for approval of risks above the prescribed tolerance level is outlined below.

Authority for Acceptance of Risk above Tolerance Levels

Approval is required to exceed the prescribed level of risk or Risk Appetite and continue to tolerate or retain a higher level of residual risk.

The assigned authority for control and management (including retention) of residual risk above the prescribed tolerance for City City risks is shown in the table below.

Table 3: Authority for Acceptance of Risk above Tolerance Levels

Impact Category	Authority for Continued Tolerance/Retention of CityCity Risks			
	Low	Moderate	High	Extreme
Environmental	Director	Director	Chief Executive	Chief Executive
Financial	Director	Director	Chief Executive	Chief Executive
Health and Safety	Director	Chief Executive	Chief Executive	Chief Executive
ICT, Infrastructure	Director	Director	Chief Executive	Chief Executive
and Assets				
Legislative	Director	Chief Executive	Chief Executive	Chief Executive
Compliance				
Reputation/Image	Director	Chief Executive	Chief Executive	Chief Executive
Service Delivery	Director	Director	Chief Executive	Chief Executive

From Table 4 it can be seen that risks that are High or Extreme for all Impact Categories are outside the CityCity's Risk Appetite and Risk Tolerance and must be managed to reduce the level of risk exposure. Where the level of risk cannot be reduced, approval must be obtained from the Chief ExecutiveCEO to proceed with treatment options for avoiding, treating, transferring/sharing or accepting the risk.

Where the identified risk/hazard has the potential to cause immediate danger to people, the situation needs to be stabilised before the issue is escalated in accordance with the risk escalation process set out <u>in at Appendices D</u> and E.

13.3 Risk Identification

The aim of risk identification is to generate a list of risks based on the event(s) that might create, enhance, prevent, degrade, accelerate or delay the achievement of the CityCity's objectives. It is very important to find the right balance between comprehensively identifying risks and but not over-doing the process resulting in and ending up with an unmanageable number of low impact risks.

Risk identification should include those-risks whose source is not under control of the <u>Citycouncil</u>, or is not evident. It should also consider a wide range of consequences and the<u>ir</u>-follow-on effects-of consequences, (including cascade and cumulative effects). All significant causes and consequences need to be considered.

The following questions are important in the risk identification process:

- a) What might happen or what can go wrong i.e., the risk event?
- b) What would cause it to happen?
- c) What would the effect on the Council's objectives be?

To ensure <u>their</u> effectiveness, risk identification should involve members of the wider stakeholder community <u>where appropriate</u>.

13.3.1 Common Risk Description Structure

Identified risks need to be described in a consistent manner so that they can be readily understood by all stakeholders. The common method for describing risks to be used at the CityCity is shown below.

Table 4: Risk Description Structure

Item	Description
Name :	Relate name to system impacted and explanation of cause-
Cause/s:	Explanation of what might cause the risk event to occur (list each cause)-
Consequence:	Identify local consequences and attempt to identify how these affect major areas

An example of a risk in this format is shown below.

Table 5: Example Risk in Risk Description Structure

Item	Description			
Name :	Injury from manual handling			
Cause/s:	Failure to comply with policies and procedures related to manual handling			
	Poor staff training			
	Failure to comply with mandated training			
	Poor equipment maintenance			
	Lack of appropriate equipment			
	Failure to undertake worksite inspections			
	Poor risk assessment of task			
	Poor hazard identification			
	Lack of incident reporting			
Consequence:	Workplace injury claim and lost days			
-	Litigation relating to breach of Work Health & Safety duties			
	Adverse publicity relating to event			

13.4 Risk Analysis

The aim of risk analysis is to differentiate minor acceptable risks from major risks, and to provide data to assist in the evaluation and treatment of risks.

Risk analysis involves considering ation of the causes and sources of risk, their consequences (effects) as well as and the likelihood of such those consequences occurring.

Risk level is determined by combining \underline{both} the estimates/rating of consequence and \underline{the} likelihood, in the context of the existing control measures.

It is important to recognise that the consequence and likelihood ratings are estimates. <u>and aAs</u> such, they should involve a range of perspectives from the wider stakeholder community.

It is preferable that those conducting the risk analysis have been provided with the appropriate risk management—training to facilitate a more objective assessment. Analysis can be quantitative, qualitative or semi-qualitative in nature, depending on the type of risk as well as, difference in opinion of experts and the availability and quality of data and information.

It is important to determine the most probable/conceivable consequence and likelihood rather than automatically stating the most extreme result. For example, e.g. stating that exposure to any hazard could almost certainly result in death would result in . In this example, the City council wide risk profile being would be unnecessarily skewed to the high to extreme end of impact.

13.4.1 Likelihood

All areas within the CityCity will use the likelihood rating system for analysing risks shown in the table below.

Table 6: Likelihood Rating Matrix

Likelihood Rating	Continuous Time Based (e.g. project duration or financial year)	Annual Return Period	Activity/Frequency Based	Probability
Almost Certain A	80-100% probability that the event will occur in the time period being considered.	Likely to occur at least once in every 1 to 1 ¼ years.	The event is likely to occur almost every time the activity is carried out or the organisation is exposed to the hazard.	Over 0.8 (> 4:5)
Likely B	50-79% probability that the event will occur in the time period being considered.	Likely to occur once every 1 ¼ years to 2 years.	The event is likely to occur more often than not when the activity is carried out or the organisation is exposed to the hazard.	0.5 - 0.79 (1:2 - 8:10)
Possible C	25-49% probability that the event will occur in the time period being considered.	Likely to occur once every 2 years to every 4 years.	The event is likely to occur less often than not when the activity is carried out or the organisation is exposed to the hazard.	0.25 - 0.49 (1:4 to 1:2)
Unlikely D	2-24% probability that the event will occur in the time period being considered.	Likely to occur once every 4 years to every 50 years.	The event is seldom likely to occur when the activity is carried out or the organisation is exposed to the hazard.	0.02 -0.24 (1:50 to 1:4)
Rare E	0-2% probability that the event will occur in the time period being considered.	Not likely to occur more than once in 50 years.	The event is not likely to occur when the activity is carried out or the organisation is exposed to the hazard.	0 - 0.02 (< 1:50)

13.4.2 Consequence

As with likelihood, for risk assessments to be effective there needs to be a structured approach across the <u>City council</u> to assessing consequence. Refer <u>to Appendix C</u> for detailed Consequence criteria <u>by according to rating</u>.

Table 7: Consequence Rating Matrix

Consequence Rating	Description
Insignificant	Effect is minimal
Minor	Event requires minor levels of resource and input for easy remediation
Moderate	Some objectives affected
Major	Some important objectives affected or cannot be achieved
Severe	Disaster with potential to lead to collapse or having a profound effect

13.4.3 Determining the Overall Risk Level/Score

To determine the overall risk level for a particular risk, the likelihood and consequence scores for the risk can be plotted in a matrix, as shown below.

Table 8: Risk Scoring Matrix

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	Medium	Medium	High	Extreme	Extreme
Likely	Medium	Medium	High	Extreme	Extreme
Possible	Low	Medium	High	High	Extreme
Unlikely	Low	Low	Medium	High	Extreme
Remote	Low	Low	Medium	Medium	High

Identified risks are to be assessed against all Risk Categories. Because it is not practical to give a risk multiple ratings, the highest consequence rating against the Risk Category is used. T; this is illustrated in the table below (for revised risk assessment/with controls).

Table 9: Calculating Risk Level against Risk Categories

Risk Name	Likelihood	Risk Category	Consequence	Risk Level
		Accreditation/Legislative Compliance	Moderate	
		Asset/Infrastructure	Minimum	
Injury from manual handling Possible		Consumer/Customer/Community Concern	Minimum	
	Employee/Visitor/Contractor Event	Moderate	High	
		Environmental/Service Event	Minimum	
	Financial	Moderate		
		Patient/Resident	Minor	
		Reputation/Image	Minor	

The CityCOK determines the risk level for inherent risk (i.e. without controls). In risk management, this is also sometimes identified as the Potential Exposure ('PE') (i.e. the plausible maximum impact arising from a risk if all current controls fail). The risk is then reassessed (revised risk) with controls factored in.

13.4.4 Controls

Controls are those policies, procedures, plans, processes and systems that have been designed and implemented over time in response to risks/issues that have <u>or may</u>-occurred. Most risks identified will not be new or unique and there may be some controls already in place to manage them.

Controls typically fit into three distinct types:

- 1. **Preventative Controls** aimed at preventing the risk occurring in the first place. They include policies, procedures, plans processes and systems:
- 2. **Detective Controls** used to identify when a risk has become an issue/incident. They include audits, stocktakes, reviews, etc; and-
- 3. **Mitigating Controls** aimed at minimising the consequences that arise from the issue/incident. They include Business Continuity Plans, Disaster Recovery Plans, personal protective equipment, etc.

Following the identification of existing controls, it is necessary to evaluate them for effectiveness. The fact that proven processes are being followed does not necessarily mean that risk is being mitigated. The experience levels of the personnel undertaking the processes and the rigour with which the processes are being followed and supervised will also impact upon the control effectiveness.

For each risk identified, the following questions need to be asked:

- 1. Is there anything in place at the moment that would effectively decrease the likelihood or the impact of this risk? If the answer is yes, then the next question is:
- 2. How effective are the current controls in preventing this risk from occurring or reducing the impact?

There is usually a direct correlation between the effectiveness of an existing control and the likelihood of the risk occurring (i.e. the more effective the control, the less likely the risk is to occur) and/or the impact of the risk (i.e. non effective controls may increase the impact).

The outcome of this evaluation should then influence further analysis of the likelihood and potential consequences of the risk.

The table below shows the rating and description for the effectiveness of current controls at the CityCity.

Table 10: Effectiveness of Control Measures

Effectiveness Rating	Description
Fully Effective	Fully effective at all times (<u>i.e.</u> will significantly reduce the likelihood and/or consequence of the risk at all times).
Substantially Effective	Effective in most circumstances (<u>i.e.</u> will have a reasonably significant effect in terms of reducing the likelihood and/or consequence of the risk)
Partially Effective	Partial control most of the time (<u>i.e.</u> will have some effect in terms of reducing the likelihood and/or consequence of the risk)
Largely Ineffective	Partial control in some circumstances (<u>i.e.</u> will have very little effect in terms of reducing the likelihood and/or consequence of the risk)
Totally Ineffective	Not effective at all in mitigating the risk (<u>i.e.</u> will not have any effect in terms of reducing the likelihood and/or consequence of the risk)

13.5 Risk Evaluation

The purpose of Risk Evaluation is to determine whether a risk needs further treatment and the priority for treatment implementation.

Risk evaluation involves comparing the level of risk level established during the Risk Analysis process with the Risk Appetite and Evaluation Criteria for the CityCity.

In some cases the Risk Evaluation can lead to a decision to undertake further Risk Analysis. The Risk Evaluation can also lead to a decision not to treat the risk (i.e. just maintain existing controls).

13.6 Risk Treatment

Risk treatment consists of determining what will be done in response to the identified, analysed and evaluated risks, including identifying resource implications for the implementation of the treatment actions.

Risk treatment involves a cyclical process of:

- a) Assessing a risk;
- b) Deciding whether residual risk levels are tolerable;
- c) If not tolerable, generating a new risk treatment; and
- d) Assessing the effectiveness of that treatment—.

Once implemented, risk treatments may become risk controls.

13.6.1 Treatment Options

Risk treatment decisions are guided by a series of questions:

- 1. Can the risk be avoided altogether by not undertaking the activity?
- 2. Can the likelihood of the risk occurring be reduced by strengthening/ensuring the effectiveness of current controls?
- 3. Can the likelihood of the risk occurring be reduced by adding new controls (<u>i.e.</u> initially treatments)?
- 4. If the event occurs, can <u>I reduce</u> the consequences <u>be reduced</u> through sharing the risk with another party or by a Business Continuity Plan/Disaster Recovery Plan?

Where risk treatment options can impact on risk elsewhere in the <u>Citycouncil</u>, <u>relevant staff or</u> contractors they should be included volved in the decision making.

Selecting the most appropriate risk treatment option involves balancing the costs of implementation against the benefits with regard to legal, regulatory and other requirements. Decision making should also take into account <u>such those</u> risks where risk treatment is not justifiable (e.g. severe consequence but rare likelihood).

There are four main treatment options for the mitigation of identified risks at the CityCity. These ; they are listed in more detail below.

1. Avoid

Avoiding a risk/event with detrimental consequences by deciding not to proceed with the activity likely to create the risk, or by disposing of the asset, etc.

2. Treat

Treating risks to reduce the likelihood and/or consequence of the risk.

All risk treatments identified by atthe CityCity and incorporated in the Risk Treatment Plan need to be adequately resourced to ensure they can be successfully implemented and completed.

Upon completion of the risk treatments, the Risk Register is to be updated and the risk is to be reassessed as to whether these treatment actions have been successful in reducing the likelihood and/or consequence.

3. Transfer/Share

Risk transfer/share involves transferring part of the risk (<u>i.e.</u> either management of the activity/service or consequences) to another party. Sharing risk does not mean that the responsibility/accountability for the risk has been transferred.

Examples of transferring or sharing of risk include:

- a) **Contracting and/or Insurance** the most widely used forms of risk transfer. In practice, it is virtually impossible to transfer all of the risk to a third party (e.g. transferring a risk to a contractor could still see the <u>City's council's</u> reputation damaged should an adverse event/incident occur).
- <u>b)</u> **Escalation** occurs when there is a requirement for a higher level of line management within the <u>council_Council_to</u> take action in relation to a risk. When a risk has been escalated, management of the risk has not been transferred <u>per se</u> as the consequences will still impact on the area concerned.

b)

However, the treatment of all or part of the risk has been transferred to line management. In the case where a risk has been escalated, line management is to maintain active visibility on the progress of actions and report back to the CityCity Senior Management Executive Leadership Team at regular intervals. Reasons for risk escalation include:

- The residual risk (after treatment risk level) is outside the Risk Tolerance level;
- The risk treatment actions are outside the control of the CityCity; or-
- The risk owner has attempted risk treatment actions, but they have not been successful

The overarching principle in relation to risk transfer/share is that if the CityCity owns all or part of the consequences then it still owns the risk.

4. Accept

Accepting the consequences of the risk occurring.

Risks are accepted or retained for a number of reasons, including:

- a) Risk treatment is not cost effective;
- b) The risk is at or below the acceptable level for that type of risk;
- c) The risk is outside the control of the Ceouncil; or
- d) The risk exceeds the acceptable level for that type of risk but nothing more can be done to reduce the risk (if this is the case it needs to be escalated and well documented).

Where a decision to accept a risk is taken, the risk still needs to be recorded in the Risk Register along with the reason(s) for the decision not to treat the risk.

13.6.2 Cost Effectiveness of Risk Treatments

Determining whether a risk is cost effective or not is not as simple as identifying the cost of a consequence versus the cost of a treatment.

A risk that may have no direct financial consequence, but may still have other major or severe consequences (e.g. reputation). In such cases, it may be the right decision to still treat the risk to reduce the consequences against the respective Risk Categories, thereby reducing the risk level to within the Risk Appetite of the CityCity.

For this reason it is critical that risks are assessed against all Risk Categories. If risks are not fully assessed, it is difficult, if not impossible, to conduct a full n-assessment of cost effectiveness.

13.6.3 Residual Risk

Residual risk is the risk level remaining after risk treatment options/actions have been implemented. After determining the risk treatments for each risk, the risk is reassessed to determine the post-mitigation risk level (i.e. the residual risk level).

For risks where the decision is taken to accept the risk, the residual risk level will be the same as the pre-mitigation risk level.

The table below summarises the risk acceptance rating and criteria for each risk level at the CityCity. Table 11: Risk Acceptance Criteria

Risk Level	Risk Acceptance Rating	Risk Acceptance Criteria	Responsibility
Extreme	Unacceptable	Active Management Risk only acceptable with excellent controls and all treatments explored and implemented where appropriate. Managed at the highest level of authority and subject to continuous monitoring and formal monthly review/reporting.	Chief Executive
High	Urgent Attention Required	Regular Monitoring and Review Risk acceptable with excellent controls, managed by senior management and subject to formal quarterly review/reporting.	Chief Executive
Medium	Monitor	Periodic Monitoring Risk acceptable with adequate controls, managed by specific procedures and subject to formal six monthly review/reporting.	Director
Low	Acceptable	Annual Monitoring Risk acceptable with adequate controls, managed by routine procedures and subject to formal annual review/reporting.	Director

13.7 Risk Escalation

The escalation of a risk to a higher level of line management to deal with it or for acceptance of a risk beyond the \underline{Ce} ouncil's Risk Appetite and Risk Tolerance.

Not all risks can be treated at the local level, however, without a structured and documented escalation process, staff at that level may be put in a position where they feel they have to accept a risk beyond their control, authority or accountability.

The Risk Escalation process for the CityCity is provided atin Appendix D. The form to be used as part of this process is provided at in Appendix E.

13.8 Contingency Plans

Contingency Plans are developed to deal with a risk if it occurs and becomes an issue. The purpose of developing a Contingency Plan is to determine at an early stage the strategy to recover from such a situation and to minimise the impact.

In essence, developing Contingency Plans enables the CityCity to be proactive in dealing with risk issues prior to them arising.

If a Contingency Plan is developed it needs to be costed and will form part of the consequence rating for the risk (e.g. for example if the risk eventuates, the cost of a facility closure for a protracted period of time needs to be considered in the Consequences).

As a general rule, Contingency Plans should be developed for risks with a pre-mitigation risk score of high or extreme, regardless of the post-mitigation (residual risk) score.

14 Monitoring, Reporting and Review

The purpose of risk monitoring, reporting and review at the City is to:

- a) Provide an understanding of the strategic and operational risk exposure:
- b) Identify the priority risks that require management attention;
- c) Inform stakeholders on the City's risk profile and management:
- d) Provide managers and staff with the necessary information to make informed risk management decisions;
- e) Ensure the Risk Policy and Strategy align to the City's internal and external environments;
- f) Risk management objectives are aligned to the objectives of the organisation; and
- g) Risk management is contributing to organisational performance.

14.1 Risk Review and Reporting Frequency

It should be noted that when there is a significant change to circumstances, all risks should be reviewed and reported on at that time. Examples of the types of changes that would trigger a full review include (but are not limited to):

- a) Changes to key personnel (e.g. Senior Manager);
- b) Significant changes to policy; or
- c) Significant changes to the organisational and/or services structure.

Conducting such reviews will ensure that the Risk Registers remains current.

All monitoring, reporting and review of risks at City is to be conducted through xxxxxx.

The table below summarises the risk reporting requirements at Cityat the City.

Table 12: Risk Reporting Requirements

Report	Frequency	Audience
Risk Treatment Action Status Report	Monthly	Senior Management, Department Managers
	Quarterly	Audit and Risk Committee
Incident Report	Monthly	Senior Management, Department Managers
	Quarterly	Audit and Risk Committee
Strategic Risk Report	Quarterly	Senior Management, Audit and Risk Committee
Operational Risk Report	Quarterly	Senior Management, Department Managers, Audit and Risk Committee
Risk Management Strategy and Framework Audit Report	Annual	Senior Management, Council

Monitoring and Review need to be planned as part of the Risk Management process to ensure that risks are being effectively managed.

As few risks remain static, they need to be regularly reviewed for currency and accuracy. Risk assessment, treatment strategies and the effectiveness of mitigation actions need to be monitored to ensure changing circumstances do not alter priorities or expected outcomes.

Risk Owners are to monitor the currency and status of the risks that have been allocated to them and report on them in accordance with the requirements of this plan.

Risks are to be formally monitored and reviewed/reported on by the Risk Owner in accordance with the table below.

Table 13: Residual Risk Levels and Review Frequency

Risk Level	Review Frequency	
Extreme	Monthly	
High	Quarterly	
Medium	Annually	
Low	Annually	

14.2 Measurement of Performance

Risk management performance at the City will be assessed against the following criteria:

- 1. **Compliance:** measuring compliance with the City's Risk Management Policy and Strategy directives and objectives;
- 2. **Maturity**: measuring the maturity of the City's Risk Management Strategy and Framework against industry best practice; and
- 3. Value Add: measuring the extent to which risk management is contributing to the achievement of the City's corporate objectives and outcomes.

14.2.1 Compliance

The Risk Management Framework will be audited annually to ensure that the core directives/requirements and objectives detailed in the following the City documents are being complied with:

- 1. Risk Management Policy; and
- 2. Risk Management Strategy

14.2.2 Maturity

To determine the current risk management maturity or progress of an organisation, a critical evaluation or assessment is undertaken to determine the following:

- a) How effectively risk management practices are currently being undertaken;
- b) How well risk management practices have been integrated into existing management and operational practices;
- c) If the Risk Management Framework requires adjustment; and
- d) How the risk maturity of the workforce has improved.

Assessments are typically undertaken annually by an independent assessor. They involve a range of development, application, documentation and review items, with an alignment to AS/NZS ISO 31000:2009 2018 and requirement for validation. A typical risk management maturity scale is outlined in the table below.

Table 14: Risk Management Maturity Scale

Level 1	Level 2	Level 3	Level 4	Level 5
Awareness	Understanding	Initial Application	Embedded	Mature
There is a general understanding within the organisation of the benefits of risk management to the organisation, however, at this stage, no active measures have been taken that would constitute the implementation of a Risk Management Framework.	A Risk Management Framework has been designed and implementation has commenced or has been programmed to commence in the near future. There may be some risk management being done within the organisation, however, this is on an ad- hoc basis and is reliant on individuals within the organisation, as opposed to leadership from senior management.	A Risk Management Framework has been implemented in all key functional areas within the organisation; however, there are areas within the organisation that have yet to incorporate sound risk management practices into their processes.	A Risk Management Framework has been implemented in all key functional areas within the organisation, however, not all of the functional areas can be regarded as 'best practice' in relation to their risk management but steps are being taken to continually improve.	A Risk Management Framework has been implemented in all key functional areas within the organisation, and all of the functional areas can be regarded as 'best practice' in relation to their risk management.

(Source: Paladin Risk Management Services, 2014)

14.2.3 Value Add

It is more difficult to measure the contribution of the Risk Management Strategy and Framework to organisational performance than it is to measure compliance and risk management maturity.

Performance measurement will focus on measures that demonstrate how well the organisation is managing its risks as indicators of the performance of the Risk Management Framework. –The following table lists exampled key performance indicators that could be used for this purpose.

Table 15: Example Value Add Key Performance Indicators

Performance Area	Key Performance Indicators
Risk Treatment Plan	% of off-track risk treatment actions
Risk Reviews	% of risk reviews undertaken as scheduled
Incident Management	Number of safety incidents
Risk Training	% of nominated staff undertaking risk management training
Risk Exposure	% of risks exceeding prescribed level of residual risk with authorisation

14.3 Retiring Risks

Risks are to be retired after the chance of something happening has clearly passed. It is important that appropriate approval is provided (and recorded in the Risk Register) when a risk is to be retired.

The following table provides the approval authority for the retirement of risks:

Table 16: Approval for Retirement of Risks

Risk Level	Review Frequency	
Extreme	Chief Executive	
High	Chief Executive	
Medium	Director	
Low	Director	

Within the <u>CityCity</u> context, very few risks will be retired. Risks are not to be retired simply because no treatment is required or treatments have already been implemented and the risk has reached its target level.

Examples of risks that could be retired include risks associated with projects with defined start and end dates.

15 Resourcing

The City is committed to ensuring risks are managed and resourced in accordance with the Risk Management Strategy and Framework.

The table below summarises the resourcing strategy for key areas of the Risk Management Strategy and Framework.

Table 17: Resourcing Strategy

Area	Resource Requirements	Budget
Risk Treatment Actions	Internal Resources	Operational and Capital Budgets
Risk Management Training	External and Internal Training Resources	Operational Budget
Risk Management Framework Audit	External Provider	Operational Budget
Risk Management System	External Provider	Operational Budget

Training

To ensure persons at all levels of the organisation can effectively carry out their risk management roles and responsibilities, appropriate risk management training will be provided.

Risk Management training at the City will be tailored for the following target audiences:

1. Council and <u>Executive Leadership Team</u>Senior Management

- a) The risk management roles and responsibilities of the Council and <u>Executive</u> Leadership Team; <u>Senior Management</u>
- b) An overview of the risk management process and how risks are identified, analysed and managed; and
- c) The types of reports that will be received and how to interpret and analyse the information as a basis for making decisions.
- d) For Senior Management, how to access and use the Sycle Risk Management software

2. **Department Managers**

- a) The risk management roles and responsibilities of Department managers;
- b) More detailed training on the risk management process and how risks are identified, analysed and managed; and
- c) The types of reports that will be received and how to interpret and analyse the information as a basis for making decisions.
- d) how to access and use the Sycle Risk Management software

3. City Staff (and appropriate Contractors)

e)a) General awareness training in the risk management process and hazard identification as it applies to their operational duties.

16 Documentation

Risk Management Strategy and Framework documentation provides the following benefits:

- a) Evidence that implementation has been conducted properly;
- b) A body of knowledge for the organisation to work with;
- c) A basis for effective review of decisions and processes:
- d) An accountability and audit mechanism;
- e) Source of information for effective communication with stakeholders;
- f) A basis for monitoring and review; and
- g) A basis for accreditation.

The following is a list of the documentation necessary to implement and maintain the Risk Management Framework:

- 1. The City's Risk Management Policy;
- 2. The City's Risk Management Strategy;
- 3. The City's Hazard and Adverse Event Policy
- 4.3. The City's Strategic Risk Register; and
- 5.4. The City's Operational Risk Register.

Review requirements are specified in each of these documents.

Risk Registers

A critical element of Risk Management is the recording of risks. Risks that are not recorded are not able to be managed and the risk exposure of the Council is unlikely to be increased.

The most effective means of capturing risk is through the use of Risk Registers.

A Risk Register captures all of the information necessary to ensure the risk can be effectively managed.

An effective Risk Register follows the Risk Management Process as defined in the Standard and allows for the capture of all identified risks, the controls and their effectiveness, the assessed risk level, the treatment strategy and individual treatment actions.

At the City, Strategic and Operational Risk Registers will be developed and maintained in the xx xxxx.

17 Conclusion

The CityOK Risk Management Strategy and Framework together with the Risk Management Policy provide an enterprise wide, integrated approach to risk management.

The Council and Executive Leadership Team have a commitment to implementing, maintaining, reviewing and reporting on the Risk Management Strategy. There is also a commitment to supporting and encouraging a risk management culture throughout the organisation.

Improving the City's maturity in the risk management processes to realise the benefits that come from effective risk management will take commitment from everyone across the organisation.

18 References

- 1. ASX Corporate Governance Council Corporate Governance Principles and Recommendations (3rd Edition)
- 2. AS/NZS ISO 31000:2009 Risk Management Principles and Guidelines
- 3. Occupational Safety and Health Act 1984
- 4. ISO Guide 73:2009 Risk Management Vocabulary
- 5. City of KwinanaOK Risk Management Policy
- 6. City of Kwinana OK IT Business Continuity and Disaster Recovery Plans

19 Review and Document Control

Review of the Risk Management Strategy is required to ensure that it meets governance, risk and compliance requirements.

The Risk Management Strategy is to be reviewed annually by the Chief Executive.

Any change to the following will trigger an immediate review of the Risk Management Strategy:

- a) Strategic and operating environments
- b) Corporate compliance requirements
- c) Risk management roles and responsibilities

Document Control

Document Title:	Risk Management Strategy
Developed By:	CAMMS/City of Kwinana
Authorised By:	Chief Executive OfficerCEO
Endorsed By:	Council
Date Developed:	August 2020———
Date Reviewed:	NA
Next Review Due:	

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20 Appendices
Appendix A: Glossarv of Terms

	Glossary of Terms
Term	Definition
Consequences	Outcome of an event affecting objectives (AS/NZS ISO 31000 - 2009).
Contingency	Contingency is an allowance for future increases to estimated costs for project cost elements and is the aggregate of amounts (if any) included in the Project Approval: to meet the assessed risk of project acquisition cost increases that may arise as a result of underestimates due to inherent cost uncertainties; to meet the residual project risk after all planned risk mitigation/elimination/treatment measures; and to meet 'unknown unknowns'.
Control	Measure that is modifying risk (AS/NZS ISO 31000 - 2009).
Control	The risk exposure is a qualitative value of the sum of the
Exposure	consequences of an event multiplied by the probability of that event occurring.
Likelihood	Chance of something happening (AS/NZS ISO 31000 - 2009)
Residual Risk	Risk remaining after risk treatment (AS/NZS ISO 31000 - 2009)
Risk	Effect of uncertainty on objectives. (AS/NZS ISO 31000 - 2009)
Issue/Incident	An event that has occurred that has taken DSO outside its tolerances/Risk Appetite
Risk Acceptance	An informed decision to accept the consequences and the likelihood of a particular risk.
Risk Analysis	A process to comprehend the nature of risk and to determine the level of risk (AS/NZS ISO 31000 - 2009).
Risk Appetite	The amount and type of risk that an organisation is prepared to pursue, retain or take.
Risk Avoidance	An informed decision to withdraw from, or to not become involved in, a risk situation.
Risk Identification	Process of finding, recognising and describing risks (AS/NZS ISO 31000 - 2009)
Risk Management	Coordinated activities to direct and control an organisation with regard to risk (AS/NZS ISO 31000 - 2009).
Risk Management Plan	Scheme within a risk management framework specifying the approach, the management components and resources to be applied to the management of risk Coordinated activities to direct and control an organisation with regard to risk (AS/NZS ISO 31000 - 2009).
Risk Register	A Risk Register provides a repository for recording each risk and its attributes, evaluation and treatments.
Risk Source	Element which alone or in combination has the intrinsic potential to give rise to risk (AS/NZS ISO 31000 - 2009).
Risk Owner	Person or entity with the accountability and authority to manage a risk (AS/NZS ISO 31000 - 2009).
Risk Retention	Intentionally or unintentionally retaining the responsibility for loss, or financial burden of loss within the organization. (AS/NZS 4360:2004)
Risk Tolerance	An organisation's or stakeholder's readiness to bear the risk after risk treatment in order to achieve objectives.
Risk Transfer	Sharing with another party, the burden of loss or benefit of gain, for a risk. (AS/NZS 4360:2004)
Risk Treatment	Process to modify risk (AS/NZS ISO 31000 - 2009).

City of Kwinana Risk Management Strategy

Term	Definition
Risk Treatment Plan	The defined approach to treating an identified risk. The plan should include details of who is responsible for implementation; resources required; budget allocated; timetable for implementation; and method of review.
Stakeholder	Person or organisation that can affect, be affected by, or perceive themselves to be affected by, a decision or activity. (AS/NZS ISO 31000 - 2009)

Appendix B: Audit and Risk Committee Terms of Reference

Audit and Risk Committee - Terms of Reference

Purpose

- 1.1 To assist the Council to discharge its responsibility to exercise due care, diligence and skill in relation to the oversight of:
 - the robustness of the internal control framework;
 - the integrity and appropriateness of external reporting, and accountability arrangements within the organisation for these functions;
 - the robustness of internal risk management systems, including the City's processes,
 practices and procedures;
 - internal and external audit;
 - accounting policy and practice;
 - significant projects and programs of work focussing on the appropriate management of risk;
 - compliance with applicable laws, regulations, standards and best practice guidelines for public entities;
 - the establishment and maintenance of controls to safeguard the Council's financial and non-financial assets; and
 - Councils risk appetite and the acceptability of level of risk.
- 1.2 As reflected in this Terms of Reference, the foundations on which this Committee operates includes: independence; clarity of purpose; competence; open, effective and respectful relationships and a transparent "no surprises" ethos.

Membership and participation

- 1.3 Members of the Audit and Risk Committee shall be impartial and independent at all times.
- 1.4 The Committee will comprise of six members, namely two independent external members and four City of Kwinana Elected Members, one of whom should be the presiding Mayor.
- 1.5 Appointment of independent members
 - Identify skills required for independent members of the Audit and Risk Committee.
 Appointment panels will include the Mayor or Deputy Mayor and two other Elected
 Members. Council approval is required for all independent member appointments;
 - The term of the independent members should be for three years;

- Independent members are eligible for re-appointment to a maximum of two terms.
 By exception, the Council may approve a third term to ensure continuity of knowledge; and
- The Committee will comprise of six members, namely two independent external members and four City of Kwinana Elected Members.
- 1.6 All Committee members have full voting rights.
- 1.7 The term of a Councillor's appointed to the committee will end when their four-year term of office ceases. If the Councillor nominates for re-election to Council at the Local Government, they may be eligible to apply for re-appointment to the committee for a further term should they be successfully elected to Council following the Local Government elections.
- 1.8 Other than the presiding Mayor, Councillors are to serve no more than two terms on the committee.
- 1.9 The Chief Executive Officer and Executive Leadership Team (herein referred to as "Management") will not be members of the Committee. The Chief Executive Officer should attend every Committee meeting and shall play a key role on the committee by providing expert advice to the Committee.
- 1.10 The members, taken collectively, will have a broad range of skills and experience relevant to the operations of the Council. At least one external member should have accounting or related financial management experience, with an understanding of accounting and auditing standards in a public sector/local government environment.
- 1.11 One of the independent members of the Audit and Risk Committee shall be appointed Chairperson of the Committee.

Quorum

1.12 A quorum shall consist of at least 50% of the number of members of the Committee, one of whom is to be an independent member, unless a reduction is approved by the local government under s5.15 of the Local Government Act 1995.

Meetings

1.13 The Committee should meet at times during the year that most effectively coincides with the requirements of the legislation for that year, and operational activities, with a view to providing the necessary reports well before the due dates.

Procedure

- 1.14 In order to give effect to its advice, the Committee should make recommendations to the Council and to Management.
- 1.15 Each meeting agenda is to include an opportunity for an in camera meeting between the Committee and the internal and the external auditors (without Management present). An in camera meeting can be held at any time during the meeting if requested by any of the Committee members present.
- 1.16 The external auditors, the internal audit manager and the co-sourced internal audit firm (if appointed) should meet with the Committee Chair outside of formal meetings as considered appropriate.
- 1.17 The Committee Chair will meet with the CEO or delegate before each Committee meeting and at other times as required as agreed by the Chair.

Duties and responsibilities

- 1.18 Internal control framework
 - Consider the adequacy and effectiveness of internal controls and the internal control framework including overseeing privacy and cyber security;
 - Critically examine the steps Management has taken to embed a culture that is committed to probity and ethical behaviour;
 - Review the organisation's processes or systems in place to capture and effectively detect and/or investigate fraud or material litigation should it be required; and
 - Seek confirmation annually and as necessary from internal and external auditors,
 attending Councillors, and Management, regarding the completeness, quality and
 appropriateness of financial and operational information that is provided to the Council.

1.19 Risk management

- Review and consider Management's risk management framework in line with Council's risk appetite, which includes policies and procedures to effectively identify, treat and monitor significant risks, and regular reporting to the Council;
- Assist the Council to determine its appetite for risk;
- Review the principal risks that are determined by Council and Management, and consider whether appropriate action is being taken by Management to treat Council's significant risks;
- Assess the effectiveness of, and monitor compliance with, the risk management framework; and
- Consider any emerging risks trends and report these to Council where appropriate.

1.20 Internal audit

- Review and approve the annual internal audit plan, which is to be based on the Council's risk framework;
- Monitor performance against the annual audit plan at each regular quarterly meeting;
- Monitor all internal audit reports and the adequacy of Management's response to internal audit recommendations;
- Review six monthly fraud reporting and ensure fraud issues are disclosed to the external auditor;
- Provide a functional reporting line for the internal audit and ensure objectivity and transparency of the internal audit;
- Oversee and monitor the performance and independence of both the internal auditors and co-sourced auditors who may be appointed from time to time;
- Review the range of services provided by the co-sourced partner and make
 recommendations to Council regarding the conduct of the internal audit function; and
- Monitor compliance with Council's delegation policies.

1.21 External reporting and accountability

- Consider the appropriateness of the Council's existing accounting policies and practices and approve any changes as deemed appropriate;
- Contribute to improve the quality, credibility and objectivity of the accounting processes, including financial reporting;
- Consider and review the draft annual financial statements and any other financial reports that are to be publicly released and make recommendations to Management on any matters that arise from those statements or reports;
- Consider the underlying quality of the external financial reporting, including:
 - changes in accounting policy and practice;
 - any significant accounting estimates and judgements, accounting implications of new and significant transactions, management practices;
 - and any significant disagreements between Management and the external auditors; and
 - the propriety of any related party transactions and compliance with applicable
 Australian and international accounting standards and legislative requirements.
- Consider the disclosure of contingent liabilities and contingent assets as well as the clarity of disclosures generally;
- Consider whether the external reporting is consistent with Committee members' information and knowledge, and whether it is adequate for stakeholder needs;
- Recommend to Council:
 - the adoption of the Financial Statements and Reports; and
 - the Statement of Service Performance; and
 - the signing of the Letter of Representation to the Auditors by the Mayor and the Chief Executive Officer.

- Enquire of external auditors any information that affects the quality and clarity of the Council's financial statements, and assess whether appropriate action has been taken by Management;
- Request visibility of appropriate management signoff on the financial reporting and on the adequacy of the systems of internal control; including:
 - certification from the Chief Executive Officer, and other staff that risk management and internal control systems are operating effectively.
- Consider and review the Community Strategic Plan Term and Annual Plans before adoption by the Council;
- Apply similar levels of enquiry, consideration, review and management sign off as are required above for external financial reporting; and
- Review and consider the Summary Financial Statements for consistency with the Annual Report.

1.22 External audit

- Review and monitor whether Management's approach to maintaining an effective internal control framework is sound and effective, and in particular:
 - Review whether Management has taken steps to embed a culture that is committed to probity and ethical behaviour;
 - Review whether Management has in place relevant policies and procedures and how such policies and procedures are reviewed and monitored; and
 - Review whether there are appropriate systems processes and controls in place to prevent, detect and effectively investigate fraud.
- Annually review the independence of the audit engagement with the external auditor appointed by the Office of the Auditor General;
- Annually review the term of the audit engagement with the external auditor appointed by the Office of the Auditor General, including the adequacy of the nature and scope of the audit, and the timetable and fees;
- Review all external audit reporting, discuss with the auditors and review action to be taken by Management on significant issues and recommendations and report such actions to Council as appropriate;
- The external audit reporting should describe:
 - Council's internal control procedures relating to external financial reporting, findings from the most recent external audit and any steps taken to deal with such findings;
 - All relationships between the Council and the external auditor;
 - Critical accounting policies used by Council; and
 - Alternative treatments of financial information within Generally Accepted
 Accounting Practice that have been discussed with Management, the ramifications of these treatments and the treatment preferred by the external auditor.
- Ensure that the lead audit engagement and concurring audit directors are rotated in accordance with best practice and Australian Auditing Standards.

- 1.23 Compliance with legislation, standards and best practice guidelines
 - Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), with Council's own standards, and Best Practice Guidelines.

Appendix C: Consequence Criteria and Rating

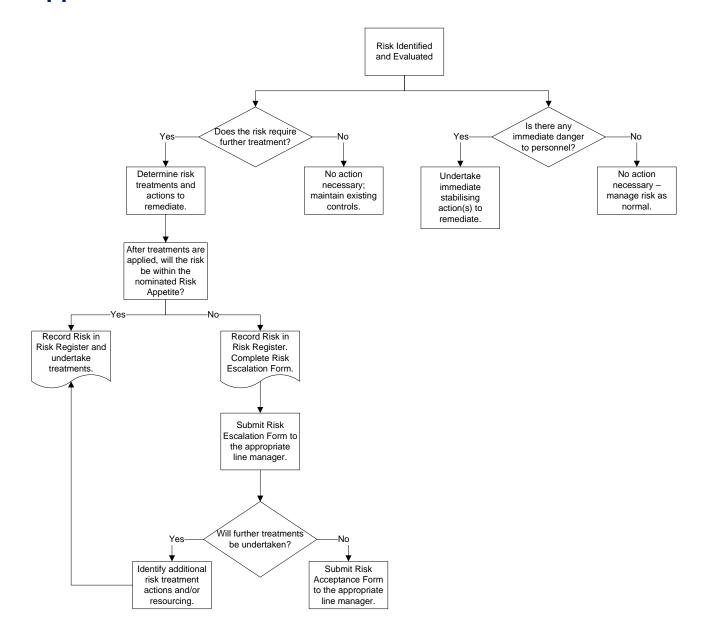
Impact Category	Insignificant	Minor	Moderate	Major	Severe
Environmental	Negligible damage that is contained on-site. AND The damage is fully recoverable with no permanent effect on the environment or the asset, It will take less than 6 months for the resource to fully recover.	Minor damage to the environment or heritage asset or area that is immediately contained onsite. It will take less than 2 years for the resource or asset to fully recover or it will only require minor repair. OR Disturbance to scarce or sensitive environmental or heritage asset or area.	Moderate damage to the environment or a heritage listed asset or area, which is repairable. The resource or asset will take up to 10 years to recover.	Irreversible and extensive damage is caused to a non-Heritage Listed area or asset but that has heritage values. OR Irreversible and extensive damage is caused to a non-environmentally significant area or asset. OR Significant damage is caused to a Heritage Listed area or asset that involves either extensive remediation or will take more than 10 years to recover. OR Significant damage is caused to an environmentally significant damage is caused to an environmentally significant area or asset from which it will take more than 10 years to recover.	Irreversible and extensive damage is caused to a World Heritage Listed Area, a National Heritage Listed Site, a Register of the National Estate Site or a Council Heritage Listed area or asset. OR Irreversible and extensive damage is caused to a Matter of National Environmental Significance under the Act (e.g. endangered species, RAMSAR wetland, marine environment).
Financial	Minimal financial impact requiring no action or approval within local authority levels. Less than \$10,000.	A financial loss that can be managed within existing department budget. \$10,000 to less than \$100,000.	A financial loss that can be managed within existing organisational budget. \$100,000 to less than \$1M.	A financial loss resulting in potential reduction in a service. \$1M to less than \$5M.	A critical financial loss resulting in closure or significant reduction in a service. Greater than \$5M.
Health and Safety	Minor injury or ailment that does NOT require medical treatment by a physician or a qualified first aid person.	Injuries or illness requiring medical attention with no long-term effects. OR Exposure of public and staff to a hazard that could cause minor injuries or minor adverse health effects	One or more injuries or illness requiring hospitalisation with some long-term effects. OR Public or staff exposed to a hazard that could cause injuries or moderate adverse health effects	One or more serious casualties or illness with long-term effects. OR Public or staff exposed to a hazard that results in major surgery or permanent disablement.	One or more fatalities or life threatening injuries or illness. OR Public or staff exposed to a severe, adverse long-term health impact or life-threatening hazard.

Impact Category	Insignificant	Minor	Moderate	Major	Severe
ICT, Assets/Infrastructure	Some damage where repairs are required however facility or infrastructure is still operational. Loss of utilities/systems resulting in minor IT disruption to a service for up to 12 hours.	Short term loss or damage where repairs required to allow the infrastructure to remain operational using existing internal resources. Loss of utilities/systems resulting in minor IT disruption to a service (>12 hours - 24 hours).	Short to medium term loss of key assets and infrastructure where repairs required to allow the infrastructure to remain operational. Cost outside of budget allocation. Loss of utilities/systems resulting in IT disruption to a department for up to 12 hours.	Widespread, short term to medium term loss of key assets and infrastructure. Where repairs required to allow the infrastructure to remain operational. Cost significant and outside of budget allocation. Loss of utilities/systems resulting in serious IT disruption to several services or more than 1 department for up to 12 hours.	Widespread, long term loss of substantial key assets and infrastructure. Where infrastructure requires total rebuild or replacement. Failure of utilities/systems resulting in the loss of function for several departments (> 12 hours).
Legislative Compliance	Minor technical breach but no damages. No monetary penalty AND/OR Internal query.	Minor technical non- compliances and breaches of regulations or law with potential for minor damages or monetary penalty. AND/OR Special audit by outside agency or enquiry by Ombudsman.	Compliance breach of regulation with investigation or report to authority with prosecution and/or possible fine. AND/OR Non-compliance with Corporate/Council Policy	Major compliance breach with potential exposure to large damages or awards. Prosecution with 50% to maximum penalty imposed. OR Multiple compliance breaches that together result in potential prosecution with 50% to maximum penalty imposed	Serious compliance breach with potential prosecution with maximum penalty imposed. OR Multiple compliance breaches that together result in potential prosecution with maximum penalty imposed
Reputation/Image	Customer complaint. AND/OR Not at fault issue, settled quickly with no impact.	Non-headline community media exposure. Clear fault. Settled quickly by the CityCOK response. Negligible impact.	Negative local (headline) and some regional media coverage. Council notification. Slow resolution.	Negative regional (headline) and some national media coverage. Repeated exposure. Council involvement. At fault or unresolved complexities impacting public or key groups.	Maximum multiple high-level exposure. Sustained national media coverage. Direct Council intervention. Loss of credibility and public / key stakeholder support.

City of Kwinana OK Risk Management Strategy

Impact Category	Insignificant	Minor	Moderate	Major	Severe
Service Delivery	Some non-essential tasks will not be able to be achieved. AND/OR Unable to provide service for <1 business day. AND/OR Major Project in progress delay for < 1 month.	Less than 5% of essential tasks will not be achieved. AND/OR Unable to provide service for 1-3 business days. AND/OR Major Project in progress delay for 1 - 2 months.	5% - 10% of essential tasks will not be achieved AND/OR Unable to provide service for 3-10 business days. AND/OR Major Project in progress delay for 2-3 months.	10% - 20% of essential tasks will not be achieved. AND/OR Unable to provide service for 10-20 business days. AND/OR Major Project in progress delay for 3-6 months.	Greater than 20% of essential tasks will not be achieved. AND/OR Unable to provide service for >20 business days. AND/OR Major Project in progress delay for > 6 months.

Appendix D: Risk Escalation Process



Appendix E: Residual Risk Escalation Form

Purpose of the Form

The purpose of the City's Residual Risk Escalation Form is to escalate residual risks that are outside the Risk Tolerance levels or the control/authority/delegation of the responsible manager within the City to retain.

The form is used to ensure that accountability for the retention of a risk resides at the appropriate level within the organisation.

This form will also provide a record of the manager within the City who has accepted retention of the risk and the reasons behind that acceptance and provides a robust audit trail that will provide protection for responsible officers should the risk eventuate.

This form can be used in the following situations:

- 1) To escalate a risk up to a Director or the Chief Executive
- 2) To request a risk item to be added to the agenda for the appropriate City of Kwinana Committee for consideration

Instructions for Completion

The form must currently be submitted/escalated in hard copy form in order to ensure an audit trail of signatures.

The form must be submitted to an appropriate Director or Risk Executive Officer upon completion for scrutiny/sign-off prior to being submitted to the next appropriate level.

Once completed, the form is to be scanned with copies provided to:

- a) The Director
- b) The Chief Executive (where relevant)
- c) Risk Executive Officer

A. RISK DETAILS Risk Description

Risk Number:	
Risk Name:	
Causes:	
Consequences:	
Risk Owner:	

Risk Assessment

Likelihood:		
Justification for		
Likelihood:		
Consequence Rating	g:	
Impact Category:	Consequence Rating	Justification (High and Extreme only)
Environmental		
Financial		
Health and Safety		
IT, Infrastructure and		
Assets		
Legislative Compliance		
Reputation/Image		
Service Delivery		

Assessed risk level (without treatment):		
Is the risk level within the City's Risk Tolerance (Circle One):	Yes	No

Stabilising Actions (from Integrated Risk Manager)

lave any actions been taken to stabilise the situation and	Yes	No
minimise/eliminate the chance of harm? (Circle One):		
the answer is yes, please describe these actions below:		

Risk Treatments (from Integrated Risk Manager)

Are there any treatment actions that can reduce	the risk? (Circle	Yes	No
One):			

If yes, complete Proposed Treatment Actions section below. If no, complete Assessment of Tolerance Section below:

Proposed Treatment Actions	Approximate	Within Delegation of	
	Cost (\$)	Manager? (Circle One):	
		Yes	No

Assessment of Risk Tolerance

Assessed residual risk level (with treatments that are within the		
delegation of Manager)		
After these treatments is the residual risk level within the City's	Yes	No
Risk Tolerance? (Circle One):		

Assessed residual risk level (with treatments that are outside the		
delegation of Manager)		
After these treatments is the residual risk level within the City's	Yes	No
Risk Tolerance? (Circle One):		

If the answer is 'no' to either of the questions listed above, the residual risk is to be escalated to the respective Director.

B. RISK ESCALATION

Director

Name:					
Position:					
Email:					
Phone Number:	hone Number:				
Are the proposed re		treatm	ents within your	Yes	No
delegation? (Circle	•				
If no, provide expla	nation belov	W:			
After treatments within your delegation is the residual risk Yes No					No
within COK's the City's Risk Tolerance? (Circle One):					
Do you accept retention of this residual risk? (Circle One):			Yes	No	
Justification:			· · · · · · · · · · · · · · · · · · ·		
(If you have the aut	hority to				
accept retention of	this risk				
and choose to acce	pt the risk,				
justification is requi	red.				
If you have the authority and					
choose not to accep	ot the risk,				
justification is requi	red)				
Who does the res	idual risk r	equire	e escalation to? (Circle	CEO	City COK
One):					Committee
If a Committee, state which one:					
Signature:					
Date:					

Review/Endorsement by Risk Executive Officer

In your opinion, do your reflective of the residual	Yes	No		
If Yes - submit to the				
If Yes - include on the				
If No - return to Depa				
Who do you wish to escalate this issue to? (Circle One):			CEO	C <u>ity</u> OK Committee
If a Committee, state which one:				
Signature:				
Date:				

Chief Executive

Name:				
Email:				
Phone Number:				
		treatments within your	Yes	No
delegation? (Circle One):				
If no, provide explar	nation belo	ow:		
A.C				T N
After treatments within your delegation is the residual risk Yes No				
within the City COK's Risk Tolerance? (Circle One):				
Do you accept retention of this residual risk? (Circle One): Yes No				
Justification:				
(If you have the auth	•			
accept retention of the				
and choose to accep	ot the			
risk, justification is re	equired.			
If you have the auth	ority and			
choose not to accep	t the			
risk, justification is re	equired)			
Does the residual r	isk requir	e escalation to the Council?	Yes	No
(Circle One):				
Signature:				
Date:				

If the residual risk requires escalation above CEO, a formal brief note is to be developed for the City Council with this Escalation Form as an Attachment.

The brief is to include as a recommendation that the residual risk be retained or that appropriate funding be sought for treatment.

12.6 Information Report – Insurance Coverage for the City 2020-21

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

As part of the City's normal approach to mitigating risk, and in accordance with statutory obligations in some cases, the City maintains insurance coverage for a number of matters. Insurance coverage, other than coverage for third party motor vehicle injury, is sourced through the Local Government Insurance Scheme (LGIS), which is a joint self-insurance scheme owned by Western Australian local government authorities. The City maintains the following policies:

Policy	Maximum Aggregate Liability
LGIS Fire	\$20,000,000
LGIS Liability	Public Liability \$600,000,000
	Product Liability \$600,000,000
	Professional Liability \$600,000,000
LGIS Commercial Crime and Cyber Liability	\$2,000,000
Casual Hirers Liability	\$10,000,000
LGIS Management Liability	\$19,000,000
LGIS Pollution Legal Liability	\$5,000,000
LGIS Property	\$600,000,000
LGIS Motor Vehicle	\$20,000,000
	Third Party \$35,000,000
LGIS Corporate Travel	\$10,000,000
LGIS Personal Accident – Volunteers,	\$10,000000
Councillors	
Marine Cargo	\$100,000
LGIS Workcare	As per statutory requirement –
	includes Journey Injury Protection

A decision has been made this year to exclude coverage for events, pending the creation of an events cover. The addition of this coverage will be arranged if the risk is considered to justify the premium, once a schedule of events for the 20/21 financial year has been determined.

Details of liability limitations, extent of coverage and payable excess, is included at attachment A.

It is recommended that the Audit and Risk Committee note the insurance coverage in place.

OFFICER RECOMMENDATION:

That the Audit and Risk Committee:

- 1) Note the extent of insurance coverage in place for the City of Kwinana, as detailed within this report and Attachment A, and provide comment where appropriate; and
- 2) Recommend Council increase the reserve value for workers compensation to \$500,000 over a number of years.

12.6 INFORMATION REPORT – INSURANCE COVERAGE FOR THE CITY 2020-21

AUDIT AND RISK COMMITTEE RECOMMENDATION:

That Council:

- 1) Note the extent of insurance coverage in place for the City of Kwinana, as detailed within this report and Attachment A; and
- 2) Consider increasing the reserve value for workers compensation to \$500,000 over a period of five years, subject to budget considerations.

Audit and Risk Committee Comments:

That the LGIS table, in future include an explanation on the data included and the best way
to interpret them, in addition to accepting an invitation from LGIS to provide a presentation
to the Audit and Risk Committee.

Audit and Risk Committee Noted:

- That the Kidnap cover of \$500,000 was discussed with concern that the City may possibly be underinsured in this regard. Following discussion the cover was thought to be significant due to being low risk, with the potential of occurrence being deemed highly unlikely.
- Legacy claims relate to complicated long term workers compensation claims.

DISCUSSION:

The details of insurance coverage, including extent of coverage, liability limitations and payable excess are defined in attachment A. As LGIS is a self-insurance scheme, with external underwriting, policies are determined on behalf of local government in Western Australia generally, with some sharing of risk, with the intention of managing the overall cost of insurance to the industry. In some cases, a decision is made by LGIS to adjust coverage, with a change in risk (through a change in payable excess or liability limit etc) sharing, to manage the cost of premiums. As LGIS is a self-insurance scheme, with local government in Western Australia sharing some of the risk, the sector also gets the benefit of savings (or dividends). The 2020-21 insurance premium costs were offset by a dividend to the City of \$92,685. As a result, the total cost of insurance to the City for the 2020-21 year is \$455,051.

Relevantly, the City participates in the Workers' Compensation performance based scheme, where the payable premium is variable, depending on the value of claims paid in a year. Opting into this system allows the City to pay a lower insurance premium than the general risk based premium. However, if the City performs poorly, in terms of claims value, the total premium payable can be greater than the standard premium. The performance based system for Workers' Compensation rewards the City for its efforts to maintain a safe workplace, and for efficient claims management. Accordingly, a well-managed business, with efficacious safety systems, should be using this system. However, regardless of the quality of safety systems, there is a residual risk of a significant claim, which could result in the City paying more in one, or a number of years. Importantly, this includes legacy claims from previous years.

12.6 INFORMATION REPORT - INSURANCE COVERAGE FOR THE CITY 2020-21

Attachment B shows the current LGIS Performance based claims report. As noted within the report, for the 2019/2020 financial year, the contribution made to date is \$253,702. The City will meet the cost of claims from this contribution, up to the value of the maximum contribution of \$736,190. To date, the City is expecting to meet an additional cost of \$83,386, due to legacy claims. Noted is the risk that the City's actual contribution for the year could be \$736,190. To cover this cost, the City has an amount of approximately \$140,000 in reserve. Ideally, the reserve would have enough funds to cover the full additional contribution in one year, which will also protect the City in the case of medium performance over a couple of years. It is recommended that the Audit and Risk Committee request Council to consider increasing this reserve, over a few years if necessary, to \$500,000.

Finally, the City is in the process of 'catching up' the Audit and Risk Committee on the various risks of the organisation. In the future, it is appropriate for the Audit and Risk Committee to review insurance coverage, and the related risk, prior to the City confirming each policy. Accordingly, it is intended that in future, the Audit and Risk Committee will be presented with a recommendation on the annual insurance coverage for endorsement, prior to polices being confirmed.

LEGAL/POLICY IMPLICATIONS:

The City operates under various provisions related to liability and safety. In some cases, such as workplace safety, insurance coverage is mandated by legislation.

FINANCIAL/BUDGET IMPLICATIONS:

The value of insurance premiums are allowed for within the annual budget. Future recommendations to the Audit and Risk Committee can consider additional costs, or savings if a particular package of insurance is taken.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

There are no strategic/social implications as a result of this proposal.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

12.6 INFORMATION REPORT - INSURANCE COVERAGE FOR THE CITY 2020-21

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

Insurance is a risk mitigation tool. In this particular case, the insurance policies have been determined by officers, with the report for noting. Within the officer motion is the recommendation that the Council increase the reserve for Workers Compensation premiums to approximately \$500,000, to ensure coverage of the additional contribution costs, in the case of a high claim year. The Audit and Risk Committee should consider whether this amount is excessive, reasonable, or too low.

12.7 Internal Audit Report – Quarter Three of 2019/2020

This report and its attachments are confidential in accordance with Section 5.23(2)(e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (e) a matter that if disclosed, would reveal -
 - (i) a trade secret; or
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person.

12.8 Internal Audit Report – Quarter Four of 2019/2020

This report and its attachments are confidential in accordance with Section 5.23(2)(e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (e) a matter that if disclosed, would reveal -
 - (i) a trade secret; or
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person.

12.9 Risk Report - OneCouncil Project

This report and its attachments are confidential in accordance with Section 5.23(2)(c) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That due to the confidential nature of items 12.7, 12.8 and 12.9 they will be presented Behind Closed Doors, following item 25.1, to reduce the number of times that the gallery are required to exit the Council Chambers.

13 Enbloc reports:

Nil

14 Reports - Community

14.1 Objection unless Specified Conditions are met – Fireworks Event Notice – Perth Motorplex, Kwinana Beach, Kwinana Speedweek Fireworks Display, Saturday, 28 December 2020, Drag Racing Night of Fire Fireworks Display, Saturday, 23 January 2021 and Speedway Australian Titles Fireworks Display, Saturday, 6 February 2021

DECLARATION OF INTEREST:

SUMMARY:

Applications to hold three separate fireworks displays at Perth Motorplex, Kwinana Beach were received on 24 August 2020 from Cardile International Fireworks Pty Ltd. There are three main motor racing events taking place on Saturday, 28 December 2020, Saturday, 23 January 2021 and Saturday, 6 February 2021. These will be supported by fireworks from 8:00pm to 10:30pm, which is outside the 'preferred hours' specified in the Fireworks Event Notice.

The applicant is seeking acknowledgement from the local government to hold the fireworks display events as part of the requirement under the *Dangerous Goods Safety Act 2004* (the Act) and its subsidiary regulations in order to lodge an application with the Department of Mines, Industry Regulation and Safety (DMIRS) – the approving agency.

The applications are referred to Council given that is a power that cannot be delegated.

Council has supported the fireworks displays in the past (subject to conditions) and they have been well managed. It is recommended that the same approach apply for this application and that the event be 'objected to unless specified conditions' as outlined in Attachment B, as per the requirements of *S148(6)(b)* of the Act are met.

OFFICER RECOMMENDATION:

That Council:

- 1. Authorise the Chief Executive Officer to sign the Fireworks Event Notices as detailed in confidential Attachment A from Cardile International Fireworks Pty Ltd for the Kwinana Speedweek Fireworks Display, Saturday, 28 December 2020, Drag Racing Night of Fire Fireworks Display, Saturday, 23 January 2021 and Speedway Australian Titles Fireworks Display, Saturday, 6 February 2021 on behalf of the City of Kwinana (the Local Government) with objection unless specified conditions are met.
- 2. Authorise the Chief Executive Officer to sign the letter of objection unless specified conditions are met as detailed in Attachment B to Cardile International Fireworks Pty Ltd for the Kwinana Speedweek Fireworks Display, Saturday, 28 December 2020, Drag Racing Night of Fire Fireworks Display, Saturday, 23 January 2021 and Speedway Australian Titles Fireworks Display, Saturday, 6 February 2021 on behalf of the City of Kwinana (the Local Government).

14.1 OBJECTION UNLESS SPECIFIED CONDITIONS ARE MET – FIREWORKS EVENT NOTICE – PERTH MOTORPLEX, KWINANA BEACH, KWINANA SPEEDWEEK FIREWORKS DISPLAY, SATURDAY, 28 DECEMBER 2020, DRAG RACING NIGHT OF FIRE FIREWORKS DISPLAY, SATURDAY, 23 JANUARY 2021 AND SPEEDWAY AUSTRALIAN TITLES FIREWORKS DISPLAY, SATURDAY, 6 FEBRUARY 2021

3. Authorise the Chief Executive Officer to sign the Fireworks Event Notices as detailed in confidential Attachment A, from Cardile International Fireworks Pty Ltd for the Kwinana Speedweek Fireworks Display, Saturday, 28 December 2020, Drag Racing Night of Fire Fireworks Display, Saturday, 23 January 2021 and Speedway Australian Titles Fireworks Display, Saturday, 6 February 2021, on behalf of the City of Kwinana (the Local Government) and the letter of objection unless specified conditions are met as per Attachment B on behalf of the City of Kwinana (the Local Government) where the event is rescheduled to another date and time due to inclement weather.

DISCUSSION:

The Perth Motorplex venue generally holds up to five approved fireworks events each motor racing season between October and April. There have been no reported incidences of impact on spectators or surrounding properties from previously approved fireworks events. The previous fireworks events have been contracted to various licensed fireworks contractors including the current applicant. As such, fireworks displays are considered to be well managed.

The DMIRS prescribed form – Fireworks Event Notice (Attachment A) submitted by the applicant does not seek approval from the local government but an acknowledgement or objection. Part 3 of this form requests an authorised delegate or the Chief Executive Officer of the local government to acknowledge or state an objection to the fireworks event.

Based on legal advice provided there is no provision within the *Dangerous Goods Safety Act 2004*, subsidiary Regulations or the *Local Government Act 1995* for local government to provide this acknowledgement or objection to the event under delegation. Therefore, a report is prepared to Council for consideration.

The City of Kwinana is objecting to the application in accordance with the explicit terminology of *S148*(*6*)(*b*) of the Act to ensure the City's specified conditions are met as part of the City's formal response (Attachment B).

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a financial or impartiality interest only, the proponent is Robert Cardile of Cardile International Fireworks Pty Ltd and the current owner is WA Sports Centre Trust.

Relevant legislation applicable to this item.

The Dangerous Goods Safety (Explosives) Regulations 2007 S148(2)(c) states that:

14.1 OBJECTION UNLESS SPECIFIED CONDITIONS ARE MET – FIREWORKS EVENT NOTICE – PERTH MOTORPLEX, KWINANA BEACH, KWINANA SPEEDWEEK FIREWORKS DISPLAY, SATURDAY, 28 DECEMBER 2020, DRAG RACING NIGHT OF FIRE FIREWORKS DISPLAY, SATURDAY, 23 JANUARY 2021 AND SPEEDWAY AUSTRALIAN TITLES FIREWORKS DISPLAY, SATURDAY, 6 FEBRUARY 2021

Before the holder of a fireworks contractor licence can apply for a fireworks event permit, the holder must sign a fireworks event notice and give it to the following –

(c) the local government of the district in which the event will occur;

The Dangerous Goods Safety (Explosives) Regulations 2007 S148(6) states that:

- (6) On receiving a fireworks event notice, a local government may give the holder a written response that
 - (a) agrees to the proposed event; or
 - (b) objects to it unless certain conditions specified in the response are met; or
 - (c) objects to it on the grounds that the local government considers the event -
 - (i) is not in the public interest; or
 - (ii) will cause danger to the public or unintended damage to any property or to the environment.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

The fireworks displays are to be conducted in accordance with Safe Use of Outdoor Fireworks in Western Australia Code of Practice.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Regulatory and Legal	6.8 - Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment

14.1 OBJECTION UNLESS SPECIFIED CONDITIONS ARE MET – FIREWORKS EVENT NOTICE – PERTH MOTORPLEX, KWINANA BEACH, KWINANA SPEEDWEEK FIREWORKS DISPLAY, SATURDAY, 28 DECEMBER 2020, DRAG RACING NIGHT OF FIRE FIREWORKS DISPLAY, SATURDAY, 23 JANUARY 2021 AND SPEEDWAY AUSTRALIAN TITLES FIREWORKS DISPLAY, SATURDAY, 6 FEBRUARY 2021

COMMUNITY ENGAGEMENT:

Community Engagement was not required for this report.

PUBLIC HEALTH IMPLICATIONS:

The decision to object to the fireworks event notice unless specified conditions are met has the potential to:

- contribute to a negative impact on the following determinants of health and factors
 - o Built Environment Environmental Quality and Neighbourhood Amenity; and
- help improve the following determinants of health and factors
 - Health Behaviours Participation;
 - Socio-economics Employment and Community Safety.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Potential harm to persons, environment and property
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	People/Health
Risk Assessment Context	Operational
Consequence	Major
Likelihood	Possible
	1 1 2 2 113 1 2
Rating (before treatment)	High
Risk Treatment in place	Reduce - mitigate risk
	Prepare Contingent Plans - in event risk occurs
Response to risk treatment	Strict adherence to Fireworks Display Risk Assessment
required/in place	Checklist and Emergency Management Plan submitted
·	by Cardile International Fireworks Pty Ltd as per
	confidential Attachment A and the Western Australian
	Outdoor Fireworks Code of Practice shall minimise any
	risk exposure to operational staff, spectators, properties
	and environment in general.
D (; / 5;) ()	
Rating (after treatment)	Low



15 October 2020



Ref No: 80.2020.582.1 Doc No: D20/46460

Officer: JPG

Cardile International Fireworks Pty Ltd
Attn: Robert Cardile
15 Bushey Road
WEMBLEY DOWNS WA 6019

Dear Robert

CITY OF KWINANA OBJECTION UNLESS SPECIFIED CONDITIONS ARE MET: FIREWORKS EVENT NOTICES FOR THE KWINANA MOTORPLEX FIREWORKS DISPLAYS LOCATED AT PERTH MOTORPLEX, KWINANA BEACH.

Thank you for your application to display fireworks at Perth Motorplex events 'Kwinana Speedweek Fireworks Display', Saturday, 28 December 2020, 'Drag Racing Night of Fire Fireworks Display', Saturday, 23 January 2021 and 'Speedway Australian Titles Fireworks Display', Saturday, 6 February 2021 between the hours of 8:00pm to 10:30pm. Your application has gone before the Ordinary Council Meeting on 14 October 2020 with Council's decision as follows:

As per requirements of the *Dangerous Goods Safety (Explosives) Regulations 2007*Section 148(6)(b), Council objects to the application for Fireworks Event Notice from Cardile International Fireworks Pty Ltd for the fireworks display events named 'Kwinana Speedweek Fireworks Display', Saturday, 28 December 2020, 'Drag Racing Night of Fire Fireworks Display', Saturday, 23 January 2021 and 'Speedway Australian Titles Fireworks Display', Saturday, 6 February 2021 between the hours of 8:00pm to 10:30pm unless the following specified conditions are met:

- That the fireworks display complies with the Safe Use of Outdoor Fireworks in Western Australia Code of Practice;
- b. That the submitted Fireworks Display Risk Assessment Checklist and Emergency Management Plan is strictly adhered to;

City of Kwinana Administration

Corner Gilmore Avenue and Sulphur Road, Kwinana WA 6167

PO Box 21, Kwinana WA 6966 | Telephone 08 9439 0200 | NRS 133 677 (hearing/speech impaired)

Email customer@kwinana.wa.gov.au | Website kwinana.wa.gov.au









- c. That the prescribed separation distances between buildings and patrons are strictly in accordance with the Australian Standard 2187·4·1998 Explosives-Storage, Transport and Use Part 4 Pyrotechnics-Outdoor Displays and shall be adhered to at all times;
- d. That the separation between spectators including the general public be marked off as a 'No Entry' area and be properly supervised by personnel to ensure no person is exposed to undue risk and potential harm from projectiles;
- e. That the 'Fall Out' zone is a non contact area and there is no risk of harm from pyrotechnic residue to spectators, general public or temporary and permanent structures and buildings area;
- f. That noise sensitive premises within 500 metres of the event are notified, giving details of date, time and duration seven (7) days prior to the event;
- g. That during the period of fireworks display (10:00pm to 10:30pm) a minimum of 500 litres of water for fire fighting purposes shall be available on site on a mobile fire fighting vehicle;
- h. That a thorough inspection must be conducted at first light the following day to check that no unfired fireworks, hazardous debris or rubbish remain; and
- i. That any verbal or written directions of a Department of Fire and Emergency Services Officer, a Police Officer or an Environmental Health Officer are forthwith adhered to in the interests of public health and safety.

Should you require further information on this matter please contact Environmental Health Officer, Jarod Griffiths, on 9439 0286.

Yours sincerely

Wayne Jack

CHIEF EXECUTIVE OFFICER

14.2 Koorliny Arts Centre – Proposed Operating Model

DECLARATION OF INTEREST:

SUMMARY:

This report seeks Council approval to advertise for expressions of interest (EOI) from suitably qualified and experienced operators to enter into a Lease Agreement, and Performance and Service Level Agreement with the City of Kwinana in relation to the Koorliny Arts Centre, 10 Hutchins Cove, Kwinana.

The City has had a Lease, and Performance and Service Level Agreement with a group known as Koorliny Arts Centre Inc. since 31 January 2011. The intent of the Agreement is to provide a hub of cultural and creative activity within the City of Kwinana. This includes providing leadership to ensure the Kwinana community can participate in a broad range of cultural experiences and have access to diverse opportunities across all art forms. The current Agreements are due to expire 30 June 2021.

An internal evaluation of operations of the Centre and Koorliny Arts Centre Inc.'s performance against requirements as detailed in the Performance and Service Level Agreement recommends retention of the same operational model, seeking expressions of interest in an open market from the arts and cultural industry to meet this requirement.

The outcomes of the EOI process will be presented to Council for endorsement prior to finalisation.

OFFICER RECOMMENDATION:

That Council:

- 1. Note the key findings and recommendations outlined within the Koorliny Arts Centre Evaluation Report June 2020 as detailed in Attachment B.
- 2. Authorise the Chief Executive Officer of the City of Kwinana to undertake an Expressions of Interest process to engage a suitably qualified and experienced entity to enter into a Lease and Performance and Service Level Agreement in relation to the Koorliny Arts Centre for the delivery of a cultural and creative hub within the City of Kwinana.
- 3. Note that the Expressions of Interest process will be preceded by engagement of a consultant to develop a suitable Expression of Interest proposal, and Performance and Service Level Agreement document to guide this process.

DISCUSSION:

The City has a current Lease Agreement, and Performance and Service Level Agreement (PSLA) (as detailed in Attachment A) with Koorliny Arts Centre Inc. (KACI) to deliver arts and cultural activities from the Koorliny Arts Centre (the Centre), 10 Hutchins Cove, Kwinana. The intent of the Agreement is to provide a hub of cultural and creative activity within the City of Kwinana, and to provide leadership to ensure the Kwinana community can participate in a broad range of cultural experiences and have access to diverse opportunities across all art forms.

The City entered into the current Agreement with KACI as of 31 January 2011, with the group exercising an option in 2016 to extend for a further five years. The current Lease and PSLA will cease as of 30 June 2021. In order to ensure a continuity of service from this valued community asset, a new agreement and procurement process is required to be undertaken prior to this date.

Evaluation of Current Performance

In 2019-20, the City undertook a review of KACI and their ability to meet outputs and outcomes associated with the PSLA (as outlined in Attachment A). Key focus areas of the review included the extent that KACI had met the following elements to the satisfaction of the City:

- Implementing the Agreement Objectives in accordance with clause 3(2);
- Complying with the Key Performance Indicators as set out in clause 4;
- Complying with the Principles of Service set out in clause 5;
- Complying with the reporting obligations set out in clause 7; and
- Otherwise complying with the provisions of the Agreement.

The evaluation was informed by:

- Information provided by Koorliny Arts Centre Inc.;
- Stakeholder feedback;
- Industry benchmarking; and
- Other means as relevant to the assessment.

An evaluation report was subsequently developed, summarising key findings and associated recommendations, as detailed in Attachment B. Overall Officers were complimentary of KACI in their ability to meet set KPI's, with the exception of City vs other income financial ratios. This is an area of concern for the wider sector however, rather than one specific to KACI, due to the challenges faced in containing operating costs, and generating revenue through attendances / performances as well as attracting grants, sponsorships and other funding.

Proposed Future Operating Model

While undertaking the KACI Performance and Service Level Agreement review, Officers explored the current and potential future operational models for the Centre, which could also address the intent of the Performance and Service Level Agreement. To inform this process benchmarking against nine other performing arts centres (or similar) across Western Australia was undertaken. Based on this research, two potential future models of operation have emerged for consideration:

- A: External entity, managed by a Board, reporting to the City (current model)
- B: City owned and operated

Model A – External entity, managed by a Board, reporting to the City (current model)

The City leases the venue to a separate legally established organisation / entity that oversees the management of the Arts Centre, managed by a Board. The City enters into a detailed contract / agreement for service / KPI's with the organisation. The organisation is responsible for the management of the Centre. The organisation would report to the City on the service level agreement and KPI's.

Model A Strengths:

- Increased reach the ability to access capabilities, networks, levels of volunteerism potentially not accessible or affordable to the City;
- Greater competitive advantage enhanced access to industry related skills, knowledge and networks within the arts and cultural field;
- Improved focus Board of Management and technical experts focused on delivery of the Agreement, whereas the City has a number of competing priorities.
- Controlled costs Operational funding for the facility is 'capped' over a period, shifting the resourcing responsibilities to the separate legal entity. With Centre staff being employed by the external organisation, employment costs are likely to be less than City costs (as not subject to Council award / penalty rates), and less time spent on recruitment activities.
- Increased efficiency The City can exercise a degree of control via the service level agreement, which may also lead to increased levels of service and quality.
- Governance oversight The City being at 'arms-length' has a reduced exposure to Centre related governance issues.

Model A Weaknesses:

- Service delivery levels reduced ability of the City to directly manage / change service delivery outputs and outcomes which may fall behind expectation. The operator may struggle to maintain cash flow and resourcing levels as a result of wider societal impacts or poor performance.
- Asset maintenance there is a risk that the asset would not be maintained to the same standard if City managed.
- Governance oversight the City is one step removed from the decision making and governance structures. This can be managed via regular meetings / reporting and review
- Instability there is a potential for the lessee organisation to appoint an ineffectual Board which could impact on the City's investment. The external entity could go out of business, resulting in the need for another EOI process, and or the City undertaking management of facility in lieu of an external operator.
- Centre deliverables the lease removes the facility from City control over a number
 of years during which time the community and service needs may have evolved.
 This aspect however could be managed via refinements to the Agreement as / if
 needed by negotiation.
- Centre usage by the City outsourcing reduces the availability of the Centre as a hireable resource by the City.

Model B – City owned and operated

The City manages the Centre as an internal business unit; including the day-to-day operations of the Centre using a City employed Centre Manager and staff. The Centre Manager reporting to a City Director or Senior Manager.

Model B Strengths:

- Asset and programming control the City can control the quality of the programmed product and align with the City's Strategic / Cultural Plans. The City is actively engaged with the operations, performance and maintenance of the venue.
- Flexibility the venue would not be quarantined by a lengthy lease, thus enabling it to respond to the City's evolving strategic plans and cultural development agendas.
- City internal collaborations there is potential for improved internal communication / collaboration as the business unit would be part of the City's overall operations.

Model B Weaknesses:

- Costs being a City managed entity, there is greater risk of cost creep, coupled with the likely higher cost of City employed staff running the Centre, subject to the City's award rates for overtime and other overheads.
- Access to external funding there may be less incentives and or ability of the City to attract external funding / sponsorships due to competing funding priorities internally, and funding / grants targeting exclusively independent arts entities.
- Resource prioritisation professional performing arts and cultural programming may be considered a discretionary (non-essential) service if not quarantined within a Lease and Service Level Agreement.
- Reputation risks creative direction may be limited or challenged due to potential, perceived and or real reputation risk elements. More adventurous / 'risky' programming cannot be presented without having to be defended by Council if there are complaints from residents.
- Governance structures potential for the Centre to be distanced from users and stakeholders if there was no advisory or management committee. Can be slow decision-making process, outside of control of the Centre management.
 Procurement restrictions on entertainment, equipment, suppliers and services.
- Competitive advantage it could be a challenge finding the right Manager for the
 Centre to navigate local government requirements, as well as running the facility /
 programming. The Centre could therefore operate in a less strategically focussed
 manner and operational issues could emerge. The internal Director / Senior
 Manager may have limited understanding and / or experience in managing an Arts
 Centre. More rigorous compliance and reporting, also competitive neutrality issues
 to consider.
- Competing marketing channel availability there are limited marketing and communication channels available internally with many other competing promotional projects, events, initiatives and general messaging also needing consideration
- Human resource management increased complexity and time in recruiting within the City's Human Resources policies, consultation, and compliance requirements.

Conclusion:

In light of the relevant opportunities and challenges associated with each model, Officers recommend **Operating Model A - External entity, managed by a Board, reporting to the City**, which in essence mirrors the current approach and is comprised of:

- Engaging a suitably qualified and experienced third party entity to manage / program the Centre operations / product;
- Supported by an independent Board;
- Taking on Centre operations via a Lease Agreement;
- Delivering arts and culture outcomes related primarily to the Centre, with opportunity to expand to include other locations;
- Activities / objectives and Key Performance Indicators (KPI's) being outlined within a Performance and Service Level Agreement;
- Reporting regularly to the City;
- Over a 5 year period, with a 5 year option;
- Being engaged via an Expression of Interest process.

Expressions of Interest / Performance and Service Level Agreement documents
Due to the high level of industry knowledge and expertise required to produce both EOI
and PSLA documents, it is proposed to engage a suitably qualified and experienced
consultant via a Request for Consultancy, to undertake these tasks on behalf of the City.
This process will precede the EOI process of seeking a Centre operator.

Once finalised, the EOI will be advertised in the open market as per the City's Purchasing Policy, with the aim being to secure the best fit, suitably qualified and experienced entity, offering the highest return on investment, to operate the Koorliny Arts Centre.

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

Section 3.58. Disposing of property

- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property
 - (a) it gives local public notice of the proposed disposition
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

And

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it

are recorded in the minutes of the meeting at which the decision was made.

Legal advice regarding the contracting process for Centre operations is that it is to be consistent with the City's existing Purchasing Policy, and as such Elected Members should not be directly involved due the process being operational in nature. Under the City's Purchasing Policy and relevant procedures, the Council will have a role to approve the successful tender as a result of the contract value.

Similarly, legal advice indicates against Elected Members becoming Board members of the entity once engaged to manage the facility on behalf of the City, to reduce any potential or real causal link back to Council / the City should the venture fail to meet contractual expectations.

FINANCIAL/BUDGET IMPLICATIONS:

There are financial / budget implications identified as a result of this report.

The cost of engaging a consultant to assist with the preparation of the EOI and Performance and Service Level Agreement is to be funded via salary savings within the Community Engagement Business Unit (GL 400066.1031.50). As this process will be undertaken via an open market Request for Consultancy approach, in line with the City's Purchasing Policy, the final cost of this work is unknown, however it is estimated to be less than \$20,000.

Cost of advertising the EOI (seeking a Centre operator) in local and State newspapers is estimated to be approximately \$2,500. This amount is proposed to be funded from GL 400067.1106.60 Advertising and Promotions.

The City currently funds KACI to the value of \$407,212 (ex GST) per annum to deliver the current Performance and Service Level Agreement. In addition, there is a value from the building lease arrangements that the KACI receive which is approximately \$160,000 per year. Until the EOI process has been finalised via a formal tendering process, as the per the City's Purchasing Policy, the cost to operate the Centre under a new Agreement is yet to be determined.

ASSET MANAGEMENT IMPLICATIONS:

The Koorliny Arts Centre was built in 1990, and is owned by the City. As part of the Lease Agreement, it will be a requirement for the successful entity to allocate sufficient funds in their annual budget to maintain the venue in accordance with the Lease for the duration of the Agreement.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcomes and objectives detailed in the Strategic Community Plan and Corporate Business Plan.

Plan	Outcome	Objective		
Strategic Community Plan	A unique identity	1.2 Inspire and strengthen		
		community spirit through		
		community activities and		
		events		
Strategic Community Plan	A unique identity	1.7 Develop and celebrate arts		
	·	in Kwinana		
Corporate Business Plan	A vibrant arts culture	1.7 to develop and celebrate		
		arts in Kwinana		

COMMUNITY ENGAGEMENT:

- 1. Community Engagement has taken place in the following forms:
 - a. Via survey with key user groups of the Koorliny Arts Centre
 - b. Via survey with customers / community users of Koorliny Arts Centre Inc.
 - c. Via survey / interviews with sponsors of Koorliny Arts Centre Inc.
 - d. Via phone interviews with operators of nine comparable facilities throughout Western Australia as part of the benchmarking exercise.
- 2. The following community engagement is proposed to take place:
 - a. As per Legal / Policy Implications associated with the Disposing of Property.

PUBLIC HEALTH IMPLICATIONS

The recommendations of this report have the potential to help improve the following determinants of health and factors:

- Health Behaviours Exercise; Participation
- Socio-economic Factors Education; Employment; Income; Family and Social Support; Community Safety

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Koorliny Arts Centre is not activated / programmed
Risk Theme	Business and community disruption Inadequate asset sustainability practices Inadequate supplier/contract management Ineffective management of facilities/venues/events
Risk Effect/Impact	Service Delivery Reputation Property
Risk Assessment Context	Operational

Consequence	Major
Likelihood	Unlikely
Rating (before treatment)	High
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Facilitate development and implementation of an EOI process for operation of the Koorliny Arts Centre
Rating (after treatment)	Low



Performance and Service Level Agreement – Koorliny Arts Centre

City of Kwinana

The Koorliny Arts Centre (Incorporated)



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Details

Parties

City of Kwinana

of Corner Gilmore Ave & Sulphur Rd, Kwinana, Western Australia (City)

The Koorliny Arts Centre (Incorporated)

of 10 Hutchins Way, Kwinana Town Centre Kwinana, Western Australia (**KAC**)

Background

- A The City is the registered proprietor of the land described in Item 1 of the Schedule (Land) on which the Koorliny Arts Centre (Centre) is situated.
- B KAC occupies the Centre pursuant to the Lease and is responsible for operation and management of the Centre.
- C The Centre is intended to be a hub for cultural and creative activity within the City of Kwinana and to provide the required leadership to ensure the community in the City of Kwinana participate in a broad range of cultural experiences and have access to diverse opportunities across all art forms.
- D The City has agreed to provide funding to support the operation of the Centre and the parties enter into this agreement to set out the terms and conditions upon which the City's funding is to be provided.

Agreed Terms

1. Payment of Grant

- (1) Subject to the terms and conditions of this Agreement, the City agrees to pay to KAC the grant in the amount and in the manner as set out in **Item 2** of the Schedule (**Grant**).
- (2) For the sake of clarity, the parties acknowledge that:
 - (a) the Grant is not subject to indexation and does not include funding from parties other than the City, other sponsorships received or other third party grants made to KAC;
 - (b) payment of the Grant is conditional upon KAC:
 - (i) implementing the Agreement Objectives in accordance with clause 3(2);
 - (ii) complying with the Key Performance Indicators as set out in clause 4; and
 - (iii) complying with the Principles of Service set out in clause 5;
 - (iv) complying with the reporting obligations set out in clause 7; and
 - (v) otherwise complying with the provisions of this Agreement,

to the satisfaction of the City.

2. Term of Agreement

This Agreement has effect for the term stipulated in **Item 3** of the Schedule.

3. Agreement Objectives

- (1) The objectives of this Agreement are to ensure that the Centre:
 - (a) enhances civic pride, the quality of life experienced by Kwinana residents, community confidence and wellbeing and the image of Kwinana as a 'lifestyle' centre through the promotion of artistic and cultural innovation and creativity, and the provision of a range of entertainment and recreation opportunities;
 - (b) provides a creative hub for individuals and arts based groups, providing consistent venue availability for the community to gather, interact socially, develop skills and generate networks;
 - is the first point of contact for information and enquiries in regard to art based activities and events;
 - (d) attracts a diverse range of cultural experiences to Kwinana;
 - (e) works in partnership with the City in presenting a range of cultural programs and activities;

- (f) provides opportunities for Kwinana residents to participate in cultural development practice across all art forms;
- facilitates the development of local artists including developing a comprehensive database of artists, art workers, performers and community groups across all art related mediums and arts based activities;
- (h) promotes tolerance of all cultures through a program of events and activities that reflect and are relevant to the culturally diverse composition of the community;
- (i) contributes to the development of a vibrant city centre;
- (j) delivers economic benefits to the community by leveraging additional grant funding and sponsorship to ensure extensive low cost opportunities are created, enabling residents to participate in a diverse range of arts opportunities;
- (k) creates opportunities for residents and others to spend their disposable income on recreation and entertainment within the City of Kwinana.

(Agreement Objectives)

- (2) KAC agrees to:
 - (a) provide services and to manage and operate the Centre in a manner consistent with the Agreement Objectives; and
 - (b) use its best endeavours to achieve all Agreement Objectives.

4. Key Performance Indicators

KAC COVENANTS and AGREES:

4.1 Governance

- (1) To achieve core elements of good governance and accountability by:
 - (a) holding an annual general meeting;
 - (b) making an annual report on the Centre's activities available on KAC's website;
 - (c) providing annual audited financial statements on all Centre operations to the City by 31 October in each year of the Term;
 - (d) providing appropriate expertise on the KAC Board of Management to enable satisfactory implementation of the Strategic Plan and Marketing, Audience Development and Programming Plans;
 - (e) commencing the undertaking of a formal review of performance against the Key Performance Indicators by 1 January 2020, in conjunction with the City of Kwinana; and
 - (f) undertaking an annual review of its risk management plan and ensuring all appropriate certificates of insurance are held, including those of external subcontractors or providers.

- (2) To provide information about the operation of the Centre by providing:
 - (a) a telephone line for community enquiries about the Centre during normal business hours; and
 - (b) a mechanism for enquiries to be made via the Centre's website, such enquiries to be responded to within 48 hours.
- (3) To maintain and implement a complaints procedure to receive and deal with complaints regarding the Centre from any member of the public. A copy of the complaints procedure shall be made available on KAC's website.
- (4) To maintain a safe working environment for employees and contractors of KAC; and
- (5) To adhere to equal opportunity principles and the *Equal Opportunity Act 1984* in its operation of the Centre.

4.2 Strategic planning

To identify the long term vision and aims of KAC by:

- (a) adopting the Strategic Plan by 31st January 2017;
- (b) reviewing the Strategic Plan, Financial Plan and Marketing, Audience Development and Programming Plans annually;
- (c) collaborating with the City regarding planning for and implementation of agreed capital works to achieve the outcomes of the Strategic Plan.

4.3 Financial planning

Ensure the long term financial viability of KAC by:

- (a) diversifying KAC's income bases to ensure the Grant constitutes a maximum of 45% of total income by expiration of the Term of this Agreement;
- (b) developing and reviewing annually a five year financial projection endorsed by the KAC Board of Management (Financial Plan), to be completed by 31 January 2017.

4.4 Performance Targets

To operate Koorliny Arts Centre as an active creative and cultural hub for the region and use its best endeavours to achieve the following performance targets:

- (a) total attendance over all programs: 35,000 per annum;
- (b) total ticket sales: 25,000 per annum;
- (c) number of internal KAC performances or events including presentations of touring shows: 80 per annum;
- (d) number of external hirer performances: 40 per annum;
- (e) number of workshops and ongoing classes: 6,000 events; and

(f) number of dark nights (no use of theatres): 130.

4.5 Collaboration and partnerships

To increase strategic partnership approaches to achieve strategic aims by meeting the following targets:

- (a) number of community groups using the Centre on a regular weekly or monthly basis: minimum of 10;
- (b) number of partnerships with arts organisations for programming a show, event, workshop or other activity: minimum of 3 per year;
- (c) number of formal memorandums of understanding for co-located, long term community enterprises: minimum of 1 per annum; and
- (d) participation in City of Kwinana cultural and community planning activities through attendance by KAC representative at City of Kwinana Arts Advisory Group (or similar) meetings: 100% attendance.

4.6 Marketing and Engagement

To maximize exposure and reach of KAC in the Kwinana and surrounding areas through engagement with various sections of the community by:

- (a) preparation of Marketing, Audience Development and Programming Plans that:
 - (i) identify resource allocation relating to skill, training, technological and governance support and specify a budget to achieve relevant targets;
 - (ii) provide for inclusion of indigenous and multicultural groups to align with the City's cultural plans
 - (iii) such policies and plans to be endorsed by the KAC Board of Management by no later than 31 January 2017;
- (b) satisfactory implementation of the policies and plans referred to in subclause (a) including continued multi-faceted promotion of KAC through digital and social media in line with Marketing and Audience Development plans.

4.7 Accessibility

To explore increased accessibility to the Centre through:

- (a) undertaking a study by 1 January 2018, in collaboration with City, to identify the benefits of and options for physical changes to the entrances to the Centre from the City Centre approach; and
- (b) programming and access enhancements to make shows accessible to people with a disability.

5. Principles of Service

- (1) KAC will use its best endeavours to ensure that the activities of the Centre are undertaken in a manner which generally seek to encourage:
 - (a) creativity;
 - (b) innovation and excellence;
 - (c) access, equity and inclusion;
 - (d) diversity;
 - (e) participation;
 - (f) partnerships and collaboration; and
 - (g) value for money.

6. Application of Funding

The Funding shall be applied by KAC to the costs of operating and managing the Koorliny Arts Centre in accordance with the:

- (a) Agreement Objectives;
- (b) Key Performance Indicators;
- (c) Principles of Service; and
- (d) KAC Strategic Plan.

7. Reporting

- (1) Within three months from the end of each financial year during the Term, KAC shall provide the City with a report on the activities of KAC and operations of the Centre that includes:
 - (a) annual audited financial statements (that identify funds provided by the City) in relation to the activities of KAC and operation of the Centre certified by a licensed company auditor or a qualified accountant who is not a member or employee of KAC;
 - (b) a management report on KAC's activities and evaluating/demonstrating KAC's compliance with the Key Performance Indicators;
 - (c) advice of any changes in the office holders or rules of association of KAC; and
 - (d) the results of the annual review of Plans undertaken pursuant to clause 9.
- (2) KAC shall additionally provide on request by the City any information in relation to the management, activities or membership of KAC requested by the City to determine KAC's compliance with the Key Performance Indicators or the provisions of this Agreement.

Asset register

A register of current assets in the Centre (including both assets of the City and assets of KAC) is to be established by the City and maintained by KAC as a condition of funding.

9. Strategic planning and evaluation

- (1) KAC will evaluate and review on an annual basis the following Plans:
 - (a) the Strategic Plan;
 - (b) the Marketing, Audience Development and Programming Plans; and
 - (c) the Financial Plan.
- (2) KAC will additionally undertake on an annual basis:
 - (a) a self evaluation of its compliance with the Key Performance Indicators, which shall be incorporated into the management report referred to in clause 7(1)(b);
 - (b) a performance evaluation of any persons engaged to provide event management or other ongoing services.

10. Reviews

- (1) The City in conjunction with KAC will commence a formal review of KAC's performance against the Key Performance Indicators by 1 January 2020. KAC will provide the City with any information and assistance required by the City to undertake the formal review of KAC's performance.
- (2) The City may at any other time carry out a review in conjunction with KAC to determine the extent to which KAC is operating in compliance with this Agreement.

11. Confidentiality

KAC shall preserve the confidentiality of information collected from the members of public and ensure compliance with privacy legislation and other applicable legislation. Ownership of all business and operational records must not be transferred by KAC to any third party without consent of the City, which may be withheld in its absolute discretion.

12 Rules of association

Notwithstanding clause 7(c), KAC must not amend its rules of association at any time during the Term of this Agreement without the prior notification to the City.

13. Staffing and subcontracting

(1) KAC shall ensure that any persons engaged as employees, volunteers, contractors or subcontractors in relation to the operation of the Centre (KAC Personnel) are appropriately qualified, insured, experienced and trained for the task/s they are required to perform.

- (2) The parties acknowledge and agree that all KAC Personnel are engaged solely by KAC and that no relationship of employment, contract or other relationship at law exists between KAC Personnel and the City.
- (3) KAC shall ensure in its engagement of any KAC Personnel that it:
 - (a) retains ownership and control of any intellectual property of KAC including but not restricted to membership and patron details, software licences and all financial records;
 - (b) retains ownership and has control of assets accrued under funding granted by the City or any other third party to KAC;
 - (c) does not enter into any contract to engage any KAC Personnel for a term that extends beyond the term of the Lease; and
 - (d) does not enter into any contract the terms and conditions of which are in whole or part inconsistent with the provisions of this Agreement.
- (4) KAC shall undertake annual reviews of all KAC Personnel.

14. Compliance with laws

KAC shall:

- (a) operate the Centre and conduct all its activities; and
- (b) ensure all KAC Personnel act in the performance of their duties,

in accordance with all applicable written laws and regulations.

15. Default

- (1) If a party breaches a provision of the Agreement the other party may serve notice in writing to the party in breach (Notice of Breach) requiring it to rectify the breach within 30 days of the Notice of Breach being served.
- (2) If a party in breach of a provision of the Agreement fails to comply with a Notice of Breach served under subclause (1), the other party may terminate the Agreement on further written notice to the party in breach.

16. Early termination

Either party may terminate this Agreement by 90 days written notice to the other party without giving reasons.

17. Repayment of Grant not expended

In the event this Agreement is terminated by any party pursuant to **clause 15** or **clause 16** KAC shall repay to the City within 30 days of the date of termination any portion of the Grant that has not been expended and which KAC is not contractually committed to a third party to expend.

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18. Dispute Resolution

Except as otherwise provided or agreed by the parties, any dispute arising out of this Agreement is to be determined by a single arbitrator under the provisions of the *Commercial Arbitration Act 2012* and the City and KAC may each be represented by a legal practitioner.

19. Acknowledgement of City

KAC and KAC Personnel will formally acknowledge the relationship between the City and KAC in a form required by the City in all relevant promotion and advertising material and any other written publications of KAC or the Centre.

20. Further assurance

Each party shall promptly execute all documents and do all things that any other party from time to time reasonably requires of it to effect, perfect or complete the provisions of this Agreement and any transaction contemplated by it.

21. Discretion of City under written law not limited

Nothing in this Agreement is to fetter or limit, or is to be construed as an attempt to fetter or limit, the discretion or the powers of the City or the Council of the City under any written law.

22. GST

(1) In this clause:

GST Act means A New Tax System (Goods and Services Tax) Act 1999 (Cth).

GST Law means the GST Act and any associated legislation including delegated legislation.

GST, Registered, supply, tax invoice and any other expression used that is defined in the GST Law has the same meaning as given to it in the GST Law.

- Unless specifically described in this Agreement as 'GST-inclusive', any consideration to be paid or provided for a supply made under or in connection with this Agreement does not include an amount on account of GST and is 'GST-exclusive'.
- (3) Where, under the GST Law, any supply to be made by a party (**Supplier**) to another party (**Recipient**) under or in connection with this Agreement is subject to GST (other than a supply the consideration for which is specifically described in this Agreement as GST-inclusive), then:
 - (a) the consideration payable or to be provided for that supply under this Agreement will be increased by, and the Recipient will pay to the Supplier, an amount equal to the GST calculated according to the GST Law;
 - (b) the Recipient must pay that additional GST amount at the same time and in the same manner as the GST-exclusive consideration is paid or provided; and
 - (c) a reference to the consideration payable for a supply includes the value of any non-monetary consideration for the supply.

(4) If the Supplier is Registered or required to be Registered, the Supplier must provide a GST compliant tax invoice in connection with any supply made by it under this Agreement, failing which the Recipient will not be obliged to make any payment for that supply until the invoice is provided.

23. Notices

Any notice, direction or other communication which must or may be given in connection with this Agreement:

- (a) must be in writing in order to be valid;
- (b) is sufficient if signed or executed by the party giving the notice or on its behalf by any director, secretary, duly authorised officer or solicitor of that party;
- (c) in order to be valid must be given to a party as follows:
 - (i) delivered or sent by prepaid post to, or left at, the address of that party as set out in this Agreement;
 - (ii) sent to the facsimile number of that party;
 - (iii) sent to the email address of that party; or
 - (iv) delivered or sent to another address or facsimile number as is notified in writing by that party to the other party from time to time; and
- (d) if given in accordance with paragraph (c), will be deemed to take effect:
 - (i) in the case of prepaid post, on the second business day after the date of posting;
 - (ii) in the case by email, on receipt of return email from the recipient acknowledging receipt of the email;
 - (iii) in the case of facsimile, on receipt of a transmission report from the sending machine confirming successful transmission; and
 - (iv) in the case of delivery by hand, on delivery.

24. Relationship of parties

The parties acknowledge and agree that no relationship of partnership agency or employment is expressly intended or to be implied into this Agreement.

25. Severability

In the event of part of this Agreement being or becoming void or unenforceable then that part is to be severed from this Agreement with the intention that the balance of this Agreement is to remain in full force and effect, unaffected by the severance.

26 Amendment and waiver

(1) This Agreement may not be amended except by a document in writing signed by or on behalf of each of the parties.

- Any waiver or relinquishment of the performance of any term or condition of this Agreement, will be effective only if made in writing and executed by or on behalf on the party granting the waiver.
- (3) No waiver of any one breach of any term or condition of this Agreement is to operate as a waiver of any other breach of the same or other term or condition of this Agreement.

27. Laws of Western Australia apply

This Agreement is to be construed and interpreted in accordance with the laws of the State of Western Australia and the parties agree to submit to the jurisdiction of the courts of that State and of courts competent to hear appeals from them.

28. Legal costs

Each party is to pay its own costs and expenses (including legal costs) of and incidental to the preparation, negotiations, completion and signing of this Agreement.

29. Interpretation and Definitions

29.1 Interpretation

In this Agreement, unless inconsistent with the context:

- (a) headings and bolding are for convenience only and do not affect the interpretation of this Agreement;
- (b) words importing the singular include the plural and vice versa;
- (c) a reference to a gender includes a reference to each other gender;
- (d) a reference to a person or individual includes a reference to a firm, corporation or other corporate body, authorities, governments and governmental agencies and vice versa;
- (e) where a term is assigned a particular meaning, other grammatical forms of that term have a corresponding meaning;
- (f) a reference to any written law includes:
 - (i) all written laws amending, consolidating or replacing that written law;
 - (ii) all regulations, proclamations, planning schemes or local laws made under that written law;
- (g) a reference to a party includes that party, its successors, permitted assigns, receivers, administrators, executors, substitutes and liquidators;
- (h) a reference to any document includes a reference to that document as amended, rectified or replaced from time to time and to any document so amending, rectifying or replacing the document;
- (i) the meaning of general words or phrases is not limited by specific examples introduced by 'including', 'for example' or similar expressions;

- (j) a rule of construction does not apply to the disadvantage of a party because the party was responsible for the preparation of this Agreement or any part of it;
- (k) an obligation, representation or warranty in favour of two or more persons:
 - (i) is for the benefit of them jointly and severally; and
 - (ii) binds them jointly and severally;
- (l) a reference to '\$' or 'dollars' is a reference to Australian dollars;
- (m) unless expressly stated otherwise, a reference to a party, clause, sub-clause, paragraph or part, is a reference a party, clause, sub-clause, paragraph or part of or in this Agreement;
- (n) where two or more persons comprise a party to the Agreement, the covenants and agreements on their part are to bind and be observed and performed by them jointly and each of them severally; and
- (o) anything in this Agreement which is expressed to be done or performed by the City, is to be properly and lawfully done and performed if so done and performed by an officer of the City.

29.2 Definitions

In this Agreement, unless inconsistent with the context:

Agreement Objectives means the objectives of this Agreement as stipulated in clause 3(1);

Commencement Date means the date on which the Term of the Agreement commences, as stipulated in Item 3 of the Schedule;

Financial Plan means the financial plan as defined in clause 4.3(b);

Grant means the payment described in Item 2 of the Schedule;

KAC Board of Management means the persons who under the rules of KAC have the power to manage the affairs of the association and who constitute the committee of KAC for the purposes of the *Associations Incorporation Act 1987*;

Key Performance Indicators means the requirements stipulated in **clause 4** of this Agreement;

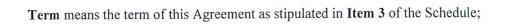
Land means the land described in Item 1 of the Schedule;

Lease means the lease of that portion of the Land comprising the Centre entered into between KAC and the City on or about the date of this Agreement;

Marketing, Audience Development and Programming Plans means the marketing, audience development and programming plans required to be prepared by KAC and endorsed by the KAC Board of Management pursuant to clause 4.6(a);

Strategic Plan means the strategic plan required to be adopted by KAC pursuant to **clause** 4.2;

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Schedule

Item 1: Land

Lot 3 on Deposited Plan 34151 being the whole of the land comprised in Certificate of Title Volume 2615 Folio 984

Item 2: Grant

\$407,212 exclusive of GST paid in quarterly instalments of \$101,803 exclusive of GST commencing on the Commencement Date

Item 3: Term

Five (5) years commencing on 1 July 2016 and expiring on 30 June 2021

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Signing page

EXECUTED by the parties as a Deed on

January

2017.

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presence of:

CHIEF EXECUTIVE OFFICER

(PRINT FULL NAME)

MAYOR

(PRINT FULL NAME)

The COMMON SEAL of THE KOORLINY ARTS CENTRE (INCORPORATED) ("Association") was hereunto affixed) pursuant to the constitution of the Association in the presence of each of the undersigned each of who hereby declares by the execution of this document that he or she holds the office in the Association indicated under his or her name:



Office Held: CHAIRPERSON

Full Name: LYNNE WOOLFENDEN

Address: P.O BOX 458

KWINANA WA

6167

Office Held: Board of Management
Full Name: JENNIFER NEVARD
Address: 195 MILL POINT RD
SOUTH PERTH WA 6151

@ McLeods





KOORLINY ARTS CENTRE KPI REVIEW REPORT

DATE: 30 July 2020

CM #: D20/27853

Summary

The current lease between City of Kwinana (CoK) and the Koorliny Arts Centre Inc. (KAC) expires on 30 June 2021, with no option for extension to the current lease agreement. The Performance and Service Level Agreement also expires on this date. It is timely to review the Centre's performance in relation to delivery against expectations. This review will inform the development of any new Lease Agreement, Performance and Service Level Agreement to set in place the arrangements for the next five-year period.

Objectives of the Review

Review the *Performance and Service Level Agreement* between the Koorliny Arts Centre and City of Kwinana to determine the extent that the Koorliny Arts Centre has met the following elements to the satisfaction of the City:

- Implementing the Agreement Objectives in accordance with clause 3(2);
- Complying with the Key Performance Indicators as set out in clause 4;
- Complying with the Principles of Service set out in clause 5;
- Complying with the reporting obligations set out in clause 7; and
- Otherwise complying with the provisions of this Agreement.

Methodology

- Information provided by Koorliny Arts Centre;
- Industry benchmarking;
- Stakeholder feedback; and
- Other means as relevant to the assessment.

Key Findings

Summary of key findings and observations:

- The KAC has broadly met performance KPIs but has not met the financial KPI to ensure the Grant from the City constitutes a maximum of 45% of the total income by the expiration of the Term of the Agreement in 2021;
- Overall and performance target numbers have been met, but have continued to trend downwards since 2016;
- The KAC has met its Performance KPIs but not its financial KPIs which could indicate a
 possible misalignment in KPIs;
- Overall and paid attendances are down in numbers, which correlates with stakeholders feedback regarding the need for new diverse opportunities, better promotion etc.;
- The business model is still focused on the traditional 'Performing Arts Centre' and lacking the 'innovation and learning' elements which are important to the growth of these facilities;
- Opportunity for enhanced integration and alignment of KAC plans with the City's strategic plans;
- Need for greater connection to the City 'hub', other facilities, and other businesses. It appears that KAC is comfortable looking inwards, and is hesitant to reach outwards;
- Lacking outward facing promotion of the business to create interest to potential collaborators, partners and sponsors;
- Development plans (strategic, financial, marketing, audience development, programs) have not been shared or requested, which has resulted in limited input from the CoK to ensure the objectives are being met from all aspects; and
- There has been little collaboration between the CoK and KAC over the last couple of years. However, internal consultation suggests that there is an eagerness to collaborate.

Summary of consultation with Stakeholders:

- Performing arts is the focus of KAC activity, although well received, stakeholders see an
 opportunity for other arts and cultural activities. Other key opportunities from the consultation
 were more culturally diverse, and accessible/inclusive activities.
- KAC has a loyal community of long-term attendees, however, there appears to be a lack of new participation. Wider promotion of the facility through means other than Facebook, and beyond Kwinana are opportunities to share the 'hidden gem'.
- Staff of the KAC were highly regarded in all stakeholder consultation.
- The amphitheatre was recognised by stakeholders as being underutilised and an area with most potential.
- The internal stakeholder consultation identified need for more collaboration between the City of Kwinana and KAC, to build a stronger relationship for better integration across the City's programming, events and promotion.

OFFICER RECOMMENDATION:

- 1. NOTE the information presented in this report regarding the Koorliny Arts Centre Review;
- 2. NOTE Option SIX (6) as the preferred operating model; and
- 3. PROVIDE guidance on the approach for the next 5-year period

Koorliny Arts Centre Review Report



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DISCUSSION

Background

The Koorliny Arts Centre is the City of Kwinana's single most significant investment in arts and cultural development. The Centre was opened in 1991 and has been leased to the Koorliny Arts Centre Association Incorporated (formerly the Kwinana Community Arts Centre Association (Inc.)) for a peppercorn rent since 1993. The City of Kwinana provides an annual operating grant of \$407,212 (exclusive of GST) and up until 2011, the KAC subcontracted the management of the Centre to a venue manager. The name was changed to Koorliny Arts Centre (operated by Koorliny Arts Centre Association Incorporated) in 2008.

In 2011, as part of the lease renewal negotiations at that time, several requests for increased levels of operational funding were submitted by KAC and a Performance and Service Level Agreement was entered into between the City and KAC. The introduction of the Performance and Service Level Agreement also coincided with a change in the management model under which the Centre operated. The contracted venue manager was replaced with an in-house Manager and staff employed directly by the Board. The Agreement clearly outlined the expectations of Council regarding the granting of operational funding to KAC for the delivery of cultural product, and achievement of operational and governance related key performance indicators.

In 2016, the lease between CoK and the KAC expired, with KAC exercising its 5-year option to extend the lease agreement. At this time, the Performance and Service Level Agreement was reviewed by an external consultant to consider the Centre's performance in relation to delivery against expectations and to set in place arrangements for the next 5-year period (2016 – 2021).

Existing Use

The venue consists of a 234-seat theatre, a smaller 74-seat performance / multi-use space, a 1,000-seat amphitheatre, as well as a range of studio spaces.

KAC offers a range of theatre, music and dance throughout the year, with a number of opportunities for people to expand their cultural horizons. The centre offers an annual program of professional theatre, venue produced productions, community and commercial hiring programs, and children's workshops.

KAC is home to various community groups and classes that encourage growth, knowledge, wellbeing and fun, from painting, book clubs and craft groups, to dancing, music lessons and martial arts.

Current Lease Agreement

The initial lease between the City and KAC was for the period 31 January 2011 – 30 January 2016 with an option to extend for a further 5-year period, which KAC Inc. exercised in a letter dated 9 April 2015.

For the further 5-year lease term, KAC was granted exclusive use of the facility and a requirement for a liquor licence application, which KAC had requested.

The City then subsequently advertised the proposed disposition by way of lease in the local public notice section of the Weekend Courier on Wednesday, 25 May 2016. Submissions were invited to be made in writing by Friday, 3 June 2016. There were no submissions received.

Overview of the Performance and Service Level Agreement 2016 - 2021

The Agreement is between the City of Kwinana and Koorliny Arts Centre Association (Incorporated) to provide funding support to the operation of the Koorliny Arts Centre. The financial cost has grown from \$376,481 in 2011/12 to \$407,212 in 2018/90.

Agreement Objectives

The Agreement Objectives as outlined in the Performance and Service Level Agreement are to ensure that the Centre:

- a) Enhances civic pride, the quality of life experienced by Kwinana residents, community confidence and wellbeing, and the image of Kwinana as a 'lifestyle' centre through the promotion of artistic and cultural innovation and creativity, and the provision of a range of entertainment and recreation opportunities
- b) Provides a creative hub for individuals and arts-based groups, providing consistent venue availability for the community to gather, interact socially, develop skills, and generate networks.
- c) Is the first point of contact for information and enquiries with regard to art-based activities and events.
- d) Attracts a diverse range of cultural experiences to Kwinana.
- e) Works in partnership with the City in presenting a range of cultural programs and activities.
- f) Provides opportunities for Kwinana residents to participate in cultural development practice across all art forms.
- g) Facilitates the development of local artists including developing a comprehensive database of artists, art workers, performers and community groups across all art related mediums and arts-based activities.
- h) Promotes tolerance of all cultures through a program of events and activities that reflect and are relevant to the culturally diverse composition of the community.
- i) Contributes to the development of a vibrant city centre.
- j) Delivers economic benefits to the community by leveraging additional grant funding and sponsorship to ensure extensive low-cost opportunities are created, enabling residents to participate in a diverse range of arts opportunities.
- k) Creates opportunities for residents and others to spend their disposable income on recreation and entertainment within the City of Kwinana.

Performance and Service Level Agreement Results

In the lead up to the expiration of the Performance and Service Level Agreement in June 2021, an assessment of the KAC's performance against the set Service Level Agreement KPIs has been undertaken.

The assessment of the KAC's performance against the *Key Performance Indicators*, as outlined in the *Performance and Service Level Agreement*, and their associated 'measure' has been included in this report (*Appendix A*). The assessment states that either KAC Inc. has met or not met the

Agreements' KPIs and includes any relevant notes or comments. This information will form the basis for recommendations for the KPI refinements for the remaining 12 months of the Agreement; provides options for future operating models; and contributes to the future strategic direction of the facility.

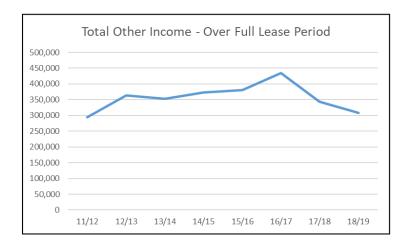
Key Findings of KPI Review

The KAC has broadly met the performance KPIs but has not met the financial KPI. The Agreement states that KAC is to ensure long-term financial viability of the Centre by diversifying KAC's income bases to ensure the Grant constitutes a maximum of 45% of the total income by the expiration of the Term of the Agreement in 2021. This is unlikely to be achieved in the 2020-2021 financial year given the falling trend in the past three years, combined with the current COVID-19 circumstances.

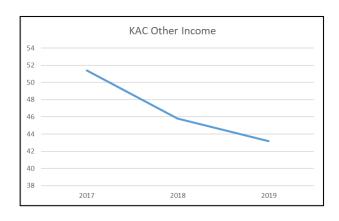
Summary of key findings and observations

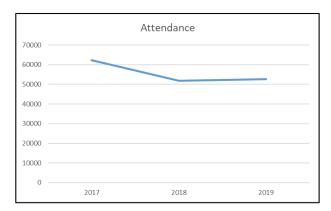
- The percentage of operating grant versus total income has increased from 48.6% in the 2016/17 financial year to 58.8% in the 2018/19 financial year;
- KAC has met the Performance KPIs but not the Financial KPIs (which could indicate a possible misalignment of KPIs);
- Overall, performance target numbers have been met, but have continued to trend downwards since 2016:
 - Overall attendance has decreased from 62,000 in the 2016/17 financial year to 52,000 in 2018/19;
 - Paid attendance has decreased from 29,599 tickets sold in the 2016/17 to 25,680 in 2017/18 to 26,374 in the 2018/19 financial year;
 - KAC produced performances have declined from 127 in the 2016/17 financial year to 95 in 2018/19; and
 - The number of dark nights (no use of the theatre) has increased from 71 in the 2016/17 financial year to 127 in 2018/19.

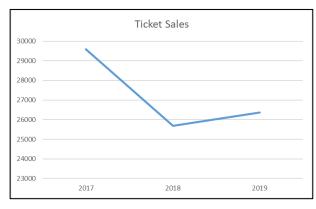
Trendline - Income over the Full Lease period (Managed by Koorliny Inc.)

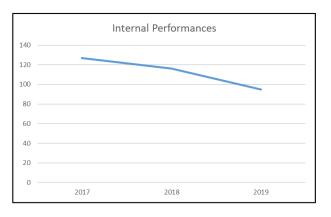


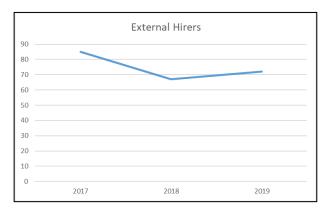
Trendline - Performance KPI's over the last 3 years

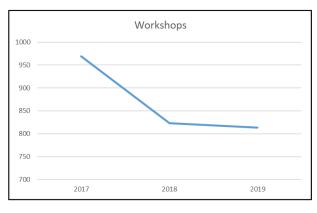












Refer to *Appendix B* for the Financial Report Summary for the term of lease from 2011 – 2019.

Stakeholder Feedback

A survey was conducted to gain feedback from the community as well as facilitators/hirers of the centre. Sponsors and internal stakeholders were also consulted as part of the feedback process.

A summary of the results as follows:

Community Survey

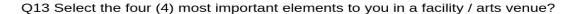
Number of participants – 47

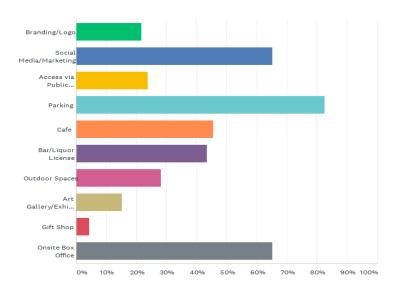
The results suggest that there is a concentration in performance and lack of new participation, however this is an opportunity for KAC to introduce other cultural/arts and activities to boost new engagement/audience to add to existing loyal attendees. Again, attendees expressed their high satisfaction with the staff, however there was lower satisfaction and comments on areas such as culturally and inclusive options. Respondents expressed that they liked the location being so central in Kwinana, and that parking was an important element, with possible improvements needed. A large portion of respondents attend activities and events outside of Kwinana and see opportunities to share our 'hidden gem' through more advertising and promotion.

Of the 47 respondents, 39 provided their locality, with only 50% of these respondents being from within the City of Kwinana. The other 50% varied widely, from nearby Rockingham to northern suburbs such as Mount Lawley, Yanchep and even as far as Leonora. The age of the respondents was well spread also across most age brackets, with the lowest being under 18 and 65+.

- 1. The majority of respondents to this survey were either performers or attending as audience. Attending events followed closely behind with very few visual artists, hobbyists or sport/recreation. This suggests there is a concentration in the performance aspect of the business and less so in other arts and cultural activities.
- 2. 55% of respondents have been using KAC for more than 6 years, and 33% between 3-5 years, which suggests that there is a great loyalty and retention of audience. With low respondents only recently starting to attend Koorliny, this suggests that there is opportunity to drive up new participation with KAC.
- 3. The types of activities that community attended KAC for were predominately theatre, with 85% of respondents selecting this as one of their options. Half the amount additionally selected music, dance and events with very few to none selecting fashion, visual arts and sport/recreation. Again, there is a concentration in the performance aspect of the business and less so in other arts and cultural activities.
- 4. Detail on the type of attendance was extensive, and again theatre, music and dance were the most common. The LyriK Awards, and other awards/competitions were noted as other common attendances.
- 5. It would appear that the Centre is utilised quite evenly over the year with 30% of the respondents using the Centre once a week or more, 24% 1-2 a month, 24% every 6 months and 20% once a year.
- 6. 70% of the bookings are regular/recurring.

- 7. KAC's Facebook page is utilised to ascertain information regarding upcoming activities/performances more than any other avenue with 78% of respondents selecting this, the Koorliny website and word of mouth following closely behind. What's On Kwinana and advertising is the lowest selected source, which suggests that there is a lack in promotional material beyond social media/internet and the City's promotion of KAC. (Note that this question was a 'tick all those that apply').
- 8. Overall respondents were satisfied with the range of elements listed, with only a minimal number selecting below OK. The level/quality of service provided by KAC was the element respondents are most satisfied with, with the ability to meet needs, ticket costs and variety of performances of high satisfaction also. The satisfaction was lower in areas such as; culturally and linguistically diverse (CALD) activities/performances on offer; inclusive and accessible activities/performances and the condition of the venue. All of these areas could be of great opportunity for Koorliny to expand their audience.
- 9. The most mentioned last activity/performance attended was Shout!, a Koorliny produced theatre production.
- 10. 88% of respondents were able to identify if the last activity/performance was local or external, with 78% of those noting that it was local to Kwinana.
- 11. 75% of respondents additionally attend events outside of Kwinana, the most commonly mentioned being Mandurah Arts Centre, Fremantle Arts Centre and Perth CBD facilities.
- 12. 87% of respondents have not experienced difficulty accessing the facility, those who had commented on the parking as the issue.
- 13. The top three selected elements most important to a facility/arts centre were parking at 83%, social media/marketing and onsite box office at 65%. Bar/liquor license and café followed at equal importance to each other. (Note that this question was a 'tick all those that apply').





- 14. When asked what they like most about Koorliny the most common theme was positive comments about staff, easy access and the location being in the heart of Kwinana. The fact that it had locally produced, in-house productions was another common theme.
- 15. Suggested opportunities and visions for the future of KAC were varied with key points including more inclusive activities (disability, age etc.), use of the outdoor amphitheatre, craft/visual arts programming, live music and upgrades to the facility (particularly the theatre).

16. The Further Feedback option also provided varied comments with respondents using it as an opportunity to congratulate KAC for their great work and give thanks for the venue. A few comments suggest wider promotion would be beneficial, as this 'hidden gem' is not widely known.

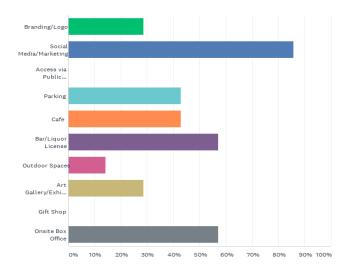
Regular Facilitators/Hirers Survey

Number of participants – 7

With only seven respondents, the results provide insight but do not offer extensive understanding as there is potentially a larger audience which has not been represented. Key themes from the survey suggest that facilitators are very satisfied with the services and the ability for KAC to meet their needs, the staffing a common thread of this satisfaction, with opportunities for further support including promotion, culturally diverse activities and funding/grants. Visions for the centre include more use of the amphitheatre and programming of arts activities.

- 1. 57% of respondents have been using KAC for more than 6 years, and the other 43% between 3-5 years which suggests there is great loyalty with facilitators, but potentially a gap in new relationships with hirers.
- 2. Theatre and events were equally the two most common activities of the respondents, with dance close behind, then music. Therefore, this survey follows the opinions of these areas, and lacks the view of fashion, visual art, and sport/recreation.
- 3. Activities were further described and included, school musical theatre, community productions, awards events, book club and dance lessons.
- 4. It seems that the KAC is utilised quite evenly over the year with 29% of the respondents using KAC once a week or more, 29% every 6 months and 29% once a year.
- 5. 71% of the bookings are regular/recurring.
- 6. KAC's Facebook page is utilised to find out information about upcoming activities/performances more than any other avenue with 85% of respondents selecting this, the Koorliny website follows closely behind alongside What's On Kwinana. Advertising is the lowest selected source, which suggests that there is a lack in promotional material beyond social media/internet. (Note that this question was a 'tick all those that apply').
- 7. Overall respondents were satisfied with the range of elements listed, with no results lower than OK. Respondents were most satisfied with; the ability of the centre to meet their needs and the level/quality of service provided by KAC. The satisfaction was lower in; the support for culturally and linguistically diverse (CALD) activities/performance; and assistance in seeking funding/grants. Both of these areas could be of great opportunity for Koorliny to expand their audience and support their hirers to build capacity through funding avenues.
- 8. No respondents expressed concerns over accessing the facility.
- 9. Half of the respondents either currently use storage at Koorliny or would like to in the future. The detail suggests temporary storage is most common for use during bump in/out and during construction of performances/events.
- 10. Increased advertising and programming for students in arts areas were suggested as opportunities for KAC to support the respondent organisations further.
- 11. Social media/marketing was the highest ranked element important to the respondent in a facility/arts venue at 85%. A bar/liquor license and onsite box office were second and equally important at 57%. (Note that this question was a 'tick all those that apply')

Q11 Select the four (4) most important elements to you in a facility / arts venue?



- 12. All respondents commented the staff is what they most like at KAC.
- 13. The use of the outdoor amphitheatre was the most commonly noted vison/opportunity for the future of KAC.
- 14. Other feedback included further praise of the KAC and a suggestion around updates needed to Studio 1.

Corporate Sponsors Consultation

Number of stakeholders contacted – 4 Number of stakeholders participated – 2

Although only two corporate sponsors were able to participate in the consultation, one had long-term associations and the other had only sponsored for the first time this year. Both were very satisfied with the services of KAC, specifically the onsite manager, Kate McIntosh and the staff. Both were also very satisfied with their return on the contribution being through positive brand awareness and promotion, and although this has been difficult due to COVID-19, they feel that they have kept been well informed of how the outcome has differed than intended.

Other key items to note -

- Sponsorship came via the Board on both occasions, and both spoke positively of the Board and their involvement;
- Sponsorship is varied, in-kind, cash contributions for a specific, event, space or equipment;
- Both would like to utilise the spaces for business meetings or social functions should the appropriate occasion arise; and
- Both share upcoming events/newsletters from KAC with their staff and encourage participation.

Internal Stakeholders Consultation

Number of stakeholders contacted – 4 Number of stakeholders participated – 3 The key theme from the conversations with internal stakeholders, was the lack in understanding around the City's relationship with Koorliny. Officers are seeking clarity around how the City can use or collaborate with KAC, and who would be responsible for championing this relationship. (Recommendation – Potentially a leader from each area of Youth, Arts and Programming could meet frequently with KAC, something similar happened some years ago).

Satisfaction with KAC and the facility was more difficult to understand due to minimal relationships recently, however comments were positive of the staff and the extensive change to the facility over the last few years. The KAC has been previously utilised by the City of Kwinana for Lyrik Awards, NAIDOC launch events and volunteer recognition events.

Feedback for future consideration for the KAC included:

- More promotion beyond Facebook around the City, and the improvement of promotional materials through branding and logo;
- Increasing youth participation through programming which would better suit the facilities at Koorliny which the Zone do not have;
- Developing a better connection to the Darius Wells, to help create the culture and arts hub; and
- Increasing participation through community hirers (in addition to the business hirers) e.g. small bands utilising recording studio

Management and Staffing

- The centre is led by a fulltime general manager, who reports directly to the Board.
- The general manager is supported by a fulltime operations manager.
- The centre employs two part time (0.6) administration officers, one who has responsibility for marketing/admin and the other is the development officer.
- The centre also has a part time (0.65) technician.
- The centre also has a part time (0.2) accounts officer.
- The workforce is supplemented on as needs basis by casuals (3 regular staff).

Benchmarking and Current Positioning Within the Arts and Culture Sector

Measuring success for an arts facility involves selecting and monitoring indicators at three (3) levels:

- 1. The facility's critical success factors (e.g. programming, marketing, engagement).
- 2. Centre outcomes (e.g. utilisation, attendance).
- 3. The anticipated public good outcomes. (This one being the most challenging to measure).

Local Benchmarks:

Desktop research was conducted as part of this review to ascertain acceptable benchmarks and examples of best practice in relation to the funding and operation of ten Western Australian arts centre facilities. They provided key findings in relation to the positioning of local governments' operating models, governance, financial arrangements, programming, SWOT analysis, focus areas and approaches to showcasing arts and culture.

The findings were wide and varied, reflecting the different needs and objectives of the LGA's.

Key findings were as follows:

- Regional areas have greater availability of funding opportunities;
- Regional venues are positioned and utilised more as a one-stop-shop for everything (venue hire, community group space, movie theatre, theatre, and performances;
- 8 of 10 respondents are LGA owned (not Mandurah or Matt Dann);
- 9 out of 10 facilities are LGA funded (either full or part funded) (BREC run as a NFP);
- 5 out of 10 facilities are fully funded (and staffed) by LGA;
- 5 of 10 respondents have a Board in place;
- 4 of the 10 respondents have an Agreement or MOU in place; and
- 6 out of 10 respondents have a loyalty / membership program (discounted and early release tickets etc.).

Summary for each venue as follows (See also Appendix C):

Mandurah Performing Arts Centre

Mandurah Performing Arts Centre (MANPAC) opened in 1997 and is supported (but not owned) by the City of Mandurah (Board in place with two City of Mandurah employees). The City of Mandurah contribution is approx. 40% of the total revenue (operational funding is \$646,800 (ex GST) per year with an additional \$69,500 for the gallery.

MANPAC has an in-house gallery, 777 seat theatre (with orchestra pit) 144 seat black-box theatre, dance studio and various multi-use rooms. The venue's use ratio is 60% venue hire 30% buy in and 10% self-production.

Margaret River HEART (Hub of Entertainment Arts & Regional Tourism.)

Margaret River Heart recently opened in 2019. The building has replaced a town building that had strong historical ties within the community. HEART is now Shire-run where a well-liked community group ran the old building. There was a long period of inactivity while the new building was being built. The Centre is fully funded and staffed by the Shire of Augusta – Margaret River with operating expenses of \$1million + \$135,000 provision for maintenance.

The venue features are the Main Theatre (max 442), a Studio Theatre with retractable raked seating and optional open floor space (max 144) Foyer Gallery & Bar Gallery Capacity (max 473) Courtyard & Foyer Bar Capacity (max 196), four exhibition spaces including one on Mezzanine level (max 50), 'Soundshell' outdoor stage (max 442) and Exhibition Hall/Court 3 Capacity (max 715)

As the Centre only recently opened, there is minimal statistical data at this time. It is expected that the venue's use ratio will be 69% venue hire, 30% buy-in and 1% self-production.

Don Russell Performing Arts Centre (Gosnells)

Don Russell Performing Arts Centre opened in 1984 and is owned and operated by the City of Gosnells (no Board or advisory committee). The Centre is approximately 20km from the City Centre or 35mins drive by car.

The Centre has an allocated budget of \$409,000 (ex GST) with 58% of the revenue coming from the City of Gosnells and 42% coming from other revenue streams (ticket sales, hire fees, kiosk sales).

The Centre has 216-seat theatre and various multi-use rooms. The venue's use ratio is 60% venue hire, 40% buy-in and 0% self-production.

Kalamunda Performing Arts Centre

The Kalamunda Performing Arts Centre is owned and operated by the City of Kalamunda (no board or advisory committee). The Centre is approximately 29km from the city centre or 35mins drive by car.

The Centre has an allocated budget of \$559,000 (ex GST) which is approx. 80% of the Centre's income with 20% of the revenue coming from earned income.

The Centre has 257-seat theatre, Agriculture Hall (220), the Black Box theatre (217), Lesser Hall (40) and various multi-use rooms. The venue's use ratio is 70% venue hire, 30% buy-in and 0% self-production.

Queens Park Theatre (Geraldton)

The Queens Park Theatre was opened in 2005 with the venue owned and operated by the City of Greater Geraldton. The Centre has an allocated annual budget of only \$30,000 for programming. There is no board in place but there is a well-established advisory group for external programming selection. The City of Greater Geraldton only contributes 3.61% with 96.39% of total revenue coming from earned income. The Centre receives funding from multiple grants and sponsorships, many of which are only available to regional areas.

It is interesting to note that the venue's use ratio is 10% venue hire, 40% buy-in and 50% self-production. They venue only hires to one regular youth theatre group throughout the year.

The Centre has a 673-seat auditorium, two large foyers (160 pax. each) with bars, 400-seat outdoor amphitheatre and various multi-purpose rooms. The building has many accessibility issues.

Albany Entertainment Centre

The Albany Entertainment Centre was built in 2010 and is supported by the City of Albany and the State Government. 45% of the operational funding comes from the City of Albany and 55% from the State Government. The City of Albany contributes 27% of the earned income of approx. \$1.6million revenue.

An MOU is in place between the City of Albany and Perth Theatre Trust. A Board is in place with two City of Albany executives on the Board, which meets every 2 months.

The Centre has a 600-seat theatre, 200-person capacity studio, a restaurant, the foyer area for 120 people and mobile bars.

The venue use ratio is 40% venue hire, 45% buy-in program, 10% community / school production and 5% self-produced (opera gala night, variety concert).

Red Earth Arts Precinct (REAP - Karratha)

REAP was not in a position to provide sufficient information regarding the Centre due to constraints during COVID-19. REAP is owned and operated by the City of Karratha and opened in 2018. The

new arts precinct replaced the Walkington Theatre, which was originally built in 1986 and closed 2011.

Current operating costs are \$3.2m (ex GST), currently running at a \$1.5m loss per year. Due to the location, air-conditioning expenses within the Centre are very high (approx. \$2,000 per day).

The Centre incorporates a 476-seat theatre that can operate as a cinema (or a flat floor auditorium), an outdoor rooftop function space, two rehearsal rooms, dressing rooms and art spaces within the foyers. There are hospitality areas on both floors.

Also located at the venue is the Karratha Library and a range of hireable spaces.

Matt Dann Theatre (Port Hedland)

The Matt Dann Theatre is located on the grounds of Hedland High School. The theatre is owned by the Department of Education and operated by Town of Port Hedland under an MOU agreement for a 25-year term ending in 2021. As the Department of Education owns the facility, the MOU is that the facility will be available for use by the Ed Dept. during school hours and at night when required. The school is responsible for building maintenance and the Town of Port Hedland is responsible for their own equipment and gear.

The Centre is fully funded and staffed by the Town of Port Hedland which contributes 62.96% of the income, with an allocated budget of \$530,000 per year.

The theatre has a 302-seat Auditorium, Foyer Capacity 302 Standing (Up to 150 Seated) and a licenced bar upon prior request.

The Centres' focus is a live performance venue and cinema and is the only performance venue in town.

Bunbury Regional Entertainment Centre

Bunbury was not in a position to provide information due to constraints during COVID-19.

Bunbury Regional Entertainment Centre (BREC) opened in 1990. BREC is owned by the City of Bunbury and operated as a not-for-profit organisation.

BREC has Stage One Theatre, which has an 810-seat capacity, The Cube Theatre that seats 242 tiered (or 200 cabaret) and three (3) suites with a capacity of up to 240 people.

Koorliny Arts Centre

Koorliny Arts Centre was built in 1991, is owned by the City of Kwinana, and is located approximately 29km from the city centre. The Centre is currently leased to Koorliny Arts Centre Association Inc., which is managed by a Board and does not employ City of Kwinana staff.

The City of Kwinana contributes is approx. 56% of the total revenue with a grant of \$407,212 (ex GST) per year.

The Centre has 234-seat theatre, 72-seat black-box theatre /multi-use space, a dance studio and a number of multi-purpose rooms. The venue's use ratio is 60% venue hire, 10% buy-in and 30% self-production.

Summary of venue benchmarking as follows:

Centres operate under different management models depending on the required outcome for the Centre and LGA. For example, a Centre's objective may be as a community hub / facility in a small town with no other facilities available (movies, hireable space, dance and performing arts), or an arts and culture centre for creative and cultural use only.

All arts centres provide services to local schools, have a 'morning melodies' program for seniors. Majority of centres report that their main demographic is seniors and that they struggle to attract opportunities for programming or to collaborate with multicultural and indigenous groups.

Refer to *Appendix C* for full desktop Benching Marking research.

National Benchmarks:

Local government continues to play a significant role in the management and operational funding of performing arts centres. The 2019 Performing Art Centre (PAC) Australia Economic Activity report provides some key findings for consideration:

- Local Government takes a leading role as the owners of 80.4% of performing arts infrastructure venues and of these, 66.7% are directly managed by their Council.
- Local Government subsidy represents the largest source of income, at over one third (36.95%) of all revenues. This percentage has increased since 2017 (31%) and 2015 (27.1%).
- Almost one-third (32.3%) of respondents manage venues with total capacities up to 550 seats. 30.9% fall into a group of venues with between 550 and 1,100 seating capacity 5.9% of venues report multiple spaces with a total capacity greater than 3,000 seats.
- Financial data was provided by 49 respondents with respondent turnover ranging from \$133,395 to \$24.2 million.
- Government subsidies received by all respondents represents 40.93% of their operational support.
- The average government funding received based on a turnover of less than \$1 million is \$417,965.
- Higher percentages of income from government sources is received by respondents with a turnover less than \$1 million (48.2%), and those managed by their local council (49.87%).
- Professional performances account for 52% of all performances, while 48% are community performances (school productions, amateur performance groups, dance and drama training presentations.)
- The percentage of entreprenered performances continued a downward trend from 48% of all respondents' reporting performances in 2015, to 35% in 2017 and 33.2% in 2019.
- The predominant expense remains labour at 44.83% of their total expenditure, a decrease of 4.47% from the 49.3% reported in 2017.
- Entrepreneurial programming is a central focus for community engagement for audiences.
 Approximately 85% of respondents program community engagement activities to complement professional productions presented in their venues. Activities included pre or post show discussion, workshops and masterclasses, participatory activities, readings, residencies and other community opportunities.

Trends for Performing Arts Spaces

Findings within the Performing Arts Centre Annual Activity Report highlight a shift away from the traditional role of a performing arts centre, to a place of innovation and learning. Art centres are often a community's creative hub and an important part of the social infrastructure of a region.

The performing arts sector has also changed over many decades, particularly over the last ten years. Arts centres are now seen as having a strong alignment with community building and benefits – a shift from a 'home for the performing arts' to a 'place of innovation and learning' with 24% of the activities being non-arts activities.

With appropriate programming and community engagement, performing arts spaces encourage a mutual understanding of the value of the arts whilst also making the most of a community's cultural infrastructure.

S.W.O.T Analysis of Koorliny Arts Centre

Strengths

- Location within cultural/community precinct for recreation, entertainment and social connection
- In-house ticketing system.
- In-house marketing personnel.
- Customer service and support provided by KAC for users / facilitators.
- Two theatres (234 seat / 72 seat), 1000 seat outdoor amphitheatre space, courtyard space and a range of studio spaces.
- Manager has good technical knowledge.

Weaknesses

- Lack of integration and collaboration between KAC and CoK.
- Noise restrictions to maximise the use of the amphitheatre.
- Audience diversity, particularly with ATSI and CaLD audience.
- No permanent liquor license at the centre.
- Lack of modern technical equipment (i.e. fly-tower) to attract touring shows.
- Size of venue to be able to accommodate larger touring shows.
- Theatre too small for large hirers (school graduations, dance concerts and large touring productions).
- The positioning of the centre is somewhat isolated from the centre city precinct and daily public traffic.
- Lack of formal feedback or engagement with the community.
- Board members have limited arts experience but do not represent the arts industry (locally)
 Refer to Appendix D for KAC Board Skills Matrix.
- Low socio-economic demographic (ticket prices remain low vs quality of product).
- Inability to attract funding / sponsorship.
- Facility ageing and in need of refurbishment / refresh.
- Inadequate signage at the facility to increase the appeal and visibility of the centre.

Opportunities

- Increase collaboration and integration between KAC and City of Kwinana particularly with regard to events and programming.
- Increase funding opportunities (grants and sponsorship).
- Increased collaboration with new community groups using KAC.
- Increased marketing of events / activities, particularly to newer Kwinana areas.
- Increase in walk-in traffic i.e. café / meeting place.
- Box office available to ticketed events outside venue.
- Diversify income streams of non-arts events (e.g. use of central courtyard for other types of events / gatherings such as weddings, networking, general local entertainment at centre.
- Build relationships with other facilities within the city precinct (Darius Wells Library and Resource Centre, the Zone Youth Centre, Recquatic).
- Build relationships with businesses within and outside the city precinct i.e. opportunities for meetings, conferences and product launches.

Threats

- Continual decrease in attendance, ticket sales, MOU's and community groups using the facility.
- Long-term financial viability.
- Long-term sustainability of current function / programming model.
- Current economic climate less disposable income.
- Free events taking place in the local region (competing for resources and audiences).
- Other competitors including other arts centre (MPAC) and other multi-purpose facilities with comparable hire rates.
- Future development of performing arts facility at local high school.

Measuring Value for Money

A key challenge in creating opportunity and access to arts and culture lies in measuring value or benefits of arts and cultural activies.

Measuring value is particularly difficult for activities that:

- Deliver private benefit (to the direct users) and wider social benefits (spill over effects to the community as a whole)
- Do not generate sufficient financial returns to enable the service to be provided on a purely user pays basis
- Generate some returns that are inherently intangible (and open to debate) to both the individual and society

Libraries, swimming pools, arts centres, galleries and the alike are often referred to as 'merit goods' and which have spill over benefits for example a shared cultural experience, a shift of understanding, many of which cannot be measured by how many ticket have been sold.

KAC Response to KPI Review Report

KAC Inc. was provided the opportunity to respond to the City's KPI Review Report. KAC Inc. responded positively acknowledging there are a number of items that have been overlooked and have identified areas of improvement and development. The report has helped to stimulate further ideas and approaches.

This includes:

- The activation of the amphitheatre and courtyard spaces with a series of free summer concerts and activities:
- A dedicated development officer was appointed in January 2020 tasked with obtaining grant and sponsorship funding;
- Engagement of a consultant to assist audience development strategies;
- Continuing to develop a strong partnership between KAC and City to benefit the city centre and the Kwinana community;
- The development of a new partnership with Gilmore College;
- Development of KAC spaces in the Perth Fringe Festival;
- Progression of an external interactive art opportunity to liven up the KAC frontage.

In addition to their response to the KPI Report, KAC Inc. also highlights some of the centre's key achievements from the last four years, which could have not been possible without the support from the City.

These include:

- KAC was the recipient of the Independent Theatre Awards for Best Musical in Western Australia in 2016 (The Little Mermaid), 2017 (Chicago) and 2019 (The Boy from Oz);
- The engagement of 508 volunteers since 2016, equating to 97,500 volunteer hours valued at \$4,095,000 (in-kind);
- Successful delivery of the annual Kwinana Dance Festival, one of the premier dance festivals in the State, and now in its 30th year;
- Collaboration with the City of Kwinana to deliver the annual Lyrik Awards, NAIDOC week events, and Arts Awards event;
- Programming of four professional productions to allow Kwinana school students to attend free theatrical performances; and
- 34 free online events during the mandatory COVID-19 shutdown in May and June 2020, streamed live to the Centre's Facebook page.

Refer to Appendix E for Response Letter from KAC Inc. to KPI Review Report

Recommendations

Based on the review of the KPIs, data analysis and industry benchmarking, the following recommendations for the future strategic direction of the facility are as follows:

Governance

- 1. Develop and implement an equal opportunity policy / procedure for recruitment;
- 2. Ensure safety statistics are collected to enhance ongoing safety of KAC staff and visitors;
- 3. Ensure the KAC Complaints Procedure is made available on the KAC website.
- 4. Ensure the KAC Annual Report is published to the KAC website;

Strategic Planning

- 5. Ensure alignment and effectiveness of the KAC Strategic Plan actions to achieve KPI's (particularly financial):
- 6. Consideration be given for future Agreements (where relevant) to reporting frequency ie quarterly reporting for key statistics such as attendance, ticket sales, etc., and annual reporting for other strategic KPIs such as plans, asset register, etc.

Financial Planning

- 7. Diversifying income streams with new markets (such as, but not limited to, use of central courtyard for other types of events / gatherings i.e. weddings, conferences) to increase likelihood of meeting Grant financial ratio performance (maximum 45%);
- 8. Explore revitalisation of the kiosk / café as a more commercial entity for additional income stream including a permanent liquor license starting on a small-scale i.e. simple food/snack selection;

Collaboration and Partnerships

- 9. KAC to build long-term relationships with other facilities within the city precinct (Marketplace, Darius Wells Library and Resource Centre, the Zone Youth Centre, Recquatic) to increase collaboration with City of Kwinana particularly with regard to events and programming;
- 10. KAC / CoK to explore the opportunity of further activation of the amphitheatre and courtyard areas (via consultation / agreement with nearby residents);

Marketing, Engagement and Accessibility

- 11. The KAC Inc. Board to increase the number of committee members to include <u>specific</u> representation from the arts and culture sector (local / WA) ideally from artists and performing arts etc. This will ensure a balance of programming, activities and workshops and assist in the continual improvement of the marketing and audience development plan;
- 12. Connecting creative communities and events development of key partnerships with key stakeholders in the arts sector for future audience and program development including FRINGE Festival, Perth International Arts Festival, WASO, WA Ballet, Spare Parts Puppet Theatre, Country arts WA, Performing Lines WA, and CANWA;
- 13. Develop a multi-cultural programming stream to engage with Kwinana's CaLD and Aboriginal and Torres Strait Islander people's population;
- 14. Increase the visibility and appeal of the centre from the road / outside the centre;
- 15. Update / refresh the Koorliny website and make more user friendly. Expand on the history of the centre, the Board, add images of the facility and image gallery of the facility. i.e. the history of the centre is only found if searched;
- 16. Explore the option of box office ticket sales outside of the KAC. This would increase the profile of the centre through other avenues;

Asset Register

17. Ensure a register of current assets within the centre (both assets of the City and assets of KAC) is maintained and provided annually for review.

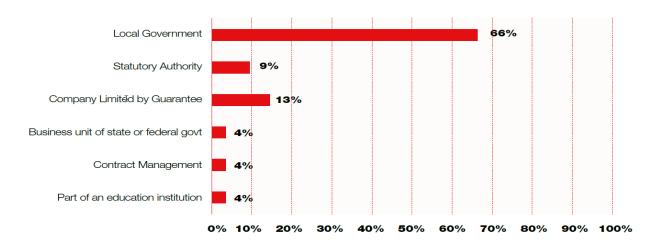
Revised Performance Indicators for the Koorliny Arts Centre

- Increase the performance KPI's (or drop the financial contribution target) as they are not aligned with the financial KPI's (currently meeting performance KPIs but not meeting financial KPI's)
- Develop / implement an equal opportunity policy / procedure for recruitment
- Respond to all enquiries within 24 hours of receiving them. Provide some evidence that this is taking place upon request. (change KPI to next business day as 24 hours is not always achievable i.e. over a weekend)
- Safety statistic for ongoing safety of staff and visitors to the centre.
- Comparison against the Strategic Plan and actions to achieve the KPI's (particularly financial)
- Comparison against Audience Development Plans and actions to achieve goals / targets

 Quarterly reporting of the key stats, i.e. attendance, ticket sales, etc., annual reporting to the City of all other KPIs (plans, asset register, etc.).

Management Models

Performing Arts Centre Australia reports that the majority of venues (66%) are managed directly by local government. those that were not managed by local governments are managed via other models, including contract management and company limited by guarantee.



The City will need to consider whether the current management model for the centre produces an optimal result for Council and the community. Potential future management models have been explored briefly below.

It is important to note that as the KAC Inc. owns a large proportion of technical equipment and infrastructure within the centre, the City would be required to source / purchase these items prior to taking over a management responsibility. The cost of this requirement is undetermined.

Option 1

The City manages the Centre as an internal business unit; including the day-to-day operations of the Centre using City employed centre manager and staff. the centre manager reporting to a City director or senior manager.

Option 2

Same as model 1 above but operational management of the centre is delegated to a committee of the City. The staff and centre manager, who are City employees, report to a management committee. The management committee could include appropriately qualified people from the arts and culture sector. A variation of this model would be where the venue manager may also be a City director or senior manager.

Option 3

The City manages the centre as an internal business unit; including the day-to-day operations of the centre using City employed centre manager and staff. An 'advisory' committee that advises on programming content, cross-City collaboration etc. The advisory committee could include a diverse range of City staff from a cross section of City business units, members of the community,

members from arts and culture sector (no Elected Members). The centre manager reporting to a City director or senior manager.

Option 4

The City manages the centre as an internal business unit, including the day-to-day operations of the Centre using a City employed centre manager and staff. A 'CoK advisory' committee that advises on programming content, cross-City collaboration etc. The advisory committee could include a diverse range of City staff from a cross section of City business units. (No Elected Members). The centre manager reporting to a City director or senior manager.

Option 5

The City 'outsources' the management of the facility to an independent and dedicated venue manager. The City establishes an advisory committee of appropriately qualified persons to advise on programming, venue activity and engagement with the community. The City enters into a detailed contract / agreement for service / KPI's with the venue manager. The contract / agreement should also describe City's expectations on the nature and the quality of services to be provided. The venue manager reporting to a City director or senior manager.

Option 6 – (Current Model)

City leases the venue to a separate legally established organisation that oversees the management of the arts centre. The City enters into a detailed contract / agreement for service / KPI's with the organisation. The City supports the organisation without any City representation on the governing body. The organisation is responsible for the management of the centre. An 'advisory' group that advises on programming content, cross-City collaboration etc. An advisory group could be established to include a diverse range of City staff from a cross section of City business units to increase collaboration.

Recommended Management Model

Option 6 has been identified the recommended future management model based on the following rationale, as well as the below pros and cons table:

- Builds on existing strengths of the current operating model with key changes to the Service Level Agreement and KPI's to align with the City's vision and strategic outcomes.
- The centre is managed and staffed by industry appropriate staff with the expertise in their field (experienced theatre, venue and technical staff), supported by a large team of committed local volunteers.
- An independent model has benefits that relate to programming, for example, more adventurous / 'risky' programming can be presented without having to be defended by Council/City if there are complaints from residents.
- The centre would retain an independent brand, marketing / communications and level of autonomy, while still acknowledging support from the City.
- Communications and social media not limited by City policies or restrictions.
- Flexibility in employment conditions may be more aligned with industry practice supporting
 increased effectiveness which would result in potentially lower employment costs outside of
 local government awards, particularly for duties performed outside of ordinary hours.
- There would be strong community and specialist arts involvement via an advisory group for external involvement.
- Reduced impact of City operations allowing time to be focused on other priority areas.
- Capacity to attract external funding by an independent body, with potential to still leverage
 off the City's support and contributions.

Operational / Management Models - Pros and Cons are outlined in the table below.

Koorliny Arts Centre Future Operating Model - Preliminary Analysis

INDEPENDENT ENTITY	INDEPENDENT ENTITY	CITY OF KWINANA MANAGED	CITY OF KWINANA MANAGED	
Benefits / Pros	Costs / Cons	Costs / Cons Benefits / Pros		
	PURI	POSE		
 The purpose of the arts centre is very clear to the Board and the organisation, rather than being in a City department where the value of the business unit to the community is not well understood. 	to the Board and the strategies that are not aligned with the City or the desires of local community. strategies that are not aligned with the City or the desires of local community.		 Professional performing arts and cultural programming may be considered a discretionary (nonessential) service. 	
	PROGR	AMMING		
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons	
More adventurous / 'risky' programming can be presented without having to be defended by Council if there are complaints from residents.	 Board or committee may hinder creative direction. Not the same access to collaboration opportunities with internal City departments. 	 Greater ability to partner with other business units and access their resources to deliver community benefit and programs, e.g. Community Engagement Place and Diversity), Library and Resource Centre (programming), Events team, the Zone (youth), Family Day Care, Comms and Marketing team. The City can control the quality of programming at a strategic level and ensure that it integrates it with the City's Cultural Plan. 	 Direction of activities may be subject to community / Elected Member feedback. Creative direction may be limited or challenged. 	

	MARK	(ETING		
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons	
 Ability to establish a brand distinct from the City. Communications and social media not limited by City policies or restrictions. 	from the City. Communications and social media not limited by City policies or City communications and networks. City communications and networks. Limiting the programm		 Some marketing and social media restrictions. Limits on sponsorship opportunities due to prioritisation / competing interests. 	
	COMMUN	IICATIONS		
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons	
 Freedom to craft communications content and timeline. 	, , ,		 Slow communication processes, not responsive in some instances. 	
	GOVER	RNANCE		
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons	
 Ability to make fast decisions. Representation of City on an independent Board may facilitate communication to Council / business units. Strong community and specialist artist involvement in programming and general presentation and operations within the venue from the 'advisory committee' and Board. 	 Risk of special interest groups having too much influence; risk of inappropriate choices in board membership. Reliant on own core team and resources. 'Independent board' may develop agendas that may not be consistent with City's overarching strategic Cultural Plan. Unskilled / non-diverse Board may have a negative influence. 	 Local Government Act provides a highly structured and accountable operating environment with defined policies and accountabilities. The venue would not be quarantined by a lengthy lease thus enabling it to respond to Council's evolving cultural development agendas. Potential for the Centre to be distanced from users and 	Can be slow decision-making process, outside of control of the Centre management	

 The City can still exercise a degree of control via a contract specifying levels of services. 		stakeholders if there was no advisory or management committee.	
	FUNDING / FINANC	CIAL MANAGEMENT	
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons
 Access to financial resources (funding, sponsorship) that may not be available to local government. Any surplus at the end of the year is re-invested into the Centre rather than being absorbed into consolidated revenue. Potentially lower employment costs outside of local government awards. 	Increased risk of financial instability.	the centre, the City is able to ensure that its operational funding for the	 A change of Elected Members can change the investment relationship with the centre. Use of ratepayers money – more rigorous compliance and reporting, also competitive neutrality issues to consider. Procurement restrictions on entertainment, equipment, suppliers and services. Lack of flexibility to negotiate away from set fees and charges. The cost of staff is likely to be higher with Council employed staff running the venue as they would be subject to LG award rates for overtime etc.
	OPERA	ATIONS	
Benefits / Pros	Costs / Cons	Benefits / Pros	Costs / Cons
 Flexibility in employment conditions may be more aligned with industry practice supporting increased effectiveness. 	 The process to seek Council financial support for equipment upgrade or maintenance requires rigour and strong business cases to be competitive with City departments also seeking funds. 	 Resource options for additional relief or skilled staff as required. Operational funding defined and committed through budget processes. 	The manager of the centre may not have the experience in arts administration and running an arts facility. The centre could therefore operate in a less strategically

The City would be forced to focus on	focussed manner and operational
all facility management and	issues could emerge
maintenance matters on an ongoing	 Increased complexity in recruiting
basis.	within the City's HR policies,
	consultation, and compliance.
	 Increase in resource for senior
	manager or director to manage the
	centre as part of their business unit.

APPENDICES

Appendix A - Koorliny Arts Centre V Service Level Agreement

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments				
	To achieve core elements of goo	To achieve core elements of good governance and accountability.								
	Hold an annual general meeting as per the provisions of the KAC Inc. constitution	Hold one annual general meeting annually.	26/10/17	25/10/17	24/10/17	An annual general meeting was conducted.				
	Publish an annual report on the Centre's activities each	Provide a copy of the Annual Report including audited financial statements, within 3 months of end of financial year.	√	√	√	KAC provided an annual report to CoK, which included audited financial statements.				
Щ	financial year of the funded period to be made available on KAC's website.	Annual Report comprising of on KPIs and objectives of the funding agreement.	√	√	√	KAC provided an annual report to CoK.				
GOVERNANCE		Publish Annual Report to KAC website.	×	×	×	The annual report was not published on KAC website.				
GOVE	Provide appropriate expertise on KAC Board of management to enable satisfactory implementation of the Strategic Plan and marketing, Audience Development and Programming Plans.	Board members are to provide ongoing expertise.	✓	√	✓	The members have a professional knowledge basis in areas including finance, academic, public relations and marketing, Media and Corporate Communications, training and development, business and operations, arts/literature and women's interests. Refer to <i>Appendix D</i> for Skills Matrix.				

Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
	Board committee to enable satisfactory implementation of the Strategic Plan and Marketing, Audience Development and Programming Plans.				Strategic Plan development endorsed by Board and implemented (April 2017). Updates to the documents has been limited.
Undertake an annual review of the Centre's Risk Management	Provide a copy of the Risk Management Plan document.	Not requested	Not requested	✓	KAC provided a copy of the Risk Management Plan.
Plan and ensure all appropriate certificates of insurance are held, including those of external subcontractors or providers	Provide copies of Certificates of Currency for all insurances held including those held by subcontractors upon request.	Not requested	Not requested	√	
Provide a telephone line for community enquiries about the	Provide a telephone line for Centre enquiries manned during business hours.	√	*	√	
Centre during normal business hours and a mechanism for enquiries to be made via the	Provide a mechanism for enquires to be made via the Centre's website.	√	*	√	
Centre's website, such enquiries to be responded to within 24 hours.	Respond to all enquiries within 24 hours of receiving them. Provide some evidence that this is taking place upon request.	√	√	√	
Maintain and implement a complaints procedure to receive and deal with	Provide a copy of the complaint's procedure upon request.	Not requested	Not requested	√	Date of Policy May 2019 – due for review May 2022
complaints regarding the Centre from any member of the public.	Publish a copy of the complaint's procedure on the KAC website.	Not requested	Not requested	×	The Complaints Procedure was not made available on KAC website.

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
	A copy of the complaint's procedure shall be made available on KAC's website.					
	To maintain a safe working environment for employees and contractors of KAC.	Provide copies of incident reports upon request.	Not requested	Not requested	√	Copies of incident reports provided by KAC
	Adhere to equal opportunity principles and the Equal Opportunity Act 1984 in its operation of the Centre.	Adhere to equal opportunity principles and the Equal Opportunity Act 1984 in its operation of the Centre.	√	√	√	
	Recognise City of Kwinana as a key funding organisation.	Evidence of acknowledgement of the City of Kwinana on marketing material, website at the KAC.	√	√	√	
	Encourage representation by local Kwinana residents on the Board of Association.	Advise the City of any changes to Board membership within one month of change occurring.	√	✓	√	
	To identify the long-term vision a	nd aims of KAC:				
STRATEGIC PLANNING	Develop / Implement a Strategic Plan by 31 January 2017 and review annually.	Provide a copy of reviewed Strategic Plan document upon request.	✓	√	✓	This did not make the deadline of 31 January 2017. The Strategic Plan was adopted by the Board on the 27th April 2017, and a copy presented to the City on 1st May 2017. A copy of the current Strategic plan supplied to CoK. There is no evidence that the Strategic Plan has been reviewed.
	Develop / implement a Marketing Plan and review annually.	Provide a copy of Marketing Plan document upon request.	Not requested	Not requested	✓	A copy of the current Marketing Plan and a specific Show Marketing Plan provided to CoK. There is no evidence

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
						that the Marketing Plan has been reviewed.
	Develop / implement an Audience Development Plan and review annually.	Provide a copy of Audience Development Plan document upon request.	Not requested	Not requested	✓	A copy of the current Audience Development Plan supplied to CoK. There is no evidence that the Audience Development Plan has been reviewed.
	Collaborating with the City regarding planning for and implementation of capital works to achieve the outcomes of the Strategic Plan.	Achievement of capital works, maintenance and improvement targets as jointly agreed each financial year.	✓	>	✓	
	Ensure the long-term financial via	-				
	Diversify KAC's income bases to ensure the Grant constitutes a maximum of 45% of total	Achievement of other income is 55% of total income annually.				Based on the current operating subsidy amount of \$407,212, total income will need to be no less than \$904,916
PLANNING	income by expiration of the Term of this Agreement.		×	×	×	annually. Koorliny has not reached that income amount: 2016/17: \$842,272
			(48.3%)	(52.4%)	(56.8%)	2017/18: \$751,523 2018/19: \$716,014
FINANCIAL	Develop / Implement a Five- Year Financial Plan (endorsed by the KAC Committee) and review annually.	Provide a copy of Five-year Financial Plan document upon request.	Not requested	Not requested	✓	A copy of the current Five-Year Financial Plan has been supplied to CoK. The Financial Plan has been revised to include revised financial figures.
H F	To operate Koorliny Arts Centre a targets.	as an active creative and cultural hul	o for the region	on and use its	best endeav	ours to achieve the agreed performance

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
	Total attendance over all programs: 35,000 per annum.	Attendance based on head count.	√	√	√	2016/17: 62241 2017/18: 51844 2018/19: 52589
	Total ticket sales: 25,000 per annum.	Attendance based on tickets sold.	✓	√	✓	2016/17: 29599 2017/18: 25680 2018/19: 26374
	Number of internal KAC performances or events including presentations of touring shows: 80 per annum.	Number of performances entreprenered by KAC Inc.	√	√	√	2016/17: 127 2017/18: 116 2018/19: 95
	Number of external hirer performances: 40 per annum.	Number of performances where the venue has been hired to an external provider.	✓	✓	✓	2016/17: 85 2017/18: 67 2018/19: 72
	Number of workshops and ongoing classes: 600 events	Number of ongoing arts and culture related classes and workshops hosted in studio spaces and across the Centre.	✓	✓	✓	2016/17: 969 2017/18: 823 2018/19: 813
	Number of dark nights (no events or use of venue): 130	Number of 'dark' nights in both theatres.	✓	✓	✓	2016/17: 71 2017/18: 113 2018/19: 127
	To increase strategic partnership	approaches to achieve strategic ain	ns by meeting	g the agreed t	argets.	
ABORATION ARTNERSHIPS	Number of community groups using the Centre: minimum of 10.	Number and type of community based and other groups using the venue on a casual and permanent basis.	√	√	√	2016/17: 11 2017/18: 10 2018/19: 10
COLLABORATION AND PARTNERSHIP	programming a show, event,	Number of mutual arrangements entered into with other agencies or organisations to enhance the achievement of objectives.	✓	√	√	2016/17: 4 2017/18: 3 2018/19: 4

Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
Number of formal memorandums of understanding for co-located, long-term community enterprises: minimum of 1 per annum.	Number of memorandums of understanding agreements with co-located, long-term community enterprises or community groups.	√	√	√	2016/17: 2 2017/18: 2 2018/19: 2
Participation in City of Kwinana cultural and community planning activities through attendance by KAC representative at City of Kwinana Arts Advisory Group (or similar) meetings: 100% attendance.	Participation and attendance at cultural and community planning meetings at Kwinana Arts Advisory Group meetings.	✓	N/A	N/A	The Arts Advisory Committee were meeting on a quarterly basis. The last known meeting was held on 29 March 2016.
•	of KAC in the Kwinana and surrour	nding areas th	nrough engag	ement with v	·
Preparation of Marketing, Audience Development and Programming Plans and policies (endorsed by KAC committee) that: I. identify resource allocation relating to skill, training,	Provide a copy of the Marketing Plan, (endorsed by KAC Committee) that identify resource allocation and budget to achieve relevant targets and provides for inclusion of indigenous and multicultural groups to align with the City's cultural plans.	Not requested	Not requested	✓	No reference made to the inclusion of indigenous or multicultural groups. No reference made to alignment of the CoK Cultural Plan.

		Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
AND ENGACEMENT	AND ENGAGEMENT	technological and governance support and specify a budget to achieve relevant targets II. provide for inclusion of indigenous and multicultural groups to align with the City's cultural plans.	Provide a copy of the Audience Development Plan (endorsed by KAC Committee) that identify resource allocation and budget to achieve relevant targets and provides for inclusion of indigenous and multicultural groups to align with the City's cultural plans.	Not requested	Not requested	√	The following has been noted in the Audience Development plan: • 'There is limited interaction with the Indigenous community apart from the NAIDOC week programming'. • 'There has been an increase in multicultural groups hiring the theatre for their own Performance'. Audience Barrier Action Plan: • NAIDOC week commitment. • Increasing hirers for multicultural performances. No reference made to alignment of the CoK Cultural Plan.
CNITHENDAM			Provide a copy of Programming Plan (endorsed by KAC Committee) that identify resource allocation and budget to achieve relevant targets and provides for inclusion of indigenous and multicultural groups to align with the City's cultural plans.	Not requested	Not requested	✓	The Programming Plan outlines engagement and educational opportunities and a forecast goal for Multicultural alliance and indigenous programming. Noting: KAC have identified this as a priority matter to work closely with the General Manager and Development Officer.
		Satisfactory implementation of the policies and of Marketing, Audience Development and Programming Plans, including	Provide a copy of a Marketing Plan, an Audience Development Plan and Programming Plan documents upon request.	Not requested	Not requested	✓	

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
	continued multi-faceted promotion of KAC through digital and social media in line with marketing and audience development plans.	Provide evidence of promotion of KAC through digital and social media platforms upon request.	Not requested	Not requested	√	
	To explore increased accessibility					
ACCESSIBILITY	In collaboration with City, undertaking a study to identify options for physical changes to the entrances to the Centre from the City Centre approach.	Provide a copy of a study undertaken to identify options for physical changes to the entrances to the Centre from the City Centre approach upon request.	~	√	✓	Discussions have been undertaken between KAC and COK. It was agreed that the investment would be substantial, and the cost would outweigh the benefit. Further discussions are postponed for a future time.
Ä	Programming shows accessible to people with disabilities.	Provide evidence of programming that is accessible to people with disabilities upon request.	Not requested	Not requested	✓	The Centre building is currently equipped to allow all audience inclusiveness (ramps, powered doors, removable seating, and toilet facilities).
	KAC will use its best endeavours	to ensure that the activities of the C	entre are und	lertaken in a i	manner whic	h generally seeks to encourage:
	Creativity	Provide comment on compliance	✓	✓	✓	
PRINCIPLES OF SERVICE	Innovation and excellence	on Principles of Service in the annual management report.	√	√	×	Received nominations and awards for multiple productions 2016/17 and 2017-18
	Access, equity, and inclusion		✓	✓	✓	
	Diversity		✓	✓	✓	
4	Participation		✓	✓	✓	
	Value for money		✓	✓	✓	
	Within three months from the end operations of the Centre.	d of each financial year during the Te	erm, KAC sha	Il provide the	City with a re	eport on the activities of KAC and

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
	Within three months from the end of each financial year during the Term, KAC shall provide the City with a report on the activities of KAC and operations of the Centre.	Provide a copy of report of KAC's activities and operations of the Centre within 3 months from end of financial year.	✓	√	√	Not provided within 3 months of end of financial year.
	A management report on KAC's activities and evaluating /demonstrating KAC's compliance with the Key Performance Indicators.	Provide a copy of report of KAC's activities and evaluating /demonstrating KAC's compliance with the Key Performance Indicators within 3 months from end of financial year.	√	√	✓	Not provided within 3 months of end of financial year.
REPORTING	Advise of any changes in the office holders or rules of association of KAC.	Advise the City of any changes in office holders and rules of association of KAC if / when they should occur.	√	√	√	
	The results of the annual review of the Strategic Plan, Marketing, Audience Development and Programming Plans and Financial Plan undertaken.	Provide a copy of the results of the annual review of the Strategic Plan, Marketing, Audience Development and Programming Plans and Financial Plan undertaken upon request.	Not requested	Not requested	√	The copy of the 'results' of the annual review of Strategic Plan, Marketing, Audience Development and Programming Plans and Financial Plan have not been provided.
	KAC shall additionally provide any information in relation to the management, activities or membership of KAC requested by the City.	Provide the City any information in relation to the management, activities or membership of KAC upon request.	Not requested	Not requested	✓	

	Annual Service Level Agreement KPI's:	Annual KPIs for reporting (Measure)	2016-17	2017-18	2018-19	Comments
ASSETS	A register of current assets in the Centre (including both assets of the City and assets of KAC) is to be established by the City and maintained by KAC as a condition of funding.	Provide a current asset inventory upon request.	Asset Register was updated by City Valuer June 2016	Not requested	√	 The asset register supplied by KAC is CoK assets only and does not include any KAC owned assets. The Asset Register was updated by City Valuer in June 2016. The Asset Register has been updated again by the City's Valuer in Feb 2020. The Asset Register has not been maintained by KAC between 2016 and 2020. Items not being able to be located on the premises that were still listed on the register.
STRATEGIC PLANNING AND EVALUATION	KAC will evaluate and review the Strategic Plan, the Marketing, Audience Development and Programming Plans and the Financial Plan on an annual basis.	Complete a review the Strategic Plan, the Marketing, Audience Development and Programming Plans and the Financial Plan on an annual basis.	Not requested	Not requested	✓	
	KAC will undertake a self- evaluation of its compliance with the Key Performance Indicators into the management Report on an annual basis.	Complete a self-evaluation of its compliance with the Key Performance Indicators into the management Report on an annual basis.	√	√	√	KPI indicators / statistics are provided in the annual management report but are not evaluated side-by-side
	KAC shall undertake a performance evaluation of any persons engaged to provide event management or other ongoing services on an annual basis.	Provide evidence of a performance evaluation of any persons engaged to provide event management or other ongoing services as required upon request.	Not requested	Not requested	✓	

		Annual Service Level	Annual KPIs for reporting	2016 17	2017.10	2010 10	Comments
		Agreement KPI's:	(Measure)	2016-17	2017-18	2018-19	Comments
		KAC shall ensure that any	Provide evidence of any persons				Sighted KAC's PL and other internal
	persons engaged as	engaged as employees,				user audit	
	employees, volunteers,	volunteers, contractors or					
		contractors or subcontractors in	subcontractors in relation to the	Not			
	C	relation to the operation of the	operation of the Centre (KAC		Not	./	
	Ž	Centre (KAC Personnel) are	Personnel) are appropriately	requested	requested	•	
	C	appropriately qualified, insured,	qualified, insured, experienced				
	Š	experienced and trained for the	and trained for the task/s they are				
SUBCONTRACTING	Ė	task/s they are required to	required to perform upon request.				
	Ó	perform.					
	Retains ownership and control	Appropriate Terms and				A specific clause is included in KAC	
	5	of any intellectual property of	Conditions in contract documents				employment contracts.
	0	KAC including but not restricted	that ownership and control of any	Not	Not	✓	
	AND	to membership and patron	intellectual property of KAC must	requested	requested	•	
		details, software licences and	be retained.				
	STAFFING	all financial records.					
	ᄔ	Retains ownership and has	KAC has control of assets	N/A			See above for Asset Register comment.
	_ ₹	control of assets accrued under	accrued under funding granted		N/A	N/A	
	S	funding granted by the City or	by the City or any other third	IN/A	IN/A	IN/A	
		any other third party to KAC.	party to KAC must be retained.				
		KAC shall undertake annual	Provide a copy of annual reviews	Not	Not		
		reviews of all KAC Personnel.	of all KAC personnel upon			✓	
			request.	requested	requested		

Appendix B - Financial performance summary spreadsheet 2011/12 - 2018/19

rr -								
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
INCOME	204.422	400 400	447 446	464.450	40.4.607	407.040	407.040	407.040
Operating grant	394,438	402,422	417,446	461,150	424,637	407,212	407,212	407,212
Capital grant (deferred income)	17,451	26,124	19,416	15,670	12,727	10,396	8,546	11,049
Trading and Production income	147,740	227,487	205,869	256,718	252,892	286,556	246,767	201,010
Room hire income	98,110	71,862	77,773	51,338	45,480	48,198	31,450	35,909
Interest income	1,288	1,231	1,004	1,510	1,256	1,118	799	1,183
Other income	29,256	36,849	48,528	47,560	68,672	78,792	46,749	49,651
Total	688,283	765,975	770,035	833,946	805,664	842,272	751,523	716,014
EXPENDITURE								
Salaries and wages	380,092	387,389	421,856	411,971	391,752	385,769	338,225	338,759
Depreciation expenses	26,191	26,143	25,828	23,357	23,459	19,427	16,205	14,459
Administration Expenses	32,567	57,223	37,282	66,727	48,705	49,344	80,876	43,333
Building Expense	40,127	34,676	36,719	40,884	37,006	63,094	88,801	84,994
Production and Performance expense	130,385	166,270	198,966	257,265	224,145	199,971	181,960	155,427
Utility Expense	49,580	43,116	47,275	38,154	51,246	44,816	15,406	8,556
Bad debt expense				613				
Total	658,942	714,817	770,623	838,971	776,613	762,421	721,473	645,528
Current year surplus before income tax	29,341	51,158	-588	-5,025	29,651	79,851	30,050	70,486
Income tax expense								
Net current year surplus after income tax	29,341	51,158	-588	-5,025	29,651	79,851	30,050	70,486
Retained surplus/(deficit) at beginning of								
financial year	-14,094	15,247	66,405	65,817	60,792	90,443	170,294	200,344
Retained Surplus at the end of the								
financial year	15,247	66,405	65,817	60,792	90,443	170,294	200,344	270,830
ASSETS								
CURRENT ASSETS								
Cash on hand	123,960	92,455	79,994	74,350	72,925	186,942	104,634	298,775
Acc. receivable & other debtors	5,846	47,925	116,782	121,020	12,960	5,925	125,814	3,453
Prepayments	7,963	7,828	25,445	15,542	22,780	13,393	9,127	23,227
TOTAL CURRENT ASSETS	137,769	148,208	222,221	210,912	108,665	206,260	239,575	325,455
NON-CURRENT ASSETS								
Property, plant and equipment	169,880	151,416	133,009	138,935	118,769	99,343	86,257	80,810
TOTAL NON-CURRENT ASSETS	169,880	151,416	133,009	138,935	118,769	99,343	86,257	80,510
TOTAL ASSETS	307,649	299,624	355,230	349,847	227,434	305,603	325,832	405,965
LIABILITIES	<u> </u>					<u> </u>	<u> </u>	<u> </u>
CURRENT LIABILITIES								
Accounts payable and other payables	82,825	94,059	62,616	80,584	56,194	61,516	49,275	59,624
Income received in advance	104,445	3,196	108,061	106,184	5,000	5,000	5,727	5,325
Capital grants in advance	88,172	19,417	15,670	15,670	12,727	10,397	8,537	7,044
Employee provisions	16,960	27,792	29,980	29,201	15,438	18,831	29,061	11,518
TOTAL CURRENT LIABILITIES	292,402	233,219	216,327	231,639	89,359	95,744	92,600	83,511
NON-CURRENT LIABILITIES	_5_, .5_	_50,_15	,,	_3_,333	30,303	,	- =, 500	30,311
Capital Grants in advance	See above	88,755	73,086	57,416	47,632	39,565	32,888	27,337
Provision for long service leave	- -	-	-	-	-	-	-	24,287
TOTAL LIABILITIES	292,402	233,219	289,413	289,055	136,991	135,309	125,488	135,135
NET ASSETS	15,247	66,405	65,817	60,792	90,443	170,294	200,344	270,830
MEMBERS FUNDS	13,247	50,405	55,517	50,752	50,445	1,0,234	200,044	2,0,030
Retained surplus	15,247	66,405	65,817	60,792	90,443	170,294	200,344	270,830
TOTAL MEMBERS FUNDS	15,247	66,405	65,817	60,792	90,443	170,294	200,344	270,830
I O I WE IMPRINGENCE LONDO	13,247	00,403	03,017	00,732	JU,443	1,0,234	200,344	210,030

Appendix C - Desk Top Research – Performing Arts Centres

See separate appendix.

Appendix D - Koorliny Arts Centre Inc. Board Skills Matrix



THE KOORLINY ARTS CENTRE INCORPORATED SUBJECT: BOARD GOVERNANCE STRATEGIC PLAN COMPONENT – SKILLS MATRIX/UPDATED 1ST MAY 2020

Member	Gover- nance	Strat Plan- ning	Board Exp	Fin	Legal	Property & Infrastructure, Civil Eng or Project Mngt	Bus or Arts Admin / Mngt	Communi- cations & Public Relations	Perf Arts	Visual Arts	Marke- ting	H.R.	Education & Training	Fund- raising
Lynne Woolfenden	х	х	х	х		X(PM)	х	х	х	х	х	х	х	х
Mike Winchester	х	х	х					х		х	x	x	x	
Bob Thompson	х	х	х	х		x	х	х	х		х	x	x	
Kateryna Longley	х	х	х				х	х				х	x	
Jennifer Nevard	х	х	x	х		X(PM)	х	х			х	x	х	
Jason Lawrence		х										x	х	
David Johnston		х	х	х			х							х
Diane Hoddy*		х	х			х							х	

^{*} Membership in progress final appointment to be confirmed within a couple of weeks.

Appendix E – Response Letter from KAC Inc. to KPI Review Report

14.3 Development of the City of Kwinana Place Plans (Bertram, Medina, Wellard)

DECLARATION OF INTEREST:

SUMMARY:

The City of Kwinana has implemented a Place Approach in 2016 to assist with the creation, activation and management of great places. Guided by the City's Place Framework, the Place Plans provide an operational mechanism to understand, develop and collaboratively implement priorities and aspirations related to local areas (places).

The purpose of this report is for Council to endorse the City of Kwinana Place Plans which have been developed for Bertram, Medina, and Wellard.

OFFICER RECOMMENDATION:

That Council:

- 1. Endorse the Medina Place Plan as detailed in Attachment A.
- 2. Endorse the Bertram Place Plan as detailed in Attachment B.
- 3. Endorse the Wellard Place Plan as detailed in Attachment C.

DISCUSSION:

Background

Development and implementation of the Place Plans is a key action within both the City's *Corporate Business Plan 2020 – 2025* and the *Place Framework*.

City of Kwinana Place Approach and Place Framework

The Place Plans have been developed as part of the City of Kwinana's overarching Place Approach. This approach and the associated Place Framework were adopted by the City for their ability to respond to issues and support communities at a neighbourhood level. The Place Framework guides the City's approach to supporting, activating, and managing great places.

The objectives of the Place Framework are to:

- 1. Facilitate Community Connection and Empowerment to ensure local people are connected and empowered to share their unique skills, talents and gifts to shape, create, and enhance local places.
- 2. Develop Vibrant, Diverse, Safe and Active Centres to ensure local places are unique, active and vibrant through the building of permanent attractions and infrastructure, facilitation of special events and installations, regular programming and high-level community participation. Embracing and celebrating local diversity creates unique personal and community experiences.

14.3 DEVELOPMENT OF THE CITY OF KWINANA PLACE PLANS (BERTRAM, MEDINA, WELLARD)

- 3. Create Sustainable Places to ensure feedback is regularly sought and integrated into future planning and service delivery approaches, supported through collaborative partnerships and resource use, and to enhance the sustainability of Places.
- 4. *Demonstrate Best Practice Organisation* to ensure the building of internal capability and the embedding of governance structures to achieve place-based outcomes.

The Place Plans are one of the tools available to the City to achieve the goals of the Strategic Community Plan, Corporate Business Plan, and Place Framework.

Place Plans are both a record of the shared understanding and work within identified neighbourhoods, and an action document to guide ongoing engagement, activation, and interventions within local places. The Place Plans are a shared responsibility between the City and the community.

The Place Plans are intended to:

- Establish a collective vision between the City and the people who live, love, and care for a place (such as an identified activity centre or neighbourhood);
- Foster a sense of place and belonging;
- Increase social connections, build community capacity, enhance knowledge on City offerings;
- Aid in developing solutions or interventions specific to a community, with the community;
- Identify available resources and assets;
- Develop and promote an action plan and clear set of priorities and aspirations for each place; and
- Eventually be integrated into the reporting cycle and help inform the other strategic documents developed by the City.

Development of the Place Plans

Through the process of developing the Place Approach and Place Framework, Bertram, Medina, and Wellard were identified as locations suitable for the development of Place Plans.

City Officers conducted extensive research, identifying and benchmarking Place Plans and related resources across local and State government, and private practice at a local, national, and international level. In addition, to guide the overall approach the City adopted the place-led community-based process developed by the Project for Public Spaces.

Project for Public Spaces is a peak non-profit organisation dedicated to creating and sustaining public places that build communities. Established in 1975, their approach and resources are highly regarded internationally, particularly by Local and State Government Authorities. The Project for Public Spaces have completed more than 3,500 placemaking projects in over 50 countries in addition to providing research, case studies, and tools.

The Project for Public Spaces place-led community-based process has five key steps. Steps 1 - 4 can be used in the development of a Place Plan or vision for a place. Steps 4 - 5 can be used to help refine, update, and calibrate the vision for the place. They continually loop back and inform the Place Vision as well as future short and long-term improvements.

Included below are the key steps, approximate timeframes, and example activities or outcomes conducted or achieved by City staff in the development of the three Place Plans for Medina, Wellard and Bertram, respectively. A visual description of the process is depicted within each Place Plan.

1. Each place was defined and stakeholders identified (January 2019 – June 2019)

This included initial research and benchmarking, developing place profiles, understanding the current and historical context of the place, and the development of the Place Plan template. New stakeholders or partners were brought into the process as they were identified.

2. Each space was evaluated and issues identified (June 2019 – June 2020)

Ongoing community engagement occurred, quick win projects were conducted, relationships were develop, place audits were undertaken, draft Place Plans were developed.

3. Development of Place Vision

This could not occur due to COVID-19 restrictions, Guiding Principles were developed in lieu. For more detail se 'Adapting to COVID-19' below.

4. Short-term experiments will be conducted (October 2020 onwards)

In the absence of a refined vision, activations and events were used to test out ideas and conduct further community engagement. These are also aligned to the City's COVID-19 recovery efforts. Future short-term experiments are recorded in the action plan of each Place Plan.

This includes the delivery of actions within the Place Plans and may include lighter, quicker, cheaper changes to amenities, programming, or light development (such as parklets, alternative uses for existing resources such as the Medina sheds, temporary traffic calming, pedestrian friendly projects, or anything that improves the amenity and activity of the place).

5. Ongoing re-evaluation and long-term improvements (October 2020 onwards)

This will include establishing cross-functional teams (also an outcome of the COVID-19 recovery 'Reducing regulation and legislative burdens' action); developing further measurements based on the Project for Public Spaces 'What Makes a Great Place' model; and using the 'Place Game' as a baseline measurement to be tested every 12 months.

Broader changes will be measured through the City's regular engagement around the Strategic Community Plan, as well as the Community Services and Wellbeing Scorecard.

The City is also exploring the opportunity to establish itself as a partner organisation with the *Valuing Place: An Australian Framework for the Evaluation of Places* project. This project is facilitated by a consortium of Australian universities and is intended to help partner organisations:

- Develop practical approaches to evaluation based on local, real world examples;
- Capture and compare accurate data and measurements to ensure informed and high-quality decision making;
- Position Kwinana as a leader in developing positive outcomes in place for growth Councils.

This step also includes celebrating and recording emerging, ongoing, and completed existing projects, events, and programs. Ideally this will showcase multi-stakeholder and community-led projects.

Adapting to COVID-19

The escalation of the COVID-19 pandemic provided a significant interruption to the development of the Place Plans. In particular, the more severe social and public space restrictions were implemented as the planned visioning, consolidation, and deeper engagement activities were to take place.

Unfortunately this has meant that developing a shared vison as part of the Place Plans was not possible. Nonetheless, City Officers have progressed based on the information gathered to date, and revised engagement and check-in approaches. To adapt to the situation City Officers:

- 1. Developed a series of guiding principles for each Place Plan in lieu of a vision, based on available information and feedback.
- 2. Conducted a 'looping back' process with key community members and stakeholders to test the guiding principles, and the draft documents.

Outcomes

The focus of the Place Plans is the action plan. These summarise and describe the community's identified interests and opportunities for each place. The actions have been developed in collaboration with the community and relevant City Officers and are arranged under four headings:

- Access and linkages;
- Uses and activities;
- Comfort and image; and
- Sociability.

Efforts have been made to keep the action plan achievable and within available resources (timeframes, budget, capacity to deliver or facilitate, effects of COVID-19, etc). The actions described in each Place Plan support the City's COVID recovery efforts.

The actions identified are not necessarily a complete solution by themselves, but an iteration and tool to engage the community to help discover solutions.

LEGAL/POLICY IMPLICATIONS:

There are currently no legal or policy implications related to the Place Plans. Ongoing feedback from the Place Plans may help inform policy direction and revision.

FINANCIAL/BUDGET IMPLICATIONS:

The 2020-21 budget allocation for development and implementation of the place plans is \$30,000, or \$10,000 per place.

In addition, and as part of the overall place approach, the City continually looks to identify opportunities to further leverage internal resources, investment from the community, and funding opportunities from external agencies.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report or its recommendations. However, as the Place Plans are refined they will act as a resource to help guide and shape infrastructure investment and development in the community.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report or its recommendations.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcomes and objectives detailed in the *Strategic Community Plan 2017 - 2027* and *Corporate Business Plan 2020-2025*.

Plan	Outcome	Objective
Strategic Community Plan	A unique identity	1.1 Develop and strengthen community identity to create a sense of belonging.
Strategic Community Plan	A City alive with activity	1.2 Inspire and strengthen community spirit through community activities and events
Strategic Community Plan	A safe and welcoming place	1.3 Facilitate improved community safety and reduced crime levels
Strategic Community Plan	Strong Community Leaders	1.5 Actively work with the community to build local capacity.
Strategic Community Plan	A community who help each other	1.6 Increase the prevalence of volunteering in Kwinana
Strategic Community Plan	A sense of place and heritage	1.8 Respect and promote Kwinana's unique heritage
Strategic Community Plan	A thriving local economy	2.5 Stimulate economic development and encourage diversification
Strategic Community Plan	Great public places	4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities

Strategic Community Plan	A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity
Strategic Community Plan	A well maintained City	4.5 Actively improve the appearance of public areas and streetscapes throughout the City
Corporate Business Plan	A unique identity	1.1.1 Develop and implement Place Plans for City areas
Corporate Business Plan	A unique identity	1.1.3 Develop and implement the Love My Neighbourhood Framework
Corporate Business Plan	A City alive with activity	1.2.6 Provide a program of small local neighbourhood events
Corporate Business Plan	A bustling retail scene	2.3.2 Progress the Medina Town Centre Revitalisation Project including the achievement of a better urban outcome for the Pace Road sheds

COMMUNITY ENGAGEMENT:

There has been an extensive and ongoing engagement process supporting the development of the Place Plans, both internally and externally. Since the establishment of the Place Framework, Community Engagement staff have been working in place, developing relationships, supporting quick wins, and identifying opportunities.

Three years of formal and informal engagement has informed the Place Plans. The overall approach has been one of appreciative enquiry, building connections, and taking time to establish trust in order to understand the specific priorities and aspirations of each place.

Key highlights from the engagement so far include:

- Almost 700 responses to the online place survey informing the place plans. This
 does not include the ongoing conversations, feedback from events, or any of the
 other engagement activities;
- Pop-up offices in place, and Place Leaders working in place 1 2 days per week;
- 1,500 place postcards delivered to residents and businesses (500 per place);
- Place audits using Project for Public Spaces 'place game' tool with community,
 City staff, Executive, and Elected Members;
- 1:1 discussions with businesses, schools, residents, and key stakeholders; and
- Activations and events as engagement in collaboration with community groups including the Medina Harvest Feast, Bertram movie nights and Mad Hatters Tea Party, Fun and Games at Wellard Square, and the open mic night at Bliss Momos.

Community engagement continues to be a high priority. The delivery of actions within the Place Plans provide further opportunities for community engagement. This ongoing engagement helps build towards the next iterations of the Place Plans, and further strengthens the relationship between the City and the community.

As part of the 'looping back' process with community no material changes to the Place Plans have been identified.

PUBLIC HEALTH IMPLICATIONS:

The recommendation/proposal has the potential to help improve the following determinants of health -

- Built Environment Sanitation, Environmental Quality, Neighbourhood Amenity;
- Health Behaviours Participation; and
- Socio-economic Factors Employment, Income, Family and Social Support; Community Safety.

RISK IMPLICATIONS:

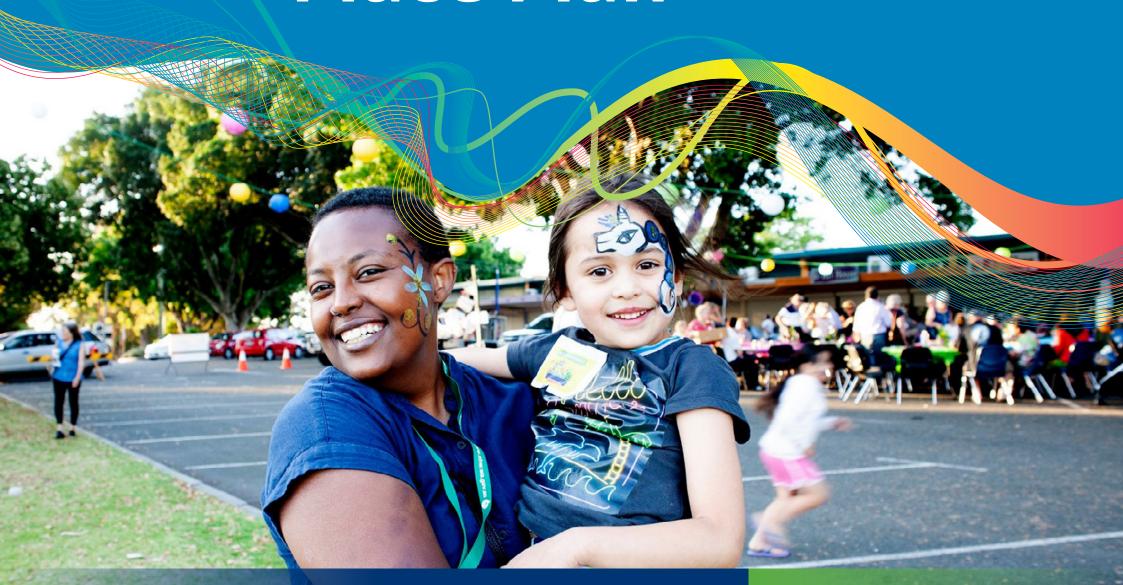
The risk implications in relation to this proposal are as follows:

Risk Event	No community commitment to delivering on the actions in the Place Plans
Risk Theme	Inadequate project/change management Inadequate engagement practices
Risk Effect/Impact	People/Health Reputation
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk

Response to risk treatment required/in place	Actions identified in Place Plan action plans are generally low risk; Projects are facilitated by Place Leaders and abide by relevant risk/safety processes; Cross-functional teams to be established to help guide projects as necessary; Ongoing and clear communication and engagement with the Community, Elected Members, and relevant City staff
Rating (after treatment)	Low

Medina Place Plan









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Guiding Principles	28	
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Understanding the Local Place	30	
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The City of Kwinana is Nyoongar country

Kwinana kaadatj Nyoongar moort Nyoongar boodja-k. Ngalak kaadatj Nyoongar nedingar wer birdiya, baalap barn boodja-k wer kaaradj boodja-k koora koora wer yeyi.

Kwinana acknowledges Nyoongar families on Nyoongar country. We respect Nyoongar Ancestors and Elders, walk on country, and care for country long ago and now.

Ngalak kaadati baalabang malayin wer nakolak baalap yang ngalany-al

We acknowledge their culture and knowledge they share with us.

While the focus of this Place Plan is about working towards a collaborative and hands-on approach to the planning and management of the Medina town centre, we acknowledge there is still a significant amount we have yet to learn about the importance of place and place management in Aboriginal culture.

As the Kwinana area developed, the local Aboriginal people became increasingly displaced from their hunting and gathering lands and their traditional way of life. The rapid development of the 1950s led to Aboriginal people camping in the bush around Chalk Hill. Another significant site, 'The Hill' (Harry McGuigan Park, Medina) became an important social meeting place for Aboriginal people and their visiting families.

Simon Gentle, an Aboriginal man, was the first employee of the Kwinana Roads Board in 1955; however, it was not until the 1960s that the first Aboriginal family was provided housing in Medina. In 2013, the City of Kwinana resolved to display the Aboriginal flag outside the City's Administration Building and include an Acknowledgement of Country at all Council meetings.

In 2018, the City of Kwinana adopted its first Reconciliation Action Plan, *Boola Maara Baldja Koorliny*. While the Reconciliation Action Plan is the overarching document to guide the City's conciliation journey, acknowledging and enhancing the local Nyoongar history and culture is a key action within this Place Plan.



Introduction

The Medina Place Plan (Place Plan) has been developed as part of the City of Kwinana's overarching Place Approach. Along with the City's Place Framework, this tool was developed to help collectively create, activate and manage our local places.

Through ongoing conversations and learning opportunities, we have identified local priorities, fostered social and business connections, and empowered community champions at a neighbourhood level. The information gathered through the community engagement and investigation process has been used within the Place Plan to assist decision-making regarding funding and resource allocation.

A place approach means working with communities to better understand and respond to localised priorities and aspirations so that together we can create connected, vibrant, safe and inclusive places.

This plan concentrates on the Medina Place Plan Focus Area selected due to its role as a central public space within the community.

"When public spaces are well-used and well-loved by people... they can generate a wide range of benefits: Communities become more connected and more capable, individuals become healthier and safer, and our economies and environment flourish."

Project for Public Spaces







WHAT ARE WE DOING?

We're working with you to help create and sustain great places. In implementing a place based approach we are following the Project for Public Spaces (PPS) five-step place making process (Figure 2). This process focuses on taking the time to build local connections with people who live, work, or play in Medina: the local businesses, service providers, and community groups and organisations.

The Medina Place Plan is a summary of the knowledge gathered about Medina over the past 18 months. This includes community engagement activities to help us understand what the community liked best about Medina, the improvements you would make in the short term, and which would likely have the biggest impact.

The Medina Place Plan outlines a proposal of how we can work together to achieve the collective aspirations of the community and the City. This proposal is supported by an action plan to guide the next 18 months and assist us in working together to develop a shared future vision for Medina and longer term improvements.

Placemaking is an ongoing and evolving process and it's important to continue to check in, to evaluate the space and the community's relationship with it. This place plan is an early step in our placemaking journey.

From here, we will continue to review what worked (and what didn't), what we could do better, and to identify new and emerging opportunities. We will continue to work with you to create great places and ensure the vision for Medina reflects the changing aspirations and needs of the community over time.





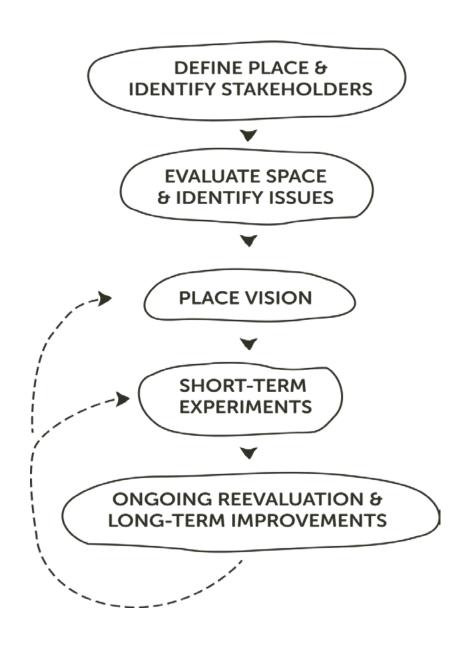


Figure 2. Project for Public Spaces place making process
[Source: Project for Public Spaces https://www.pps.org/article/5-steps-to-making-places]





WHAT IS PLACEMAKING?

Placemaking is a collaborative and hands-on approach to the planning, design and management of our cities, regions and neighbourhoods. It is people-focused and works with those who live, work and play in the area to create great public spaces for the health, happiness and wellbeing of the community.

Placemaking is not just about reimagining and activating public spaces. It's an integrated and holistic approach which takes into account the physical, economic, social, and cultural elements of a place, as well as issues of environmental sustainability.

WHO'S INVOLVED?

Everyone! Placemaking is a collaborative process and the best outcomes are achieved when the community, stakeholders, and the City work together to make great places.

WHAT MAKES A GREAT PLACE?

Great places are fun! They are vibrant, meaningful and social places that are inclusive and make people feel welcome and comfortable. Great places prioritise people, they create space to run into friends and facilitate a variety of social and economic activity.

The Project for Public Spaces (PPS) identifies four key characteristics of a successful place. Firstly, a place must be *accessible*, it should attract your attention from a distance, be convenient to get to via a variety of transport options, and easy and interesting to move through.

When you're in a space it should be *comfortable*, it should be clean and places should feel safe. How comfortable a space is and the image it presents will have a huge impact on whether people choose to spend time there.

Another reason people will choose to spend time in a place is the **activities** it offers. Providing a special or unique activity can set a place apart and act as a draw card, while a space with no activities is unlikely to attract any visitors at all.

Finally, **sociability** is at the heart of great places. The opportunity to meet and interact with other people fosters a sense of place and belonging, both within the community and within that space.



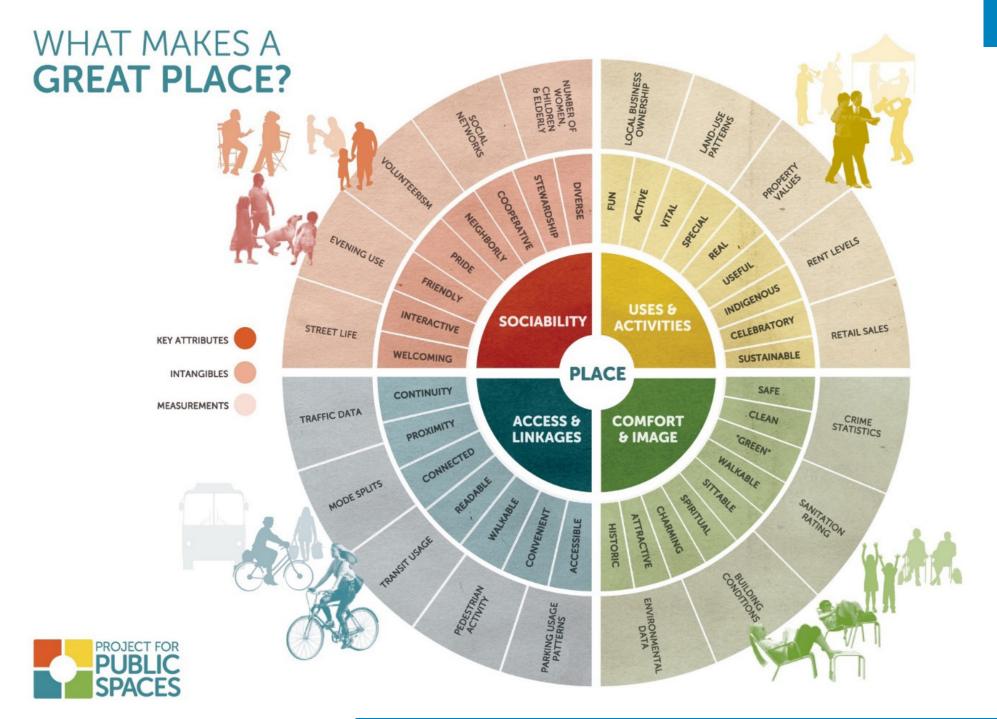


Figure 3. Project for Public Spaces "What Makes a Great Place" [www.pps.org/article/grplacefeat]













Place Story

Getting to know an area, its community and stakeholders is a crucial first step in creating successful places. The place story explores the who, what, and how of Medina. By looking at who lives, works, and spends time in the area, what its physical and social infrastructure and assets are, and how it came to be, we gain important insights into the nature of the place as it currently is, as well as future opportunities.

Before the Wadjela

For more than 45,000 years, Nyoongar People have lived in the south-west of Australia. The areas in and around Kwinana were part of a trail of fresh water lakes and natural springs that supported the local Nyoongar People.

Pioneering & Settlement (1820s-1920s)

In the late 1820s, the first European colonists arrived in the Kwinana area to establish farms. In 1855, Thomas Smirk moved on to Lot 617, it included the area of the Medina Town Site and Chalk Hill.

Built out of the Bush (1950-1960)

In 1952, Margaret Feilman, the first town planner in Western Australia, designs the plan for Medina described as "the most interesting and progressive experiment in town planning ever attempted in Australia."

By 1955, Medina had rapidly grown out of the bush with over 650 houses built, the Pace Road shops trading, the Medina Picture Theatre screening movies, and Medina Primary School in its second year of operation.





Tough Times & Redevelopment (1970-2000)

In 1973, the State Housing Commission opened its largest shopping complex the Kwinana Hub.

The relocation of retail and community services to the new Kwinana centre, facilitated by town planning provisions, was indicative of the decline of small centres throughout the metropolitan area.

The population also starting to decline with the outward migration of people and the natural ageing of the suburb, was replaced by a significant amount of social housing.

By the mid to late 1990s, there was a push to redevelop Medina described as "the largest residential redevelopment in Australia... and a blueprint for similar projects around the world". A significant number of houses and flats were refurbished and sold with more than \$4,000,000 spent on improving the image and appeal of the area. This initiative led to a significant increase in home ownership and property values.

Revitalisation – (2000-2020)

In 2005, the Medina Resident Group forms to enhance and celebrate the heritage of Medina. The group continues to run a range of activities and events that promotes environment awareness, local history and celebrates cultural diversity today.

In 2007, the Medina Resident Group are successful in getting Medina classified as the 10th Historic Town in Western Australia by the National Trust of Australia.

In 2009, the City develops the Medina Revitalisation Strategy.

WHO WE ARE

Medina has an estimated population of 2,389 (ABS estimated ERP 2019), representing 6% of the total population of the City of Kwinana. If Kwinana was a village of 100 people, six of the villagers would be from Medina.

If Medina was a village of 100 people...

• •	40	consolid by sever		4.6%	
	49	would be men		19%	households would be couples with no children
	51	would be women		17 %	households would be one parent families
	20	people would be 0-14		2%	households would be other families
	66	people would be 15-64		4 %	households would be shared housing
	13	people would be 65-84		32 %	households would be people living alone
	1	person would be over 85			(compared to an average of 19% across the City)
5 7	27	would be born overseas, of which the majority are from the UK (10) and New Zealand (5).		10%	households would be classifiable or visitor only households
	62	would be born in Australia, 4 of which would be Aboriginal and Torres Strait Islanders		59%	households would either be owned, or are being purchased
	11	didn't state where they were from		23%	households would be renting
	10	people can speak a language other than English		4%	households would be social housing (same average as the City)
	7	people would need assistance with core activities (nearly double the City's average)		14%	household would either be not stated or another tenure type
	14	people currently volunteer		94%	households would be single house
	68	people drive to work	İ	66%	households would have internet
	6	are passengers		001	
	8	use public transport		22 %	households wouldn't have internet (double the City)
	2	walk or ride a bicycle		12%	households would not answer
	3	work at home – 16% of households have couples with children (less than half of the City's average)			



LOCAL ASSETS

Medina was modelled on Garden City principles that sought to establish a self-sufficient community in the green belt surrounding cities, and in this case, in the bush. The specific location was chosen to make use of north-south limestone ridgeline, incorporating Chalk Hill, to screen the developing industrial area.

In addition to planting exotic tree specifies along the streets which can been clearly be seen along Medina Avenue, over 20% over the area was reserved as public open space retaining the existing native trees. In addition, specific attention was given to make the suburb as safe as possible for pedestrians.

Medina townfolk will not be at the mercy of speeding traffic.

This, it was revealed yesterday, is due to realistic road planning which will take traffic around the town on wide roads and not through it.

Figure 4 - Sunday Times, May, 1953

"... Wide roadways have been planned... round the outskirts of the town...with service roads separated by a tree verge ... so homes on the outskirts of the town.. Served without the need for crossing the main through roads..."

"... In the interior of Medina roads and streets had been designed to eliminate crossroads. Parklands and green spaces had been used at strategic points in order to prevent speeding... that footpaths had been designed so that pedestrians could avoid the roads as much as possible..."

PLANNERS LOOK TO A CITY'S FUTURE

Figure 5 - The West Australian, October, 1954

"... broad streets are laid out so that there are no old fashioned intersections to create traffic hazards... shopping centres are also located off the main streets with their own parking areas, thereby eliminating another danger common to the majority of towns... few will deny that the maiden has become a vigorous young woman and may become one of Australian industry's "grand old ladies..."



PLACE FOCUS AREA

The first shops in the Medina Town Centre opened in 1954 when Norman Corker opens the delicatessen followed by Bryan Mainwaring opening the grocer and haberdashery. The other original shops opened included a newsagency, bank, hairdresser, chemist, greengrocer, café and butcher. There was significant interest to open shops in Medina with over 62 tenders received to open the butcher shop, 42 tenders for the grocer shop and 37 for the greengrocer.

The Medina Town Centre was placed at the centre of the suburb, with the majority of houses located within 600m to ensure it was as a walkable as possible. However, a significant amount of parking was reserved, specifically to cater for the Medina Cinema.

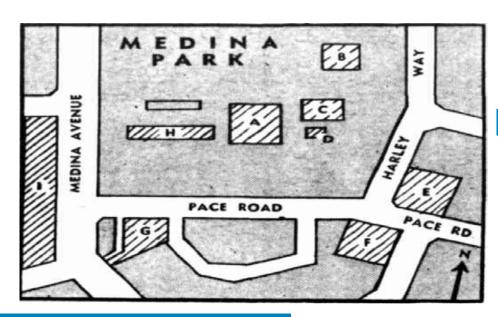


Figure 8. Original Medina Town Centre

(a) Cinema Site, (b) Temporary Hotel, (c) Hall Site (d) Infant Welfare Centre (e) Police Station (f) Site for doctor's house (g) Service station (h) Shopping Centre (i) School Site (The West Australian, June 1954)

MEDINA SHOPS WILL BE OCCUPIED BY CHRISTMAS

State Housing Commission will call tenders in the next few days for leasing 9 shops now being built in the local centre of Medina,

Figure 7. Sunday Times, September 1953

"...Shops will be well set back from Pace Road where it joins Medina Avenue, the main bus route for the locality. Setback will provide ample parking for shoppers and people attending the theatre, for which a site has been provided at the eastern side of the shops. At the rear of the stores the plans provide for un-loading and parking for shopkeepers, and also a group of 9 garages and extra store buildings. A further grocer store will be available in 12 months as one of the 9 shops has been earmarked as a post office until the Commonwealth can complete a new post office in the new town centre..."



What you said

To develop this Place Plan we worked in collaboration with the community to get to know Medina and to understand your views, priorities, and aspirations for the area. Building on the PPS five-step place making process we embarked on an engagement plan that included a range of different activities.

Unfortunately, due to complications arising from COVID-19 and the associated restrictions, some of the planned engagement activities were affected.

Nonetheless, the actions and activities undertaken prior to COVID-19, as well as review of previous feedback provided over a number of years, generated a significant amount of information. This feedback (summarised below) informed an action plan for working together over the next 18 months to activate the Place Plan Focus Area and develop a shared vision for the place.

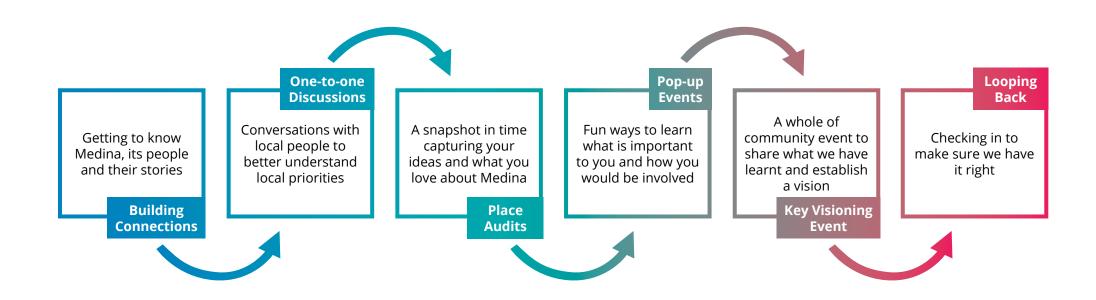


Figure 10. Planned Community Engagement Process (Medina Place Postcard, 2020)

PLACE PLAN ENGAGEMENT OUTCOMES

Medina Harvest Feast

23 Nov 2019

Collaboration with Medina Resident Group

100 people in attendance

45 quick wins identified

60 stickers placed identifying what people loved

29 entries for student drawing competition

Place Audits

Jan – Feb 2020

22 Place Audits complete

Medina Primary School Student Leader Place Audit

Pop-up Office

Feb-Mar 2020

Business sundowner with 9 people in attendance

One-one business discussions with over 90% of businesses

6 days working in place

Saturday Market

Day 22 Feb 2020

Collaboration with RSL and Market Stallholders

Over 30 market stalls and 150 people in attendance

40 surveys complete

Medina Movie Night

13 Mar 2020

Collaboration with Medina Primary School Student Leaders

Over 100 people in attendance

30 surveys complete



WHO WAS INVOLVED

Total of **187** responses.

Of those who completed our survey: 64% lived in Medina

39% shopped in Medina

18% worked in Medina

Of the people surveyed:

16% over 65

42% 36-65

21% 19-35

8% under 18







community, and the lovely little locally owned shops."

"Medina is a true ugly duckling. Old houses and facilities but very genuine and lovely people, the kind that will return a lost wallet full of cash."

"It is a quiet and peaceful place to shop. The Morton Bay Fig trees are magnificent, please don't ever remove them."

"The trees, the sense of community, lovely people and the shops are close. Thomas Oval and other activities for kids too."

"The friendly community, open green spaces, the trees. An abundance of bird and animal life, large blocks of land and the small shopping area."

"The heritage feeling of it, the large trees, the sense of community, the pride people take in the area."

"Trees and community."

"The established nature and wellkept green spaces."

WHAT YOU SAID PREVIOUSLY

There are very strong connections between what people loved in 2009 (Medina Revitalisation Strategy) with what was learnt though the Place Plan engagement in 2020. These comments have been included in the development of this plan.

WHAT IS LIKED ABOUT MEDINA	Responses	Percentage (%)
Fig trees and greenery	18	16%
Village green	17	15%
People/ sense of community	16	14%
Local shops and friendly shop keepers	15	13%
Close to home	13	12%
Saturday markets	10	9%
Community services	9	8%
Local history	7	6%
Ample parking	5	4%
All of it	2	2%
Social club	1	1%



THINGS YOU SUGGESTED COULD BE DONE STRAIGHT AWAY AT LITTLE COST

- 1. More day and night events and activities led by both the City and/or community that cater for all members of community.
- 2. Clean up and maintain both the private and public spaces within the centre. This includes cleaning up rubbish in the car parks, laneways, in and around the shops, maintaining landscaping and removing graffiti.
- 3. Freshen up the various shop fronts to have a consistent appearance and improve the look of the sheds behind the shops on the north side of Pace Road.
- 4. Fix the broken things including unlevelled footpaths, cracked roads and car parking areas, broken windows and non-working lighting.
- 5. Improve pedestrian and disability access to, and around the town centre.
- 6. Everyone coming together and support each other through collaborations, promotions and partnerships which address safety, cleanliness and activation.
- 7. More activity on the green space in the town centre along Pace Road through pop-up activities and temporary play elements.
- 8. Improve the public spaces across the town centre by providing shade and lighting, and providing additional seating and/or relocating existing seating to allow people to sit and hang out.
- 9. Support the Saturday Market to be more vibrant and better attended.

THINGS YOU SUGGESTED IN THE LONG TERM WOULD HAVE THE BIGGEST IMPACT

- 1. Respect and preserve the heritage and local character of the area.
- 2. Have a clear and achievable plan, which guides holistic redevelopment of both the private and public space in the town centre.
- 3. Redevelop the area behind the shops on the north side of Pace Road to improve the amenity and reduce antisocial behaviour.
- 4. Redevelop the existing shop frontages to have a more vibrant and consistent appearance.
- 5. More alfresco areas and longer business hours for day and night offerings.
- Increase the amount and range of local shops by developing vacant areas and/ or through the extension of existing buildings.
- 7. Fix the cracked roads and improve the layout of existing car parking areas.
- Town Centre signage to welcome people to the Town Centre, but also direct people to the shopping centre from Thomas Road.
- 9. An active green space with a permanent playground.

WHAT YOU HAVE PREVIOUSLY SAID

There are very strong connections between what people said could be done in the Medina Town Centre in 2009 with what was learnt though the Place Plan engagement (these comments are included in the development of the action plan).

WHAT CAN BE DONE IN MEDINA	Responses	Percentage (%)	
Al-fresco dining/ cafe'	25	25%	
Refurbish and occupy the shops	24	24%	
More shops (IGA)	9	9%	
Family friendly night economy (restaurant)	8	8%	
Creative activities, more use of the Hall	6	6%	
Use the space in the centre better	5	5%	
Enhance the village green/ create a public square	5	5%	
Improve lighting and safety	5	5%	
Better pedestrian/ park access	4	4%	
Better public amenity (seating, toilets etc)	4	4%	
Central kids playground	4	4%	
More trees and landscaping	3	3%	



Guiding Principles

The following guiding principles have been developed based on feedback generated through the community engagement process. As discussed previously, the engagement timeline was impacted when physical distancing impeded the looping back phase. The intent of 'looping back' is to check-in with community regarding the information gathered, and to workshop ideas and feedback into a shared Vision.

While we've been unable to come together to develop this Vision, the feedback received highlighted several shared values and priorities regarding the delivery and implementation of projects and actions. From this, four key principles were identified, which will guide and inform this process moving forward.

Trees, trees and more trees

Protect and enhance the existing trees and green spaces at all costs, and where possible look to plant more trees.

Revitalise but keep the character Look at improvements which enhance the appearance and vibrancy, but retain the local character.

Seek opportunities to celebrate Medina's rich Aboriginal and non-Aboriginal history, local achievements and inherent beauty.

Rebuild the local village

Bring economic and social activity to the town centre during the day and night through a range of accessible events and activities that encourage people to invest more time and money.

Create a walkable hub

Connect local assets, walks/ trails and activities with the town centre as the hub.

Ensure the town centre is safe and accessible for all members of the community

The Proposal

Making great places is a collaborative process and the best outcomes are achieved when we all work together. The traditional local government approach schedules community aspirations into operational plans and implemented as resources become available.

This Place Plan proposes a different approach, that by having a shared vision and working together on a range of lighter, quicker, cheaper actions we can leverage our collective resources to achieve much richer outcomes.

As part of the proposal to work together to create places for everyone, we will work to:

- Review and simplify government policies and processes.
- Provide opportunities for people to communicate and collaborate.
- Build relationships between the community and the City.
- Facilitate ongoing engagement to understand your aspirations.
- Support and promote the local community and local businesses.
- Provide funding opportunitites and resources to encourage community-led outcomes.

Cities have the capability of providing something for everyone, only because and only when, they are created by everyone.

(Jane Jacobs, pioneer of people-focused cities)



Understanding the Local Place

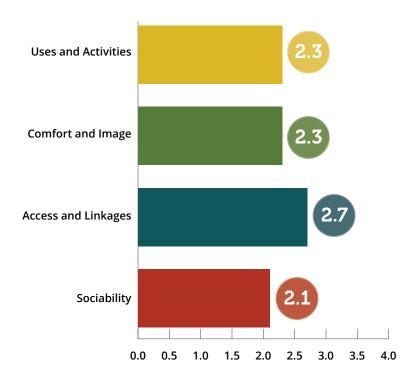
The Place Game is a great (and simple!) tool anyone can use to evaluate public space. Developed by PPS the place game evaluates the overall performance of a place based on its Sociability, Uses and Activities, Comfort and Image, and Access and Linkages (the four key attributes of place!). We will be using the Place Game as a tool to collaborate with the people who live, work and play in Medina to ensure we are making improvements in the town centre.

While the COVID-19 restrictions prevented formal community audits as part of our engagement, we were able to facilitate the Place Game with different City teams. This was a great opportunity to introduce staff to the measurable elements within the place-based approach.

Once the restrictions have lifted engagement with the community and City staff will continue. This will help not only create a benchmark for the place, but also enable the tracking of progress and outcomes over time.

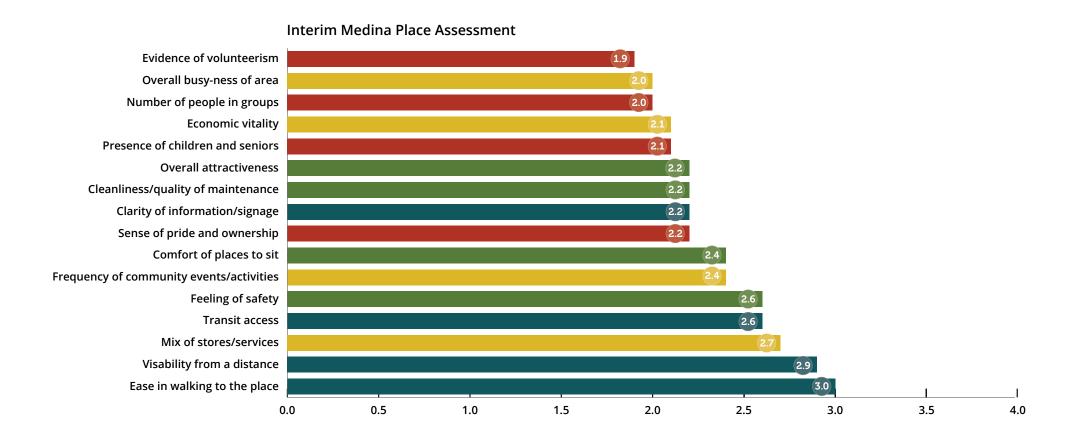
The graphs below depict the average results from 22 place audits conducted within the Medina Place Focus Area. Participants were asked to rate their perceptions and experiences from one (poor) to four (good), according to the four key areas of 'Sociability', 'Access and Linkages', 'Uses and Activities', and 'Comfort and Image'. These responses were then collated to give an overall assessment of the space.

Key Attributes



Access & Linkages was the highest scored attribute in Medina, with 'ease in walking to the place' and 'visibility from a distance' being the highest two scores. However, many people identified the need for better linkages and universal access between the different areas of the Place Focus Area. While people loved the character of the area, defined by the large trees and country feeling, there was consensus

the area was in need of revitalisation, including more cleaning and consistency of appearance, fixing the various broken elements and increasing vibrancy through more shops and activities. Across all four attributes, there is great opportunity for improvement, with most participants identifying a range of short-term actions that would make a huge difference to the place.



Action Plan

Informed by the feedback from community engagement, including the Place Audits, a series of actions have been identified to be implemented within Medina Focus Area over the next 18 months. To assist with looping back and the ongoing evaluation of place, these actions have been grouped according to their contribution to the PPS four key attributes of place.

Short term, achievable actions are a cornerstone of successful place making. To this end, these actions were developed to reflect PPS's philosophy of 'Lighter, Quicker, and Cheaper'. Originally coined by urban regeneration specialist, Eric Reynolds, the term 'Lighter, Quicker, Cheaper' encapsulates a low-cost, low-risk but high-impact approach to urban regeneration and activation.

Lighter, Quicker, Cheaper projects are community-led and collaborative and can include anything from the addition of physical infrastructure such as seating or planters, to painting something interesting on an existing wall or roadway, to events and pop-up activities. A 'Lighter, Quicker, Cheaper' approach ensures project delivery and facilitates experimental and innovative projects quickly and easily, with minimal risk. This in turn helps avoid common roadblocks like planning fatigue, red tape and extensive fundraising, while generating excitement and community buy-in.

READING THE PLAN

To make the Action Plan as clear as possible we have included a measure of the size of the actions and the role the City will play in delivering those actions.

Small Actions cost less than \$500 and/or will take less than a month to plan and deliver.

Medium Actions are estimated to cost between \$500 - \$2,000 and/or take up to 3 months to plan and deliver.

Large Actions cost \$2,000 or more and will take up to 18 months to plan and deliver. It is worth noting that these timeframes relate to the time taken to prepare and deliver the action and are not an indication of when the action will occur.







We have also included an indicator identifying the role the City will play in the delivery of each action.

Where the City's role is to **Lead** we take responsibility for the organisation and delivery of that action.

Where the City's role is to **Facilitate**, we will do everything we can to enable and assist the progression of a community-led action through guidance/support and the provision of resources.

Similarly, the City will still provide guidance and support when fulfilling a **Support** role but will be less hands-on and more likely to assist with promotion than the provision of resources.

Finally, where the City does not have the power to directly deliver a desired action, we will act as an **Advocate**, amplifying and broadcasting the community's voice in pursuit of a positive outcome.



ACCESS & LINKAGES

The actions in this section focus on improving the connection of the town centre both visually and physically. With the town centre located at its core, surrounded by tree lined streets and gentle undulations, Medina is a very walkable suburb. However, the condition of footpaths, lack of connection across roads and large areas of car parking are barriers to a pedestrian friendly area.

Local business owners identified opportunities to increase visibility of the centre from surrounding main roads and on arrival at the destination. Building on the heritage of the area, there are opportunities to install signage that creates a sense of arrival. Medina is full of local assets and amazing people. By improving pedestrian access to and around the town centre and improving local storytelling through signage and wayfinding, there are opportunities to promote the town centre as a walkable hub.

Actions		Size	Local Champion	City's Role
MA1.	Audit pedestrian and universal access across the town centre, identify barriers to movement and explore interim solutions, and fun activations to encourage walking.	Medium	Residents, Medina Primary School and Businesses	Lead
MA2.	Investigate temporary traffic calming installations (e.g. road painting, rumble strips, speed traps).	Medium	Residents and Businesses	Lead
MA3.	Design/ cost a Medina Town Centre sign(s) that creates a sense of arrival and interprets the local history.	Medium	Residents and Businesses	Facilitate
MA4.	Promote and enhance Medina as a historic town, in walking distance of a wide range of local assets and activities.	Large	Residents and Businesses	Lead

USES & ACTIVITIES

Medina was at one point the social hub of Kwinana with a range of community-led events and activities. While some services have been relocated, there remains the infrastructure to facilitate a range of unique local events. The actions in this section focus on building activity and vibrancy in the town centre.

The community and local businesses were outspoken about the need to provide a range of activities in the town centre that cater for all ages and needs in the community. The community had several ideas for events and activities and wanted to be part of the design and implementation of these events.

Another high priority for the community was to see the amount and variety of local shops increased, with a range of day and evening offerings. While businesses can explore the opportunities to bring more vibrancy to the town centre, it is important that the local community support them also by investing both time and money. Sharing ideas and collaborating is vital to growing the local economy.

Actions		Size	Local Champion	City's Role
MU1.	Work with Property Owners and Traders to improve business acumen, take up funding opportunities, develop strategies for leasing vacant shops, and create vibrant retail precincts (e.g. pop up trading).	Small	Businesses	Support
MU2.	Develop simple one page guides to support more community-led events and activities (e.g. process for booking, funding, event management, health permits, road closures, etc).	Medium	Residents	Lead
MU3.	Increase the accessibility and use of the Medina Hall for community-led events and activities.	Medium	Residents	Lead
MU4.	Develop a series of inclusive and collaborative activities and events that cater for all ages and needs.	Large	Residents and Businesses	Facilitate

COMFORT & IMAGE

While the trees and open layout of the town centre give a good first impression, people felt the area needed to have a consistent image. The actions in this section focus on leaving a positive image of the town centre, a comfortable place where people want to spend time. Both residents and local businesses identified that the town centre looked tired and unloved.

The layout of the town centre comprises a range of public and private land with no clear indication between these spaces. In addition, the fragmented landownership provides a challenge in terms of holistic management and care. Given the unique and intertwining layout of the area, working towards improving the comfort and image of the town centre is about finding opportunities to collaborate on initiatives.

Actions		Size	Local Champion	City's Role
MC1.	Collate and celebrate the recent improvements to the town centre and the unique local aspects.	Small	Residents and Businesses	Lead
MC2. Audit the public spaces, identify appropriateness of current seating areas and undertake collaborative installations and improvements. Medium Residents and Businesses Lea		Lead		
МСЗ.	Improve the appearance of the area behind the shops on the north of Pace Road through small activations and temporary uses.	Large	Residents, Businesses and Landowners	Facilitate
MC4.	Encourage investment in initiatives to improve the appearance and consistency of shop facades.	Large	Businesses and Landowners	Support
MC5.	Review public and private maintenance responsibilities, identify gaps in keeping areas clean and collaborate on cleaning initiatives (e.g. Clean-up Australia).	Large	Residents and Businesses	Lead

SOCIABILITY

Medina is already a special place. There are a range of amazing community-led events and activities that occur in and around the town centre, and there are small clues everywhere of past community-led initiatives. Walking down the street, you feel the connection and positive relationships between businesses and the community. However, the community identified the desire to have the community better connected.

Medina already has some great focal points and blank canvas ready for support and/ or activation. While the City has a key part in removing the barriers to allow more community-led initiatives, success is achieved by sharing of resources between residents and businesses.

Actions		Size	Local Champion	City's Role
MS1.	Deliver a range of small activations in the day and night that reflect local heritage and culture.	Small	Residents and Businesses	Facilitate
MS2.	Restore/ refresh existing art and play elements (e.g. Dinosaur slide on Medina Green and Newsagency Wall).		Residents	Facilitate
MS3.	3. Support the Saturday Market through increased promotion and collaboration with local businesses, and with a wider range of activities and offerings.		RSL, Stallholders and Businesses	Facilitate
MS4.	Build/ install a pop-up all age playground on the Medina Green and understand what the community want on a more permanent basis.	Large	Residents	Lead
MS5.	Create an evening economy in collaboration with local business.	Large	Businesses	Lead
MS6.	Refresh and develop new urban artworks to respect the local heritage and culture.	Large	Residents and Businesses	Lead

FEATURE PROJECTS

These projects, implemented over the past 12 months, are examples of the 'Lighter, Quicker, Cheaper' approach. Based on aspirations identified from previous engagement activities, they demonstrate how piloting ideas on a small scale, in collaboration with the community can be implemented quicker and cheaper, and lead to longer term improvements.

ASPIRATION: LIGHT UP THE TREES, RELOCATE THE CAR PARK AND EXTEND TRADING HOURS

In collaboration with the Medina Resident Group, the Medina Harvest Feast was held in the car parking area from 5pm to 9pm on a Friday afternoon.

With support of the local businesses, a portion of the car parking area was temporarily closed, the large trees were lit up with temporary lighting and the three local shops stayed open.

Since the event, the Medina Resident Group have purchased temporary lighting for future events in the car park, a temporary car parking closure plan has been approved for future events and the local businesses have stayed open to support further evening events.

Project Size	Medium
Stakeholders	Medina Resident Group, Medina Primary School Student Leaders, Local Businesses and the City.



ASPIRATION: MAGIC GARDEN

A local aspiration for a fairy garden in Rildey Green was shared with Kids in Nature (KIN) Group who were actively looking for opportunities to undertake activities in the Kwinana bushland.

From an initial meeting on site, the KIN group has built a relationship with the City's Parks Management Team. The first pop-up magic garden event in the park with was attended by over 50 people, where temporary installations were placed in a garden bed. Leading up to the restrictions around COVID-19, the KIN group in collaboration with the City's Parks Management Team had begun collaborating on building a more permanent installation.

Space has been allocated and cleared within the park, with old tree stumps installed to create a yarning circle and totem poles. The local Aboriginal Women's Group will be painting the totem poles, and the local upcycle shop and local artist have donated small magical figurines to be decorated at the next Magic Garden event. There are already discussions about how to link the Magic Garden to the Medina Town Centre through a magical scavenger hunt in collaboration with the local businesses.

Project Size	Small
Stakeholders	Kids in Nature Group, Connecting Community for Kids, Ngalla Yorga Waangkan Aboriginal Corporation, Local Businesses, Bunnings and the City (Parks Operations Team).



ASPIRATION: SHED CLEAN-UP

The area behind the shops on the north of Pace Road have been an issue for local residents for years, with the sheds consistently broken into and used for rough sleeping, drug use and dumping.

Support was provided to businesses and landowners to access the Local Centre Grant to have locks on the shed doors upgraded. Once the doors were locked, the Medina Resident Group, local business and several City Staff came together to clean up the area (which involved filling up three skip bins).

Discussions are continuing with landowners to utilise the now cleaned and locked sheds for community uses and small-scale activation.

At this stage the local upcycling shop and the Medina Resident Group are using the sheds for storage. Prior to COVID-19 coming into effect, discussions with community groups had begun about short and medium term use of the shed and further community-led activation.

Project Size	Small
Stakeholders	Medina Resident Group, Local Businesses and the City (Environmental Health, Community Services, City Operations).





ADMINISTRATION

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The City of Kwinana is Nyoongar Country

Kwinana kaadatj Nyoongar moort Nyoongar boodja-k. Ngalak kaadatj Nyoongar nedingar wer birdiya, baalap barn boodja-k wer kaaradj boodja-k koora koora wer yeyi.

Kwinana acknowledges Nyoongar families on Nyoongar Country. We respect Nyoongar Ancestors and Elders, walk on Country, and care for Country long ago and now.

Ngalak kaadatj baalabang malayin wer nakolak baalap yang ngalany-al

We acknowledge their culture and knowledge they share with us.

While the focus of this Place Plan is about working towards a collaborative and hands-on approach to the planning and management of the Bertram Town Centre, we acknowledge there is still a significant amount we have yet to learn about the importance of place and place management in Aboriginal culture.

As the Kwinana area developed, the local Aboriginal people became increasingly displaced from their hunting and gathering lands and traditional way of life. The rapid development of the 1950s led to Aboriginal people camping in the bush around Chalk Hill. Another significant site, 'The Hill' (Harry McGuigan Park, Medina) became an important social meeting place for Aboriginal people and their visiting families.

In 2013, the City of Kwinana resolved to display the Aboriginal flag outside the Council chambers and include an acknowledgement of Country at all Council meetings.

In 2018, the City of Kwinana adopted its first Reconciliation Action Plan, *Boola Maara Baldja Koorliny*. While the Reconciliation Action Plan is the overarching document to guide the City's conciliation journey, acknowledging and enhancing the local Nyoongar history and culture is a key action within this Place Plan.



Introduction

The Bertram Place Plan (Place Plan) has been developed as part of the City of Kwinana's overarching Place Approach. Along with the City's Place Framework, this tool was developed to help collectively create, activate and manage our local places.

Through ongoing conversations and learning opportunities, we have identified local priorities, fostered social and business connections, and empowered community champions at a neighbourhood level. The information gathered through the community engagement and investigation process has been used within the Place Plan to assist decision-making regarding funding and resource allocation.

A place approach means working with communities to better understand and respond to localised priorities, and aspirations so that together we can create connected, vibrant, safe, and inclusive places.

This plan concentrates on the Bertram Place Plan Focus Area, selected due to its role as a central public space within the community.

"When public spaces are well-used and well-loved by people... they can generate a wide range of benefits: Communities become more connected and more capable, individuals become healthier and safer, and our economies and environment flourish."

Project for Public Spaces







WHAT ARE WE DOING?

We're working with you to help create and sustain great places. In implementing a place-based approach, we are following the Project for Public Spaces (PPS) five-step place making process. This process focuses on taking the time to build local connections with people who live, work, or play in Bertram: the local businesses, service providers, and community groups and organisations.

The Bertram Place Plan is a summary of the knowledge we have gathered about Bertram over the past 18 months. This includes community engagement activities to help us understand what the community liked best about Bertram, the improvements you would make in the short term, and which would likely, have the biggest impact.

The Bertram Place Plan outlines a proposal of how we can work together to achieve the collective aspirations of the community and the City. This proposal is supported by an action plan to guide the next 18 months and assist us in working together to develop a shared future vision for Bertram and longer-term improvements.

Placemaking is an ongoing and evolving process and it's important to continue to check in to evaluate the space and the community's relationship with it. This place plan is an early step in our placemaking journey.

From here, we will continue to check in and review what worked (and what didn't), what we could do better, and to identify new and emerging opportunities. We will continue to work with you to create great places and ensure the vision for Bertram reflects the changing aspirations and needs of the community over time.





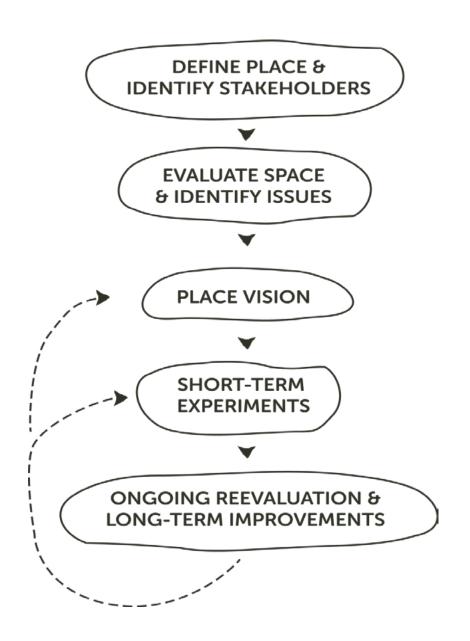


Figure 2. Project for Public Spaces place making process
[Source: Project for Public Spaces https://www.pps.org/article/5-steps-to-making-places]





WHAT IS PLACEMAKING?

Placemaking is a collaborative and hands-on approach to the planning, design and management of our cities, regions and neighbourhood's. It is people-focused and works with those who live, work and play in the area to create great public spaces for the health, happiness and wellbeing of the community.

Placemaking is not just about reimagining and activating public spaces. It's an integrated and holistic approach which takes into account the physical, economic, social, and cultural elements of a place, as well as issues of environmental sustainability.

WHO'S INVOLVED?

Everyone! Placemaking is a collaborative process and the best outcomes are achieved when the community, stakeholders and Council work together to make great places.





WHAT MAKES A GREAT PLACE?

Great places are fun! They are vibrant, meaningful and social places that are inclusive and make people feel welcome and comfortable. Great places prioritise people, they create space to run into friends and facilitate a variety of social and economic activity.

The Project for Public Spaces (PPS) identifies four key characteristics of a successful place. Firstly, a place must be *accessible*, it should attract your attention from a distance, be convenient to get to via a variety of transport options, and easy and interesting to move through.

When you're in a space it should be *comfortable*, it should be clean and well maintained with options for where to sit. Most importantly, public places should feel safe. How comfortable a space is and the image it presents will have a huge impact on whether people choose to spend time there.

Another reason people will choose to spend time in a place is the *activities* it offers. Providing a special or unique activity can set a place apart and act as a draw card, while a space with no activities is unlikely to attract any visitors at all.

Finally, *sociability* is at the heart of great places. The opportunity to meet and interact with other people fosters a sense of place and belonging, both within the community and within that space.

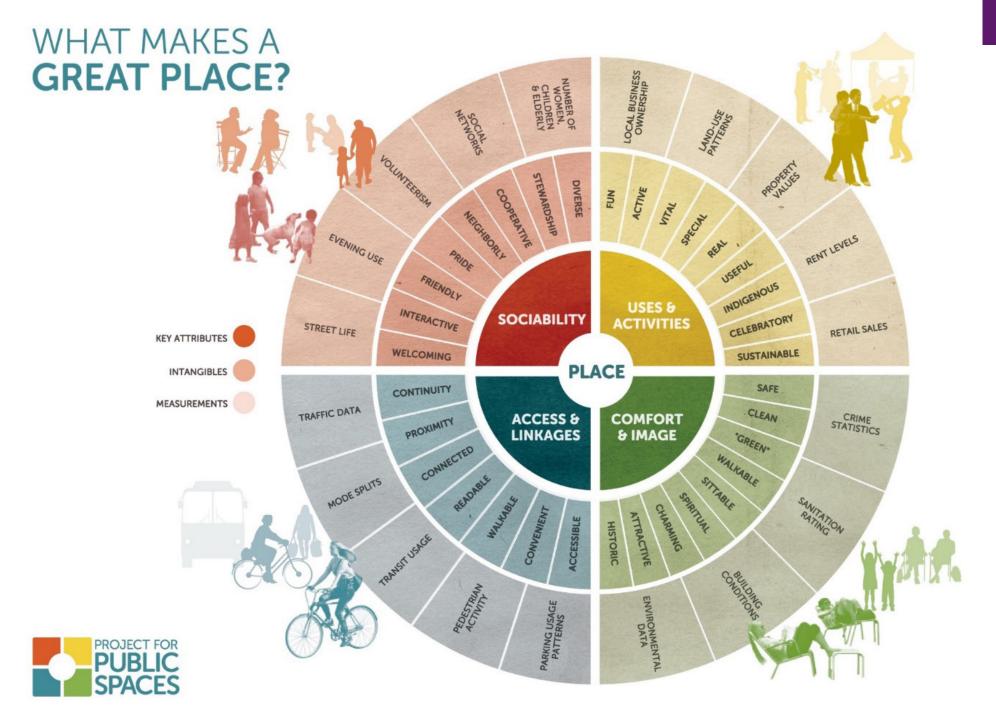


Figure 3. Project for Public Spaces "What Makes a Great Place" [www.pps.org/article/grplacefeat]

Place Story

Getting to know an area, its community and stakeholders is a crucial first step in creating successful places. The place story explores the who, what, and how of Bertram. By looking at who lives, works, and spends time in the area, what its physical and social infrastructure and assets are, and how it came to be, we gain important insights into the nature of the place as it currently is, as well as future opportunities.

Past

Bertram sits on Nyoongar Country, the area once part of the traditional hunting and gathering lands for the Nyoongar people. Over the last two century's the area had farms with cattle and market gardens and it was one of these farmers, William Bertram, who the suburb was named after. With Perth's urban sprawl and Kwinana Freeway's addition of the Thomas Road exit in 1994 the way was paved for the suburban development to start in 1999; becoming Bertram, as we know it today.

Present

Bertram is a family-friendly suburb, which sprung up from 1999 through to 2012. With a population of only 29 people in 1991, it now boasts a thriving population of 7,018. The freeway, which incorporates the Perth Mandurah rail line, makes the 30km trip to Perth CBD an easy commute by train or car. Locals comment often on how convenient and affordable Bertram is. The Bertram lifestyle is completed by the much-loved

Bertram is. The Bertram lifestyle is completed by the much-loved primary school, local parks, community shared sports field, childcare services and shopping precinct.

Bertram Central Shopping Centre has a village feel with a mix of retail, service provision, and is anchored by a locally owned and

run supermarket. The **Community Centre** is new, spacious, and has great spaces both indoor and outdoor for local residents and community groups to meet. Built on liveable principles, Bertram is easy to explore by foot and the connection to the heartbeat; being the school, shops, community centre and park is only 15 minutes' walk away.

Image right – Landgate Aerial taken in 2000





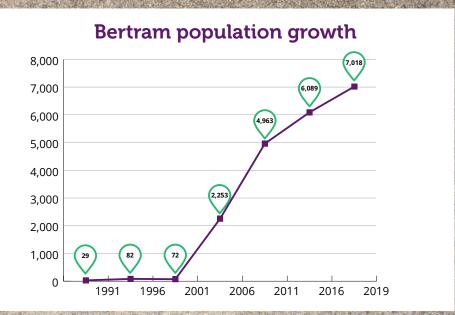






Future

Even though the Bertram focus area is well utilised and loved, improvements to connect and activate the area will help support the local business owners and strengthen the neighbourhood. In light of the quickly developing suburbs of Casuarina, Wellard, and Mandogalup, it will add value by freshening and creating vibrancy to the Bertram offering.











WHO WE ARE

Bertram has an estimated population of 7,018 (ABS estimated ERP 2019) representing 18% of the population of the City of Kwinana. If Kwinana was a village of 100 people, 18 of the villagers would be from Bertram.

If Bertram was a village of 100 people...

would use public transport would walk or ride a bicycle

would work from home

in beliefulli tras a village of 100 people					
	51	people would be men		48%	of households would be couples with children
Tr'11 '	49	people would be women		18%	of households would be couples with no
	30	people would be 0 – 14			children
• •	66	people would be 15 – 64		12%	of households would be one parent families
	3	people would be 65 – 84		1%	of households would be other families
W (W) W	1	person would be 85		3%	of households would live in shared housing
•	38	people would be born overseas		14%	of households would live on their own
	57	people would be born in Australia, 2 of which would be Aboriginal and Torres Strait		4%	of households would be unclassifiable or visitor only
	Islanders		68%	of households would either own, or are	
3	5	people would prefer not to answer			purchasing their house
	come from the Philippines (7 people), Nev Zealand (6 people), India (5 people) or the United Kingdom (5 people) and 27 people	Of those born overseas, the majority would		22%	of households would be renting private houses
		Zealand (6 people), India (5 people) or the United Kingdom (5 people) and 27 people		3%	of households would be renting social housing
				97%	of households would be single house
		would be able to speak a language other than English.		87%	of households would have internet
*************	3		((((♣† 	8%	would not have internet
m	activities		7%	would not answer	
II .	14	people would currently be volunteering			
	63	people would drive to work and 4.5 would be passengers			



LOCAL ASSETS

Bertram spans three (3) square kilometers and has been designed using a radial city layout to make it as livable as possible. It has easy transit access and the Kwinana Train Station is a 5-minute bus ride

from Bertram's Town Centre. The train north to Perth is 30 minutes and the train south to Mandurah 25 minutes. Bertram has three major parks and some great open spaces.



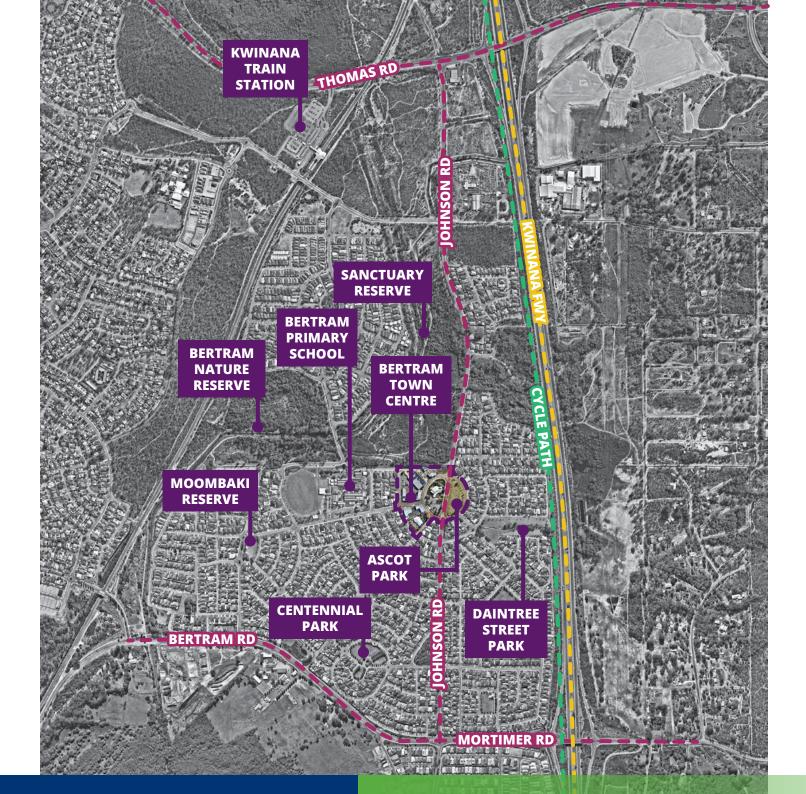


Figure 4. Bertram Assets Map

PLACE FOCUS AREA

Bertram town centre has a local village style feel and includes the William Bertram Community Centre, Ascot Park and Bertram shopping precinct. This shopping centre incorporates eight commercial buildings providing a wide range of retail and services including café, patisserie, numerous take away food outlets, newsagency, florist, chemist, childcare, medical and personal health and wellbeing services. Although offering a good retail mix, the shops are inward facing making it difficult for a visitor to know what is available and to navigate. Price Parkway, Hero Crescent, Proctor Way and Champion Drive surround the shopping precinct.





What you said

To develop this Place Plan we worked in collaboration with the community to get to know Bertram and to understand your views, priorities, and aspirations for the area. Building on the PPS five-step place making process we embarked on an engagement plan that included a range of different activities.

Unfortunately, due to complications arising from COVID-19 and the associated restrictions, some of the planned engagement activities were affected or deferred.

Nonetheless, the actions and activities undertaken prior to COVID-19 as well as review of previous feedback provided over a number of years, generated a significant amount of information. This feedback (summarised below) informed an action plan for working together over the next 18 months to activate the Place Plan Focus Area and develop a shared vision for the place.

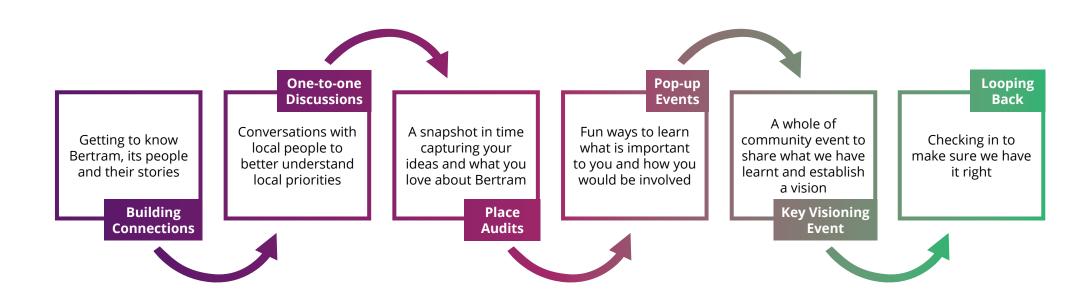


Figure 6. Planned Community Engagement Process (Bertram place postcard, 2020)

PLACE PLAN ENGAGEMENT OUTCOMES

Interactive community engagement took place in Bertram from November 2019 through to March 2020 along with an online survey. The engagement was to generate an awareness of the Place Plan being created and capture ideas from the ground up for what people wanted to see change in their neighbourhood. The following events, activities and connections were used to inform this plan:

Collaboration and Discovery

- Built a connection with community organisations and engaged residents
- Built a relationship with Bertram Primary School and local businesses
- One-on-one business interviews
- · Working in place to connect with the local community
- Online surveys
- Place Audits
- Over 400 hours spent in a place engagement hub at the William Bertram Community Centre
- Place Postcards hand-delivered by the Place Team to over 400 houses within a 400m (approx.) radius of Bertram Shopping Centre and distribution through the Child Health nurse and users of the Bertram Community Centre
- Place Postcard e-distribution through the Bertram Primary School
- Place Survey distributed on Bertram Chat

Events and activities

- Mad Hatters Tea Party over 300 people
- Bertram Show Face Painting stall over 80 little faces painted
- Three movie nights 400+ people attended with over 300 ice creams eaten
- Coffee Van Morning at Bertram Primary School 67 coffees drunk and over 200 of the fabulous school community met
- Business chats 7 business owner interviews, 8 hours and 800 steps to talk to business owners/staff with the City's Community Liaison Officer
- Key Visioning Event 'A Taste of Bertram' in collaboration with the Bertram Community Centre – involvement of five (5) local businesses and over 10 local community groups - cancelled due to COVID-19
- 25 Place Audits completed with both City of Kwinana staff and community groups and individuals. The wider community audits were not conducted (due to COVID-19)



WHO WAS INVOLVED

Total of 250 responses.

Of those who completed our survey:

34% Ilived in Bertram

shopped in Bertram

worked in Bertram

Of the people surveyed:

5% Aged over 65

4% Aged 56-65

6% Aged 46-55

45% Aged 36-45

30% Aged 19-35

2% Under 18

8% Not stated



WHAT YOU SAID YOU LIKED BEST ABOUT BERTRAM

"Its friendly

neighbourhood feel."



"A good sense of community. We are always out and about on the streets playing sports or at the park riding bikes".

"Great community.
Nice vibe!"

"Close to freeway and

only 30 mins to the City"

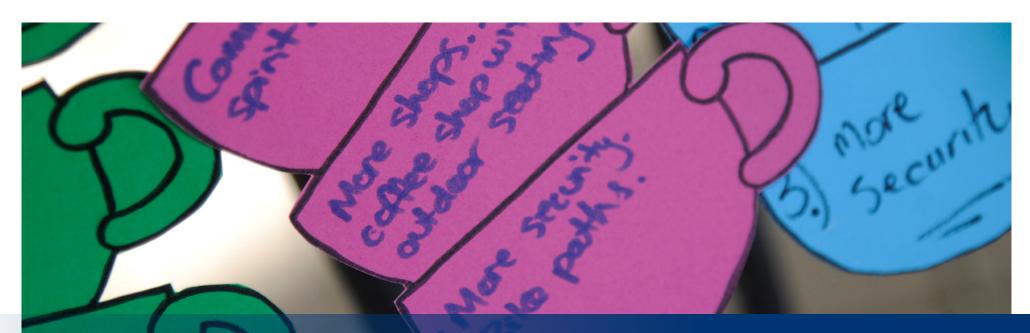


THINGS YOU SUGGESTED COULD BE DONE STRAIGHT AWAY AT LITTLE COST

- 1. Clean and freshen the streetscape
- 2. More colour
- 3. Support for local businesses
- 4. Fun events
- 5. Places to hang around
- 6. More shade
- 7. Seating including alfresco
- 8. Safety information
- 9. Free activities for children
- 10. Improve access in shopping area
- 11. Activate the empty shops

THINGS YOU SUGGESTED IN THE LONG TERM WOULD HAVE THE BIGGEST IMPACT

- 1. Improve safety and security
- 2. Permanent seating and shade
- 3. More significant trees
- 4. Directional signage
- 5. Play equipment in Ascot Park
- 6. Skate Park
- 7. Alfresco dining
- 8. Traffic calming and improve pedestrian access
- 9. Increase opening hours at the WBCC and program youth and weekend activities





Guiding Principles

The following guiding principles have been developed based on feedback generated through the community engagement process. As discussed previously, the engagement timeline was impacted when physical distancing impeded the looping back phase. The intent of 'looping back' is to check back with community regarding information gathered and to workshop ideas and feedback into a shared vision.

While we have been unable to come together to develop this vision, the feedback received highlighted several shared values and priorities regarding the delivery and implementation of projects and actions. From this, four key principles were identified, which will guide and inform this process moving forward.

Green, Shady & Interesting Trees and greenery offer shade and coolness and allow people to linger longer. Work together to protect existing trees and bushland areas and find opportunities to make interesting experiences that create atmosphere and a sense of place.

Clean & Safe

People are attracted to a place that feels safe, protected and comfortable. It is important to freshen, maintain streetscapes, and identify opportunities to work towards security and safety.

Connected

People love to be able to discover their place. Build the physical and social connections for all people to discover their neighbourhood, build friendships and share resources.

Village Feel

Continue to be a place where community live, work and play. Support local business, shops, schools and services to keep a local neighbourhood. All actions count – from a simple smile to activating empty spaces.

The Proposal

Making great places is a collaborative process and the best outcomes are achieved when we all work together. The traditional local government approach schedules community aspirations into operational plans and implemented as resources become available.

This Place Plan proposes a different approach, that by having a shared vision and working together on a range of lighter, quicker, cheaper actions we can leverage our collective resources to achieve much richer outcomes.

As part of the proposal to work together to create places for everyone, we will work to:

- Review and simplify government policies and processes.
- Provide opportunities for people to communicate and collaborate.
- Build relationships between the community and the City.
- Facilitate ongoing engagement to understand your aspirations.
- Support and promote the local community and local businesses.
- Provide funding opportunities and resources to encourage community-led outcomes.

Cities have the capability of providing something for everyone, only because and only when, they are created by everyone.

(Jane Jacobs, pioneer of people-focused cities)



Understanding the Local Place

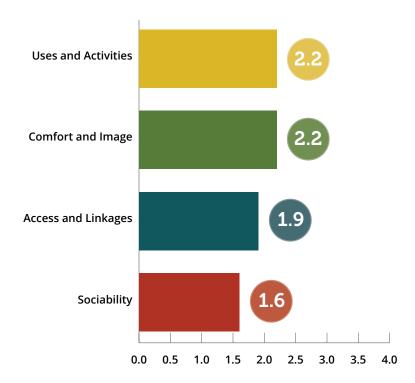
The Place Game is a great (and simple!) tool anyone can use to evaluate public space. Developed by PPS the place game evaluates the overall performance of a place based on its Sociability, Uses and Activities, Comfort and Image, and Access and Linkages (the four key attributes of place!). We will be using the Place Game as a tool to collaborate with the people who live, work and play in Bertram we will be able to ensure we are making improvements in the town centre.

While the COVID-19 restrictions prevented formal community audits as part of our engagement, we were able to facilitate the Place Game with different City teams. This was a great opportunity to introduce staff to measurable elements within the place-based approach.

Once the restrictions have lifted, we will continue to engage with the community and City staff. This will help us not only create a benchmark for the place, but also enable us all to track our progress and outcomes over time.

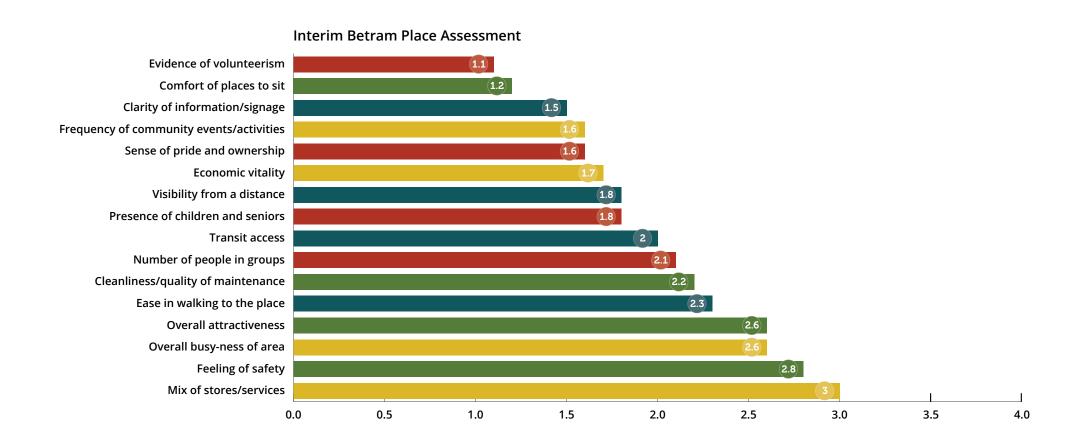
These graphs depict the average results from the Place Game audits conducted in the Place Plan Focus Area. Participants were asked to rate their perceptions and experiences from one (poor) to four (good), according to the four key areas of 'Sociability', 'Access and Linkages', 'Uses and Activities', and 'Comfort and Image'. These responses were then collated to give an overall assessment of the space.

Key Attributes



Bertram scored well for 'Uses and Activities', especially with regard to the mix of stores and services. The area scored low for 'Comfort and Image', particularly in the four areas; places to sit, clarity of information, visibility from a distance and cleanliness/maintenance and is reflected in comments from the participants;

- 'It's hard to know what retail and services are available. I would drive straight past'
- 'I have been buying the exact same rice from a shop miles from where I live when I could have come here to get the exact same thing'
- 'It's not inviting bird poo and rubbish everywhere'.



Action Plan

Informed by the feedback from community engagement, including the Place Audits, a series of actions have been identified to be implemented within Bertram Focus Area over the next 18 months. To assist with looping back and the ongoing evaluation of place, these actions have been grouped according to their contribution to the PPS four key attributes of place.

Short term, achievable actions are a cornerstone of successful place making. To this end, these actions were developed to reflect PPS's philosophy of 'Lighter, Quicker, and Cheaper'. Originally coined by urban regeneration specialist, Eric Reynolds, the term 'Lighter, Quicker, Cheaper' encapsulates a low-cost, low-risk but high-impact approach to urban regeneration and activation.

'Lighter, Quicker Cheaper' projects are community-led and collaborative and can include anything from the addition of physical infrastructure such as seating or planters, to painting something interesting on an existing wall or roadway, to events and pop-up activities.

A 'Lighter, Quicker, Cheaper' approach ensures project delivery and facilitates experimental and innovative projects quickly and easily, with minimal risk. This in turn helps avoid common roadblocks like planning fatigue, red-tape and extensive fundraising, while generating excitement and community buy-in.

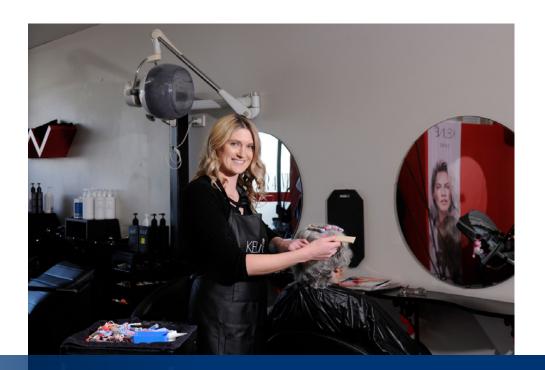
READING THE PLAN

To make the Action Plan as clear as possible we have included a measure of the size of the actions and the role the City will play in delivering those actions.

Small Actions cost less than \$500 and/or will take less than a month to plan and deliver.

Medium Actions are estimated to cost between \$500 - \$2,000 and/or take up to 3 months to plan and deliver.

Large Actions cost \$2,000 or more and will take up to 18 months to plan and deliver. It is worth noting that these timeframes relate to the time taken to prepare and deliver the action and are not an indication of when the action will occur.





We have also included an indicator identifying the role the City will play in the delivery of each action.

Where the City's role is to Lead we take responsibility for the organisation and delivery of that action.

Where the City's role is to Facilitate, we will do everything we can to enable and assist the progression of a community-led action through guidance/support and the provision of resources.

Similarly, the City will still provide guidance and support when fulfilling a Support role but will be less hands-on and more likely to assist with promotion than the provision of resources.

Finally, where the City does not have the power to directly deliver a desired action, we will act as an Advocate, amplifying and broadcasting the community's voice in pursuit of a positive outcome.



ACCESS & LINKAGES

The actions in this section focus on improving the connection of the town centre both visually and physically. Bertram was planned as a radial suburb making it easy to move with good walkability. The footpaths are wide but it was identified that the lack of shade makes it difficult to walk in hot and cold weather and safe pedestrian access, especially in carpark areas, was not always provided. The lack of significant and wayfinding signage was also identified which means that a sense of place or sense of arrival is difficult to achieve.

Actions		Size	Local Champion	City's Role
BA1.	Audit pedestrian and universal access across the place focus area identifying barriers to movement and explore interim solutions.	Medium	Residents, Stakeholders, Businesses	Lead
BA2.	Connect, and promote existing and new local experiences and activities within the town centre to enhance discovery and connections.	Medium	Residents and Businesses	Lead
BA3.	Investigate traffic-calming measures, and work to install pilot installations and community led campaigns.	Medium	Residents and Businesses	Lead
BA4.	Investigate significant and wayfinding signage to promote the Town Centre and create a sense of direction and arrival.	Medium	Residents and Businesses	Facilitate
BA5.	Review the condition of bus shelters along Johnson Road, and identify opportunities to upgrade (and activate).	Large	Residents and Businesses	Lead

USES & ACTIVITIES

The actions in this section focus on building activity and vibrancy in the town centre. The Bertram community value their local shops, services and community life and see value in providing business network support, encourage activations and initiatives in both the public and private space to encourage people to visit, shop and stay longer all through the year.

While businesses can explore the opportunities to bring more vibrancy to the town centre, it is important that the local community support them also by investing both time and money. Finding opportunities for everyone to share ideas and collaborate on projects is vital to growing the local economy.

Actions		Size	Local Champion	City's Role
BU1.	Work with Property Owners and Traders to improve business acumen, take up funding opportunities, develop strategies for leasing vacant shops, and create vibrant retail precincts.	Medium	Businesses, Property Owners, Stakeholders	Facilitate
BU2.	Develop simple one page guides to support more community-led events and activities (e.g. process for booking, funding, event management, health permits, road closures, Community Centre hire etc.).	Medium	Residents	Lead
BU3.	Trial temporary footpath and park activations for children and youth including pocket parks, parklet's, seating and play equipment.	Medium	Businesses and Landowners	Lead
BU4.	Identify opportunities to increase the size and range of alfresco options.	Medium	Businesses	Facilitate
BU5.	Assist with community engagement for Ascot Park, Parks Upgrade and Renewal Project.	Large	Residents, Stakeholders	Lead

COMFORT & IMAGE

The actions in this section focus on leaving a positive image of the town centre, and a comfortable place where people want to spend time. People said that the shopping area is hard to navigate as shops face inward and there is no clear wayfinding signage. People also said that the area needed cleaning up, especially from birds and rubbish, and the streetscape maintained. A large number of people also commented on the increasing number of security and safety issues and suggested working together to find opportunities for more police presence and surveillance.

Actions		Size	Local Champion	City's Role
BC1.	Encourage local businesses to access the funding opportunities in the Local Commercial Stimulus Grants Policy.	Small	Businesses	Advocate
BC2.	Organise fun walking audits of public and private space at different trading times to create strategies to work on improving comfort and desire to linger longer.	Small	Residents, Stakeholders and Businesses	Lead
BC3.	Increase community safety/security awareness in collaboration with the local community, the City's Community Safety Officer, Community Liaison Officers and Community Outreach Officers.	Medium	Residents and Businesses.	Lead
BC4.	Understand current approach to keeping the place area clean from rubbish, birds and explore opportunities to assist and support cleaning maintenance and waste management.	Medium	Residents and Businesses	Lead
BC5.	Investigate greening initiatives currently underway and communicate these to ensure that community and businesses can add value by developing their own initiatives.	Large	Residents, Businesses and Landowners	Lead
BC6.	Work with Community to trial temporary pop up seating and shade	Large	Businesses and Landowners	Lead

SOCIABILITY

Bertram has both community-led and City led events that occur in the local parks, primary school and the Community Centre. The activities at the Community Centre are highly valued and suggestions made to further improve accessibility by offering programs out of work hours and cater for youth. Feedback told us the importance community groups/organisations are and the valuable role they play in the provision of inclusive activities. A range of ideas and activations have been collected and focus on residents, community businesses and City coming together to deliver activations and cultural celebrations to celebrate people and businesses of Bertram.

Actions		Size	Local Champion	City's Role
BS1.	Develop a calendar of events/activities to bring people together and help community and businesses navigate City policy and processes to encourage more events in both public and private spaces.	Small but ongoing	Residents and Businesses	Facilitate
BS2.	Develop and introduce street-by-street activities to connect neighbours and increase community led projects.	Medium	Residents	Facilitate
BS3.	Understand the local need for increased public Wi-Fi coverage.	Medium	Residents and Businesses	Lead
BS4.	Work closely with residents, businesses and stakeholders to develop a unified neighbourhood voice for Bertram.	Medium	Residents and Businesses	Advocate
BS5.	Work with property owners and community to identify blank walls and tired infrastructure that can be used for murals and artwork to provide a welcoming and vibrant space.	Large	Residents and Businesses	Lead







ADMINISTRATION

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The City of Kwinana is Nyoongar country

Kwinana kaadatj Nyoongar moort Nyoongar boodja-k. Ngalak kaadatj Nyoongar nedingar wer birdiya, baalap barn boodja-k wer kaaradj boodja-k koora koora wer yeyi.

Kwinana acknowledges Nyoongar families on Nyoongar Country. We respect Nyoongar Ancestors and Elders, walk on Country, and care for Country long ago and now.

Ngalak kaadati baalabang malayin wer nakolak baalap yang ngalany-al

We acknowledge their culture and knowledge they share with us.

While the focus of this Place Plan is about working towards a collaborative and hands-on approach to the planning and management of the Wellard town centre, we acknowledge there is still a significant amount we have yet to learn about the importance of place and place management in Aboriginal culture.

As the Kwinana area developed, the local Aboriginal people became increasingly displaced from their hunting and gathering lands and traditional way of life. The rapid development of the 1950s led to Aboriginal people camping in the bush around Chalk Hill. Another significant site, 'The Hill' (Harry McGuigan Park, Medina) became an important social meeting place for Aboriginal people and their visiting families.

In 2001, following significant Native Title discussions regarding the Kwinana Freeway and its extension through Wellard, the associated bridge was named Walley Bridge after a prominent local Aboriginal family.

In 2013, the City of Kwinana resolved to display the Aboriginal flag outside the City's Administration Building and include an Acknowledgement of Country at all Council meetings.

In 2018, the City of Kwinana adopted its first Reconciliation Action Plan, *Boola Maara Baldja Koorliny*. While the Reconciliation Action Plan is the overarching document to guide the City's conciliation journey, acknowledging and enhancing the local Nyoongar history and culture is a key action within this Place Plan.



Introduction

The Wellard Place Plan (Place Plan) has been developed as part of the City of Kwinana's overarching Place Approach. Along with the City's Place Framework, this tool was developed to help collectively create, activate and manage our local places.

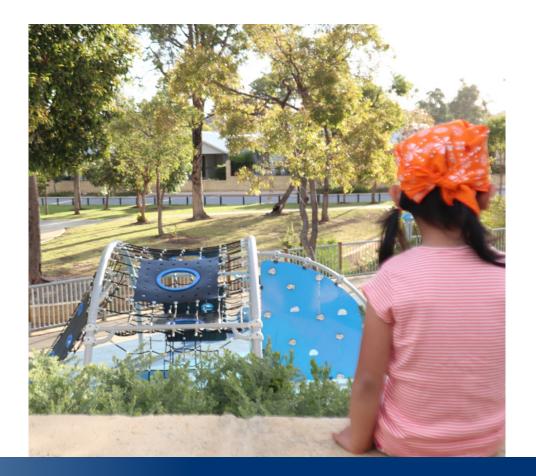
Through ongoing conversations and learning opportunities, we have identified local priorities, fostered social and business connections, and empowered community champions at a neighbourhood level. The information gathered through the community engagement and investigation process has been used within the Place Plan to assist decision-making with regard to funding and resource allocation.

A place approach means working with communities to better understand and respond to localised priorities and aspirations so that together we can create connected, vibrant, safe, and inclusive places.

This Plan concentrates on the Wellard Place Plan Focus Area selected due to its role of the central public space within the community.

"When public spaces are well-used and well-loved by people... they can generate a wide range of benefits: Communities become more connected and more capable, individuals become healthier and safer, and our economies and environment flourish."

Project for Public Spaces





WHAT ARE WE DOING?

We're working with you to help create and support great places. In implementing a place based approached we are following the Project for Public Spaces (PPS) five-step place making process. The process focuses on taking the time to build local connections with people who live, work, or play in Wellard: the local businesses, service providers, community groups and organisations.

The Wellard Place Plan is a summary of the knowledge we have gathered about Wellard over the past 18 months. This includes community engagement activities to help us understand what the community liked best about the Wellard, the improvements you would make in the short term, and which would have the biggest impact.

The Wellard Place Plan outlines a proposal of how we can work together to achieve the collective aspirations of the community and the City. This proposal is supported by an action plan to guide the next 18 months and assist us in working together to develop a shared future vision for Wellard and longer term improvements.

Placemaking is an ongoing and evolving process and it's important to continue to check back in to evaluate the space and the community's relationship with it. This Place Plan is an early step in our placemaking journey.

From here, we will continue to check in, to evaluate what worked (and what didn't), what we could do better, and to identify new and emerging opportunities. We will continue to work with you to create great places and ensure the vision for Wellard reflects the changing aspirations and needs of the community over time.





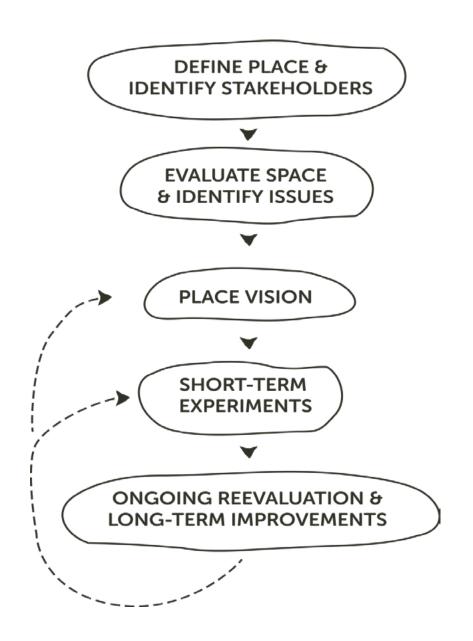


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Everyone! Placemaking is a collaborative process and the best outcomes are achieved when the community, stakeholders, and the City work together to make great places.

WHAT MAKES A GREAT PLACE?

Great places are fun! They are vibrant, meaningful and social places that are inclusive and make people feel welcome and comfortable. Great places prioritise people, they create space to run into friends and facilitate a variety of social and economic activity.

The Project for Public Spaces (PPS) identifies four key characteristics of a successful place. Firstly, a place must be accessible, it should attract your attention from a distance, be convenient to get to via a variety of transport options, and easy and interesting to move through.

When you're in a space it should be comfortable, it should be clean and well-maintained with options for where to sit. Most importantly, public places should feel safe. How comfortable a space is and the image it presents will have a huge impact on whether people choose to spend time there.

Another reason people will choose to spend time in a place is the activities it offers. Providing a special or unique activity can set a place apart and act as a draw card, while a space with no activities is unlikely to attract any visitors at all.

Finally, **sociability** is at the heart of great places. The opportunity to meet and interact with other people fosters a sense of place and belonging, both within the community and within that space.

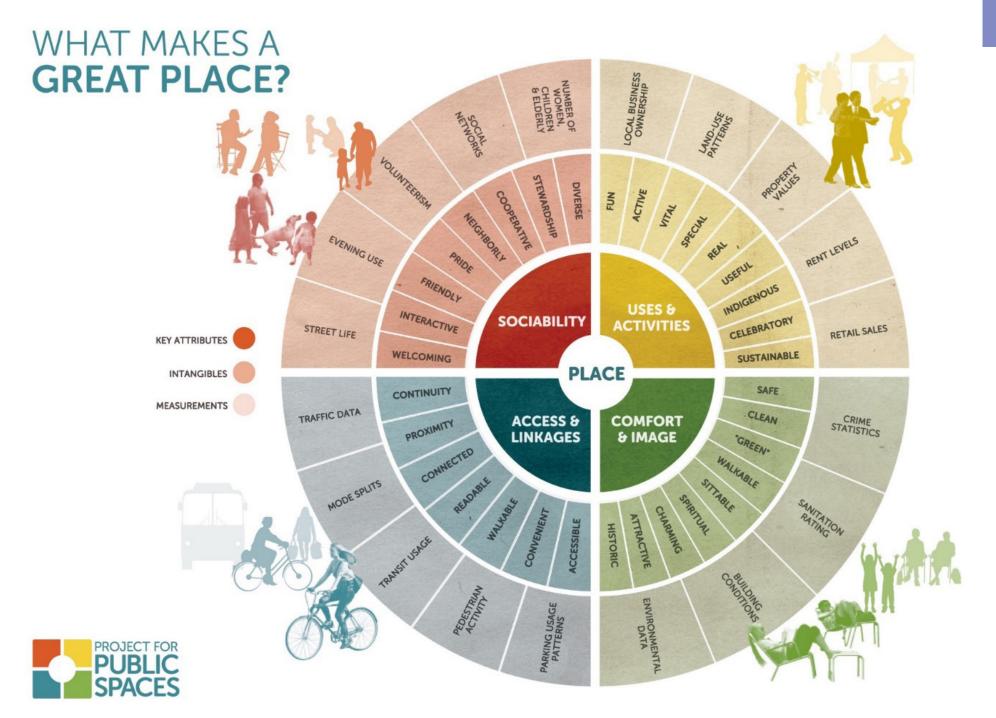


Figure 3. Project for Public Spaces "What Makes a Great Place" [www.pps.org/article/grplacefeat]

Place Story

Getting to know an area, its community and stakeholders is a crucial first step in creating successful places. The place story explores the who, what, and how of Wellard. By looking at who lives, works, and spends time in the area, what its physical and social infrastructure and assets are, and how it came to be, we gain important insights into the nature of the place as it currently is, as well as future opportunities.



State Library of Western Australia image number BA1119/WJ4Y907: Wellard Station under construction, 2006

OURHISTORY

Before the Wadjela

For more than 45,000 years, Nyoongar People have lived in the south-west of Australia. The areas in and around Kwinana were part of a trail of fresh water lakes and natural springs that supported the local people.

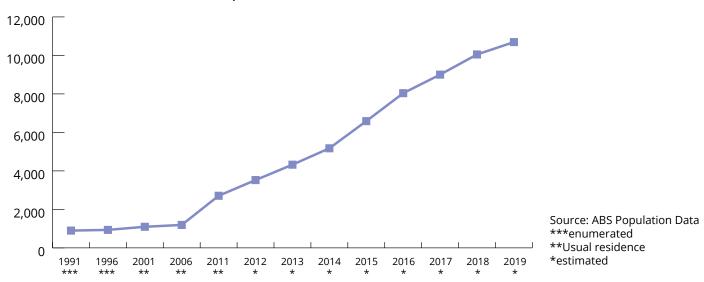
Built out of the Bush

On 29 June 1923, a small township was gazetted in the area now known as Wellard. In 1956, the township was incorporated into the Kwinana townsite. In 1968 however, as the population grew, it was agreed to adopt the name Wellard (almost certainly named for early pioneer and prominent local figure, John Wellard) for the postal district incorporating the original township.

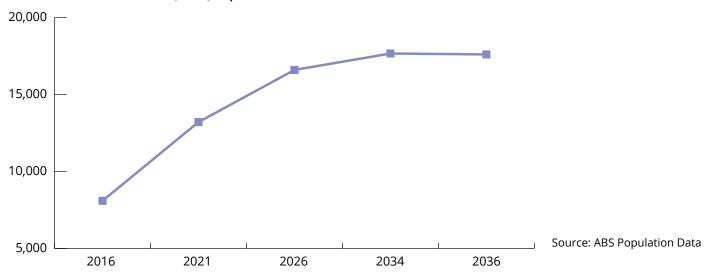
In 2003, the Village at Wellard, a joint venture between the Western Australian Department of Housing and Peet Limited, became the first transit orientated development along the Perth to Mandurah line. Although the railway line and Wellard Station didn't open until December 2007, the population of Wellard (West) exploded from 1096 in 2001 to 10,692 in 2019 (ABS 2001, 2019).







Wellard (West) Population Forecast



WELLARD PLACE PLAN FOCUS AREA



WHO WE ARE

Wellard (West) has an estimated population of 10,692 (ABS estimated ERP 2019). If Kwinana was a village of 100 people, 24 of the villagers would be from Wellard (West).

If Wellard was a village of 100 people...

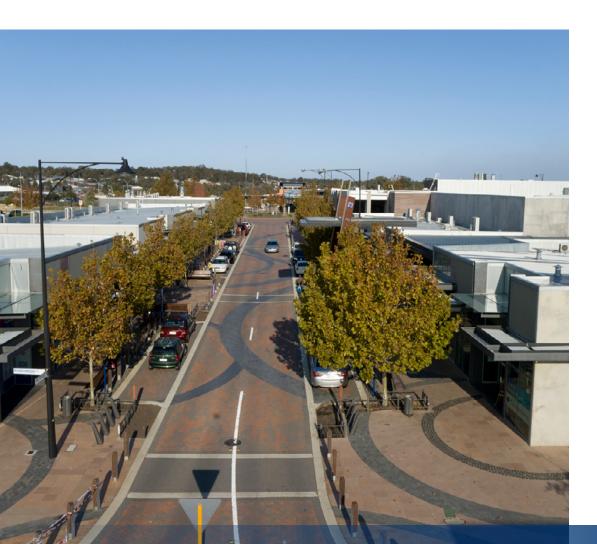
11'11'	50	would be men and 50 would be women		41%	of households would be made up of couples
	23	people would be aged 0-14			with children
	72	people would be aged 15-64		27%	of households would be couples with no children
7114.3	4	people would be aged 65-84		10%	of households would be one parent families
	1	person would be over 85	•	1%	of households would be other families
	46	people would be born overseas		3%	of households would be shared housing, and
	50	people would be born in Australia, of which 2 people would be Aboriginal and Torres		13%	3
	Str	Straight Islanders		5%	of households would be unclassifiable or visitor only
	4 would prefer not to answer Of those born overseas, the majority would come			72%	of households would be owned or are being purchased
	Philippines (also 7 peop	the UK (8 people), India (7 people), the pines (also 7 people) or New Zealand (6 people).		21%	of households would be renting
		2 people would be able to speak a language		1%	of households would be social housing
	other than English. That's 32% compared to 19% in Kwinana!			6%	of households would be either not stated or another tenure type.
i	8	people need assistance with core activities		92%	
<u>'I</u> I'	15	people would volunteer			of households would have internet, 6%
	59	people would drive to work and 5 would be passengers		87%	
	19	would catch the train		Many residents of Wellard go on to further study	
0	2	would catch the bus	people would have a bachelor or higher degree at 10 would have an advanced diploma (compared t and 8 respectively in the City of Kwinana)		
	2	would walk or ride their bicycle, and			
	2	would work from home			



LOCAL ASSETS

The Village at Wellard is a 320 hectare master-planned, mixed use development 35km South of Perth. The development has received significant industry acclaim and has been formally recognised by the Planning Institute of Australia (WA), receiving awards in all categories including the 2005 Award for Excellence for the WA Planning Minister's Sustainability Award and the Urban Development Institute of Australia's Judges Award for Excellence in 2008.

More recently the development featured in the Urban Development Institute of Australia (WA) Awards for Excellence (2015) and Western Australia's Sustainable Urban Development of the Year (2016).









PLACE FOCUS AREA

The area is serviced by a local village centre incorporating the train station and Wellard Square shopping precinct. This includes a number of retail premises, café, numerous take away food outlets and several medical and health services.

Exhibiting a traditional main street design, the shopping precinct is separated by The Strand, with The Well and piazza-style public square at one end, and the John Wellard Community Centre at the other.



What you said

To develop this Place Plan we worked in collaboration with the community to get to know Wellard and to understand your views, priorities and aspirations for the area. Building on the PPS five-step place making process we embarked on an engagement plan that included a range of different activities.

Unfortunately, due to complications arising from COVID-19 and the associated restrictions, some of the planned engagement activities were affected or deferred.

Nonetheless, the actions and activities undertaken prior to COVID-19 as well as review of previous feedback provided over a number of years, generated a significant amount of information. This feedback (summarised below) informed an action plan for working together over the next 18 months to activate the Place Plan Focus Area and develop a shared vision for the place.

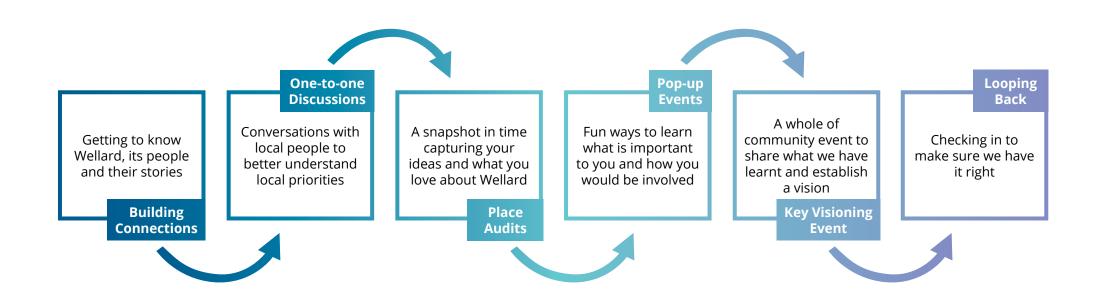


Figure 6. Planned Community Engagement Process (Wellard Place Postcard, 2020)

PLACE PLAN ENGAGEMENT OUTCOMES

As a community we facilitated a number of actions and activities as part of this engagement process.

Key Activities

- Build connection with the Village at Wellard Residents Association and other engaged residents
- Building relationship with Peet and Creating Communities to partner in delivering placemaking and activation initiatives in Wellard
- One-on-one business interviews
- Working in place to connect with the local community
- · Online surveys
- Place Audits with Local Community Groups

Successes

- Collaboration (lots of it!)
- Place Postcards hand delivered by the Place Team to over 500 houses within a 500m (approx.) radius of Wellard Village
- Open Mic Night at Bliss Momos: 50+ people attended, full schedule of performers, 55 drinks (on the City) on arrival, and countless momos eaten
- Fun and Games at Wellard Square: numerous local families attended, partnered with The Well to provide kids eat free lunch special
- Coffee and a Chat on Wellard Square
- 50 people wanted to be involved in one or more activities
- 27 people said they would love to play a bigger part!
- Key Visioning Event in collaboration with Creating Communities and the launch of the Wellard Town Team – cancelled due to COVID-19
- One Place audit completed with the Befriend Wellard Group no other audits conducted due to COVID-19
- In-place Engagement hub cancelled due to COVID-19



Of the people surveyed:

over 65

55% 36-65

36% 19-35

1% under 18

WHO WAS INVOLVED

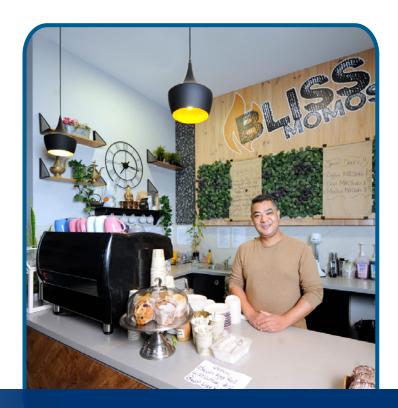
Total of 200 responses.

Of those who completed the survey:

88% lived here

55% shopped here

43% caught the bus/train here





WHAT YOU SAID YOU LIKED BEST ABOUT WELLARD



"Good to have somewhere with a nice vibe so close to home."

"Convenience. I don't drive but can get everywhere. Services are available (doctors, newsagency)."

"The Village feel!"

"Convenience. The shops, train station, cafe – it's all so close."

"Love the native bushland and the parks."

"The community of people."



THINGS YOU SUGGESTED COULD BE DONE STRAIGHT AWAY AT LITTLE COST

- More events and activities led by both the City and/ or community at different times of the day and night that cater for all members of community.
- 2. Activate the empty shops.
- Clean/freshen up and maintain the public and private spaces within the town centre. This includes cleaning up rubbish in the area around the shops, maintaining landscaping, and removing any graffiti.
- 4. Explore opportunities associated with community watch initiative.
- 5. More support for local businesses.
- 6. Better communication with local communities.
- 7. Bring communities together.
- 8. Advocate for more active shop frontages.
- 9. Advocate for a dog friendly public realm.
- 10. Create more comfortable places to sit with shade from the sun and shelter/cover from the rain.

THINGS YOU SUGGESTED IN THE LONG TERM WOULD HAVE THE BIGGEST IMPACT

- 1. Improve safety and security increased security presence.
- 2. Fill vacant shops with a variety of business relevant to the area.
- 3. Activate and maintain the undeveloped land surrounding Wellard Square.
- 4. Traffic calming measures and safer pedestrian crossings in and around Wellard Square.
- 5. Develop an evening economy.
- 6. Community garden.
- 7. More activities to engage youth after school.
- 8. Expand the opening hours and programming at the John Wellard Community Centre.
- 9. Increase schooling options.



Guiding Principles

The following guiding principles have been developed based on feedback generated through the community engagement process. As discussed previously, the engagement timeline was impacted when physical distancing impeded the looping back phase during the COVID-19 restrictions. The intent of 'looping back' is to check back-in with community regarding the information gathered so far, and to workshop the ideas and feedback into a shared vision.

While we've been unable to come together to develop this vision, the feedback received highlighted several shared values and priorities regarding the delivery and implementation of projects and actions. From this, four key principles were identified, which will guide and inform this process moving forward.

Clean, Green & Safe

People want to feel safe & comfortable in their neighbourhood. Work with key stakeholders to freshen up and maintain the streetscape and to identify opportunities to improve safety and security.

Revitalise Wellard Village

Support existing local businesses and activate the vacant shops. Promote Wellard Square as a local retail and activity centre.

Family Friendly & Inclusive Events Develop a series of community events and activities to attract people and encourage them to stay in the space. Strive for places and activities that are affordable, welcoming, accessible and fun for everyone.

Rural Village Feel Maintain the village feel and protect the nearby bushland. Support and facilitate the community to grow and develop together.

The Proposal

Making great places is a collaborative process and the best outcomes are achieved when we all work together. The traditional local government approach schedules community aspirations into operational plans and implemented as resources become available.

This Place Plan proposes a different approach, that by having a shared vision and working together on a range of lighter, quicker, cheaper actions we can leverage our collective resources to achieve much richer outcomes.

As part of the proposal to work together to create places for everyone, we will work to:

- Review and simplify government policies and processes.
- Provide opportunities for people to communicate and collaborate.
- Build relationships between the community and the City.
- Facilitate ongoing engagement to understand your aspirations.
- Support and promote the local community and local businesses.
- Provide funding opportunities and resources to encourage community-led outcomes.

Cities have the capability of providing something for everyone, only because and only when, they are created by everyone.

(Jane Jacobs, pioneer of people-focused cities)



Understanding the Local Place

The Place Game is a great (and simple!) tool anyone can use to evaluate public space. Developed by PPS the place game evaluates the overall performance of a place based on its Sociability, Uses and Activities, Comfort and Image, and Access and Linkages (the four key attributes of place!). We will be using the Place Game as a tool to collaborate with the people who live, work and play in Wellard to ensure we are making improvements in the town centre.

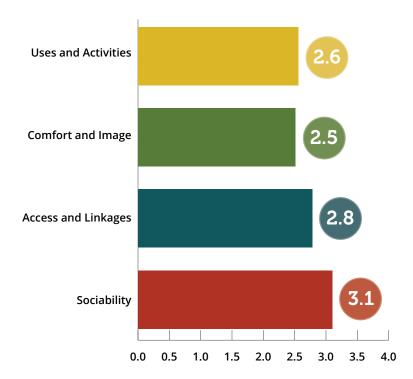
While the COVID-19 restrictions prevented formal community audits as part of our engagement, we were able to facilitate the Place Game with different City teams. This was a great opportunity to introduce staff to measurable elements within the place-based approach.

Once the restrictions have lifted engagement with the community and City staff will continue. This will help not only create a benchmark for the place, but also enable the tracking of progress and outcomes over time

These graphs depict the average results from the Place Game audits conducted in the Plan Plan Focus Area. Participants were asked to rate their perceptions and experiences from one (poor) to four (good), according to the four key areas of 'Sociabilty', 'Access and Linkages', 'Uses and Activities', and 'Comfort and Image'. These responses were then collated to give an overall assessment of the space.

Wellard scored well for 'Sociability', particularly for evidence of volunteerism and number of people in groups in the area. One participant commended Wellard for its 'friendliness' while multiple listed the John Wellard Community Centre one of the best things about Wellard. The area also scored relatively well for 'Access and Linkages', particularly transit access and walkability. This was reflected in participants comments that it was 'easy to get to' and that 'access to the train' was one of their favourite things about Wellard.

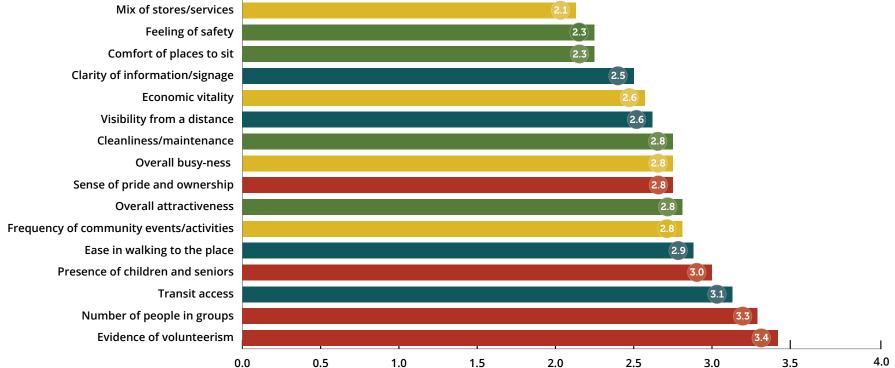
Key Attributes



The audits so far have revealed three key areas for improvement. Firstly, the mix of stores and services. Participants expressed real concern regarding the health of local businesses, noting that 'too many are closing' and calling for 'support for local shops'.

The next greatest opportunity was for improving the feeling of safety in the area, with multiple requests for 'more visible security' and to 'improve security on a daily basis'. Finally, several participants commented on the lack of comfortable places to sit, noting there were 'not many' and calling for 'more seats and shade from the sun and rain'.

Interim Wellard Place Assessment



Action Plan

Informed by the feedback from community engagement, including the Place Audits, a series of actions have been identified to be implemented within Wellard Focus Area over the next 18 months. To assist with looping back and the ongoing evaluation of place, these actions have been grouped according to their contribution to the PPS four key attributes of place.

Short term, achievable actions are a cornerstone of successful place making. To this end, these actions were developed to reflect PPS's philosophy of 'Lighter, Quicker, and Cheaper'. Originally coined by urban regeneration specialist, Eric Reynolds, the term 'Lighter, Quicker, Cheaper' encapsulates a low-cost, low-risk but high-impact approach to urban regeneration and activation.

'Lighter, Quicker, Cheaper' projects are community-led and collaborative and can include anything from the addition of physical infrastructure such as seating or planters, to painting something interesting on an existing wall or roadway, to events and pop-up activities. A 'Lighter, Quicker, Cheaper' approach ensures project delivery and facilitates experimental and innovative projects quickly and easily, with minimal risk. This in turn helps avoid common roadblocks like planning fatigue, red tape and extensive fundraising, while generating excitement and community buy-in.

READING THE PLAN

To make the Action Plan as clear as possible we have included a measure of the size of the actions and the role the City will play in delivering those actions.

Small Actions cost less than \$500 and/or will take less than a month to plan and deliver.

Medium Actions are estimated to cost between \$500 - \$2,000 and/or take up to 3 months to plan and deliver.

Large Actions cost \$2,000 or more and will take up to 18 months to plan and deliver. It is worth noting that these timeframes relate to the time taken to prepare and deliver the action and are not an indication of when the action will occur.





We have also included an indicator identifying the role the City will play in the delivery of each action.

Where the City's role is to **Lead** we take responsibility for the organisation and delivery of that action.

Where the City's role is to **Facilitate**, we will do everything we can to enable and assist the progression of a community-led action through guidance/support and the provision of resources.

Similarly, the City will still provide guidance and support when fulfilling a **Support** role but will be less hands-on and more likely to assist with promotion than the provision of resources.

Finally, where the City does not have the power to directly deliver a desired action, we will act as an **Advocate**, amplifying and broadcasting the community's voice in pursuit of a positive outcome.

ACCESS & LINKAGES

The actions in this section focus on improving the connection of the town centre both visually and physically. A key priority to come out of the community engagement related to improving and prioritising pedestrian access in and around Wellard Square. A common concern was the lack of traffic calming measures, the absence of formalised pedestrian crossings and the frequency of cars parking the wrong way along The Strand.

There were numerous suggestions to close The Strand to traffic or to make it a one-way street. There was also significant concern regarding the adequacy of car parking, particularly around the train station.

Finally, there was a large amount of interest in increasing the reach and frequency of public transport (buses) in and around Wellard.

Actions		Size	Local Champion	City's Role
WA1. Audit pedestrian access around Wellard Square, identify barriers to movement and explore interim solutions.		Small	Residents, Businesses and Community Groups	Lead
WA2. Investigate temporary traffic calming installations including road and sidewalk painting around Wellard Square.		Small	Residents, Businesses and Community Groups	Lead and Facilitate
WA3. Facilitate a community audit of parking to assess needs/ availability around Wellard Square and the train station.		Small	Residents, Businesses and Community Groups	Lead

USES & ACTIVITIES

The actions in this section focus on building activity and vibrancy in the town centre. There was overwhelming feedback to support local business by promoting Wellard Square as a local centre, growing the evening economy, creating active frontages and providing business support.

Wellardians were also eager to see the vacant shops either filled with new, locally relevant businesses or activated through community events/activities. Similarly, there was a call to better utilise the undeveloped land around Wellard Square. A frequent suggestion was to support a community garden and associated activities like produce swaps or sustainability-themed workshops.

In response to requests for more activities, we will be working to support, cultivate and promote a series of local, community events to attract people into the space at different times of the day and year.

Actions		Size	Local Champion	City's Role
WU1.	Meet with businesses to understand their priorities and the challenges they face. Work together to identify and respond to opportunities as they arise.		Businesses	Facilitate and Advocate
WU2.	Work with Property Owners and Traders to improve business acumen, take up funding opportunities, develop strategies for leasing vacant shops, promote an evening economy and create vibrant retail precincts.	Medium	Businesses	Facilitate
WU3.	Develop simple one-page guides to support more community-led events and activities (e.g. process for booking, funding, event management, Public Health permits, road closures, etc.).	Medium	Residents and Community Groups	Lead and Support
WU4.	Explore opportunities to activate vacant shops and allow pop-up businesses and services that complement existing businesses.	Medium	Residents, Businesses, Community Groups, Property Owners, Peet	Lead Facilitate and support
WU5.	Engage with community to explore opportunities to reinvigorate the Wandering Orchard.	Medium	Residents and Community Groups	Support
WU6.	Engage with youth and young adults to understand their ideas and aspirations in the space and explore opportunities for activation.	Medium	Residents and Community Groups	Facilitate
WU7.	Develop a series of inclusive and collaborative activities and events that cater for all ages and needs of the community.	Large	Residents, Businesses, Community Groups, Property Owners, Peet	Lead and Facilitate

COMFORT & IMAGE

The actions in this section focus on leaving a positive image of the town centre, a offer a comfortable place where people want to spend time. An overwhelming number of respondents expressed their concern around safety and security in Wellard and the levels of antisocial behavior. A common suggestion was to increase the number of patrols (Police and City Assist) and surveillance (security and CCTV).

Both residents, businesses and visitors identified the need to clean up The Strand and surrounds, including the undeveloped land surrounding the Wellard centre, and to better maintain the gardens. Many commenters noted the lack of shelter, both from the sun and the rain along The Strand, and the impact this had on the opportunities to sit comfortably in the space.

Finally, there was a strong interest in maintaining and cultivating Wellard's unique natural bushland and green spaces. Many commenters noted how lucky we are to live in a suburban setting so close to nature. Many Wellardians described the country or village vibe as their favourite thing about the area and were eager to see it preserved.

Actions		Size Local Champion		City's Role	
WC1.	Increase community safety/security awareness in collaboration with the City's Community Safety Officer, Community Liaison Officers and Community Outreach Officers.	Small	Residents, Businesses and Community Groups	Lead	
WC2.	Work with community to undertake collaborative installations and improvements, such as pop-up seating and shade.	Medium Residents, Businesses, Community Groups and Peet		Lead	
WC3.	Work with property owners/managers to improve lighting in the carpark behind Woolworths.	Medium Property Owners		Advocate	
WC4.	Review the City's maintenance scope and schedule, classify public and private responsibilities, identify gaps in keeping the Focus Area clean and the gardens well-maintained and collaborate on cleaning and maintenance initiatives (e.g. Cleanup Australia Day).	Large	Residents, Property Owners and Businesses	Facilitate and Advocate	
WC5.	Investigate greening initiatives currently underway and communicate these to ensure that community and businesses can add value by developing their own initiatives.	Large	Residents, Businesses and Landowners	Lead	
WC6.	Work with property owners/managers, businesses, and City Officers to investigate increasing CCTV/security cameras along The Strand.	Large	Residents, Businesses and Property Owners	Lead and Advocate	

SOCIABILITY

The actions in this section focus on fostering a social place that provides plenty of opportunities to meet and interact with other people. Wellardians are eager for more special events in the area, particularly those that activate the space (street parties), encourage and cater to youth and young adults (Wellard Amazing Race), promote local businesses (such as a scavenger hunt), promote community interaction and encourage interaction between neighbours (long-table dinners), and that are encouraging of a healthy active lifestyle (fun runs or the Tour De Wellard).

We will work with the community, local businesses and Peet to establish and promote a program of activations/events within Wellard to draw people into the space.

While the John Wellard Community Centre (JWCC) featured heavily as one of the most loved things about Wellard, we also received a number of suggestions on how to improve it and make it more accessible, such as the opening hours and diversifying the programming.

We also received significant feedback regarding the importance of community groups and organisations, and the need for ongoing support and promotion of such groups.

Actions		Size	Local Champion	City's Role	
WS1. Develop and introduce street level activities to connect neighbours and increase community led projects.		Small	Residents, Community Groups and Businesses	Lead and Support	
WS2. Work closely with residents, businesses and stakeholders to develop Wellard Town Team.		Medium	Residents and Businesses	Advocate	
WS3.	Stage special events and activities to draw people into the space and bring people together.	Medium	Residents, Businesses, Community Groups and Creating Communities	Facilitate and Lead	
WS4.	Work with business owners and community to identify community-led public art opportunities.	Medium	Residents, Community Groups and Creating Communities	Lead and Support	



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customer@kwinana.wa.gov.au

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14.4 Consideration of petition opposing the current design of the Honeywood Clubroom proposed to be constructed on Honeywood Oval, Wandi

DECLARATION OF INTEREST:

SUMMARY:

Council is asked to consider the requests made by City residents within the attached petition (Attachment A). The petition opposes the current design of the proposed Honeywood Clubroom on Honeywood Oval, Wandi.

OFFICER RECOMMENDATION:

That Council:

- 1. Notes the feedback provided by the petitioner and the response from the City as detailed in Attachment C,
- 2. Notes the community engagement summary as detailed in Attachment D,
- 3. Notes that accessibility concerns raised are being progressed by City Officers,
- 4. Notes that additional assessment of the project will occur through the Development Approval process.

DISCUSSION:

Background of the Honeywood Clubroom

The development of Honeywood Clubroom was foreshadowed in 2009 as part of the City's inaugural Community Infrastructure Plan (CIP).

The CIP guides the delivery of the City's future community infrastructure requirements, and informs the City's forward financial and asset management planning processes. This approach is critical to ensuring that the current and future needs of the community are planned for, delivered, managed, and supported. The CIP was last updated in November 2018, with the Honeywood Clubroom proposal earmarked for construction in 2020/21.

Honeywood Pavilion was also discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi. The proposed amendment was advertised from 27 December 2013 to 24 January 2014, and adopted by Council in May 2014.

In October 2018 the City engaged an external consultant, Tredwell Management Services, to conduct an independent feasibility study and associated business case regarding the development of Honeywood Pavilion. As part of this process, community engagement was conducted with neighbouring residents (within 1km of the proposed pavilion site) and key stakeholders, including potential user groups.

In August 2020, the City conducted further engagement to update the community on the progress of the project, and seek feedback on the proposed design of the clubroom. It was through this most recent engagement the City was alerted to the concerns of the petitioner, and subsequently the petition was submitted to Council.

It should be noted that the petition received is at odds with the majority of community feedback received to date. Of 132 surveys received from the community during the recent engagement exercise, 64% rated the design either 'Excellent' or 'Good', with the average rating being 3.6/5. Online commentary and conversations with other residents and groups has also been positive. Further details are included under the Community Engagement section below.

The Honeywood Clubroom will also be subject to a Development Application. A development application is required for most development (works and land use) in Western Australia. In general terms, the Development Application considers:

- Suitability of the land use for the site;
- Built form and design of the development and impacts on amenity for surrounding developments;
- Parking and traffic movements;
- Activity and number of people occupying the development; and
- Impacts on the natural environment, including water table.

The Kwinana area is covered by the Metropolitan Region Scheme which allocates land use zones and reserves across the area. Additionally, each local government has its own Local Planning Schemes which break these down into more specific zones and detail provisions against which development is considered.

These provisions detail built form requirements as well as land use suitability for each zone. In addition to the Schemes, there are State and Local Planning policies which guide decision making and are usually issue based. For example, this site is subject to SPP2.3 Jandakot Groundwater Protection which considers land use and built form and how it could affect the drinking water catchment.

To assist in this assessment, applications are generally referred to relevant external agencies such as the Department of Water and Environmental Regulation. Once all the relevant information is collected, Planning Officers will review the development, having regard to the relevant planning documents and they will then prepare a recommendation for Council consideration.

Concerns raised by the petitioner and the City's response

The City has received extensive queries and feedback from the petitioner on a range of aspects relating to the development, as well as concerns regarding the broader estate. These are detailed in Attachments B and C. A summary of the queries within the petition and the City's response is provided below.

The issues raised have been grouped into the major themes, the specific questions or comments from the petitioner received within that theme, and the City's response. Questions and comments have been included verbatim. A full breakdown of the information and responses previously provided to the petitioner is available in Attachment C.

Background of the project, approvals, and opportunities for community input

- 'Lack of information provided by the City of Kwinana to residents and home owners in the document with a reference number D2O /34781'
- 'Did not make it clear residents could object to the construction'
- 'Due to the contents of the letter most residents did not understand they had a choice in requesting more information and opposing the building as a sporting complex rather than a community hub with less IMPACT on their lives and the environment'.
- Although Local Governments may have the power to rezone land, the intended purpose of developing this portion of land into a noisy, environmentally damaging complex to local resident's metal health, the local fauna and water sources have not been disclosed to the community in full.
- Consultation has not been considered to be transparent or upfront'

City's Response

The notion of developing a Local Sporting Ground with Clubroom on Honeywood Oval, as described above was:

- foreshadowed in 2009 as part of the City's inaugural Community Infrastructure Plan (CIP), and last updated in November 2018, with the Honeywood Oval proposal earmarked for construction in 2020/21.
- discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi, adopted by Council in May 2014. While a submission was received from the Honeywood Residents Group, no individual submissions were received.
- Confirmed as required as part of the Honeywood Feasibility Study and Business Case.

The 2014 Structure Plan Amendment Report outlines how previously the major constraint to urban development within this corridor was in relation to groundwater and stormwater management. With the preparation of the Jandakot District Water Management Plan however, these issues have now been resolved and have been accommodated in current planning for the Wandi Cell.

Honeywood pavilion was discussed in 2011, during the creation of the Community Infrastructure Plan (2011-2031)...which states:

Honeywood - District A Development Contribution Area 9

'The population of Development Contribution Area 9 in 2018 is estimated to be 4,439 with an ultimate population 8,500 by 2026. However, District A borders with the City of Cockburn and the growth suburbs of Aubin Grove and Hammond Park each have a population forecast of close to 9,000 residents.

Required: One local sporting ground with clubroom is to be provided adjacent to the Honeywood Primary School. The sports field has been constructed and is a joint use oval with Honeywood Primary School, with the clubroom to be provided in the adjoining park development.

A well-used playground facility has already been installed in the park development, and provision has been made for the installation of AFL goal posts and a cricket wicket on the oval in the 2018/19 financial year'.

"Local facilities usually include primary schools, community centres and sportsgrounds with many of these facilities also providing a base for the delivery of services, such as playgroup, family support services and lifestyle and fitness programs.

Facilities provided at the local level provide the opportunity for local residents to interact, share common interests, build relationships and develop skills and resources essential to building a strong sense of community and active civic engagement. Local facilities also provide the space for community events and programs.

Local level facilities should be easily accessible by public transport, footpaths and cycle ways and may also be co-located with other local facilities, or form part of a local community hub."

Planning for the clubroom specifically is to commence in the 2018/19 financial year, construction is to occur over the 2019/20 and 2020/21 financial years.

Note: The high-level use of the playground facility is currently creating demand for public toilet facilities.

The community engagement conducted in 2020 sought to update the community on the development of the pavilion and gain the community's feedback on the design and feel of the facility, not community support for the construction of the facility, which was already discussed in previous community consultations, as cited in the Business Case and Feasibility Study. The City endeavours to engage and inform residents to the best of its abilities.

As a result of engagement with the named petitioner prior to the petition being received, the local resident's group and the Honeywood Primary School, the City updated the Frequently Asked Questions document, updated its website and uploaded more detailed technical documents to the City's website. The City also responded to the resident and resident's group in the same document to ensure transparency.

The petitioner has raised issues of impacts to local fauna and flora. The City will move to install a vegetated corridor for appropriate cover for Quenda to be able to continue to migrate through the area; landscape with native plantings; consider installation of crossing signage; install interpretative signage and/or appropriate art/mural to highlight the importance of this area for habitat; encourage dogs to be on leads; and trial a cat exclusion zone.

The proposed development has been in the planning / City documents for a number of years, informed and shaped by community feedback. It is important that any prospective / current resident undertake their due diligence prior to purchasing a property. The City will endeavour to mitigate / reduce any reasonable, identified undue impacts arising from a development, to be determined in consultation with impacted individuals.

Design, size and dimensions of the building and car park

- 'The correct and final design of the building and car park'
- 'The dimensions of the building'
- 'An appropriate scale of building and layout on oval'
- 'The correct total number of car bays to be constructed (including bays with an entrance from Primary School and Secondary bays)'
- 'Disclose basic information such as maximum number of patron capacity I community centre'

City Response

- The final design of the building carpark will be provided when the City moves to detailed design. Sitting plans, building designs and car park plans were provided as guides to the community, with the provision that these will be finalised once the project moves to detailed design;
- Layouts and most recent plans were provided to the petitioner and updated on the City's webpage;
- City Officers have taken on board changing the main access to Honeywood Avenue for the carpark; and
- The City has already confirmed the capacity of the community/ clubroom is 110 both via email and during phone conversations.

Concern over the proximity of the development to the Jandakot Water Mound

• 'To disclose parking bays & building will be constructed on the P2 Jandakot Water Mound when a Child Care Centre was rejected at northern end of oval'.

City Response

A development application will be lodged by the project team. This will involve the submission of plans and an application fee. Upon receipt, the application will be allocated to a Planning Officer who will commence assessment of the proposal.

This will include referral to relevant State government agencies including the Department of Water and Environmental Regulation, as well as review against local planning policies, the Local Planning Scheme and State planning policies. Once this is complete, the information will be compiled and included in a report to Council.

The report will include the assessment of the proposal as well as a recommendation as to how to proceed i.e. approval, approval with conditions or refusal. Council will then review the application at the Council meeting, debate its merits and choose to support the Officers recommendation or overturn it. The meeting is public and interested parties can request ahead of time to make a deputation on the item.

The final design of the carpark will be provided when the City moves to detailed design. Sitting plans, building designs, and car park plans were provided as a guide to the community, with the provision that these will be finalised once the project moves to detailed design.

The Child Care Centre was on the northern end of the playing fields (i.e. not where the clubroom is proposed) and the development was refused by the Joint Development Assessment Panel as the site was identified for public recreation, not a private business.

Provision of information to residents and homeowners

• 'The letter was sent to "the resident" and NOT addressed to the homeowners and where a property is rented it was not sent to the homeowner & tenant'.

City Response

The City endeavoured to contact all of those residents close to the development in both stages of engagement. Every effort has been made to contact residents about this project, including via online channels, letters, and liaising with local groups such as the Honeywood Resident's Association, Wandi Progress Association, and Honeywood Primary School.

Disruption of the farmers markets

• 'The eviction of the Farmers Markets and Community Events'.

City Response

In the short term, the market can remain in its current location whilst construction is occurring. The City continues to work with the market's owner and school to relocate the market onto the school's mixed used courts in the long term, with the option to hire areas of the oval (non-playing surface) for larger events, where relevant and suitable.

Community events will still be supported and a fair and balanced Expressions of Interest (EOI) process will identify appropriate mixed users for the facility, to commence at the time of construction occuring. Groups (including the Honeywood Resident's Group) are encouraged to book the venue / oval in advance (when built) for scheduling purposes and to avoid disappointment.

The facility is designed with mixed use in mind. The City aims to retain the social and community groups already using the open space.

Access and inclusion

• 'The Disability, Accessibility and Humans Rights and Discrimination Acts have not been complied with'

City Response

The City is progressing the accessibility concerns raised regarding the wider Honeywood Estate separately to the Honeywood Clubroom. The City's Community Development Officer - Diversity will continue to liaise with the project team and the petitioner with regard to addressing the accessibility requirements.

The City recognises that the footpath along Litoria Drive will need to be upgraded to comply with accessibility / engineering standards. A number of other areas within the estate have also been identified as being non-compliant from an accessibility perspective. These issues are currently being considered and addressed.

With regard to the Honeywood Clubroom all current accessibility acts, codes and requirements are being met within the design. There is one universal access toilet (UAT) accessible from the inside lobby and two outside facing UAT facilities.

Additionally, the City has provided plans and documents to 'People with Disabilities', Western Australia who will audit the documentation and provide comment on the building plans and intent. Feedback is also being sought from the City's Access and Inclusion Advisory Group.

The petitioner has previously raised the option of 'Changing Places' toilets. The Changing Places toilets exceed the accessibility requirements, they are larger than the standard UAT facilities. Incorporating one of these toilets into the Honeywood Clubroom would require a redesign of the building affecting the overall construction cost of the facility.

Types of use at the facility

• 'At this stage a Community facility is preferred OVER A SPORTING COMPLEX'

City Response

The majority of respondents in the online surveys and on social media were supportive of the building's current design and proposed use. The average rating for the design was 3.6/5. Only six respondents in the survey did not support the design. Online commentary and conversations with other residents and groups regarding the clubroom has predominantly been very positive.

LEGAL/POLICY IMPLICATIONS:

There are no legal or policy implications related to this petition. However, the development of the Honeywood Clubroom is accounted for within the City's Community Infrastructure Plan, Long Term Financial Plan, and the 2014 Local Structure Plan Amendment.

FINANCIAL/BUDGET IMPLICATIONS:

Material changes to the design of the Honeywood Clubroom are outside the existing budget for the project and would need to be funded. For example, the incorporation of a Changing Places toilet into the building will result in a redesign of the building as the Changing Places toilets are larger than the standard UAT facilities. Minor changes may be able to be accommodated within budget.

In addition, the project is part funded through a \$400,000 grant from the State Government's Community Sporting and Recreation Facilities Fund, which requires milestones and deliverables to be met within this Forward Planning Grant.

ASSET MANAGEMENT IMPLICATIONS:

The Honeywood Clubroom is accounted for within the City's Community Infrastructure Plan and Long Term Financial Plan. Material changes at this stage of the project will have a negative effect on build time and budget. The construction of the building will add to the operating and renewal costs of the City. The City is currently unable to fund renewals to the required level which is being considered as part of the development of the LTFP.

ENVIRONMENTAL IMPLICATIONS:

Environmental implications have been addressed within the project planning and business case. An additional assessment of the environmental implications will occur through the Development Approval process.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcomes and objectives detailed in the Strategic Community Plan 2019-2029 and Corporate Business Plan 2020-2025.

Plan	Outcome	Objective
Corporate Business Plan	Services for an active community	1.4 A healthy and active
Strategic Community Plan		community with services for
		everyone's needs
Corporate business plan	Great public spaces	4.1 residents are provided with
Strategic Community Plan		a range of multifunctional
		community places and
		accessible facilities
Corporate business plan	A well planned city	4.4 Create diverse places and
Strategic Community Plan		spaces where people can
		enjoy a variety of lifestyles with
		high levels of amenity
Community Infrastructure		Honeywood - District A
Plan		Development Contribution
		Area 9

COMMUNITY ENGAGEMENT:

In addition to the community engagement conducted in 2014 (Structure Plan Amendment), 2018 (development of the feasibility study and business case), and 2020 (project update and design feedback) officers have had ongoing discussions with the petitioner, prior to the petition being submitted to the City. This has involved a variety of phone calls, an onsite meeting, and responses to questions received via email.

2014

 Honeywood Clubroom was discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi. The proposed amendment was advertised from 27 December 2013 to 24 January 2014, with it being adopted by Council in May 2014.

2018

- External consultant conducted community engagement in October November 2018 with neighbouring residents (within 1km of the proposed clubroom site) and keys stakeholders including potential user groups;
- This featured two community meetings, online surveys and interviews / meetings with key stakeholders including the Honeywood Resident's Group, Honeywood Primary School (Principal, staff, Parents and Friends Group), local community and sporting groups, and peak bodies.

2020

- Conducted August September 2020.
- This featured direct mail out to residents within a 1km radius of the proposed building, onsite meetings, phone calls with residents, direct emails and an online survey;
- Electronic resources provided on the City's website, social media channels and distributed through relevant resident social media and websites;

- Honeywood Primary School Principal / Board, and Honeywood Resident's Group featured heavily in this engagement; and
- Additional project documents and 'Frequently Asked Questions' documents were developed in September as a result of community feedback.

Engagement results (2020)

The online evaluation survey was open from Monday 3 August 2020 and was scheduled to close on Friday 21 August 2020. On request from residents, the City extended this period by one week, with the survey closing on Friday 4 September 2020.

The link to the survey, which was hosted on the City's website, was posted on:

- The City's Facebook page;
- The Wandi Progress Association Facebook page;
- · Honeywood Resident's Group Facebook page; and
- The Honeywood Estate Facebook page (Satterly)

The survey was also provided in a letter sent to all homes within 1km of the proposed facility. This included a 'Frequently Asked Questions' document, site plans, and designs. Residents were also encouraged to have their say by completing the survey at face-to-face meetings. Honeywood Primary School shared the survey link and encouraged parents to complete a survey.

In total 132 surveys were completed. The overall rating of the design as either Excellent or Good was 64%, with an average rating of 3.6 out of 5. Only six responses were of a negative nature and it appears these have come from the same IP address / device. Officers have retained these responses in the overall rating.

Face to face discussions with community members and online social media commentary has also been predominantly positive.

PUBLIC HEALTH IMPLICATIONS:

The Honeywood Clubroom has the potential to help improve the following determinants of health -

- Built Environment Environmental Quality; Neighbourhood Amenity;
- Health Behaviours Diet and Exercise; Participation
- Socio-economic Factors Community Safety

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The objections within the petition significantly delay or add additional design/asset requirements to the delivery of the Honeywood Clubroom.
Risk Theme	Business and community disruption Inadequate project/change management Ineffective management of facilities/venues/events

Risk Effect/Impact	Service Delivery
	People/Health
	Financial
	Reputation
	Property
Risk Assessment	Operational
Context	Project
Consequence	Major
Likelihood	Likely
Rating (before	Moderate
treatment)	
Risk Treatment in place	Avoid - remove cause of risk
	Reduce - mitigate risk
Response to risk	Business cases and project planning requirements
treatment required/in	have been met. In addition the project will be
place	subject to a Development Application.
Rating (after treatment)	Low

ATTACHMENT A

Vanessa Minervini 1 Silky Lane, Wandi, WA 6167 vanessa.min123@yahoo.com.au

04 September 2020

City of Kwinana To Her Worship the Mayor Dear Ms Adams

The contents of this email are a supplement to the attached petition.

The petition is against the design and proposed development of turning the Honeywood Oval into a Sporting Complex.

It is denying the local residents the peaceful life that they have had to date and the ability to enjoy their life in the manner in which the estate has been marketed to them by the developers.

The space is currently free for anyone and everyone to use and that is the way residents want it to stay into the future.

There is no denying toilets for the playground are desperately needed and a small community center which caters to about 50 people would be useful to the whole community.

There are sporting ovals all around us and more soon to be developed so there is NO shortage for sporting complexes, at least future property owners in those areas will know that they are about to live next to a sporting complex and not be miss lead into believing they will be purchasing and living near quiet free open space and be subjected to uncontrollable life changing environmental factors because someone thought; we have the power to change and this is what should be build.

We have been told by City of Kwinana this has been planned for approximately 11 years, so no matter what residents want it is a political issue and we will be ignored 100%. As rate payers, residents and electors it needs to be the residents who decide how the space is used; especially those who live anywhere near the oval or on access roads.

We asked if the resident's mental health had been considered but the answer was a in the form of a document and not specifically for this development. Considering residents are asking the question at this stage; it says; they do not believe the City of Kwinana has taken into consideration what impact this construction will have on their mental health.

We have been given conflicting information from City of Kwinana and we no longer know what is fact or fiction.

This proposal has failed from the beginning. How can you expect anyone to take something serious when it is mailed to the "resident"? If I recall correctly the rubbish collection calendar comes to us addressed to the resident. Our rates notices were received a couple of weeks prior; which was addressed to us by name, so it was opened and read; something addressed to the resident is junk mail. The information provided was non informative and did not contain anything of use to the residents. Simple things like the dimensions of the building were not included, no number of maximum number of patrons allowed in the community centre and the actual car park design and number of bays are not accurate either.

The building design has more flaws than imaginable, if we submitted a house plan with such flaws the plans would be rejected. It has been the residents who pointed out errors to the City of Kwinana. Unfortunately that has resulted in the residents having NO faith in the project being conducted in a way that benefits the community or takes into consideration their health or the environment in anyway.

We have spent weeks in discuss with various City of Kwinana staff members raising issues, asking questions and pointing out major liability hazards to the City of Kwinana regarding not only this proposal but other areas within the Honeywood Estate.

To date we are still waiting for answers to questions and discussions so how can a submission period end be justified if the residents are not getting the information they have requested. I would appreciate the remaining answers to my questions which were lodged on 13 August 2020 and the outcome reports from the estate "walk-around" conducted on Thursday 27th August 2020.

We have once again brought to the City's attention the non-compliance with the Disability, Accessibility, Human Rights & Discrimination Legislation's in an attempt to have non-compliance's rectified. The issues were raised as early as early 2016; prior to public areas being built and directly after the construction of such areas in an attempt to save the council money in having them corrected by the developer but unfortunately we were ignored and now we feel our relationship with the City of Kwinana has been damaged as we are now formally requesting the non-compliance's be corrected using the funds from the advertised money which is earmarked for community development in the estate, in particular the Sporting Complex. We have not personally made up the above legislation's they are the law.

After spending weeks raising issues with the City of Kwinana we have been told that the issues WILL NOT be considered as objections to the redevelopment and only the survey results will be officially acknowledged. That is an extremely poor response and is being interpreted by the residents that they are not being treated with respect.

We tried to prevent this from becoming an official petition in order to prevent it from becoming an official public record but our attempts have failed. At this stage you have the minimum number of signatures on the petition; being 5; as we would like to resolve the matter quietly and with little impact on our lives and the City of Kwinana. Residents are still wanting to be told the actual facts about the complex especially the full extend in which this development will impact the environment, their lives and why the City of Kwinana will not accept that a Community environment is what we want NOT a SPORTING COMPLEX.

We are seeking our Human Rights be respected and allow us to live in our quiet neighbourhood and continue to live under the conditions in which the land / homes were sold to us, with special focus on community; not segregation and for the minority which is Discrimination.

I would be happy to attend the next council meeting to be heard if you provide me with the relevant information.

Yours Sincerely

Vanessa Minervini

A petition must - (a) be addressed to the Mayor; (b) be made by electors of the district; (c) state the request on each page of the petition; (d) contain at least <u>five names</u>, addresses and signatures of electors making the request; (e) contain a summary of the reasons for the request; (f) state the name of the person to whom, and an address at which, notice to the petitioners can be given; and (g) be respectful and temperate in its language and not contain language disrespectful to Council. The only motion which shall be considered by the Council on the presentation of any petition are - a) that the petition be received; b) that the petition be rejected; or c) that the petition be received and a report prepared for Council.

Vanessa Minervini 1 Silky Lane, Wandi, WA 6167 31 August 2020

City of Kwinana Her Worship the Mayor Ms C. Adams

carol.adams@kwinana.wa.gov.au

We are formally lodging a petition against the current design of the Honeywood Sporting Pavilion to be constructed in the Honeywood Estate Wandi.

Some of the reasons (but not limited to) for this petition to stop the construction are:

1. Lack of information provided by the City of Kwinana to residents and home owners in the document with a reference number D20/34781

The document failed to detail:

The correct and final design of the building and carpark,

The dimensions of the building,

An appropriate scale of the building layout on the oval,

The correct total number of car bays to be constructed (including bays with an entrance from Primary School & secondary bays)

To disclose parking bays & building will be constructed on the P2 Jandakot Water Mound when a Child Care Centre was rejected at northern end of oval. A service the community preferred.

Did not make it clear that residents could object to the construction,

The letter was sent to "the resident" and NOT addressed to the homeowners and where a property is rented it was not sent to the homeowner & tenant,

Due to the contents of the letter most residents did not understand they had a choice in requesting more information and opposing the building as a sporting complex rather than a community hub with less IMPACT on their lives and the environment.

Disclose basic information such as maximum number of patron capacity in community centre.

The eviction of the Farmers Markets and Community Events.

The Disability, Accessibility, Human Rights and Discrimination Acts have not been complied with.

Considering it was left up to the local Residents to bring to the Councils attention some of the areas in which the building & carpark design failed in functionality and the City of Kwinana have advised that plans are being redesigned it is impossible for the community to state if this is the best use of the public open space to suit their lifestyle.

At this stage a Community facility is preferred OVER A SPORTING COMPLEX.

The Honeywood estate is surrounded by Sporting complexes in other estates so there is no lack of sports codes for the few children who would use the facility.

Although Local Governments may have the power to rezone land, the intended purpose of developing this portion of land into a noisy, environmentally damaging complex to local resident's metal health, the local fauna and water sources have not been disclosed to the community in full.

Consultation has not been considered to be transparent or upfront.

Name	Address	Signature
Minervini	1 Silky Lane Ward,	N. Min
5.000	14 Cardata Ave Mandi	Saistre
Dawn Stevens	9A Darling Chase Wandi	Dawn H Staves
J. Fevguson	6 IVENEOR GYOVE MANDI	me gin
N. Julien	3/5 Dantine Charge WANDI	August 2
Ú .		- Justin



Date	Туре	Mode	Details / key points	Actions / response	Officer/s / dept / group	Related documents	CM reference
21/07/2020	Officer	Meeting	Place Leader North attended HRG July Committee meeting via ZOOM. Informed committee of upcoming engagment for the Honeywood Clubrooms and shared design and site map. Requested Committee to feedback any concerns/thoughts and promote the links to the upcoming engagement.	happy to share any information with community.	Place Leader North		
17/08/2020	Officer	Letter	925 letters distributed to houses in Honeywood Estate detailing project, online survey and FAQ document	We await survey results / contacts	CDO Recreation		
03/082020	Officer	Online	Community engagement commences	Online surveys open. Website page documents go live	CDO Recreation		
10/08/2020	Officer	Email	To HRG President/Vice President email: Request to promote links for Honeywood Clubrroom design information, FAQ's and survey onto HRG Facebook Page. Honeywood Clubroom - Sport and Recreation Club letter attached to email.	HRG promoted Sporting Change Room on their Facebook Page	Place Leader North		
11/08/2020	Resident	Voicemail	Resident left voicemail on officers phone	N/A	CDO Recreation		
12/08/2020	Officer	Call - outgoing	To resident: Officer returned voicemail call. Resident indicated that they were formally objecting to the construction of the pavillion. Officer discussed that we were seeking feedback on the design, not if it would be construcuted or not. Futher questions were asked which require investigation internally (planning, previous decisons existing accessibility issues outside of the clubroom design, re:estate,environmental impacts).	Manager MCE, noting questions will be emailed.		Honeywood resident complaint - proposed clubroom	1. D20/41710
13/08/2020	Resident	Email - incoming	Thank you for returning my call yesterday, as I have not had any further contact from you regarding the few objections I mentioned to you, I am formally lodging the objection to the development of the Honeywood Oval as per The City of Kwinana's letter dated 3 August 2020 with a reference number D20/34781. In addition to the objection I am seeking answers to the questions as per the attachment. The answers will be considered by the residents and in return we will propose a way to spend the \$3,718,203.00 that can be enjoyed by the whole community without any discrimination or having a negative impact on a persons mental health.	responses. A collated response document	Honeywood Project Group	Complaint: Honeywood Oval - Local Sporting Clubroom Development City of Kwinana Sporting club information request Collated responses	1. D20/42182 2. D20/42674
14/08/2020	Officer	Email outgoing	To resident: Officer confirmed email and questions had been received	Confirmed City would get back to the resident	CDO Recreation		
14/08/2020	Resident	Email incoming	From resident: Would it be possible to get a larger copy of the plans today? Building, car park and oval layouts?? I don't need the pretty coloured versions we received in the mail I need real plan drawings. With such an early morning reply I feel your little one isnt feeling much better. We hope there are giggles in your house again very soon.	Attached are the plans which feature the dimensions of the rooms, page 7 and car parking layout, page 6. These documents and the online survey can all be found here: https://www.kwinana.wa.gov.au/our-services/engineering-and-parks/engineering-capital-projects/Pages/Honeywood-Oval-Local-Sporting-Clubroom-Development.aspx Confirming the capacity for the community function room is 110. We will get back in touch with you again mid next week. Child is better, it is me that is not now. Thank you for that.		RE: Honeywood Oval - Local Sporting Clubroom Development	1. D20/42183

14/08/2020 F	Resident	Email incoming	From resident: Good morning. Thank you for the plans. I	Saved in CM	CDO Recreation	RE: Honeywood Oval - Local Sporting Clubroom	1. D20/42232
		3	had not raise but now I see those issues are actually in the			Development	
			plans, I have had a good laugh and do recommend you				
			cancel the contract with the drafting company. I'm a Wizz				
			on Australian Consumer Law if you need my help in getting				
			your money back from them. Time to start from scratch.				
			Once again thank you for the information, I'll let residents				
			know that the plans they received are not correct as the				
			construction will be larger than advised.				
17/08/2020	School	Email - incoming	From school: Details requested / small concerns around				
10/00/0000			parking, athletics track		0000	1. 55 11 1. 5 11 1. 5 11 1. 5 11	4 500/54000
18/08/2020 I	HRG	Phone - outgoing	Place Leader North, discussed clubroom questions with	Questions to be summarised in collated	CDO Recreation / Place	RE: Honeywood Residents Pavilion Questions	1. D20/51066
			President.	document for both resident and HRG	Leader -North	2. City of Kwinana Sporting club information request -	2. D20/42674
18/08/2020 I	LIDO	F	Frank Brasidant	repsonse.		Collated responses	
18/08/2020	HKG	Email - incoming	From President: summarising discussion from phone call	Place Leader North sent questions to CDO - Recreation & Inclusion for FAQ's.			
			and asking more questions.	Requested HRG President to communicate			
				questions through survey or directly to CDO			
				- Recreation & Inclusion			
19/08/2020	Officer	Email - internal	Response document work. CDO - Could you all have a look	Responses required from various	CDO Recreation / all	City of Kwinana Sporting club information request -	1 D20/42674
10/00/2020	Omoor	Linaii intornai	through the attached and comment where appropriate to	departments	OBO NOOFGUIOTI / UII	Collated responses	1. 020/42014
			your area please? Please track changes or add your name				
			to the comments you make.				
19/08/2020	Officer	Phone - outgoing	To resident: Called resident to confirm the majority of		CDO Recreation		
		0 0	reponses will be provided by 1.30pm Thursday 20 August				
			as requested. Some will be provided later due to				
			Department availibility (environment / planning)				
19/08/2020 F	Resident	Email - incoming	From resident: Thank you for the earlier email and phone		CDO Recreation		
			call. As discussed; you will forward the answers you have				
			prepared to date to my list of questions (a bit over 50%)				
			before 1.30pm tomorrow being Thursday 20th August 2020				
			and then forward the remaining answers to me by close of				
			business Friday 21st August 2020. I understand you are the				
			nominated contact person and not the decision maker and				
			you were definitely not expecting any objections to the				
			community flyer so I apologise if I have caused you an extra	3			
00/00/005	0.00		workload.		000 0 "	1 0 11 0011 0011 0 11 11	
20/08/2020	Officer	Email - outgoing	To resident: As promised attached are the City's		CDO Recreation	1. Council resolution 28 May 2014 - Consideration to	
			responses to the majority of your questions. To support our			adopt proposed major amendment - Wandi north	
			responses (and noted in the question responses) we also			local structure plan - stages 7-9 part Lot 683 Lyon Road Wandi	
			refer you to the following: documents				
						https://1drv.ms/b/s!AmgonHJy_8z68hzYW0pnaSyo WQAX?e=qvAwxt (provided online due to size).	
						The Final Approved and Certified Wandi North	
						Structure Plan 21.2.17	
						3. Honeywood Local Sporting Clubroom Feasibility	
						Study and Business Case Report 190627 -	
						Community version (attached in this email)	

20/08/2020	Resident	Email - incoming	From resident: Thankyou for the massive effort in obtaining answers for us. Once I have had a chance to digest it all & discuss with the residents whom I am representing I would love the opportunity to meet with a couple of council employees. I am in the process of working on 2 critical NDIS matters for 2 community members therefore they are my top priority. Would it be possible for me to contact you Monday afternoon to arrange a time & day for a meeting for Friday next week? I understand the close for comment period will stay open a little longer. I would like to invite a few more CoK managerial officer to the meeting so we can discuss it all in one go. I'll let you know which departments.		CDO Recreation		
20/08/2020	Resident	Email incoming	To resident: Hi Russell. I apologise if this is a stupid question but the clubroom design you have sent is different to what was sent in mail & previous email, I'm totally confused. Is it possible to get hard copies of the attachments? I'm not equipped for massive printout & our pension doesn't stretch far enough for ink cartridges.	Good morning NAME. Not a stupid question at all. Are you referring to the plans within the business case and feasibility study? These were an indication of what the facility could look like (concept design), prior to the consultants work and before we sought State Government funding. This does not demonstrate the end product like a detailed design will. If it is what you are referring to, we provided this document to demonstrate what documentation was reviewed leading up to this project, population growth forecasts, previous consultation outcomes and the rationale for the facility. We are happy to provide plans and to avoid confusion, let's discuss this face to face next week. Speak Monday and we will lock something in with you.	CDO Recreation		
20/08/2020		Email - incoming	Confirmation from school on clubroom. Athletics track requires remarking, consideration of booking processes.	Discuss line marking and relocation of track at a later date. Source overlays, use sports budget		clubroom.	D20/43395
20/08/2020	HRG	Email - incoming	Summary from HRG of discussions	See document.	CDO Recreation	1. HRG 20 08 2020 Meeting - summary	D20/51069
21/08/2020	HRG	Onsite meeting	Meeting onsite with Honeywood residents group	See file note	CDO Recreation	File Note - Honeywood Sporting Change Rooms - onsite meeting with HRG 20 August 2020	
22/08/2020		Email - incoming	Summary of meeting from HRG	See email. Agreed to extend engagement period by one week	CDO Recreation		
24/08/2020		Email - outgoing	Summary of meeting and actions provided in email.	See email.	CDO Recreation	Honeywood residents group - follow up e-mail from meeting - 24 August 2020	D20/45670
24/08/2020	Officer	Document	FAQ document updated, based on HRG and resident questions.	Provided to HRG and posted on webpage. Responses posted on HRG Facebook page.	CDO Recreation		

24/08/2020	Resident	Email - incoming	I am NOT that person, I am NOT behind that person's post, I do know who the lady is via my cleaner but that's about the extend of it, I am not part of the Facebook screen nor am I a part of the Wandi Progress Association. I have since reached out to the lady & spent 2 days trying to help her overcome NDIS rejections & the transition from hospital to home. NAME & I have been bringing non compliances to CoK's attention since 2016 but it's been between us, not Facebook. I have supported NAME (I am his full-time carer)	I am sorry to hear about this post – I was not aware of it and haven't seen it myself. Is it a closed members only page? Facebook can be a terrible place for misinformation and misinterpretation. Please don't let it affect your health. From our perspective, coming from the Community Engagement team we want to hear community opinions, be it good or not so good and we want to work with all our residents to get the best outcomes we can, where we can.I can assure you, Paul, myself and Jenny are not relating you to this post, we have been communicating with you directly and it has been respectful both ways. Other people have the option of doing this too, so please disregard what they may say on social media. I will relay this to them and Cr. Feasey. You have both Paul and Reza joining you on Thursday along with SarahJane, so you are right about speaking to the correct people. I unfortunately won't be joining this one, but I will endeavour to meet you face to face soon and will continue to follow up. Could you confirm you address and best contact number?			
26/08/2020	Officer	Document	Themes and responses document created for Elected	See document	CDO Recreation	Honeywood Clubrooms - themes and responses	D20/44753
			Member discussion			for EM meeting	
26/08/2020		Email - incoming	Just following up on any new developments on the discussions re the Pavilion. Have you heard anything at all about some of the requests we have made? Scott is still happy to red pen the carpark design if that document is now available for review. Also, I remember you mentioned that the survey was going to be updated. Could I please get the link for the updated survey so I can share it on the residents page? We have been busily pushing people to complete the survey over the last week and I want to make sure everyone gets their say so I regularly post updates	As committed, the FAQ document was updated which clarifies many of the questions you had (see email from earlier in the week to you). This has also been updated on the webpage. We were not updating the online survey, so please continue to provide the existing link (we have had 93 respondents, as of now): https://www.surveymonkey.com/r/Honeywo odCR. The survey is open until close of business next Friday 4 September, as per the request to extend the feedback period. We will be discussing the project and the feedback we have received with Elected Members early next month. The carpark plans are not ready yet, but when they are we will send through to you and Scott (thanks for that) We will be back in touch as we work through everything.		RE: Honeywood Pavilion Survey - response to Iris Honeywood Residents Group	
27/08/2020	Officer	Onsite meeting	Onsite meeting (11.30am - 1.45pm - orgianlly scehduled for 1 hour) with resident, discussing accessibility issues around estate, environment and pavilion.	See file note.	CDO Diversity, Manager CE, Manager Engineering Servcies	File Note Vanessa Minervini - Honeywood Estate and Sporting Facility - 27 August 2020	D20/45909
27/08/2020	Resident	Email - incoming	Hi Russell. Can we please have the answers to the remaining questions which were due last Friday.	Awaiting further direction before responding. Two questions still need addressing.	CDO Recreation		
		1					

27/08/2020	HRG	Email - incoming	From residents group: Just following up on the meeting you had with resident today re the development as I received a message from her stating the information HRG has been provided and that HRG has made public on its public Facebook page is contradictory to all the information she was given today. I called Jenny earlier however, she told me she was not in attendance at this particular meeting. Just trying to get clarification on what documents she was provided that has prompted her to claim this. If you can provide some updates to us, that would be greatly appreciated. I just want to make sure that everything has indeed been covered and if there's anything that needs a second look, that I am able to review them and process the information properly.		CDO Diversity	
30/08/2020	Resident	Email-incoming	Summary email from resident regarding onsite meeting / walk around. Thank you for your time on Thursday and we hope you enjoyed your walk around the Honeywood Estate. NAME and I initially raised issues with the City of Kwinana about the lack of accessibility in public areas back in 2016 and have had additional communication since that time. We showed you the area closest to our home in the Honeywood Estate however you will need to investigate the other public areas within the estate as some areas have been designed with the same accessibility issues. Reza, thank you for understanding and I am sure you have done some research since Thursday. I forgot to mention to look into the "sight impaired" requirements. I recall reading something about special type of glass to be used in doors / building & wall colours but I can not recall exactly what they were. The public areas such as parks, the dog park, playground, playing fields and now the Sporting pavilion do need to be accessible to everyone as per the Legislation's we referred to being the Disability, Accessibility, Human Rights and Discrimination Acts. We look forward to hearing back from the City of Kwinana as to what action will be taken to bring the public areas up to code and how fast it will be accessible to everyone equally.			
3/09/2020	Officer	Call - outgoing	CDO Diversity called resident. 'Would like the City to provide some clarity about the written responses to her questions, Would like more appropriate answers to the questions she has asked, Would like the City?s responses to be provided to all the residents and home owners, Would like the access and inclusion issues within the facilities design to be addressed and incorporated in the final design, including footpath around the oval, Would like the further community consultation and opportunity to provide feedback on the updated design of facility, Would like the project to be put on hold until the community can agree on the type of facility to build, Would like an official response to concerns raise during the walk around on 27 August 2020.	Manager Community Engagament: the Project Team as well as Elected Members will consider all feedback provided throughout the community consultation process related to the clubroom development to determine the next course of action. Vanessa and the Honeywood Residents Group will be updated on what that course of action this is once it has been determined. Councillors will be updated on Monday 14 Sept 2020, with a response to community stakeholders likely to occur after this. The accessibility items regarding the wider amenity will be considered separately, with a response to these being pulled together now by Reza in the first instance, which I wil review and then look to see how this can be incorporated / linked / communicated.		

4/09/2020	Resident	Petition submitted	Five people signatories	Officers to collect responses and create Council report as a priority.	CDO Recreation	Petition - Honeywood Sporting Pavilion	D20/47579
4/09/2020	Officer	Online survey	Online surveys close at COB.	132 surveys were completed. Overall rating of the design as either Excellent or Good was 64%, with an average rating of 3.6 out of 5. Summarised in community report.	CDO Recreation	Honeywood Sporting Pavilion - engagement summary for community members	D20/50431
7/09/2020	Officers	Onsite meeting	Met HRG President to discuss updates with community engagment for Clubroom.	Ongoing updates. Conversation was very positive.			
7/09/2020	Officers	Onsite meeting	Met HPS Principal and Vice Principals at HPS. Discussion regarding engagment and survey responses for Clubroom. HPS staff raised concern for athletics track and how it could be suitably repositioned.	CDO Recreation & Inclusion stated that the track will be able to be moved and offered support to adjust and remark the track.			
7/09/2020	Officer	Documents	Manager Community Engagement submitted themes and reponses document, survey results and presenation to Director City Engagement, to be presented at EM forum.	Presention scheduled for 14 September. Officers to await direction from Director and EM's	Manager Community Engagament	Community Consultation Pre Survey - Honeywood Sporting Clubrooms Honeywood Clubrooms - themes and responses for EM meeting.	1. D20/46980 2. D20/44753
8/09/2020	Officers	Documents	CDO Diversity requested previous email communications between resident and City regarding accessibility and environmental issues raised in the past. Accessibility issues file note also found.	3	CDO Diversity	Wandi South accessibility issues - RESIDENT	D16/54167
9/09/2020	HRG	Email - incoming	Thanks for catching up on Monday. Appreciate all the info that you and Jenny provided. HRG had our monthly meetin, last night and we discussed the development at length with me providing the updates and information that I received from you and your team. A couple of points of consideration and clarification have been raised and I outline them below. Will the community's request for the retention of a strip of land be presented to elected members at their briefing this week as an option to allow the community to keep the Sunday markets on the field? The stallholders are small business owners who have come to call Honeywood their home. Honeywood residents have been very passionate about making sure that we get to keep the markets as the uncertainty with moving them to the school parking lot is to great and the risk of losing the markets completely due to the use of the parking lot during sporting events is too high. We want to make sure that this request is considered in depth with the community interest kept in mind along with allowing our small community to maintain the community spirit that the Sunday markets bring the residents. From the discussion with the team, it's been noted that while HRG wi have use of the Pavilion facilities at a subsidised rate (i.e. HRG monthly meetings in the function room), the cost may not be manageable for a small organisation like ours. Would the city possibly consider a sponsorship of HRG for the use of the function room for the purposes of holding monthly meetings in the facility which will allow us to host more residents every month at no cost? This would help	included the strip of land/markets question / suggestion in the briefing document for Elected Members to discuss and consider (along with many of the questions/themes you had brought to our attention). We will come back to you after this session has been held and we have been given some further direction. As for the cost of use, there is opportunity to apply for fee waivers via our SmartyGrants grants program on the website and we can also discuss cost and options in more detail during the Expression of Interest process. In short, we would definitely look to support you where we can.			
17/09/2020	Resident	Email - incoming	Can you please provide me with an update regarding the responses to our questions and the issues raised regarding the Honeywood Sporting Complex and the non compliance with the Disability, accessibility, human rights and Discrimination Acts that we brought to the Councils attention.Russell the information being provided to us via yourself was promised weeks ago.	Waiting on direction from EM briefling	CDO Recreation		

21/09/2020	Resident	Email -incoming	Good afternoon Russell. I understand you are the contact	Response to be provided asap. Waiting on	CDO Recreation	Honeywood Sporting Complex	D20/51081
			person only but I have not had any communication	DA infomration from Planning team.			
			regarding my request for outstanding information relating to	Outstanding Environmental question			
			my email on 13/8/2020, can you please provide the	address by bush care officer. After this			
			requested information in the next 24 hours. I would also like	communication, refer to the Council report /			
			an update on the outcome of the survey and what action is	meeting process.			
			being taken in regards to the queries, issues raised and nor				
			conformance's which we raised with the City of Kwinana.				
			Please provide full details of what action / steps are being				
			taken to provide a facility which is in the best interest of the				
			local residents and wildlife in providing a community facility				
			which does not discriminate and can be used by the whole				
			community and not a minority. What changes is the City of				
			Kwinana making to the concept now the local residents				
			have rejected the City of Kwinana's idea of a community				
			centre?				
21/09/2020`	Officer	Document	Engagement summary document created to loop back to	See document. Date for public posting TBC	CDO Recreation	Honeywood Sporting Pavilion - engagement	D20/50431
			the community.			summary for community members	
22/09/2020	Officer	Document	Council report on engagement commenced.	See document.	CDO Recreation	Council Meeting Report - Honeywood Sporting	D20/50798
						Clubrooms - Community petition response	
24/09/2020	Officer	Email - outgoing		See email.	CDO Recreation	Honeywood Sporting Complex - reply to NAME -	D20/51496
			questions, indicates no communication will continue until			outstanding items and petition	
			after Councial deliberation of petition and report.				



Questions from Iris Warren, President Honeywood Residents group

Received 17/08/2020

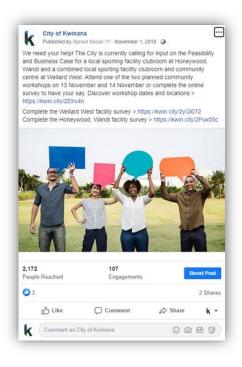
1. Can City of Kwinana provide dates and times when they informed the community about the Pavilion development via: submissions, surveys, forums or public meetings?

The notion of developing a Local Sporting Ground with Clubroom on Honeywood Oval was foreshadowed in 2009 as part of the City's inaugural Community Infrastructure Plan (CIP). This document guides the delivery of the City's future community infrastructure requirements, and informs the City's forward financial and asset management planning. This approach is critical to ensuring that the current and future needs of the community (locally and City wide) are able to be planned, delivered, managed and supported ongoing. The CIP was last updated in November 2018, with the Honeywood Oval proposal earmarked for construction in 2020/21 (A copy of the Community Infrastructure Plan can be provided on request).

Honeywood Pavilion was discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi. The proposed amendment was advertised from 27 December 2013 to 24 January 2014, with it being adopted by Council in May 2014. Submissions received by the City during the consultation are discussed in the report and can be provided on request. While a submission was received from the Honeywood Residents Group, no individual submissions were received.

In Oct 2018, the City engaged an external consultant, Tredwell Management Services to undertake an independent Feasibility Study and associated Business Case regarding the development of Honeywood Pavilion. A copy of this document has been provided for your review / records. As part of this process, community engagement with neighbouring residents and keys stakeholders including potential user groups was a key element. Below are extracts from the website, social media and newsletter posts in early November 2018. A Councillor workshop outlining the outcomes of the consultation and overview of the Feasibility Study and Business Case was undertaken on 1 July 2019.

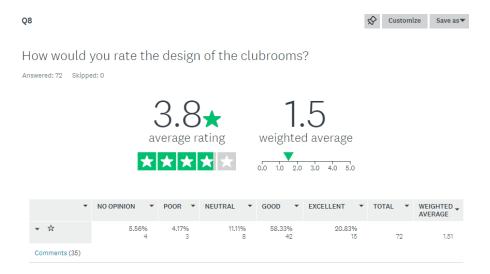




- Flyer/invitations created for the face to face workshop, provided via letter drop to residents (page 19 of Tredwell Report)
- Face to Face community workshop hosted in November 2018, 14 November for Honeywood: https://www.kwinana.wa.gov.au/our-city/news/Pages/Have-Your-Say-on-Wellard-West-and-Honeywood-Community-Infrastructure-Planning.aspx.
- Online surveys open for 4 weeks
- Interviews with Satterly and Honeywood Primary School November 2018.

2. Would the council have the results of any surveys conducted in 2018 and 2019 and are we able to see them?

- Pls see the Section 5 within the Tredwell Report for more information regarding stakeholder feedback. Overall there was strong support for such a facility on Honeywood Oval.
- There was no 2019 survey , only the existing 2020 open survey, which we welcome community members to complete: https://www.surveymonkey.com/r/HoneywoodCR
- To date (20/8), there have been 72 respondents to the 2020 survey, with support for the proposed design being over 79%:



3. Does the council have any projected operating budgets for the development available for public review?

The City has integrated projected operating budgets into its Long Term Financial Plan 2021-2040. A copy of this is available via the City's website –

https://www.kwinana.wa.gov.au/our-council/publications-reports/Publications/FN-SP-LongTermFinancialPlan-2021-2040.pdf page 29 (overview below)



4. Is the Pavilion considered a major facility? What areas will it cater to and if multiple areas are involved in the project, have those areas been consulted about the development? If so, are we able to see the results of their survey?

Within the City's Community Infrastructure Plan Hierarchy, the Honeywood Pavilion is considered a Local Sporting Ground with Clubroom (Please see Section 7.1 of the Tredwell

Report). It is designed to cater for community and sporting use. It is of similar size and footprint to the Wellard Pavilion, which is also classified as a local sporting facility.

As part of delivering community infrastructure, the City has a number of key stakeholders and processes to follow which have been adhered to during this project.

City of Cockburn is the adjacent local government authority, which also has fast growing population areas, has been consulted as too State Sporting Associations and the Department of Local Government, Sport and Cultural Industries. As part of the Structure Planning Approval process in 2014, a number of State Agencies were also engaged and provided feedback re the development prior to it being endorsed by Council in 2014 (see point 1 above).

5. Just need some clarification on when the Pavilion development was conceived? How many residents were living in Honeywood at the time and were there grounds to build this project based on the needs of the population at the time of its conceptualisation?

Please see point 1 above.

<u>Further to this, the Community Infrastructure Plan 2011-2031 states:</u>

The population of Development Contribution Area 9, which includes the Honeywood development, was estimated to be 4,439 in 2018 with an ultimate population 8,500 by 2026. In addition, this district borders with the City of Cockburn and the growth suburbs of Aubin Grove and Hammond Park each have a population forecast of close to 9,000 residents. This growth requires community and sporting facilities to provide amenities to these residents.

Required: One local sporting ground with clubroom is to be provided adjacent to the Honeywood Primary School. The sports field has been constructed and is a joint use oval with Honeywood Primary School, with the clubroom to be provided in the adjoining park development. A well-used playground facility has already been installed in the park development, and provision has been made for the installation of AFL goal posts and a cricket wicket on the oval in the 2018/19 financial year.

"Local facilities usually include primary schools, community centres and sportsgrounds with many of these facilities also providing a base for the delivery of services, such as playgroup, family support services and lifestyle and fitness programs.

Facilities provided at the local level provide the opportunity for local residents to interact, share common interests, build relationships and develop skills and resources essential to building a strong sense of community and active civic engagement. Local facilities also provide the space for community events and programs.

Local level facilities should be easily accessible by public transport, footpaths and cycle ways and may also be co-located with other local facilities, or form part of a local community hub."

Planning for the clubroom specifically is to commence in the 2018/19 financial year, construction is to occur over the 2019/20 and 2020/21 financial years.

Note: The high-level use of the playground facility is currently creating demand for public toilet facilities.

The City is happy to provide a copy of the Community Infrastructure Plan 2011-2031 for reference.

Vanessa Minervini Questions - Received 13/08/2020

Please provide the following information and requested plans:

When did the City of Kwinana first discuss developing the playing fields into a sporting club
facility with a community centre?
It was a significant time prior to the 2019 community feasibility study due to
the re-zoning and approvals sought to have them constructed on the P2 area of the
proclaimed Jandakot Underground Water Pollution Control Area.

The notion of developing a Local Sporting Ground with Clubroom on Honeywood Oval was foreshadowed in 2009 as part of the City's inaugural Community Infrastructure Plan (CIP). This document guides the delivery of the City's future community infrastructure requirements, and informs the City's forward financial and asset management planning. This approach is critical to ensuring that the current and future needs of the community (locally and City wide) are able to be planned, delivered, managed and supported ongoing. The CIP was last updated in November 2018, with the Honeywood Oval proposal earmarked for construction in 2020/21. (A copy of the Community Infrastructure Plan can be provided on request).

Honeywood Pavilion was discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi. The proposed amendment was advertised from 27 December 2013 to 24 January 2014, with it being adopted by Council in May 2014. Submissions received by the City during the consultation are discussed in the report and can be provided on request. While a submission was received from the Honeywood Residents Group, no individual submissions were received.

The latest version of this report (2017) (attached) outlines how previously the major constraint to urban development within this corridor was in relation to groundwater and stormwater management. With the preparation of the Jandakot District Water Management Plan however, these issues have now been resolved and have been accommodated in current planning for the Wandi Cell detailed in Section 3.4 of this report.

Honeywood pavilion was discussed in 2011, during the creation of the Community Infrastructure Plan (2011-2031)...which states:

Honeywood - District A Development Contribution Area 9

'The population of Development Contribution Area 9 in 2018 is estimated to be 4,439 with an ultimate population 8,500 by 2026. However, District A borders with the City of Cockburn and the growth suburbs of Aubin Grove and Hammond Park each have a population forecast of close to 9,000 residents.

Required: One local sporting ground with clubroom is to be provided adjacent to the Honeywood Primary School. The sports field has been constructed and is a joint use oval with Honeywood Primary School, with the clubroom to be provided in the adjoining park development.

A well-used playground facility has already been installed in the park development, and provision has been made for the installation of AFL goal posts and a cricket wicket on the oval in the 2018/19 financial year'.

"Local facilities usually include primary schools, community centres and sportsgrounds with many of these facilities also providing a base for the delivery of services, such as playgroup, family support services and lifestyle and fitness programs.

Facilities provided at the local level provide the opportunity for local residents to interact, share common interests, build relationships and develop skills and resources essential to building a strong sense of community and active civic engagement. Local facilities also provide the space for community events and programs.

Local level facilities should be easily accessible by public transport, footpaths and cycle ways and may also be co-located with other local facilities, or form part of a local community hub."

Planning for the clubroom specifically is to commence in the 2018/19 financial year, construction is to occur over the 2019/20 and 2020/21 financial years.

Note: The high-level use of the playground facility is currently creating demand for public toilet facilities.

The City is happy to provide a copy of the Community Infrastructure Plan 2011-2031 for reference.

2. Provide a copy of the Building Plans with Dimensions (external and internal rooms)

External Provided 14/08/2020 *Note, car parking plan in document needs updating when finalised*

Latest internal floor plan is yet to be provided by architects.

3. Why have the building legislations for Disability and Accessibility been disregarded when designing the building and playing fields?

All current accessibility acts, codes and requirements are being met within the design.

4. Do the development plans include upgrading the playing fields, playground and access footpath on Litoria Drive to comply with the Disability and Accessibility Acts & Codes?

The existing should already be compliant and should have been constructed as part of the developer work. Are you able to pls outline your concerns regarding specifically what does not meet the acts and codes? We would be happy to meet with you on site to talk through in more detail if this is preferred.

5. Have you heard of "Changing Places Toilets"? Although they are NOT mandatory under any current legislative Acts they are the future in acknowledging and designing Disabled toilets for people to use with "dignity".

The building is designed in accordance with all current relevant legislation.

6. Why has the building been designed to discriminate against Gender's?

The building is designed in accordance with all relevant legislation and to reflect the needs of ever-growing women's teams in sports, such as AFL W, which requires set change rooms and facilities.

7. What are the designs and locations of the additional barbeques and outdoor exercise equipment?

The designs and locations of the additional barbeques and outdoor equipment are yet to be set. We would aim to discuss this with community after construction of the pavilion commences.

8. How many & which toilets will be open to the public during the day?

The external toilets will be available for community use during the day and closed at night.

9. Will there be baby change tables installed?

Yes, baby change facilities will be provided.

10. What will be the operating hours for these toilets?

The toilets will only be available during daylight hours.

11. How often will they be cleaned?

Public toilets are cleaned daily; the facility will be cleaned in accordance with hire/use requirements.

12. Provide a copy of the playing field layout configurations and the number of fields per sporting code.

The space was designed to accommodate AFL, Cricket and two full size soccer pitches. Layout will be dependent on which clubs are successful in the expression of interest process. A Draft Siting Plan which shows a possible playing field configuration is outlined in Section 7.2 of the Honeywood Local Sporting Clubroom Feasibility Study and Business Case.

13. Maximum number of sporting groups / codes permitted to use the grounds & clubrooms at the same time during the year?

110 capacity in the community room. Usually 1-2 clubs each season.

14. What Sporting codes have expressed an interest in using the facilities?

Codes that have expressed an initial interest in 2018 and via current online surveys for the design include soccer, rugby, tennis and cricket.

An expression of interest (EOI) process will progress when construction commences (Nov/Dec 2020) to identify potential users.

15. How many participants / members do the clubs anticipating having?

This would be addressed in the EOI process.

16. What is the maximum number of members the City of Kwinana will approve for each sporting club?

This is dependent on the club, facility and scheduling of clubs. Largest club we have in the City is Junior Football at around 600 members but this is spread across three facilities with different training sessions and game times. Most have approximately 150 members for a single facility. Large clubs spread their training and games, so not all members will be in one place at once.

17. What age groups do the clubs anticipate having as members?

Most Kwinana based clubs tend to have high junior numbers and fairy low senior numbers. Numbers would be identified in the EOI process.

18. It is not uncommon to have 30 or more cars in the current carpark on the weekend to access the playground, therefore the parking bays available to the sporting clubs would be reduced by playground participants. How do you anticipate to manage the additional traffic & overflow from sporting clubs?

With 300-600 people visiting the Honeywood markets and the intention to retain these, additional car parking will make a difference on the site.

Car park plans are currently being worked on to accommodate better traffic flow and parking.

19. What days are the clubs anticipating using the facility for competitive competition?

Until we have the EOI process completed, we have no set days. Usually competition is hosted one day of the weekend for each club.

20. How many nights a week will the grounds be used for training?

Most existing clubs train on either two, or three nights (Mon/Weds/Fri or Tues/Thurs. This would also be assessed in the EOI process, and is considered as part of the City's standard ongoing Seasonal Tenancy arrangements.

21. What hours will be approved for training sessions?

Up to 8.00pm - 8.30pm, but with no lights - this will more likely finish around 7.00pm -7.30pm

22. What hours will be approved for competition days?

This is also dependent on the EOI process and what clubs request. Most clubs go from 8am-6pm

23. Will City of Kwinana allow the use of Sirens & PA systems?

Whistles, sirens and or air horns may be used to mark the start and end of games. PA systems would require an application to the City's Environmental Health area and event planning approval before use.

24. Will council approve the installation of flood lights? If yes:

This may be a future consideration if it is identified as a priority, however at this stage there are no plans to install lighting on the oval.

25. Provide a map showing where the flood lights would be positioned and the maximum wattage & lumens which would be approved for each light?

N/A

26. Will there be a cut off time for the use of the lights?

N/A

27. What days will the sporting clubs be allowed to operate in the community centre?

Use of the pavilion will be a combination of community groups / individuals and sporting groups. E.g. Honeywood Residents Group, social clubs, yoga / meditation, martial arts, fitness groups, etc. All will be identified through the EOI process.

28. What hours will sporting clubs be allowed to operate in the community centre?

Hours will be considered from EOIs from both sports and community groups, and will be aligned to the City's centralised Facility Booking process.

29. Do the sporting clubs get priority over the public to book the clubrooms?

No, the City would be using a fair and balanced process for this, seeking a combination of use between public, community groups and clubs. This was identified in the Feasibility Study and Business case conducted for the facility, which included the Honeywood Residents group. Bookings will be coordinated by our internal Facility Bookings team, in line with their current practices.

30. Will City of Kwinana allow all sporting clubs to operate in the community centre with a liquor license if one is granted?

A liquor licence and approval from the City needs to be sought by each hirer /club. There will not be an overarching licence. This is determined by each application and assessed as part of the City's Booking and Hire processes.

31. Will City of Kwinana allow all private events to operate in the community centre with a liquor license if one is granted?

As above.

32. What is the maximum number of people allowed in the community centre at the one time.

Capacity is 110, but numbers below this dependent on COVID-19 guidelines.

33. What sound proofing has been installed to contain the noise from within the community centre?

The building is designed in accordance with all relevant legislation.

34. Will the City Assist Service be increased to allow for automatic monitoring of the playing fields and the building regularly during each day / night of operation or will it be the resident's responsibility to constantly call for assistance?

The facility will be monitored as part of the City Assist service.

35. What security measures will be implemented to prevent crime? City Assist is not a constant 24 hour watch.

CCTV will be installed, while the building and surrounds are designed to align with Crime Prevention Through Environmental Design (CPTED) principles.

36. What security measures will be implemented to Control traffic after events; especially between 7pm and midnight?

For large events, groups and clubs need to go through the City's event planning process, which requires traffic management to be considered.

37. How do you intend on preventing Bandicoot road kill?

Environment team to comment, not available until next week.

Responses to questions 38-43 listed in 38.

*** This response relates to Questions 38 onwards listed below: The City is required to adhere to discipline specific Legislation and design codes for all developments which take into account impacts to an individual resident's Quiet Enjoyment, while also assisting planning and delivery of community infrastructure for the wider benefit of all of its residents and visitors alike.

The proposed development in question has been in the planning / City documents for a number of years, informed and shaped by community feedback. It is important that any prospective / current resident undertake their due diligence prior to purchasing a property. The City will endeavour to mitigate / reduce any reasonable, identified undue impact arising from a development, to be determined in consultation with impacted individuals.

- 38. Would you purchase a property on Litoria Drive?
 - Have you considered what effect having car headlights beaming into the homes directly opposite the car park entrance / exit will have on a resident's mental health?

The City is looking at changing the main access and egress into the parking to Honeywood Avenue, with Litoria becoming a minor entry / exit.

- Did you consider what effect having over 112 cars driving past a resident's bedrooms late at night or midnight would have on their mental health?
 It is unlikely that many cars would be onsite for usual training or competitions, leaving at different times with different sessions and hours of play. Rarely high frequency late at night.
- Did you consider the impact the environmental noise will have on a residents sleep both during the day and night?
- Did you consider the loss in property value?
- 39. Would you consider purchasing any of the properties located adjacent to the roundabout on Honeywood Ave / Cordata Ave?
 - a. Please see *** comments above.
 - Did you consider what effect having over 112 cars driving past a resident's bedrooms late at night or midnight would have on their mental health?
 - Did you consider the impact the environmental noise will have on a residents sleep both during the day and night?
 - Did you consider the loss in property value?
- 40. Would you purchase a property which is opposite the playing fields or several streets back?
 - a. Please see *** comments above.
 - Did you consider what impact the additional traffic flow / noise will have on a resident's mental health?
 - Did you consider the impact the environmental noise will have on a residents sleep both during the day and night?
 - Did you consider the loss in property value?
- 41. Would you purchase a property situated at any of the exit streets out of the estate now that there is a major traffic flow increase?
 - a. Please see *** comments above.
 - Did you consider what impact the additional traffic flow / noise will have on a resident's mental health?
 - Did you consider the impact the environmental noise will have on a residents sleep both during the day and night?
 - Did you consider the loss in property value?
- 42. Would you purchase any property situated along Honeywood Ave / Cordata Ave?
 - a. Please see *** comments above.
 - Did you consider what impact the additional traffic flow / noise will have on a resident's mental health and sleep?
 - Did you consider the loss in property value?
- 43. Did you consider the mental health of any residents who reside in the Honeywood estate who will now be subjected to an increase in traffic flow & environmental noise and pollution?
 - a. Please see *** comments above.
- 44. Did you consider the increased risk of a small child, family pet or pedestrian running / falling onto the road and being hit by a car?

- a. Please see *** comments above.
 - Properties have minimal setbacks from the road and not all footpaths have verge buffers to the road.
 - Litoria Drive does not have any buffer; nor does it comply with the footpath building codes for dual purpose or access to community parks / centres. There is no public space to widen the footpath to comply with such regulations.
 - Currently the traffic flow through the estate is slow and low but you are increasing it
 to a much higher level, especially on weekends, when children are home and
 families are in their gardens and about enjoying the community.
 - They say it "happened in a split second" or "I turned my back for a second" or "My child pulled to run and slipped from my hand".

Until the City of Kwinana took control of the playing fields they had been freely available and used by the community both privately and via community groups; small businesses had provided a community service and an environment which the community had embraced, supported and enjoyed.

The City of Kwinana has STOLEN THAT COMMUNITY LIFESTYLE FROM US.

a. Please see *** comments above.

YOU HAVE:

- Put a stop to our community events,
 - Working with markets currently to keep them onsite, just off the playing surface. Encourage community events, hence the design featuring external toilets for these activities.
- Taken away the quiet environment we chose to live in,
- Taken away the community lifestyle we have enjoyed.

The City of Kwinana is discriminating against the majority of Honeywood residents and is providing a place / environment for the minority; those who are physically capable of playing sport, have the money to play sport or become members of sporting clubs and access the community centre.

The local residents purchased / rented their land / properties on the understanding that the playing fields were a community location, a free to use outdoor location, a peaceful quiet location to sleep, live within and enjoy. The City of Kwinana's proposal is stealing that; plus more; from us.

This proposal is having a negative impact on many residents mental health as they do not want the intrusion you are proposing.

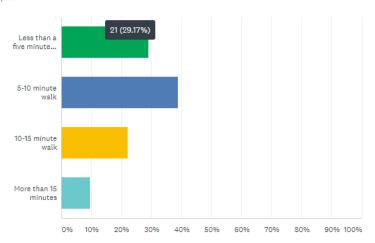
You are not only having an impact on human health; you are also increasing the risk of wiping out our bandicoot populations.

City of Kwinana has claimed this proposal is what the community want. How many of those community members live within 1 kilometre of the playing fields? Of the surveys completed so far (as of 20 August 2020):



How far is your house from Honeywood Oval?

Answered: 72 Skipped: 0



How many of the residents living and investors (homeowners who do not reside at their property) within the 1 kilometre zone or on the roads who will be impacted by the additional traffic flow have you personally discussed this plan with and disclosed the full impact of this development to them? It is those residents who will be impacted the greatest, it is those residents who will be affected mentally and physically.

The City of Kwinana rejected plans for a small Child Care centre to be built at the northern end of the playing fields which was a significantly smaller building with a smaller number of car bays and smaller environmental impact. The rejection reasons were: it did not fit in with the community requirements and it could have a negative impact on the environment.

Response on this query to follow.

What makes this enormous development so special that it can be approved and destroy lives along the way?

Please see all of the comments outlined above.

Responses from petition letter received 4 September 2020

Lack of information provided by the City of Kwinana to residents and home owners in the document with a reference number D20/34781

The document failed to detail:

The correct and final design of the building and carpark,

As stated in our responses, the car park plan is yet to be finalised.

The dimensions of the building,

An appropriate scale of the building layout on the oval,

The correct total number of car bays to be constructed (including bays with an entrance from Primary School & secondary bays)

To disclose parking bays & building will be constructed on the P2 Jandakot Water Mound wl"ren a Child Care Centre was rejected at northern end of oval. A service the community preferred.

Did not make it clear that residents could object to the construction,

Consultation was based on the ascertaining community support for the design of the building, not the construction. This was already conducted in 2019, as cited in the Business Case and Feasibility Study.

The letter was sent to "the resident" and NOT addressed to the homeowners and where a property is rented it was not sent to the homeowner & tenant, Due to the contents of the letter most residents did not understand they had a choice in requesting more information and opposing the building as a sporting complex rather than a community hub with less IMPACT on their lives and theenvironment.

Disclose basic information such as maximum number of patron capacity in community centre.

Maximum capacity of clubroom area is 110 as stated in previous responses. This was confirmed in previous communications and in the updated FAQ document, which was updated on the City of Kwinana website and provided to the Honeywood Residents Group.

The eviction of the Farmers Markets and Community Events.

The City is working with the school and markets to keep the markets at Honeywood, with a view to hire some grass space for larger events. Please see original reponses to you and the HRG detailing this action.

The Disability, Accessibility, Human Rights and Discrimination Acts have not been complied with.

Considering it was left up to the local Residents to bring to the Councils attention some of the areas in which the building & carpark design failed in functionality and the City of Kwinana have advised that plans are being redesigned it is impossible for the community to state if this is the best use of the public open space to suit their lifestyle.

At this stage a The Honeywood estate is surrounded by Sporting complexes in other estates so there is no lack of sports codes for the few children who would use the facility.

Although Local Governments may have the power to rezone land, the intended purpose of developing this portion of land into anoisy, environmentally damaging complex to local resident's metal health, the local fauna and water sources have not been disclosed to the community in full.

Consultation has not been considered to be transparent or upfront.



Honeywood Sporting Clubrooms

Summary of Engagement for Community Members

1.0 Project and previous engagement background

Development of a Local Sporting Ground with clubroom on Honeywood Oval was identified in 2009 as part of the City's inaugural Community Infrastructure Plan (CIP). The Community Infrastructure Plan guides the delivery of the City's future community infrastructure requirements, and informs the City's forward financial and asset management planning. This approach is critical to ensuring that the current and future needs of the community (locally and City-wide) are able to be planned, delivered, managed, and supported. The CIP was last updated in November 2018, with the Honeywood Oval Clubroom proposal earmarked for construction in 2020/21.

Honeywood Pavilion was discussed in 2014 as part of a Structure Plan Amendment showing the location of the community site in Wandi. The proposed amendment was advertised from 27 December 2013 to 24 January 2014. The amendment was adopted by Council in May 2014.

In October 2018, the City engaged an external consultant, Tredwell Management Services, to undertake an independent feasibility study and associated business base regarding the development of Honeywood Pavilion. As part of this process, community engagement was conducted with neighbouring residents (within 1km of the proposed pavilion site) and key stakeholders, including potential user groups. This featured two community meetings, online surveys, and interviews and meetings with key stakeholders including the Honeywood Residents Group, Honeywood Primary School (Principal, staff, Parents and Friends Group), local community and sporting groups, and peak bodies.

Further engagement was conducted August 2020 to September 2020. This engagement was conducted to update residents and ascertain their input and support of the final design. This featured direct mail out to residents within a 1km radius of the proposed building, onsite meetings, phone calls with residents, direct emails and an online survey, with electronic resources provided on the City's website, social media channels and distributed through relevant resident social media and website pages. Honeywood Primary School – Principal / Board, and Honeywood Residents Group featured heavily in this engagement, as too two concerned individuals in the area. Included below is a summary of the evaluation outcomes, themes, questions, and City responses from this engagement.

2.0 Evaluation

2.1 Survey period

The online evaluation survey was open from Monday 3 August 2020 and was scheduled to close on Friday 21 August 2020. On request from residents the City extended this period by one week, with the survey closing on Friday 4 September 2020.

2.2 Survey design

The standard survey design used for Parks for People projects was adapted for this project, to continue to keep measurable themes in the evaluation approach. Respondents completing the survey will also be provided with a similar 'post' project survey, enabling the City to ascertain behaviour change, differences in types of use and frequency of use, community aspirations and levels of satisfaction.

3.3 Survey availability

The link to the survey, which was hosted on the City's website, was posted on:

- The City's Facebook page;
- The Wandi Progress Association Facebook page;
- Honeywood Residents Group Facebook page; and
- The Honeywood Estate Facebook page (Satterly).

The survey was also provided in a letter, which went out to all home occupants within 1km of the proposed pavilion. This included a Frequently Asked Questions document, site plans, and designs. Residents were also encouraged to have their say by completing an online survey. The Honeywood Primary School also shared the survey link and encouraged parents to complete a survey.

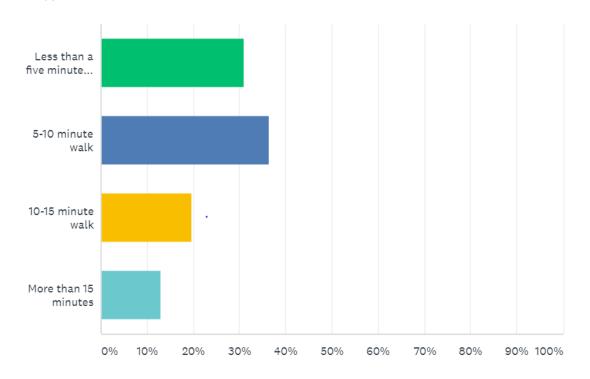
3.4 Survey results

132 surveys were completed. However it was identified six were completed on the same device with similar negative commentary. Despite these responses, the overall rating of the design as either Excellent or Good was 64%, with an average rating of 3.6 out of 5.

3.4.1 Proximity to Honeywood Oval

How far is your house from Honeywood Oval?

Answered: 132 Skipped: 0



The majority of people that completed the survey are local to the development.

3.4.2 Residents rating for club room design

The survey asked residents how they would rate the design of the clubrooms, using a star rating system out of 5. One star being poor, five stars being excellent.

How would you rate the design of the clubrooms?

Answered: 132 Skipped: 0



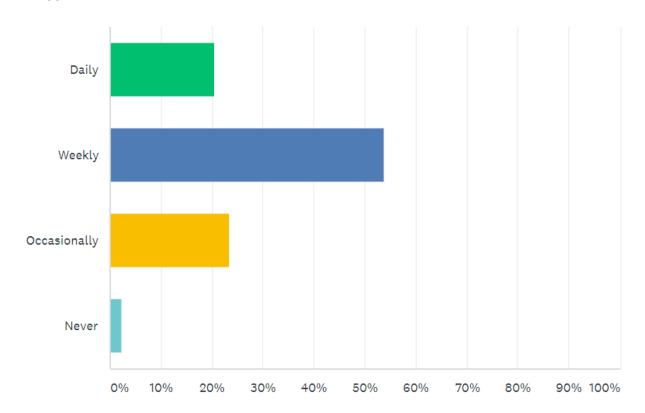
•	NO OPINION ▼	POOR ▼	NEUTRAL ▼	GOOD ▼	EXCELLENT ▼	TOTAL ▼
▼ ☆	7.58% 10	9.85% 13	18.18% 24	46.97% 62	17.42 % 23	132

With the majority, 64.39% indicating they support the design for the clubrooms (46.97% 'Good' and 17.42% Excellent). It should be noted that 6 of the 13 'POOR' responses are from the same IP address, which would raise the average rating to approximately 3.8 stars if two, to three of these were omitted from the data.

3.4.3 Frequency of current visits

How often do you visit the oval?

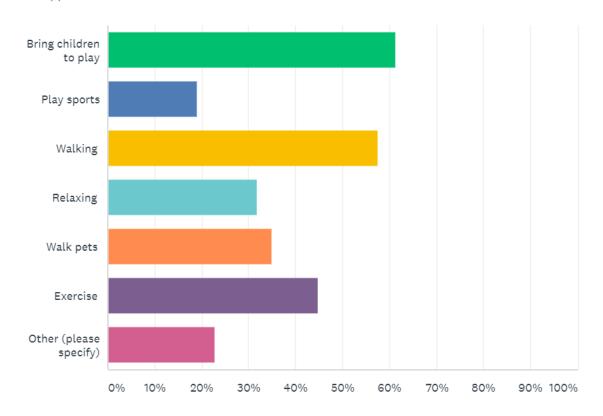
Answered: 132 Skipped: 0



3.4.4 Current oval usage

Why do you visit the oval? (Choose as many that are relevant)

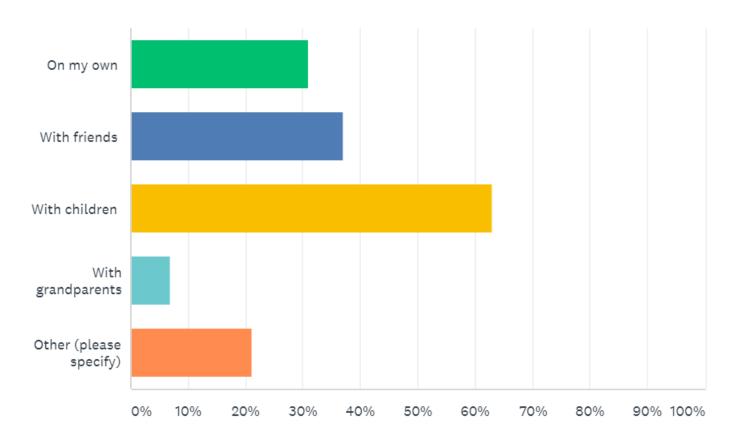
Answered: 132 Skipped: 0



3.4.5 Who do you visit the oval with?

Who do you visit the oval with? (choose all that apply)

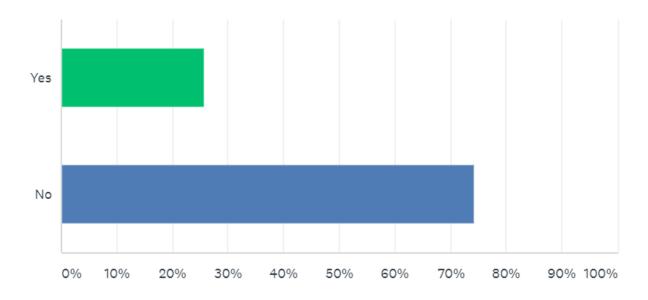
Answered: 132 Skipped: 0



3.4.6 Residents preference for online or face to face sessions

Would you be interested in attending a face to face session to discuss the project aims and to provide your feedback in person?

Answered: 132 Skipped: 0



3.4.6 Individual responses

De-identified responses are provided with this document. Many points / themes raised are covered in section 4.0.

4.0 Themes and responses from engagement

These themes have been identified from resident groups, community members and from free text fields in the online survey.

Theme	Example questions	Summary of response	Actions and comments
Background to the project, previous consultation, letter / FAQ communication	'Can City of Kwinana provide dates and times when they informed the community about the Pavilion development via: submissions, surveys, forums or public meetings?' 'Would the council have the results of any surveys conducted in 2018 and 2019 and are we able to see them?'	A response, similar to the introduction of this document, was provided with supporting documents: - Community Infrastructure Plan - Wandi North Structure Plan - Amendment - Honeywood Local Sporting Clubroom Feasibility Study and Business Case (FSBC) - Long Term Financial Plan extract showing relevant area - Documents also listed with survey on the City's website	FAQ document updated to include more details to address questions and then provided back to respondents / updated on website. 2018 evaluation included in Honeywood Feasibility Study and Business Case (provided). 2020 evaluation results will be looped back to the community.
	Letter and FAQ had caused some confusion and misinterpretation.	The FAQ document was updated to reflect questions and concerns raised.	FAQ document updated, provided to Honeywood Resident Association for dissemination, updated on City webpage. A detailed list of responses provided to concerned residents.
Facility type, public/sport use,	'Is this considered a major sporting facility?	Designed as a Local Sporting Facility as per the Community Infrastructure Plan Standards	Now clarified in FAQ document and in responses to community.

Theme	Example questions	Summary of response	Actions and comments
existing events and groups, and hours	Will the outside toilets be public use and will there be baby change facilities?	Toilets open to the public during daylight hours, all year round and cleaned daily.	Now clarified in FAQ document and in responses to community.
	Will sporting clubs get preference of facility use, over community group? What clubs / sports will use the facility	A fair and balanced Expressions of Interest (EOI) process will identify appropriate mixed used for the facility, to commence at the time of construction starting.	EOI process to commence in December (pending construction commencement). Groups (including the Honeywood Residents Group) are encouraged to book the venue / oval in advance (when built) for scheduling purposes and to avoid disappointment.
	What about the Honeywood Farmers Markets?	The City is working with the markets owner and school to relocate onto the school's mixed used courts, with the option to hire some of the oval grass space (non-playing surface) for larger events, where relevant / suitable.	City continues working closely with market owner and school to get the best outcome.
	Will the cricket facilities still be open to the public?	Confirmed they can be used for community use, as long as not booked by a sporting Club.	Incorporate into communications ongoing.
Oval configuration	Layout of the Ground – grounds are large, could there be a major pitch, training area and grassed community use area?	Discussed the guidelines / standards for community facilities and the need for space for clubs.	Hiring some of the non-playing surface grassed area may be an option for larger community events.
			To be widely communicated as part of facility hire provisions.

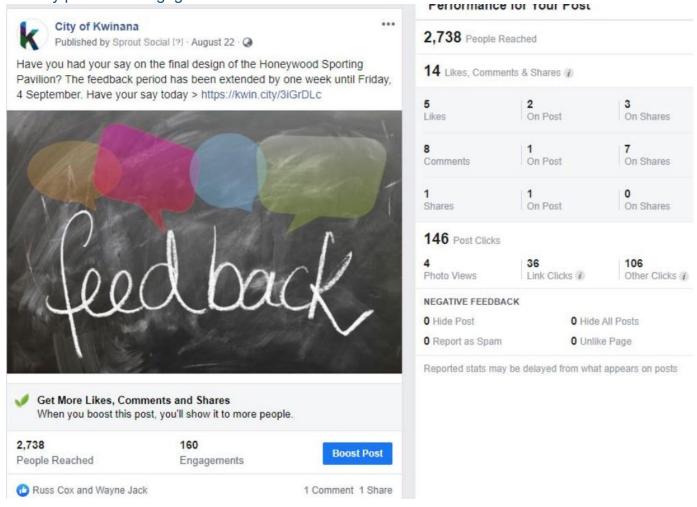
Theme	Example questions	Summary of response	Actions and comments
Disability, Access and Inclusion Accessible toilets	'Why have the building legislations for Disability and Accessibility been disregarded when designing the building and playing fields?' "Changing Places Toilets"? Although they are NOT mandatory under any current legislative Acts they are the future in acknowledging and designing Disabled toilets for people to use with "dignity". Internal toilets. Can one be made a UAT? Is it possible to make the accessible toilet a changing places toilet, or enable to have it added if budget is not available at time of construction?	All current accessibility acts, codes and requirements are being met within the design. \	Access and Inclusion Network contacted for comment on design (25/08/20) and agenda item for next meeting. Feedback will be collated and provided to the project team for comment. There is one UAT accessible from the inside lobby and 2 outside facing UAT facilities. The incorporation of a changing places toilet into the building will result in a redesign of the building as the change places toilets are larger than the standard UAT facilities. This will result in redesign of the building which will impact the construction cost.
First aid room	The first aid room looks small; does it have the ability to treat more than one person at a time? Will the door open inwards or outwards?	Due to being a local sporting facility the first aid room is designed for one person to be treated at a time. The plans currently show the door opening inward. <i>Manager -Assets</i>	To confirm with architect
Existing access/disability compliance in the estate	Do the development plans include upgrading the playing fields, playground and access footpath on Litoria Drive to comply with the Disability and Accessibility Acts & Codes?'	While the existing areas / infrastructure should already be compliant, this will be checked / confirmed. 3,188m2 of pedestrian pathway has been allocated into the design of the facility. This may be sufficient to enable increased access around the playing fields, pending design and playing field requirements.	Upon review, the footpath along Litoria Drive will need to be upgraded to comply with accessibility / engineering standards. A number of other areas have also been identified as being non- compliance from an accessibility perspective, which are currently being considered;/ addressed.

Theme	Example questions	Summary of response	Actions and comments
Environmental impacts	Traffic management / flow. More cars in the estate Car parking (noise / light). Impacts on houses facing car-parking area.	The estate roads have been designed and constructed in accordance with the Structure Plan road hierarchy as per the Traffic Assessment Report provided and approved as part of the Local Structure Planning, which identified the Playfields and POS uses in these locations.	Ensure traffic design meets relevant codes.
	Native animal impacts	Local residents have indicated they have observed Quenda crossing roads from Darling Chase Reserve through to Honeywood Oval and are concerned about proposals effect on current native animal foraging patterns. Bush Care Officer.	 Provision of a vegetated corridor for appropriate cover for Quenda, to be able to continue to migrate through the area. Landscaping with native plantings. Consider installation of crossing signage. Installation of interpretative signage and/or appropriate art/mural to highlight the importance of this area for habitat. Dogs on leads Trial cat exclusion zone
	Anti-social behaviour	Confirmed CCTV will be installed, location will form part of City Assist patrols and requirements for alcohol licences, bookings processes to be in place.	Confirmed in writing to resident group at face to face meeting and updated in FAQ document.
	Responsible dog ownership	Signage to address dog waste / waste bags.	City to explore

Theme	Example questions	Summary of response	Actions and comments
Parking	Illegal parking on Lyon Road	Potential issues with people parking upon Lyon Road creating a traffic / safety hazard.	City to explore
Café	Many requests for a bricks and mortar café at site via online survey	Kiosk will be hirers use, over a commercial operation. However pop ups at the site or coffee vans would likely be considered.	Coffee van/pop up realistic as long term plan is for commercial centre in southern end of suburb.
Additional costs to residents – rates, cost of hire, community use	Will this facility increase our rates?	Facility is \$3.71M which is majority funded by developer contributions with additional funds (\$400K) leveraged from the State Government. In essence, the facility has already been costed / funded. Operational costs are estimated to be approximately \$60K per year, which is built into the City's Long Term Financial Plan. Rates will not go up because of this facility's operational cost. Community rates provided in hire process. Consideration for supported events at low/no cost.	Provided Long Term Financial Plan external budget to resident association for review.

5.0 Social media content / commentary

5.1 City posts and engagement





Do you live near Honeywood oval? Have your say on the final designs of the new Honeywood Sporting Clubrooms facility which will be constructed at this oval. Feedback closes on Friday 28 August. Have your say now > https://kwin.city/3iGrDLc



5.2 External/community posts and engagement

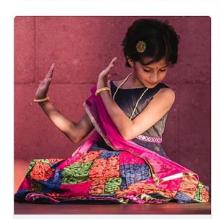
5.2.1 Wandi Progress Association



Wandi Progress Association

9 Aug. at 10:08 am • 3

Pavillion at Honeywood scheduled to commence construction this year. Information on proposed pavilion and online survey on City of Kwinana website.... See More



Honeywood Oval Local Sporting Clubroom Development - City of Kwin... Project DescriptionThe City will be bui...



Wandi Progress Association

2d • 🕙

Repost from Honeywood Residents group

ANNOUNCEMENT: Update on Pavilion development.

PLEASE READ IN FULL

Hello residents,

HRG is pleased to share some updates following discussions with the City of Kwinana on the Pavilion development.

Outlined below are the topics covered and confirmed on Thursday 20.08.2020:

- The City of Kwinana acknowledges that the letter subject heading and the titles of the appended drawings may have caused confusion as to the intended facility use.
- HRG's request for an extension to the deadline to the community engagement

 Honeywor process has been granted and the feedback Clubroom period has been extended to the 4th September. Submit your feedback by clicking

5.2.2 Honeywood Residents Group



Honeywood Residents Group

24 Aug. at 9:43 pm • 😚

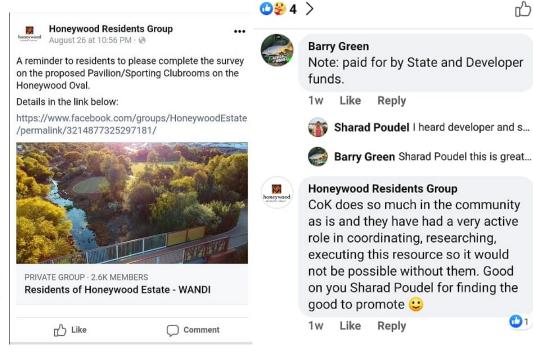
ANNOUNCEMENT: Update on Pavilion development.

PLEASE READ IN FULL

Hello residents,

HRG is pleased to share some updates following discussions with the City of Kwinana on the Pavilion development.... See More







Most Relevant ➤



Natalie Angel

I'm surprised that flood lights are not included in the proposal. Without this the ground is not going to be able to be used to its full potential.

1w Like Reply



Natasha Quintanilla

Thanks for the update. Great work!

1w Like Reply



Jacqui Hamilton

Thanks for the updated information



1w Like Reply



Carlo Galati

Great work HRG

1w Like Reply



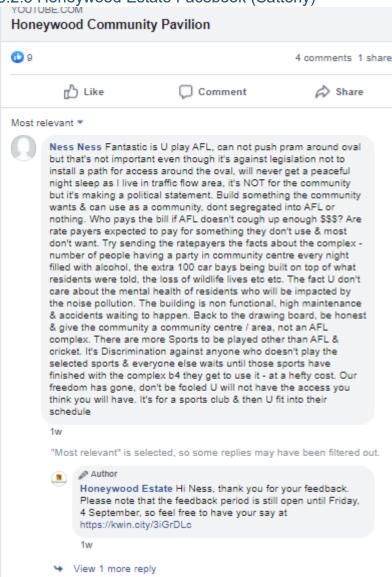
toneywood

Honeywood Residents Group

Page · 1.4K like this



5.2.3 Honeywood Estate Facebook (Satterly)



TW



Honeywood Estate Hi Ness, thank you for your feedback.

Please note that the feedback period is still open until Friday,
4 September, so feel free to have your say at

https://kwin.city/3iGrDLc

1w

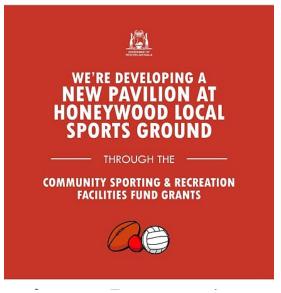


George Abbott Ness Ness arnt u Debbie downer. Firstly the ground is equiped for most sports. It is also where hundreds of children play every day. So with your theory because i dont have young kids and get no use out of the playground then i should go and complain about it???? Maybe if you got off your lounge and go look at how many families use all those facilities on the weekends

1w

5.2.4 Minister Cook's Office









Ground.

X Roger Cook

Most Relevant 🗸



Barry Green

Great news, well done Roger and City of Kwinana.

32w Like Reply



Wendy Horne

Wonderful!. Have you considered making it multi use for art events as well?

32w Like Reply





Aran Kandia J P Congratulations

32w Like Reply



Matt Looney

Would love to have a chat to you about this, Aubin Grove United soccer club would be very interested

32w Like Reply





15 Reports - Economic

Nil

16 Reports – Natural Environment

Nil

17 Reports - Built Infrastructure

17.1 Adoption of Local Development Plan – Stage 2 Tamblyn Private Estate – Tamblyn Place, Wellard

DECLARATION OF INTEREST:

SUMMARY:

A draft Local Development Plan (LDP) for Stage 2 Tamblyn Private Estate, Wellard (Attachment B) has been received for the consideration of Council under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). The draft LDP is located within the Lot 502 Tamblyn Place, Wellard Local Structure Plan (LSP) area, as shown by Attachment A – Location Plan.

Subdivision approval was granted for Lot 502 Tamblyn Place, Wellard (WAPC Ref: 154419) by the Western Australian Planning Commission (WAPC) on 8 February 2017 with a condition requiring the preparation of an LDP for the subject lots.

City Officers have considered the LDP against State Planning Policy 7.0 - Design of the Built Environment (SPP7), State Planning Policy 7.3 - Residential Design Codes (R-Codes) and three key local planning policies:

- Local Planning Policy No.1 Landscape Feature and Tree Retention (LPP1);
- Local Planning Policy No.2 Streetscapes (LPP2) and
- Local Planning Policy No.8 Designing Out Crime (LPP8).

The proposed LDP (refer to Attachment B) is considered to meet the requirements set out in the City's local planning policies. These requirements apply to new dwellings in addition to the standard Local Planning Scheme No. 2 (LPS2) and R-Codes requirements. In some circumstances, deemed-to-comply provisions such as boundary setbacks, open space and garage setbacks have been adapted in order to achieve a desired built form outcome for the estate.

The LDP has been assessed and supported by City Officers and is recommended for approval.

OFFICER RECOMMENDATION:

That Council approves the Local Development Plan for Stage 2 Tamblyn Private Estate, Wellard (as per Attachment B), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

DISCUSSION:

Land Status

Local Planning Scheme No.2: Development
Lot 502 Tamblyn Place, Wellard Local Structure Plan: Residential R25
Metropolitan Region Scheme: Urban

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE, WELLARD

Background

The draft LDP (Attachment B) has been specifically required as a condition of the WAPC's subdivision approval (S154419) for the subject land. The subdivision was approved on 8 February 2017, and the adoption of this LDP is required for the applicant to obtain clearance of conditions and subsequently, make lots available for development. The draft LDP sets out design requirements for the development of the lots indicated on the LDP within the Tamblyn Private Estate Stage 2 area. These requirements apply in addition to existing LPS2 and R-Codes requirements.

Planning Assessment

The R-code density for lots within the proposed LDP is R25 as per the approved LSP and the layout reflects the approved subdivision design.

The City has assessed the LDP in accordance with the relevant provisions of the Regulations with consideration given to LPS2, State and Local Planning Policy requirements as outlined below.

A LDP is a planning tool which allows certain design requirements, either in addition to or in variance to those stipulated under LPS2 and R-Codes to be imposed on the development of land. These requirements will often cover aspects including dwelling placement and design, solar orientation, private open space, setbacks, garage placement and design, fencing, store areas and service provision. Requirements vary depending on the type of land and design outcome trying to be achieved. Most importantly is the LDP's ability to vary LPS2 and R-Code provisions where such variations are needed in achieving the most optimal design outcome.

State Planning Policy No.7 – Design of the Built Environment

SPP7 provides the broad framework for design of the built environment by incorporating 10 design principles that have been considered in the assessment of the draft LDP. These design principles have been appropriately grouped and outlined below:

- Design Principles 1 (Context and Character); 2 (Landscape Quality); 5
 (Sustainability): these three objectives are adequately addressed through the
 implementation of the City's LPP1 and LPP2. The provision for street trees within the
 LDP area and provisions regarding built form outcomes and dwelling design ensure
 the above objectives of SPP7 are addressed.
- Design Principles 4 (Functionality and build quality); 6 (Amenity); 10 (Aesthetics): The draft LDP satisfies these three design principles through a number of provisions such as linking minimum private outdoor living areas to a reduction in open space, ensuring development remains functional even with the reduced open space area on the lot. The design principles of SPP7 regarding amenity and aesthetics are adequately implemented through the City's LPP2, as seen through the provisions requiring architectural features on the front façade of dwellings.
- Design Principles 7 (Legibility); 8 (Safety): The draft LDP addresses the design principles of safety and legibility through the application of LPP8 as outlined further below.
- Design Principles 3 (Built form and scale); 9 (Community): The draft LDP addresses these design principles through the orientation of buildings and prescribing architectural design features for dwellings within the LDP area.

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE. WELLARD

State Planning Policy No. 7.3 - Residential Design Codes

The draft LDP proposes variations to a number of deemed to comply requirements of the R-Codes. These include variations to:

- Street and Lot Boundary Setbacks
- Open Space
- Garage Setbacks

In relation to street setbacks, the LDP provisions intend to encourage dwellings to be constructed further forward on the lot. The LDP also varies side boundary setback provisions as prescribed in the R-Codes by permitting reduced setbacks to secondary streets. While mandating outdoor living spaces, the draft LDP also permits a reduction to private open space requirements which, along with front and side boundary setback variation provisions, provides built form flexibility and encourages applicants to focus open space towards the rear of lots.

This promotes liveable open space and living in the rear of properties whilst not having to reduce building floor area to achieve setbacks and open space requirements. The outdoor living area to the rear of the property is to be open to sunlight and ventilation which aligns with the relevant design principles of the R-Codes.

The combination of building setbacks and outdoor living area mandated size/dimension helps ensure that each dwelling is provided with a sufficient, consolidated outdoor area for natural light, ventilation, entertaining, leisure and some landscaping. Furthermore, the solar orientation of the lots within the subdivision enables dwellings to have exposure to sunlight in accordance with passive solar design principles. There are no narrow lots within the subdivision as all lots are either 12.5m or 15m wide, which maximises natural light and ventilation access/breezes.

Furthermore, all lots within the Tamblyn Private Estate will be within 250m of public open space (POS). There will be an abundant amount of POS within the Tamblyn Private Estate subdivision, which includes the minimum 10% requirement in addition to open space for wetlands conservation purposes. This equates to a total of 1.045ha for POS to be provided, of which 3061m² will be a landscaped local park.

Local Planning Policy No. 1 - Tree Retention Policy (LPP1)

The City's former Environment Manager undertook a site inspection prior to subdivision clearing approval and confirmed the location of trees to be retained at that time. These trees have been marked out on site. In regard to Stage 2 it is noted that no trees have been retained, however, trees have been retained within other stages.

Local Planning Policy No. 2 – Streetscapes (LPP2)

LPP2 focuses on improved streetscapes across the City and places an emphasis on road design, the provision of new street trees and landscaping as well as built form outcomes. These provisions have been included in the draft LDP where appropriate and all these design outcomes are consistent with the previous stage of this development.

The engineering drawings for Tamblyn Private Estate Stage 2 were approved as part of the initial subdivision. These drawings complied with LPP2 in terms of road infrastructure, location of footpaths and sufficient road reserve widths to accommodate street trees. As required by LPP2, all proposed new street trees have been identified on the draft LDP to ensure that the tree locations are available to prospective purchasers and builders. The draft LDP has been reviewed by the City's Engineers to confirm that it is consistent with the previously approved subdivision engineering drawings.

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE, WELLARD

In relation to dwelling façade treatment, LPP2 requires the following model provisions be incorporated into LDPs:

Dwelling facade treatment

All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:

- 1. Articulation in dwelling facade (i.e. varied wall setbacks);
- 2. A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
- 3. Major habitable room openings incorporating large windows to provide surveillance;
- 4. Roof forms that incorporate gables;
- 5. A balcony, portico, or verandah; or
- 6. A built in planter box.

The draft LDP complies with the policy as the dwelling facade treatment provision has been incorporated into the LDP for all lots. Compliance with these provisions will ensure that all dwellings constructed within this LDP area will provide the desired design interface with the surrounding streetscape.

<u>Fencing</u>

- 1. Cohesive and consistent fencing is to be constructed by the developer along the front boundaries of all of the proposed lots with vehicle access from a rear laneway.
- 2. For all rear-loaded lots, a ground level height difference of between 300mm and 600mm between the front boundary and the street is encouraged.
- 3. Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 4. For secondary street boundaries, fencing shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.

This LDP area does not contain any laneway lots, therefore cohesive and consistent fencing is not a requirement. However, provisions requiring visually permeable fencing for front fences and a portion of the secondary street have been included on the draft LDP.

Garages

- a) Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
- b) Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- c) Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment.
- d) For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted.
- e) Double garages are permitted on lots less than 10m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage.
- f) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE, WELLARD

The draft LDP does not contain any lots with frontages less than 12.5m wide and therefore does not include provisions b) to e). Provision a) is included, however, and the applicant has stipulated the 3m minimum in its provision on the draft LDP. Provision f) is included as stated above. The inclusion of the appropriate provisions has ensured compliance with the policy.

Local Planning Policy No. 8 – Designing Out Crime (LPP8)

LPP8 sets out design guidelines to be implemented during the design and assessment of LDPs. Designing out crime considerations for LDPs should take into account building orientation and surveillance. The draft LDP includes optional provisions in this regard. But notwithstanding this there are also requirements in the R-Codes that require street surveillance (Clause 5.2.3) and therefore the requirements of LPP8 will be met.

In addition, secondary street boundary fencing is required to be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation. All future dwellings on these lots are required to have habitable rooms addressing the primary and secondary streets to provide passive surveillance.

Bushfire Management

A Bushfire Management Plan (BMP) was previously approved for this subdivision and identifies a number of lots within this stage of development that are subject to higher building standards for bushfire protection. Those lots that are subject to the BMP have been identified on the LDP and a BAL assessment and certification will be required for all lots at the building permit stage.

Conclusion

The LDP will be a single point of reference that will provide clarity and certainty to builders, property owners and City Officers when assessing proposals for new development on these lots. The City has assessed the proposed provisions of the draft LDP and is satisfied that it is consistent with the City's requirements.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a declaration of interest, the land owner is Ascari Developments Pty Ltd and the applicant is Development Works Pty Ltd.

The following strategic and policy based documents were considered in assessing the application;

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme; and

City of Kwinana Local Planning Scheme No. 2.

Local Planning Policies

Local Planning Policy No. 1 – Landscape Feature and Tree Retention;

Local Planning Policy No. 2 – Streetscapes; and

Local Planning Policy No. 8 – Designing Out Crime.

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE, WELLARD

State Government Policies

State Planning Policy 7.3 - Residential Design Codes of Western Australia; State Planning Policy No.7 - Design of the Built Environment; State Planning Policy No. 3.7 - Planning in Bushfire Prone Areas; and Liveable Neighbourhoods Operational Policy.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications as a result of this application.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this application.

ENVIRONMENTAL IMPLICATIONS:

The LDP encourages the use of passive solar urban design. While no trees were able to be retained in Stage 2, they have been retained within the road reserves for other stages where possible. New street trees will be required for all lots as indicated on the LDP.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

Plan	Outcome	Objective
Strategic Community Plan	A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.

COMMUNITY ENGAGEMENT:

The draft LDP was prepared by the developer and the lots have not yet been created, with the parent lot remaining in the ownership of the developer. The draft LDP was not advertised as it is not considered to adversely affect any owners or occupiers within the area covered by the plan or the adjoining area. The application is considered to be of low impact.

PUBLIC HEALTH IMPLICATIONS:

The LDP with its provisions, provides a sound basis for good urban design as well as safety through the provision of bush fire BAL construction requirements.

17.1 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 2 TAMBLYN PRIVATE ESTATE – TAMBLYN PLACE, WELLARD

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Appeal of Council's decision on the draft LDP.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements. Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Response to risk treatment required/in place	 Work instructions in place and checklists used when assessing the application. Consideration of the application within the statutory timeframes. Compliance of the proposal with Local Planning Scheme No.2, R-Codes, Lot 502 Tamblyn Place Wellard Local Structure Plan, Bushfire Guidelines and relevant Policies. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

Attachment A - Location Plan



Attachment B: Draft Local Development Plan

Local Development Plan Provisions

1.0 OVERVIEW

- 1.1 Unless otherwise addressed in this Local Development Plan (LDP), the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply.
- 1.2 Where consistent with the following standards, consultation with adjoining landowners is not required.
- 1.3 The provisions contained within this LDP apply to all lots.

2.0 STREET SETBACKS AND STREETSCAPE

Setback	Minimum Setback	Maximum Setback	Specification
Primary Street	3.0m	5.0m	No averaging of the minimum is permitted (R-Codes Clause C2.1 iii) Projections such as a porch, balcony, verandah or equivalent may extend into the front setback area to 1m for a maximum of 50% of the frontage
Secondary Street	1.0m	N/A	No averaging of the minimum is permitted (R-Codes Clause C2.1 iii)

- 2.1 Dwelling facades facing the primary street shall provide at least three (3) of the following architectural design features:
 - (a) Articulation (e.g. varied wall setbacks).
 - (b) A minimum of two building materials, colours and / or finishes (e.g. render, brick, cladding).
 - (c) A major habitable room opening incorporating large window(s) which provide surveillance.
 - (d) A balcony, portico or verandah.
 - (e) A built-in planter box.
 - (f) Roof forms that incorporate gables

3.0 GARAGE SETBACKS

Setback	Minimum setback	Specification
Primary Street	3.0m	Shall not be located forward of the dwelling
		May be aligned with the dwelling to the minimum setback of 3m
		Shall be enclosed by a door
	4.5m	For all lots where a footpath adjoins the lot boundary.

4.0 LOT BOUNDARY SETBACKS

4.1 Buildings for all lots built to lot boundaries (other than street boundaries) at the ground level only

Minimum Setback	Specification
Nil	One side only
	Maximum length of boundary wall determined by front and rear setbacks

5.0 OPEN SPACE

Minimum total % of site	Specification
35%	Outdoor Living Area (OLA) minimum area is 30m ²
	OLA shall have a minimum length or width dimension of 4m
	The OLA shall be uncovered for at least two thirds of its area

6.0 FENCING

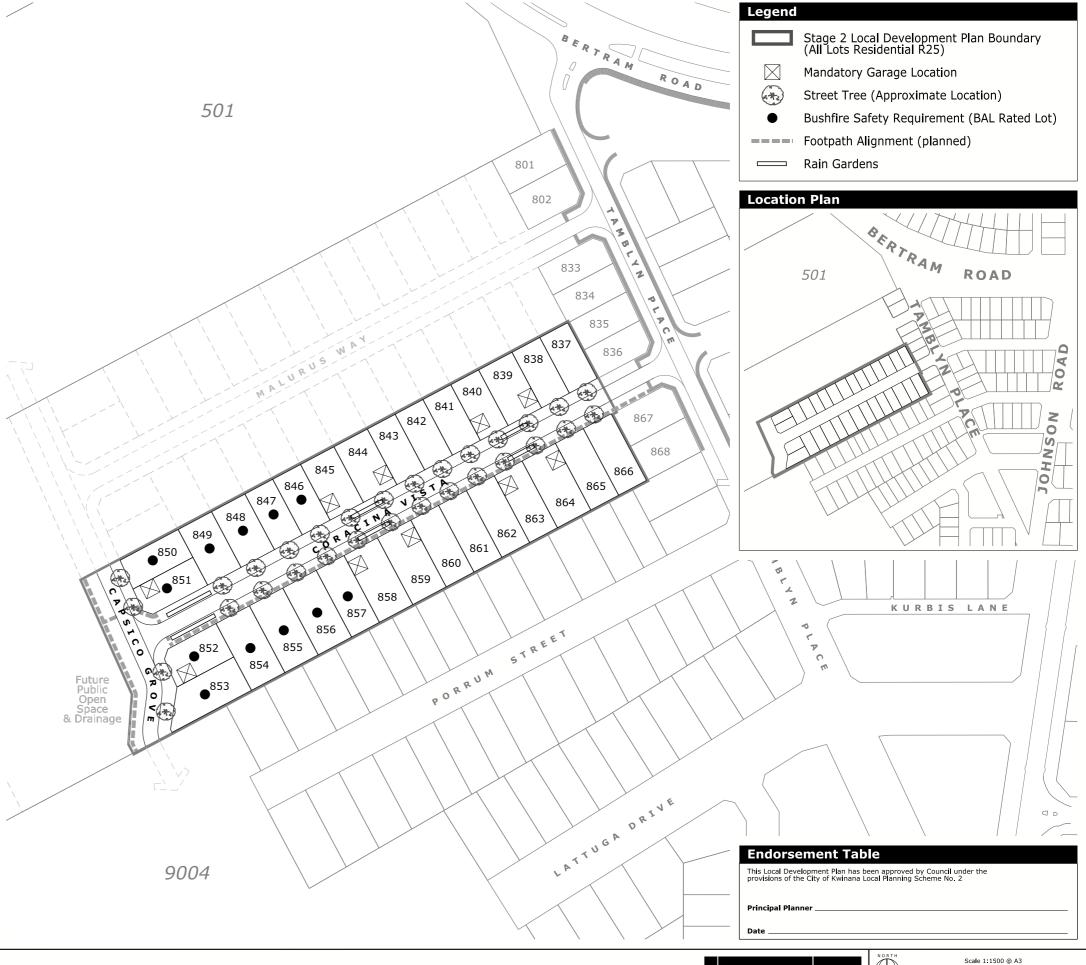
- 6.1 Front fences within the primary street setback shall be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 6.2 Front fences for secondary street boundaries shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

7.0 STREET TREES

7.1 A minimum of one street tree per lot is required. Street trees shall be provided by the developer within the road verge, and maintained for a minimum of two (2) years until established. Street trees are to be generally located as shown on this LDP, subject to detailed landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.

8.0 BUSHFIRE MANAGEMENT

8.1 The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959. This LDP shall be read in conjunction with the approved Bushfire Management Plan.

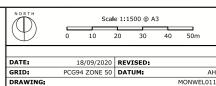




Local Development Plan - Stage 2

Lot 9000 Tamblyn Place, Wellard | Tamblyn Private Estate





17.2 Adoption of Revised Cost Apportionment Schedule - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items)

DECLARATION OF INTEREST:

SUMMARY:

The purpose of this report is for Council to affirm and endorse a revised Cost Apportionment Schedule (CAS) for Development Contribution Areas (DCAs) 2 - 7 inclusive. DCAs 2-7 comprise the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

Council most recently affirmed a revised CAS for DCAs 2-7 at its Ordinary Meeting of 21 August 2019. The Development Contribution Plans (DCP) and resultant CAS are unchanged in terms of the items listed and areas that contribute to it.

The CAS is required to be reviewed annually under the planning framework, specifically clause 6.16.5.11.2 of LPS2. Following the annual review the total change to the combined cost of the items in DCAs 2-7 results an increase of \$8,341,214.

Split across the various DCP areas this equates to the following changes:

Development Contribution Area	August 2019 CAS	2020 CAS	Variance
DCA 2	\$6,773,012	\$7,252,221	\$479,209
DCA 3	\$37,624,489	\$38,948,718	\$1,324,229
DCA 4	\$26,422,903	\$28,796,233	\$2,373,330
DCA 5	\$53,616,439	\$55,544,074	\$1,927,635
DCA 6	\$22,268,766	\$24,260,027	\$1,991,261
DCA 7	\$1,481,611	\$1,727,161	\$245,550

The most significant increases are as a result of increased costs associated with Anketell Road and Thomas Road, with some increases to other road infrastructure also contributing. Further commentary and the reasons for the variations is provided below.

It is recommended that Council affirms and endorses the proposed revised CAS for DCAs 2 - 7 inclusive, as per the Officer Recommendation.

OFFICER RECOMMENDATION:

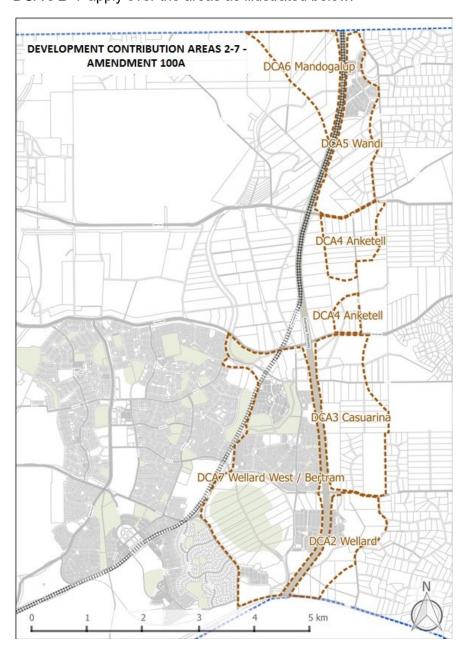
That Council affirms and adopts the revised Cost Apportionment Schedule (as per Attachment C - I) of the Development Contribution Plan for Development Contribution Areas 2 - 7 inclusive, which comprises the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Local Planning Scheme No. 2.

DISCUSSION:

Background

The City of Kwinana currently operates 15 Development Contribution Plans (DCPs) over 15 separate Development Contribution Areas (DCAs).

DCA's 2 -7 apply over the areas as illustrated below.



Cost Contribution Review process

LPS2 sets out that:

'The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.'

In order to satisfy the review requirement the City has:

- Checked lot creation and development data that has occurred over the preceding year, including estimated development areas and estimated lots proposed via approved Local Structure Plans;
- Sought updated costings for land, DCP infrastructure items and landscaping from appropriately qualified independent persons;
- Updated the CAS and including costing updates and lot/land area information; and
- Reviewed the list of Priority Works in the DCP Reports for currency and timeframe revision, if necessary.

Results of Review

During the period of review 9.7598 ha of Gross Subdivisible Area was created through subdivision clearances being issued. Whilst multiple Structure Plans (and amendments) have been processed by the City, there have been no approvals issued by the Western Australian Planning Commission that would provide the basis for changing the current development assumptions.

The City engaged Colliers International to independently review the indicative land values in respect to the market value for a typical landholding within the DCA's. Colliers International's advice and report is contained as Confidential Attachment A - Indicative Land Valuation Advice - Development Contribution Areas 1 - 7.

In deriving the Statutory Contribution for the subject Development Contribution Areas, Colliers International undertook a static development feasibility calculation over a notional five (5) hectare landholding utilising the Static Feasibility Model in accordance with State Planning Policy 3.6.

Colliers International also undertook a direct comparison of recent sales evidence of residential englobo landholdings that compare to the subject DCA, with adjustments made for various points of difference.

The value ranges identified by the direct comparison approach generally support the residual values derived by static feasibility analysis. In accordance with the land valuation review, the City will apply the following land area rates:

Development Contribution Area	Land rate / ha (July 2020)
2	\$440,000
3	\$550,000
4	\$780,000
5	\$170,000 (rural)
5	\$1,100,000 (urban)
6	\$170,000 (rural)
6	\$840,000 (urban)

For comparison	the rate apr	olied in the Aug	ust 2019 C	:AS was:

Development Contribution Area	Land rate / ha (Aug 2019)
2	\$460,000
3	\$580,000
4	\$800,000
5	\$200,000 (rural)
5	\$1,260,000 (urban)
6	\$200,000 (rural)
6	\$880,000 (urban)

The City had the individual Infrastructure items independently reviewed by Turner & Townsend Pty Ltd (T&T Report), the results are contained as Attachment B - Report 2019/20 DCP Cost Review. The report analysed the previous engineering estimates and information provided and conducted a review using current rates, benchmark information together with recent actual costs for the purpose of calculating the current value of the DCP's.

As a result of land valuations and infrastructure costs being reviewed, the total variation between the August 2019 CAS and the revised CAS for adoption is an additional \$8,341,214 as detailed below.

DCA	Descrip.	Ref	Aug 2019 CAS	July 2020 CAS	Comment on variance
DCA 2	Sunrise Blvd - Internal collector	1.3(a)	\$344,681	\$375,344	Variance due to inclusion of communications infrastructure, which was excluded from the 2019 CAS. (NB: The T&T report does not recognise the inclusion of the communications infrastructure and its resultant impact on cost changes, which is why the T&T report indicates a cost reduction rather than an increase between 2019 and 2020).
DCA 2	Sunrise Boulevard - Internal collector	1.3(b)	\$347,718	\$369,337	Variance due to inclusion of communications infrastructure, which was excluded from the 2019 CAS. (NB: The T&T report does not recognise the inclusion of the communications infrastructure and its resultant impact on cost changes, which is why the T&T report indicates a cost reduction rather than an increase between 2019 and 2020).

17.2 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

DCA	Descrip.	Ref	Aug 2019 CAS	July 2020 CAS	Comment on variance
DCA 2	Sunrise Boulevard - Internal collector	1.3(c)	\$200,758	\$195,714	Lower allowance for professional fees at 7.5% Lower allowance for contingency at 10%
DCA 2	Peel Sub N Drain	2.1	\$1,937,727	\$1,838,473	Reduction in bulk earthworks and landscaping rates.
DCA 2	Peel Sub N1 Drain	2.2	\$320,351	\$320,593	Error in 2018 estimate for 'Reduced maintenance cost per annum' fixed.
DCA 2	Peel Sub N2 Drain	2.3	\$ 250,099	\$250,287	Error in 2018 estimate for 'Reduced maintenance cost per annum' fixed.
DCA 2	Millar Road	1.1	\$1,549,732	\$1,678,150	Actual cost used for City upgrade works to West end.
DCA 3	Peel Sub P Drain	2.1	\$1,040,000	\$1,145,188	Increase in preliminary cost items.
DCA 3	Peel Sub P1 Drain	2.2	\$948,311	\$927,635	Reduction in bulk earthworks and landscaping rates.
DCA 3	Peel Sub P1A Drain	2.3	\$383,363	\$363,727	Reduction in bulk earthworks and landscaping rates.
DCA 3	Peel Sub O Drain	2.4	\$871,280	\$826,652	Reduction in bulk earthworks and landscaping rates.
DCA 3	Casuarina Public Open Space	3	\$26,215,036	\$25,225,95 0	Reduction in cost of both Neighbourhood Park and Local Park. Increase in topsoil cost has been offset by a reduction in irrigation, fertiliser and hardworks.
DCA 4	Treeby Road - Internal collector	1.3	\$759,761	\$759,761	N/A
DCA 4	Anketell North Public Open Space	2	\$18,566,245	\$18,775,84 7	A review and amendment of the scope and POS classification was undertaken which resulted in apportionments between the hard infrastructure and soft infrastructure being amended. Previously costed as a Local Sporting Ground without pavilion – now costed as Sporting Ground without facility building.
DCA 5	Lyon Road	1.2	\$4,978,515	\$5,035,851	Variance due to the inclusion of street lighting.

17.2 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

DCA	Descrip.	Ref	Aug 2019 CAS	July 2020 CAS	Comment on variance
DCA 5	Honey- wood Avenue Internal collector	1.3	\$10,797,697	\$11,343,44 1	Variance in allowance of cost for protection and relocation of existing electrical services.
DCA 5	Wandi Public open space	2	\$25,457,757	\$25,457,75 6	N/A
DCA 5	Wandi playing fields	2.3	\$6,671,634	\$6,665,364	Decrease in the overall costs of the Local Sporting Ground with pavilion. Increase in importing of topsoil has been offset by a reduction in irrigation, fertiliser and hardworks.
DCA 6	Mandog- alup Public Open Space	2	\$17,736,554	\$18,877,50 9	A review and amendment of the scope and POS classification was undertaken which resulted in apportionments between the hard infrastructure and soft infrastructure being amended.
DCA 6	Hamm- ond Road extension	1.1	\$1,660,066	\$2,117,359	Allowed for slightly higher overall costs across the scope of works generally.
DCA 6	Internal collector road (Hamm- ond Road Exten- sion)	1.2	\$1,847,750	\$2,178,251	Allowed for slightly higher overall costs across the scope of works generally. There was a slight reduction in landscaping cost.
DCA2, DCA3, DCA4, DCA5, DCA6, DCA7	District Sporting Ground	Multi.	\$2,764,488	\$3,432,214	A review and amendment of the scope and POS classification was undertaken which resulted in apportionments between the hard infrastructure and soft infrastructure being amended.
DCA2, DCA3, DCA4, DCA5, DCA6, DCA7	Branch Library Land	Multi.	\$705,600	\$621,600	A review and amendment of the scope and POS classification for the Library site was undertaken which resulted in apportionments between the hard infrastructure and soft infrastructure being amended.

17.2 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

DCA	Descrip.	Ref	Aug 2019 CAS	July 2020 CAS	Comment on variance
DCA4, DCA5, DCA6	District Youth Centre Land	Multi.	\$882,000	\$777,000	A review and amendment of the scope and POS classification for the District Youth Centre site was undertaken which resulted in apportionments between the hard infrastructure and soft infrastructure amended.
DCA4, DCA5	Local Communit y Centre Land	Multi.	\$441,000	\$388,500	Decrease in land valuation applied.
DCA2, DCA3	Mortimer Road	Multi.	\$4,226,448	\$5,270,956	Allowed for gas main relocation. Includes an additional \$200k for electrical and communications services works.
DCA3, DCA4	Thomas Road	Multi.	\$6,607,287	\$9,009,930	Allowed for protection of the existing critical water pipeline and high pressure gas line in the vicinity. Includes additional electrical works costs.
DCA4, DCA5	Anketell Road	Multi.	\$6,769,728	\$9,230,860	Allowed for protection/relocation of the existing water pipeline and high pressure gas line in the vicinity. Includes additional electrical works costs.

Following the annual review, the main changes are an overall reduction in the land area costs of \$1,375,298.84, an increase in the landscaping/improvements by \$2,336,114.14, reduction in drains by \$78,577.37 and an increase in the road infrastructure costs by \$7,295,423.73.

The total change to the items in DCAs 2-7 results an increase of \$8,177,662. A 2% administration fee for all DCP's applies which results in the total cost across DCP's 2-7 equalling \$8,341,214.00.

Split across the various DCP areas this equates to the following changes to each DCP and associated CAS:

Development Contribution Area	August 2019 CAS	2020 CAS	Variance
DCA 2	\$6,773,012.00	\$7,252,221.45	\$479,209.45
DCA 3	\$37,624,489.07	\$38,948,718.16	\$1,324,229.09
DCA 4	\$26,422,902.53	\$28,796,232.74	\$2,373,330.21
DCA 5	\$53,616,438.99	\$55,544,074.26	\$1,927,635.27
DCA 6	\$22,268,765.73	\$24,260,026.64	\$1,991,260.91
DCA 7	\$1,481,610.90	\$1,727,160.84	\$245,549.94

The most significant increases are as a result of changes to items for Anketell Road and Thomas Road, with some increases to other road infrastructure also contributing.

Note that Thomas Road is likely to be subject to external funding and that this item's DCP contribution may change. Should the City receive confirmation of this funding in writing, adjustment to the CAS will be undertaken accordingly. Future reviews of the DCP & CAS will resolve any cost savings resulting from external funding, or removal of the item in its entirety, should that be appropriate.

DCP Plans and Priorities

The DCP plans and priorities were considered to not require any revision at this stage. Accordingly, no change is proposed to the priorities or timings of any of the items in the DCPs.

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No. 2

State Planning Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

Local Planning Policies

Local Planning Policy 4: Administration of Development Contributions

The City's LPS2 requires an annual review of the Cost Apportionment Schedule. Should this review not be undertaken, the City would not be fulfilling its obligations under the Scheme.

Clauses 6.16.5.11.6 and 6.16.5.12.3 of LPS2 afford landowners the right to object to a cost contribution or associated land valuation through a process of arbitration, within 28 days after being informed of the cost contribution or land valuation.

FINANCIAL/BUDGET IMPLICATIONS:

It is important that the amended CAS be affirmed and adopted. This will ensure that the provision of infrastructure occurs on an equitable, timely and appropriate basis, and gives surety to the City, landowners and developers.

All infrastructure items and funding sources have been reflected in the City's LTFP.

ASSET MANAGEMENT IMPLICATIONS:

The City will be financially responsible for maintaining roads, road landscaping, POS landscaping and footpaths within DCAs 2-7 once the area has been developed and maintained for the required period.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as per this report.

STRATEGIC/SOCIAL IMPLICATIONS:

The adoption of the revised CAS will ensure that the provision of infrastructure occurs on an equitable and appropriate basis for new development areas and is in line with community growth and subsequent need.

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan and Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Regulatory and legal	6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

COMMUNITY ENGAGEMENT:

Once adopted by Council, the CAS will be available on the City's website and all associated informing documents (including land valuation and costings estimates) will be available upon request.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

Risk Event	Civil infrastructure costings and apportionment not be updated and adopted to reflect contextually significant
	changes to DCAs
Risk Theme	Statutory obligations not being fulfilled.
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Operational
Consequence	Moderate

Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk	Update and adopt CAS as soon as possible after
treatment required/in place	changes have been identified
Rating (after treatment)	Moderate





27 May 2020

Report

2019/20 DCP Cost Review

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space City of Kwinana

making the difference



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Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

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01	Draft	Tom Stone	Simon Monaghan	09 March 2020
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Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

1 Executive summary

Turner & Townsend (T&T) has been commissioned to complete a review of the City of Kwinana's Development Contribution Plan (DCPs). These cost reviews are used to determine the appropriate contributions required from developers to offset the cost of Roads, Open Drains, Road Landscaping and Public Open Space (POS). The results of this cost review will provide the relevant contributions required for the 2019 - 2020 Financial Year.

We have analysed the previous engineering estimates and information provided and conducted a review using current rates, benchmark information together with recent actual costs for the purpose of calculating the current value of the DCP's. Note - we have now incorporated the following City of Kwinana v1 and v2 amendments received 20 April and 22 May 2020:

- Preliminaries definition now included in the cost methodology section 2.3.1 of the report.
- Part A Roads updated to the Wellard Road Dual Carriageway cost estimate based upon the City of Kwinana information received 20 April 2020.
- Parts C2 C6 updated with revised quantities within each POS based upon the City of Kwinana information received 20 April 2020.
- Minor amendments to section 2.2, Part A, Part B and Part C1 as requested 22 May 2020.

A summary of our findings is shown below:

DCP Item – Part A	Cost (AUD 2018)	Cost (AUD 2020)	Cost variance (AUD)
Part A - Roads	37,549,000	49,741,000	12,192,000

DCP Item - Part B	Cost (AUD 2018)	Cost (AUD 2020)	Cost Variance (AUD)
Part B - Open Drains	11,247,342	10,654,198	(593,144)

DCP Item – Part C1	Cost (AUD 2018)	Cost (AUD 2020)	Cost Variance (AUD)
C1 – Road Landscaping	3,389,607	3,161,274	(228,333)

DCP Item – Part C2	Cost (AUD 2018)	Cost (AUD 2020)	Cost Variance (AUD)
C2 – C6 – Public Open Spaces	51,600,102	50,908,384	(691,718)

The remainder of this report provides our detailed response to each deliverable section of the client brief. Appendices have been prepared detailing our findings and supporting analysis can be found within the report below.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

1 Introduction

1.2 Background

The City of Kwinana has currently identified three key areas of cost for review within their DCPs. These three separate sections of Roads, Open Drains and Public Open Space each require costing and analysis to be undertaken to compare with previous estimates and provide a current market cost for the 2019/2020 Financial Year. The results of this cost review will provide the relevant information for the City of Kwinana to continue to develop their DCPs and provide a consistent benchmark for future reviews.

1.2.1 Covid-19 Disclaimer

We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.

1.3 Client brief

Part A - Roads

- T&T shall provide costs for the items listed in Appendix A, the costs are to be based on current unit rates;
- T&T shall provide updated quantities based on drawings and details provided by the City of Kwinana:
- T&T shall include appropriate allowances for services infrastructure works to the services shown on Dial Before you Dig information provided by the City of Kwinana;
- T&T shall list all assumptions made to arrive at the above costs; and
- T&T shall include in the report justification for price variances in this year's review compared to previous cost estimates provided.

Part B - Open Drains

- T&T shall provide unit rates for the items listed in Appendix B, the rates are to be based on current unit rates:
- T&T shall list all assumptions made in arriving at the above costs;
- T&T shall include in the report justification for price variance in rates from this year's review compared to the previous estimates provided; and
- T&T shall provide rates in Microsoft Excel format.

Part C - Road Landscaping and Public Open Space

- T&T shall provide unit rates for the items listed in Appendix C1 (Road Landscaping) and C2 (POS), the rates are to be based on current unit rates;
- T&T shall list all assumptions made in arriving at the above costs;
- T&T shall create a Master Schedule of Rates to be linked within Microsoft Excel format; and
- T&T shall provide rates in Microsoft Excel format.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

2 Part A - Roads

2.1 Summary of findings

We have completed a detailed review of the Road works scope, associated engineering budgets and design information within the DCP for the City of Kwinana. Based on the engineering design information and subsequent client clarifications, a cost comparison has been conducted and appended within **Appendix A** for reference. We have now updated to the Wellard Road Dual Carriageway cost estimate based upon the City of Kwinana information received 20 April 2020.

A comparison of our findings against the estimates provided by the City of Kwinana's engineers is shown below:

Roads scope	Cost (AUD 2018)	Cost (AUD 2020)	Cost Variance (AUD)
Bertram Road	3,755,000	4,077,000	322,000
Wellard Road	10,730,000	15,482,000	4,752,000
Millar Road	756,000	772,000	16,000
Mortimer Road	3,994,000	5,026,000	1,032,000
Sunrise Blvd	1,249,000	1,195,000	(54,000)
Thomas Road	5,904,000	8,234,000	2,330,000
Anketell Road	6,301,000	8,713,000	2,412,000
Hammond Road	998,000	1,498,000	500,000
Hammond Road Extension	1,096,000	1,529,000	433,000
Lyon Road (part chainage only)	383,000	442,000	59,000
Cordata Avenue (part chainage only)	1,732,000	2,104,000	372,000
Culvert and Crossing over Peel Main Drain	651,000	669,000	18,000
Total Cost (AUD)	37,549,000	49,741,000	12,192,000

For a breakdown of each project cost estimate, refer to the detailed estimates within Appendix A.

2.2 Commentary on variance

The City of Kwinana provided T&T with estimates from several engineering firms completed in 2018. These estimates appear to have been conducted independently, which has limited our ability

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

to benchmark and conduct a cost comparison as no set work breakdown structure was previously used.

We have noted that there are some significant variances between the previous project cost estimates and our current estimates. Commentary on specific elemental variance is noted below:

Bertram Road: Variance: \$322,000

- We have included for relocation/protection of communications cables not included in engineers estimate; and
- We have include larger allowance for relocation of existing overhead lines.

Wellard Road: Variance: \$4,752,000

Subsequent to instruction from the City of Kwinana on 20 April 2020, we have adjusted our estimate to reflect the costs provided by the City of Kwinana - which are based on the detailed design quantities for this design. For Wellard Road, can you also please include information which contributed to the increase in cost from the previous estimate, these being Traffic Management, Line Marking, Underground Power and Lighting, Sewer Pressure Main and Water Services relocation, ATCO Services relocation, Pedestrian Safety Barrier, Drainage Sump Wall. These costs have been transferred into a standard elemental format for future comparison.

Millar Road: Variance: \$16,000

No variance of note.

Mortimer Road: Variance \$1,032,000

- We have allowed for gas main relocation; and
- We have included an additional \$200k for electrical and communications services works.

Sunrise Boulevard: Variance (\$54,000)

- In line with our in house benchmarks we have a lower allowance for professional fees at 7.5% than the engineer had allowed 11%; and
- Similarly, we have a lower allowance for contingency at 10% than the engineer at 22%.

Thomas Road: Variance \$2,330,000

- We have allowed for protection of the existing critical water pipeline and high pressure gas line in the vicinity; and
- We have included additional electrical works costs.

Anketell Road: Variance \$2,412,000

- We have allowed for protection/relocation of the existing water pipeline and high pressure gas line in the vicinity; and
- We have included additional electrical works costs.

Hammond Road: Variance \$500,000

• We have allowed for slightly higher unit rate costs across the scope of works generally, however the multiplier of the m2 area has generated a significant differential.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Hammond Road Extension: Variance \$433,000

• We have allowed for slightly higher unit rate costs across the scope of works generally, however the multiplier of the m2 area has generated a significant differential.

Lyon Road: Variance \$59,000

Minor variance where we have allowed for street lighting.

Cordata Road: Variance \$372,000

We have a larger allowance for relocating and protecting electrical services in the vicinity.

Peel Main Drain Culvert: Variance \$18,000

Minor variance where we have allowed for street lighting.

2.3 Cost methodology

To assess each road project's current cost and facilitate benchmarking in future reviews, we have measured and presented all estimates using a work breakdown structure in line with the standards for civil construction. Where possible we have measured detailed quantities from the scope of works shown on the drawings provided. Where the design is not yet at a sufficient level for measurement of detailed quantities, we have measured elemental quantities and made appropriate allowances for the expected scope of work based upon our previous experience with civil road construction.

Where appropriate we have applied rates for individual detailed quantities as measured. Otherwise we have applied composite rates to elemental quantities to determine the likely construction cost. Our composite road unit rates used are derived from our building and civil indices, together with our in-house costs data and pricing information, which is benchmarked against recent projects. Our cost estimates have been prepared using the design documentation and information provided by the City of Kwinana as detailed in the document register within **Appendix D**.

2.3.1 Contractor's preliminaries

The main contractor's preliminaries costs include for the contractor's design, insurances, security bonds and the indirect costs that the contractor will incur in providing the site facilities, offices and compounds, as well as the contractor's project management and site supervision costs, signage and associated works. The preliminaries costs have been included within the estimated construction costs in the region of 20% using benchmarked percentages related to specific work scopes from similar projects at equivalent stages of design development.

2.4 Assumptions

Due to the preliminary nature of the design documentation, a number of assumptions were made in preparing our estimates, including:

- Existing services shown on dial before you dig drawings to be protected or relocated unless otherwise noted;
- No services relocation costs where dial before you dig information was not received;
- All works to be conducted in regular hours;
- Earthworks quantities based on estimated allowances;

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

- No contamination or adverse ground conditions (i.e. rock, acid sulphate etc.);
- Indirect costs based on in-house benchmarks; and
- Procurement by competitive tender.
- This report does not include provision for the effects of Force Majeure events, particularly so with respect to direct and indirect impacts on the program of works, fluctuations of rates and prices from supply shortages of manufactured goods and the like, and performance of the parties in the contact from shortage of skilled labour.

2.5 Exclusions

The following costs have been excluded from our estimates:

- Land purchase costs.
- Abnormal site conditions including contaminated ground;
- Demolition of property such as existing housing;
- Works to utilities services not shown on drawings;
- Headworks costs and utilities upgrades;
- Works not shown on the drawings;
- Works outside the marked up extents;
- Escalation beyond January 2020.
- GST.

2.6 Risks and opportunity

We note that the design is generally in a preliminary phase, providing a number of risks and opportunities. The following actions may have cost implications across the project portfolio:

- Developing design to a more mature level to reduce cost uncertainty;
- Quantifying bulk earthworks requirements; and
- Completing geotechnical investigation to identify and adverse ground conditions.

Further to the above we note that dial before you dig or service location information was not received for the following projects:

- Sunrise Boulevard
- Hammond Road
- Hammond Road Extension
- Cordata Avenue; and
- Peel Main Drain Culvert.

This presents a significant risk where service protection or relocation may be required. We suggest obtaining the above information, and more generally quantifying the requirements for existing services relocation costs across the project portfolio to reduce the risk.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

3 Part B - Open drains

3.1 Summary of findings

We have completed a detailed review of the Open Drains within the DCP for the City of Kwinana. Based on the previous engineering estimates for different sections of drains, a cost comparison of rates has been conducted and appended within **Appendix B** for reference.

The verification of rates has been completed based upon our in-house cost data and current rates from similar benchmarked projects. Escalation has been applied to provide current rates until January 2020, using indices provided by the Australian Institute of Quantity Surveyors at December 2019.

Note - DCA5 Wandi Drain was not included within the initial scope overview, however it has been provided within Microsoft Excel documentation provided by the City of Kwinana.

Our summary findings of this analysis exercise are highlighted below:

Open drains	Cost (AUD 2018)	Unit rate (AUD 2018)	Cost (AUD 2020)	Unit rate (AUD 2020)	Cost Variance (AUD)	Unit rate Variance (AUD)
DCA1 Bertram Road Drainage Basin	427,028	1,473 per 1m	572,473	1,974 per 1m	145,445	502 per 1m
Peel Sub N drain upgrade in Wellard	2,524,863	22,706 per 10m	2,293,504	20,625 per 10m	(231,359)	(2,081) per 10m
Peel Sub N1 drain upgrade in Wellard	326,172	7,153 per 10m	301,338	6,608 per 10m	(24,834)	(545) per 10m
Peel Sub N2 drain upgrade in Wellard	254,643	7,153 per 10m	235,255	6,608 per 10m	(19,388)	(545) per 10m
Peel Sub P drain in Casuarina	1,430,453	22,706 per 10m	1,299,377	20,625 per 10m	(131,076)	(2,081) per 10m
Peel Sub P1 drain in Casuarina	1,316,925	22,706 per 10m	1,196,252	20,625 per 10m	(120,673)	(2,081) per 10m

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Peel Sub P1A drain in Casuarina	1,241,996	22,706 per 10m	1,128,189	20,625 per 10m	(113,807)	(2,081) per 10m
Peel Sub O drain in Casuarina	1,135,280	22,706 per 10m	1,031,252	20,625 per 10m	(104,028)	(2,081) per 10m
Piping of the Sub P drain in Casuarina	1,040,000	1,276 per 10m	1,145,188	1,405 per 10m	105,188	129 per 10m
Piping of the Sub P1 drain in Casuarina	257,340	1,391 per 10m	274,580	1,484 per 10m	17,240	93 per 10m
Drain P1A Cost to pipe	157,364	7,153 per 10m	145,382	6,608 per 10m	(11,981)	(545) per 10m
Drain O cost to pipe	1,135,280	22,706 per 10m	1,031,252	20,625 per 10m	(104,028)	(2,081) per 10m
Total Costs (AUD)		11,247,342		10,585,343		(661,999)

3.2 Commentary of variance

We have noted that there are variances between the previous estimated unit rates and our current unit rates. Elements with significant changes are noted below:

DCA1 Bertram Road Drainage Basin: Variance: \$145,445

- Escalation of 0.63% applied to all existing preliminaries.
- Additional preliminaries costs added as a result of actual costs received as this project is progressing to design/construction.
- Cost difference in 150 PVC subsoil drain work, previous estimate provided a cost of \$12,150 compared to revised cost of \$18,900.
- Large Cost difference in 525 Dia class 2 pipe work, previous cost estimate was \$42,900 our new revised cost estimate is \$91,000.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Peel Sub N drain upgrade in Wellard: Variance: (\$231,359)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

Peel Sub N1 drain upgrade in Wellard: Variance: (\$24,834)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.
- Reduced maintenance cost per annum has error in 2018 estimate, used 20m living stream instead of 10m living stream.

Peel Sub N2 drain upgrade in Wellard: Variance: (\$19,388)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.
- Reduced maintenance cost per annum has error in 2018 estimate, used 20m living stream instead of 10m living stream.

Peel Sub P drain in Casuarina: Variance: (\$131,076)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

Peel Sub P1 drain in Casuarina: Variance: (\$120,673)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

Peel Sub P1A drain in Casuarina: Variance: (\$113,807)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

Peel Sub O drain in Casuarina: Variance: (\$104,028)

- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

Piping of the Sub P drain in Casuarina: Variance: 105,188

Increase of \$102,000 for preliminaries items.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Piping of the Sub P1 drain in Casuarina: Variance: \$17,240

- A total cost increase of \$23,915 for preliminaries.
- A total cost increase of \$18,685 for supply and install of 1200 dia class 3 piping.
- A \$19,851 decrease in total cost of contingency as it was reduced from 20% to 10% based on in house data.

Drain P1A Cost to pipe: Variance: (\$11,981)

• Variance due largely to undefined scope, includes assumptions of living stream based on length and similar drains within this DCPs.

Drain O cost to pipe: Variance: (\$104,028)

- Large variance in cost due to limited scope, assumption was made for a 20m wide living stream.
- We have reduced the unit rate of bulk earthworks from \$53.00 per m3 to \$36.88 per m3.
- We have also reduced the unit rate of landscaping from \$24 per m3 to \$18.60 per m3.

3.3 Cost methodology

The analysis of Open Drains involved the verification of the rates provided by the City of Kwinana. These rates for review included a number of different estimates from engineers in 2018. Through using our in-house cost data and benchmarking from similar projects a current unit rate could be established and applied across all the drain quantities that were provided.

We have analysed and escalated the rates up to January 2020 for the purpose of City of Kwinana's Development Contribution Plan. The escalation rate has been calculated based on current market conditions along with information provided by the Australian Institute of Quantity Surveyors.

Due to the minimal design certainty at this current time, a contingency of 10% has remained within the DCP total for drains. However it would be expected that as the design scope increases in its clarity the contingency will then decrease.

Our cost estimates have been prepared using the documentation and information provided by the City of Kwinana as detailed in the document register within **Appendix D**.

3.4 Assumptions

- Unit rates and allowances are based upon in-house cost data benchmarks for similar projects within Western Australia. Specification narrative has been included in the assumptions column of each comparison sheet for clarity.
- Quantities provided are accurate as of January 2020, as directed by the City of Kwinana.
- Procurement of Contractor will be based on a traditional competitive tender process and lump sum contract.
- Both Living stream treatment types now include a cost for mulch and assumed quantities to be the same as fine grading.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

- Escalation has been accounted for until January 2020.
- Contingency has remained at 10% for all Open Drain works.
- This report does not include provision for the effects of Force Majeure events, particularly so with respect to direct and indirect impacts on the program of works, fluctuations of rates and prices from supply shortages of manufactured goods and the like, and performance of the parties in the contact from shortage of skilled labour.

3.5 Exclusions

- Land purchase costs.
- Project Overhead (Indirect construction costs).
- Abnormal site conditions.
- Inflation beyond January 2020.
- GST.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

4 Part C - Road Landscaping and Public Open Space

4.1 Part C1 – Road landscaping summary of findings

We have completed a detailed review of the Road Landscaping building up costs within the DCP for the City of Kwinana. Based on the previous engineering estimates, a cost comparison of unit rates has been conducted and appended within **Appendix C1** for reference.

The verification of rates has been completed based upon our in-house cost data and current rates from similar benchmarked projects. Escalation has been applied to provide current rates until January 2020, using indices provided by the Australian Institute of Quantity Surveyors at December 2019.

Below we have summarised our cost review of the landscaping items:

Road Landscaping Items	Unit Rate (2018 AUD)	Unit Rate (2020 AUD)	Unit rate variance (AUD)
Fine grading	1/m2	1/m2	0
Mulch- chunky pine bark	10/m2	9/m2	(1/m2)
Mulch- inorganic	11/m2	11/m2	0
Tubestock (3/m2) incl Terracottem	11/m2	11/m2	0
Tubestock (6/m2) incl Terracottem	21/m2	21/m2	0
100L street tree evenly spaced @ 20m	350/m2	352/m2	2/m2
Feature semi mature tree	3,500/m2	3,522/m2	22/m2
Irrigation	11/m2	7/m2	(4/m2)

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Turf- village Green	10/m2	9/m2	(1/m2)
Maintenance 2 years 50c / m2 / annum	1/m2	1/m2	0
Design fees and contingency	15%	10%	(5%)

We have then used the above landscaping items to building up the composite unit rates for the landscaping types as summarised below:

Road Landscaping Summary Types	Unit Rate (2018 AUD)	Unit Rate (2020 AUD)	Unit rate variance (AUD)
Median Swales	24/m2	24/m2	0
Verges	34/m2	33/m2	(1/m2)
Verges (Honeywood Estate)	34/m2	33/m2	(1/m2)
Street Trees (Feature tree's at roundabout)	350/m2	352/m2	2/m2

Our final step of the analysis of the landscaping costs was to apply the composite unit rates to the different road assets to demonstrate the differential in capital costs and unit rates for ease of review:

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Road Landscaping Matrix - Road Assets	Cost (AUD 2018)	Unit rate (AUD 2018)	Cost (AUD 2020)	Unit rate (AUD 2020)	Total cost variance	Unit rate variance
Bertram Road Upgrade	211,911	41/m2	196,517	38/m2	(15,394)	(3/m2)
Wellard Road Upgrade	241,209	39/m2	225,749	37/m2	(15,460)	(2/m2)
Millar Road Upgrade	n/a	n/a	n/a	n/a	n/a	n/a
Mortimer Road Upgrade	181,447	42/m2	170,101	40/m2	(11,346)	(2/m2)
Sunrise Boulevard 15.4m Road	93,896	45/m2	87,368	41/m2	(6,528)	(4/m2)
Sunrise Boulevard 19.4m Road	129,515	43/m2	120,317	40/m2	(9,199)	(3/m2)
Thomas Road Upgrade	829,986	38/m2	775,930	35/m2	(54,057)	(3/m2)
Anketell Road Upgrade	555,879	40/m2	517,860	37/m2	(38,018)	(3/m2)
Hammond Road Extension	665,954	39/m2	619,359	36/m2	(46,596)	(3/m2)
Hammond Road Connector	479,731	41/m2	448,073	38/m2	(31,657)	(3/m2)
Lyon, Honeywood and Peel Main	form part of the DCA1 – DCA6 Road Landscaping estimate template received as					
Total	3,389,607	368/m2	3,161,274	342/m2	(228,333)	(25/m2)

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

4.2 Part C2 – C6 - Public Open Space summary of findings

We have completed a detailed review of the Public Open Spaces costs within the DCP for the City of Kwinana. Based on the previous engineering estimates, a cost comparison of unit rates has been conducted and appended within **Appendix C2** for reference.

The verification of rates has been completed based upon our in-house cost data and current rates from similar benchmarked projects. Escalation has been applied to provide current rates until January 2020, using indices provided by the Australian Institute of Quantity Surveyors at December 2019.

We have now updated Parts C2 – C6 with the revised quantities within each POS based upon the City of Kwinana information received 20 April 2020.

Below we have summarised our cost review of the Public Open Space items:

Public Open Spaces	Cost (AUD 2018)	Cost (AUD 2020)	Total cost variance		
DCA3 - Casuarina	24,198,515	23,877,142	(321,373)		
DCA4 – Anketell North	10,225,172	10,061,999	(163,173)		
DCA5 – Wandi North & South	4,814,060	4,707,658	(106,402)		
DCA6 - Mandogalup	12,326,354	12,261,585	(100,769)		
DCA2-7	Excluded from review as agreed with the City of Kwinana				
Total Cost (AUD)	51,600,102	50,908,384	(691,718)		

4.3 Commentary of variance

We have noted that there are variances between the previous estimated unit rates and T&T current unit rates. Elements with significant changes are noted below:

DCA3 - Casuarina: Variance (\$321,373)

- An overall reduction in the cost of both Neighbourhood Park and Local Park provides validation as to the reduction in cost from 2018 to 2020.
- Increase in importing of topsoil has been offset by a reduction in irrigation, fertiliser and hardworks.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

DCA4 - Anketell North: Variance (\$163,173)

- The large variance in price to due largely to the decrease in unit rate of the local playing fielding without pavilion. The 2018 unit rate was \$71.22 and current unit rate is \$67.68.
- Increase in importing of topsoil has been offset by a reduction in irrigation, fertiliser and hardworks.

DCA5 - Wandi North: Variance (\$106,402)

- The large variance in price was due largely to the decrease in the unit rate of the local sporting ground with pavilion. Original unit rate in 2018 was \$79.52 while current rate is \$74.68.
- Increase in importing of topsoil has been offset by a reduction in irrigation, fertiliser and hardworks.

DCA6 - Mandogalup: Variance (\$100,769)

- An overall reduction in the cost of both Neighbourhood Park and Local Park provides validation as to the reduction in cost from 2018 to 2020.
- Increase in importing of topsoil has been offset by a reduction in irrigation, fertiliser and hardworks.

4.4 Cost methodology

The analysis of Landscaping and Public Open Space involved the verification of rates previously estimated by engineers in 2018. The current rates provided were compared against our in-house cost data and benchmarking from similar projects within the Perth region.

Certain items within the estimate were large lump sum items, due to the limited scope provided it made benchmarking against similar items difficult. Assumptions on required item were made were possible and escalation applied. Direct contact with specialist suppliers would be required for a detailed rate build up.

To assist in future updates of the DCP, the Microsoft Excel file provided has both the previous and current rates linked to master sheet. This approach enables amendments to any rates or assumptions in the master sheets to be auto-populated for the entire program of works and update the DCP total instantaneously.

Our cost estimates have been prepared using the documentation and information provided by the City of Kwinana as detailed in the document register within **Appendix D**.

4.5 Assumptions

- Unit rates and allowances are based upon in-house cost data benchmarks for similar projects within Western Australia. Specification narrative has been included in the assumptions column of each comparison sheet for clarity.
- Quantities provided are accurate as of January 2020, as directed by the City of Kwinana.
- Procurement of Contractor will be based on a traditional competitive tender process and lump sum contract.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

- Construction works will be undertaken by a competent and experienced contractor.
- Site utilities connections are within a reasonable distance of the site.
- To baseline our cost analysis we updated the previous City of Kwinana estimate information to December 2018 unit rates to enable an annual comparison to be derived. Note – previously these had been built up using different rates ranging from 2016 – 2018.
- Assumed 2 years of maintenance for Local Park 0.3ha, same as other POS.
- No major services diversions are required.
- Assumed POS Restricted size areas different affect rates associated with work.

4.6 Exclusions

- Land purchase costs.
- Abnormal site conditions.
- Disposal of property such as housing/homesteads.
- Escalation beyond January 2020.
- Project Overhead (Indirect construction costs)
- GST.

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix A - Roads

Summary

Roads

City of Kwinana
City of Kwinana DCP Rev3

making the **difference**

Summary



City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Project				
2	Bertram Road	875	m	4,659	4,077,000
3	Wellard Road	1,825	m	8,483	15,482,000
4	Millar Road	514	m	1,502	772,000
5	Mortimer Road	852	m	5,899	5,026,000
6	Sunrise Boulevard	399	m	2,995	1,195,000
7	Thomas Road	1,117	m	7,372	8,234,000
8	Anketell Road	1,298	m	6,713	8,713,000
9	Hammond Road	373	m	4,016	1,498,000
10	Hammond Road Extension	505	m	3,028	1,529,000
11	Lyon Road	382	m	1,157	442,000
12	Cordata Avenue	409	m	5,144	2,104,000
13	Peel Main Drain Culvert	52	m	12,865	669,000
14	Total Road Cost Ex GST				49,741,000

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Roads

City of Kwinana DCP Rev3

making the **difference**



Roads

City of Kwinana
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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road - Elemental Summary				
2.1	Demolition, Clearing, and Earthworks	875	m	404	353,550
2.2	Drainage Works	875	m	438	383,030
2.3	Roadworks	875	m	1,360	1,190,378
2.4	Sewer Drainage	875	m	345	301,496
2.5	Water Supply				Excluded
2.6	Gas				Excluded
2.7	Electric Light and Power	875	m	478	417,925
2.8	Communications	875	m	148	129,365
2.9	Direct Costs	875	m	3,173	2,776,000
2.10	Preliminaries and Builders Margin	20	%		555,200
2.11	Traffic Management	5	%		138,800
2.12	Construction Costs	875	m	3,966	3,470,000
2.13	Allowance for Professional Fees	7.5	%		260,250
2.14	Contingency	10	%		347,000
	Total - Bertram Road				4,077,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road				
	Demolition, Clearing, and Earthworks				
2.1.1	Clear existing paved areas	11,373	m2	15.32	174,234
2.1.2	Clear landscaped areas (light shrubs)	16,333	m2	0.82	13,393
2.1.3	Allowance to remove large trees	20	no	400.00	8,000
2.1.4	Allowance to relocate existing fences	1	item	20,000.00	20,000
2.1.5	Clear topsoil to 300mm	16,333	m2	2.98	48,672
2.1.6	Bulk fill to build up new road level	4,375	m3	20.40	89,250
	Total - Demolition, Clearing, and Earthworks				353,550
	Drainage Works				
2.2.1	Swale construction	4,742	m2	15.00	71,130
2.2.2	Allowance for stormwater drainage	852	m	366.08	311,900
	Total - Drainage Works				383,030
	Roadworks				
2.3.1	Subgrade preparation	16,637	m2	3.68	61,224
2.3.2	200 limestone subbase course	16,637	m2	17.34	288,486
2.3.3	150 limestone base course	16,637	m2	15.30	254,546
2.3.4	40 wearing course	14,791	m2	15.30	226,302
2.3.5	40 wearing course (red asphalt)	1,313	m2	20.00	26,260
2.3.6	Seal	16,103	m2	3.28	52,818
2.3.7	Linemarking and furniture	1,750	m	14.18	24,815
2.3.8	Street signs	7	no	1,010.00	7,070
2.3.9	Semi mountable kerb	1,750	m	36.98	64,715
2.3.10	Flush kerb	1,750	m	56.15	98,263
2.3.11	Verge treatment	6,588	m2	10.00	65,880
2.3.12	Tie road into existing	4	no	5,000.00	20,000
	Total - Roadworks				1,190,378
	Sewer Drainage				

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City of Kwinana
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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road				
2.4.1	Relocate pressure main from proposed carraigeway area	971	m	310.50	301,496
	Total - Sewer Drainage				301,496
	Electric Light and Power				
2.7.1	Street lighting to new roadway	18	no	10,945.62	197,021
2.7.2	Relocate existing overhead LV lines and light poles	285	m	775.10	220,904
	Total - Electric Light and Power				417,925
	Communications				
2.8.1	Relocate/protect existing underground communications cables	542	m	238.68	129,365
	Total - Communications				129,365
	Contingency				
2.14.1	Design contingency	5	%		173,500
2.14.2	Construction contingency	5	%		173,500
	Total - Contingency				347,000
	Total - Bertram Road				4,077,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road - Elemental Summary				
3.1	Demolition, Clearing, and Earthworks	1,825	m	661	1,207,194
3.2	Drainage Works	1,825	m	485	885,554
3.3	Roadworks	1,825	m	3,052	5,570,205
3.4	Sewer Drainage	1,825	m	247	450,000
3.5	Water Supply	1,825	m	247	450,000
3.6	Gas	1,825	m	55	100,000
3.7	Electric Light and Power	1,825	m	1,041	1,900,000
3.8	Communications	1,825	m	740	1,350,000
3.9	Direct Costs	1,825	m	6,528	11,913,000
3.10	Preliminaries and Builders Margin	3	%		347,825
3.11	Traffic Management	9	%		1,041,346
3.12	Construction Costs	1,825	m	7,289	13,303,000
3.13	Allowance for Professional Fees	6	%		773,199
3.14	Contingency	11	%		1,405,817
	Total - Wellard Road				15,482,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
	Demolition, Clearing, and Earthworks				
3.1.1	Remove Footpath	3,185	m2	3	8,026
3.1.2	Remove island	1,122	m2	55	61,261
3.1.3	Remove kerb	1,290	lm	16	20,640
3.1.4	Remove juvenile tree (<3m height) from planting site	275	EA	110	30,250
3.1.5	Sign Removal	70	item	200	14,000
3.1.6	Clearing	9	hectare	1.75	500
3.1.7	Removal of existing Drainage Pit	33	Item	150	4,950
3.1.8	Remove existing Pipe	441	m	50	22,050
3.1.9	Remove existing headwall	5	No.	120	600
3.1.10	Remove existing limestone wall	250	m	50	12,500
3.1.11	Remove Fence	1,250	m	25	31,250
3.1.12	Remove existing bus stop	2	No.	500	1,000
3.1.13	Remove exercise equipment at POS based on Nele's Email	9	Item	300	2,700
3.1.14	Remove rubber soft fall at POS based on Nele's Email	199	m2	15	2,985
3.1.15	Remove concrete kerbing at POS based on Nele's Email	78	m	16	1,248
3.1.16	Cut to Fill over 1000m3	5,821	m3	8	47,734
3.1.17	Cut to spoil over 1000m3	8,732	m3	20	171,143
3.1.18	Imported fill - (compacted volume)	19,353	m3	22	425,762
3.1.19	Spread and compact fill	19,353	m3	6.00	116,117
3.1.20	Dispsal of Class 1 inert	1,459	m3	35.00	51,058
3.1.21	Disposal of clean concrete	1,150	m3	8.00	9,201
3.1.22	Disposal of clean fill - GW1	8,732	m3	5.00	43,659
3.1.23	Recylcing of clean brick	61	m3	13.33	817
3.1.24	Recylcing of limestone	5,406	m3	13.33	72,080
3.1.25	Recycling of bitumen/road base/limestone Mix	3,244	m3	14.67	47,573
3.1.26	Recycling of concrete - no steel - ie slab kerbing driveways	160	m3	20.00	3,200
3.1.27	Recycling of concrete with light mesh	204	m3	24.00	4,890

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
	Total - Demolition, Clearing, and Earthworks				1,207,194
	Drainage Works				
3.2.1	Limestone pitching	640	m2	250	160,000
3.2.2	Headwalls to suit 525mm dia pipe	11	No	1,045	11,495
3.2.3	Supply and lay pipe; Dia 450 mm Class 2	800	m	183	146,179
3.2.4	Supply and lay pipe; Dia 600 mm Class 2	297	m	237	70,458
3.2.5	Supply and lay pipe; Dia 300 mm Class 4	1,210	m	136	164,971
3.2.6	Side entry pits complete Dia 1200 liner	46	No.	2,400	110,400
3.2.7	Grated gully pits complete Dia 1200 liner	50	No.	1,950	97,500
3.2.8	Junction Pits Complete Dia 1200 liner	2	No.	1,950	3,900
3.2.9	Cut & Cap existing pipe	4	No.	400	1,600
3.2.10	Connection to existing stormwater drainage complete	2	No.	350	700
3.2.11	Swale Construction	7,890	m2	15	118,350
	Total - Drainage Works				885,554
	Roadworks				
3.3.1	Profiling (60mm)	3,850	m2	3.20	12,320
3.3.2	Limestone; crushed 19mm delivered to depot	22,435	ton	17.60	394,856
3.3.3	Road base - delivered to depot	18,180	ton	19.90	361,787
3.3.4	Trim, box & preparation of subgrade	58,249	m2	3.00	174,748
3.3.5	Cart and place limestone from depot, compact & final grade	58,249	m2	3.40	198,048
3.3.6	Cart and place rock base from depot, compact & final grade	58,249	m2	3.40	198,048
3.3.7	Road surfacing; AC14mm - Bitumen Class 320, 75blow Marshall Mix	4,412	ton	140.45	619,647
3.3.8	Road surfacing; Red Laterite Asphalt 7mm DG with 1% Oxide - Bitumen Class 320	491	ton	191.41	93,990
3.3.9	Additional compliance testing as requested by Superintendent (minimum In-situ Air Voids and Compaction)	50	no	59.94	2,997
3.3.10	2 Coat 10mm/7mm Emulsion seal	59,679	m2	4.73	282,284
3.3.11	Nightworks uplift	10	item	3,389.68	33,897



City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
2 2 12					
3.3.12	220 v. 17E Sami Mauntahla Karb. 201m plus	E 000		17.00	101 012
3.3.13	230 x 175 Semi Mountable Kerb - 201m plus	5,989	m	17.00	101,813
3.3.14	300 x 150 Mountable Kerb 51-200m	88	m	16.50	1,452
3.3.15	300 x 150 Reinforced Flush Kerb 201m plus	5,982	m	49.50	296,109
3.3.16	Island Nose Ends	23	each	59.00	1,357
3.3.17	Transitions	20	each	17.00	340
3.3.18	Backfill behind kerb over 100m	6,070	m	5.50	33,385
3.3.19					
3.3.20	100mm thick IN SITU concrete footpath - TYPE 1	3,895	m2	37.50	146,063
3.3.21	Supply and lay 100mm thick crossover - Residential	72	m2	47.50	3,420
3.3.22	Supply and install IN SITU concrete pedestrian ramps as per drawing STD R04 Rev D - includes tactile	30	unit	960.00	28,800
3.3.23	Supply and install 'Lock joint' or similar approved product (Actual length laid)	1,461	per lin m	7.80	11,393
3.3.24	Cap cut and reinstate reticulation	10	per verge	180.00	1,800
3.3.25	Tactile Urban Stone Pavers 300 x 300 x 60mm (Supply and Install)	12	L/m	180.00	2,160
3.3.26	Brick paving supply and lay (for Medians)	2,860	m2	75.00	214,500
3.3.27	Brick paving supply and lay - Paths/ Crossovers		m2	60.72	
3.3.28	Brick paving supply and lay - Paths/ Crossovers; Limestone wall-2 Course	1,660	m	200.00	332,000
3.3.29	Brick paving supply and lay - Paths/ Crossovers; Limestone wall-up to 1.8m high	128	m	300.00	38,400
3.3.30	Brick paving supply and lay - Paths/ Crossovers; Pee gravel on swale area	7,890	m2	10.00	78,900
3.3.31					
3.3.32	Batter area	18,846	m2	33.63	633,791
3.3.33	Area between Batters - Millar to Cavendish	5,162	m2	33.63	173,598
3.3.34	Area between Batters - Cavendish to future (existing POS)	3,884	m2	40.00	155,360
3.3.35	Main Sump perimeters - Tree planting every 10m	200	m	45.00	9,000
3.3.36	Main Sump - Planting	1,029	m2	33.63	34,605
3.3.37	Silver Smith Sump perimeters - Tree planting every 10m	180	m	45.00	8,100
3.3.38	Silver Smith Sump - Planting	1,500	m2	33.63	50,445

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
3.3.39	Swale Area	7,890	m2	33.63	265,341
3.3.40	Cavendish Roundabout	440	m2	33.63	14,797
3.3.41	Wellard Roundabout	1,257	m2	15.00	18,855
3.3.42			Item		
3.3.43	Basic Bike Shelter/Rack + 1 Seating + 2 Bicycle rack	1	Item	9,200.00	9,200
3.3.44	Concrete Pad for Bike Shelter/Rack	20	m2	65.00	1,300
3.3.45	Relocation of existing seating	1	Item	3,000.00	3,000
3.3.46	Interpretive signage for Tramway reserve	1	Item	3,000.00	3,000
3.3.47	Install exercise equipment	9	Item	4,500.00	40,500
3.3.48	Install rubber soft fall to bases	199	m2	200.00	39,800
3.3.49					
3.3.50	Safety Barrier	2,200	m	100.00	220,000
3.3.51	Safety Barrier - End treatment - Type 1 - Opposing to traffic - (ET2000)	17	Item	3,000.00	51,000
3.3.52	Safety Barrier - End treatment - (Trailing)	10	Item	900.00	9,000
3.3.53	Cycling Fence - (Bike Safe)	750	m	220.00	165,000
	Total - Roadworks				5,570,205
	Sewer Drainage				
3.4.1	Water and Sewer	1	Item	450,000.00	450,000
	Total - Sewer Drainage				450,000
	Water Supply				
3.5.1	Water and Sewer	1	Item	450,000.00	450,000
	Total - Water Supply				450,000
	Gas				
3.6.1	Gas	1	Item	100,000.00	100,000
0.0.1	Total - Gas	' 	1.0.11	. 55,555.55	100,000
					. 30,030
	Electric Light and Power				

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
3.7.1	M.R.W.A. Traffic signs	1	item	30,000	30,000
3.7.2	M.R.W.A. Line marking	1	item	170,000	170,000
3.7.3	Western Power - Undergrounding and re-location	1	km	1,200,000.0	1,200,000
				0	
3.7.4	Western Power - Streetlights	50	No.	10,000.00	500,000
	Total - Electric Light and Power				1,900,000
	Communications				
3.8.1	Communication (Telstra, NBN, NextGen)	1	Item		1,350,000
	Total - Communications				1,350,000
	Preliminaries and Builders Margin				
3.10.1	Mobilisation / demobilisation	1	Item	25,000	25,000
3.10.2	Supervision and Set Out	36	Weeks	4,000	144,000
3.10.3	Allow for Dust Management Plan.	1	Item	1,000	1,000
3.10.4	Allow for water truck and all additional measures required for suppression of dust and sand nuisance during construction	36	Weeks	1,000	36,000
3.10.5	Noise management Plan	1	Item	1,500	1,500
3.10.6	Land acquisition	13,264	m2	57	Excluded
3.10.7	As constructed information to D-Spec requirements	1	Item	7,500	7,500
3.10.8	R spec	1	Item	15,000	15,000
3.10.9	Road sweeping; General (1 hour minimum)	20	hour	110.00	2,200
3.10.10	Road Sweeping; Emergency call-out (3 hour minimum)	10	hour	155.00	1,550
3.10.11	Services location costs	1	item	60,000	60,000
3.10.12	Dilapidation Survey	35	No	545	19,075
3.10.13	Construction Survey	1	item	35,000	35,000
	Total - Preliminaries and Builders Margin				347,825
	Total - Wellard Road				15,482,000

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road - Elemental Summary				
4.1	Demolition, Clearing, and Earthworks	514	m	133	68,266
4.2	Drainage Works	514	m	107	54,751
4.3	Roadworks	514	m	548	281,426
4.4	Sewer Drainage				Excluded
4.5	Water Supply				Excluded
4.6	Gas				Excluded
4.7	Electric Light and Power				120,402
4.8	Communications				Excluded
4.9	Direct Costs				525,000
4.10	Preliminaries and Builders Margin	20	%		105,000
4.11	Traffic Management	5	%		26,250
4.12	Construction Costs				657,000
4.13	Allowance for Professional Fees	7.5	%		49,275
4.14	Contingency	10	%		65,700
	Total - Millar Road				772,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road				
	Demolition, Clearing, and Earthworks				
4.1.1	Clear existing paved areas	2,401	m2	15.32	36,783
4.1.2	Clear landscaped areas (light shrubs)	1,027	m2	0.82	842
4.1.3	Allowance to remove large trees		note		0
4.1.4	Allowance to relocate existing fences		note		0
4.1.5	Bulk fill to build up new road level	1,502	m3	20.40	30,641
	Total - Demolition, Clearing, and Earthworks				68,266
	Drainage Works				
4.2.1	Swale construction	514	m2	15.00	7,710
4.2.2	Allowance for stormwater drainage	514	m	91.52	47,041
	Total - Drainage Works				54,751
	Deadwards				
	Roadworks				
4.3.1	Subgrade preparation	2,401	m2	3.68	8,836
4.3.2	200 limestone subbase course	2,401	m2	17.34	41,633
4.3.3	150 limestone base course	4,153	m2	15.30	63,541
4.3.4	40 wearing course	3,879	m2	15.30	59,349
4.3.5	40 wearing course (red asphalt)	274	m2	20.00	5,480
4.3.6	Linemarking and furniture	514	m	14.18	7,289
4.3.7	Street signs	2	no	1,010.00	2,020
4.3.8	Semi mountable kerb	514	m	36.98	19,008
4.3.9	Flush kerb	514	m	56.15	28,861
4.3.10	Verge treatment	1,541	m2	10.00	15,410
4.3.11	Tie road into existing	6	no	5,000.00	30,000
	Total - Roadworks				281,426
	Electric Light and Power				
4.7.1	Street lighting to new roadway	11	no	10,945.62	120,402

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Roads

City of Kwinana DCP Rev3

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road				
	Total - Electric Light and Power				120,402
	Contingency				
4.14.1	Design contingency	5	%		32,850
4.14.2	Construction contingency	5	%		32,850
	Total - Contingency				65,700
	Total - Millar Road				772,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road - Elemental Summary				
5.1	Demolition, Clearing, and Earthworks	852	m	345	294,053
5.2	Drainage Works	852	m	402	342,800
5.3	Roadworks	852	m	1,340	1,141,484
5.4	Sewer Drainage				Excluded
5.5	Water Supply	852	m	326	277,831
5.6	Gas	852	m	377	321,395
5.7	Electric Light and Power	852	m	952	810,877
5.8	Communications	852	m	273	232,837
5.9	Direct Costs	852	m	4,016	3,422,000
5.10	Preliminaries and Builders Margin	20	%		684,400
5.11	Traffic Management	5	%		171,100
5.12	Construction Costs	852	m	5,020	4,277,000
5.13	Allowance for Professional Fees	7.5	%		320,775
5.14	Contingency	10	%		427,700
	Total - Mortimer Road				5,026,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road				
	Demolition, Clearing, and Earthworks				
5.1.1	Clear existing paved areas	8,511	m2	15.32	130,389
5.1.2	Clear landscaped areas (light shrubs)	8,511	m2	0.82	6,979
5.1.3	Allowance to remove large trees	50	no	400.00	20,000
5.1.4	Remove crash barrier and dispose offsite	150	m	30.00	4,500
5.1.5	Allowance to relocate existing fences	1	item	20,000.00	20,000
5.1.6	Clear topsoil to 300mm	8,511	m2	2.98	25,363
5.1.7	Bulk fill to build up new road level	4,256	m3	20.40	86,822
	Total - Demolition, Clearing, and Earthworks				294,053
	Drainage Works				
5.2.1	Swale construction	2,060	m2	15.00	30,900
5.2.2	Allowance for stormwater drainage	852	m	366.08	311,900
	Total - Drainage Works				342,800
	Roadworks				
5.3.1	Subgrade preparation	10,631	m2	3.68	39,122
5.3.2	200 limestone subbase course	10,631	m2	17.34	184,342
5.3.3	150 limestone base course	10,631	m2	15.30	162,654
5.3.4	40 wearing course	10,121	m2	15.30	154,851
5.3.5	Seal	10,121	m2	3.28	33,197
5.3.6	Linemarking and furniture	1,703	m	14.18	24,149
5.3.7	Street signs	7	no	1,010.00	7,070
5.3.8	Semi mountable kerb	1,703	m	36.98	62,977
5.3.9	Flush kerb	1,703	m	56.15	95,623
5.3.10	Concrete footpath	3,537	m2	90.50	320,099
5.3.11	Verge treatment	2,240	m2	10.00	22,400
5.3.12	Tie road into existing	7	no	5,000.00	35,000
	Total - Roadworks				1,141,484

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road				
	Water Comple				
	Water Supply				
5.5.1	Relocate/protect water main	757	m	367.20	277,831
	Total - Water Supply				277,831
	Gas				
5.6.1	Relocate/protect existing gas line	714	m	450.00	321,395
	Total - Gas				321,395
	Electric Light and Power				
5.7.1	Street lighting to new roadway	18	no	10,945.62	197,021
5.7.2	Relocate existing overhead lines	792	m	775.10	613,856
	Total - Electric Light and Power				810,877
	Communications				
5.8.1	Relocate/protect existing underground communications cables	976	m	238.68	232,837
	Total - Communications				232,837
	Contingency				
5.14.1	Design contingency	5	%		213,850
5.14.2	Construction contingency	5	%		213,850
	Total - Contingency				427,700
	Total - Mortimer Road				5,026,000



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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - Elemental Summary				
6.1	Demolition, Clearing, and Earthworks	399	m	330	131,855
6.2	Drainage Works	399	m	366	146,066
6.3	Roadworks	399	m	817	326,132
6.4	Sewer Drainage				Excluded
6.5	Water Supply	399	m	63	25,158
6.6	Gas	399	m	63	25,158
6.7	Electric Light and Power	399	m	146	58,377
6.8	Communications	399	m	252	100,630
6.9	Direct Costs	399	m	2,040	814,000
6.10	Preliminaries and Builders Margin	20	%		162,800
6.11	Traffic Management	5	%		40,700
6.12	Construction Costs	399	m	2,549	1,017,000
6.13	Allowance for Professional Fees	7.5	%		76,275
6.14	Contingency	10	%		101,700
	Total - Sunrise Boulevard				1,195,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard				
	Demolition, Clearing, and Earthworks				
6.1.1	Clear existing paved areas	901	m2	15.32	13,803
6.1.2	Clear landscaped areas (light shrubs)	5,230	m2	0.82	4,289
6.1.3	Allowance to remove large trees	37	no	503.15	18,617
6.1.4	Clear topsoil to 300mm	5,267	m2	2.98	15,696
6.1.5	Bulk fill to build up new road level	3,500	m3	20.40	71,400
6.1.6	Remove existing drainage structures	1	item		8,050
	Total - Demolition, Clearing, and Earthworks				131,855
	Drainage Works				
6.2.1	Allowance for stormwater drainage	399	m	366.08	146,066
	Total - Drainage Works				146,066
	Roadworks				
6.3.1	Subgrade preparation	2,879	m2	3.68	10,595
6.3.2	200 limestone subbase course	2,879	m2	17.34	49,922
6.3.3	150 limestone base course	2,879	m2	15.30	44,049
6.3.4	40 wearing course	2,879	m2	15.30	44,049
6.3.5	Seal	2,879	m2	3.28	9,443
6.3.6	Linemarking and furniture	797	m	14.18	11,301
6.3.7	Street signs	4	no	1,010.00	4,040
6.3.8	Semi mountable kerb	797	m	36.98	29,473
6.3.9	Concrete footpath	1,000	m2	90.50	90,500
6.3.10	Verge treatment	1,776	m2	10.00	17,760
6.3.11	Tie road into existing	3	no	5,000.00	15,000
	Total - Roadworks				326,132
	Water Supply				
6.5.1	Adjustment to water main as per engineers estimate	1	item		25,158

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard				
	Total - Water Supply				25,158
	Gas				
6.6.1	Adjustment to gas main as per engineers estimate	1	item		25,158
	Total - Gas				25,158
	Electric Light and Power				
6.7.1	Street lighting to new roadway	8	no	7,297.08	58,377
	Total - Electric Light and Power				58,377
	Communications				
6.8.1	Modifications to NBN infrastructure as per engineers estimate	1	item		100,630
	Total - Communications				100,630
	Contingency				
6.14.1	Design contingency	5	%		50,850
6.14.2	Construction contingency	5	%		50,850
	Total - Contingency				101,700
	Total - Sunrise Boulevard				1,195,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road - Elemental Summary				
7.1	Demolition, Clearing, and Earthworks	1,117	m	540	602,944
7.2	Drainage Works	1,117	m	461	514,691
7.3	Roadworks	1,117	m	1,892	2,113,407
7.4	Sewer Drainage				Excluded
7.5	Water Supply	1,117	m	274	306,480
7.6	Gas	1,117	m	457	510,800
7.7	Electric Light and Power	1,117	m	1,004	1,121,869
7.8	Communications	1,117	m	390	435,710
7.9	Direct Costs	1,117	m	5,019	5,606,000
7.10	Preliminaries and Builders Margin	20	%		1,121,200
7.11	Traffic Management	5	%		280,300
7.12	Construction Costs	1,117	m	6,274	7,008,000
7.13	Allowance for Professional Fees	7.5	%		525,600
7.14	Contingency	10	%		700,800
	Total - Thomas Road				8,234,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road				
	Demolition, Clearing, and Earthworks				
7.1.1	Clear existing paved areas	14,509	m2	15.32	222,278
7.1.2	Clear landscaped areas (light shrubs)	43,764	m2	0.82	35,886
7.1.3	Clear topsoil to 300mm	43,764	m2	2.98	130,417
7.1.4	Bulk fill to build up new road level	10,508	m3	20.40	214,363
	Total - Demolition, Clearing, and Earthworks				602,944
	Drainage Works				
7.2.1	Swale construction	7,052	m2	15.00	105,780
7.2.2	Allowance for stormwater drainage	1,117	m	366.08	408,911
	Total - Drainage Works				514,691
	Roadworks				
7.3.1	Subgrade preparation	22,249	m2	3.68	81,876
7.3.2	200 limestone subbase course	22,249	m2	17.34	385,798
7.3.3	150 limestone base course	22,249	m2	15.30	340,410
7.3.4	40 wearing course	14,319	m2	15.30	219,081
7.3.5	40 wearing course (red asphalt)	6,697	m2	20.00	133,940
7.3.6	Seal	21,016	m2	3.28	68,932
7.3.7	Linemarking and furniture	2,233	m	14.18	31,664
7.3.8	Street signs	9	no	1,010.00	9,090
7.3.9	Semi mountable kerb	2,233	m	36.98	82,576
7.3.10	Flush kerb	2,233	m	56.15	125,383
7.3.11	Concrete footpath	4,593	m2	90.50	415,667
7.3.12	Verge treatment	19,899	m2	10.00	198,990
7.3.13	Tie road into existing	4	no	5,000.00	20,000
	Total - Roadworks				2,113,407
	Water Supply				
7.5.1	Protect existing critical water pipeline	409	m	750.00	306,480

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road				
	Total - Water Supply				306,480
	Gas				
7.6.1	Relocate / protect existing high pressure gas pipeline	409	m	1,250.00	510,800
	Total - Gas				510,800
	Electric Light and Power				
7.7.1	Street lighting to new roadway	23	no	10,945.62	251,749
7.7.2	Relocate existing overhead power lines	918	m	775.10	711,542
7.7.3	Relocate/protect existing underground power cables	205	m	775.10	158,578
	Total - Electric Light and Power				1,121,869
	Communications				
7.8.1	Relocate/protect existing underground communications cables	1,217	m	358.02	435,710
	Total - Communications				435,710
	Contingency				
7.14.1	Design contingency	5	%		350,400
7.14.2	Construction contingency	5	%		350,400
	Total - Contingency				700,800
	Total - Thomas Road				8,234,000
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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road - Elemental Summary				
8.1	Demolition, Clearing, and Earthworks	1,298	m	340	441,499
8.2	Drainage Works	1,298	m	464	602,867
8.3	Roadworks	1,298	m	1,386	1,798,753
8.4	Sewer Drainage				Excluded
8.5	Water Supply	1,298	m	306	397,758
8.6	Gas	1,298	m	1,081	1,403,613
8.7	Electric Light and Power	1,298	m	663	860,884
8.8	Communications	1,298	m	328	426,044
8.9	Direct Costs	1,298	m	4,570	5,932,000
8.10	Preliminaries and Builders Margin	20	%		1,186,400
8.11	Traffic Management	5	%		296,600
8.12	Construction Costs	1,298	m	5,713	7,415,000
8.13	Allowance for Professional Fees	7.5	%		556,125
8.14	Contingency	10	%		741,500
	Total - Anketell Road				8,713,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road				
	Demolition, Clearing, and Earthworks				
8.1.1	Clear existing paved areas	14,261	m2	15.32	218,479
8.1.2	Clear landscaped areas (light shrubs)	17,562	m2	0.82	14,401
8.1.3	Clear topsoil to 300mm	17,562	m2	2.98	52,335
8.1.4	Bulk fill to build up new road level	7,661	m3	20.40	156,284
	Total - Demolition, Clearing, and Earthworks				441,499
	Drainage Works				
8.2.1	Swale construction	6,513	m2	15.00	97,695
8.2.2	Allowance for stormwater drainage	1,298	m	366.08	475,172
8.2.3	Swale basin	282	m3	106.38	30,000
	Total - Drainage Works				602,867
	Roadworks				
8.3.1	Subgrade preparation	15,322	m2	3.68	56,385
8.3.2	200 limestone subbase course	15,322	m2	17.34	265,683
8.3.3	150 limestone base course	15,322	m2	15.30	234,427
8.3.4	40 wearing course	14,543	m2	15.30	222,508
8.3.5	Seal	14,543	m2	3.28	47,701
8.3.6	Linemarking and furniture	2,595	m	14.18	36,797
8.3.7	Street signs	11	no	1,010.00	11,110
8.3.8	Semi mountable kerb	2,595	m	36.98	95,963
8.3.9	Flush kerb	2,595	m	56.15	145,709
8.3.10	Concrete footpath	6,500	m2	90.50	588,250
8.3.11	Verge treatment	6,422	m2	10.00	64,220
8.3.12	Tie road into existing	6	no	5,000.00	30,000
	Total - Roadworks				1,798,753
	Water Supply				
8.5.1	Relocate / protect existing water pipeline	1,083	m	367.20	397,758

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road				
	Total - Water Supply				397,758
	Gas				
8.6.1	Relocate / protect existing high pressure gas pipeline	1,123	m	1,250.00	1,403,613
	Total - Gas				1,403,613
	Electric Light and Power				
8.7.1	Street lighting to new roadway	33	no	7,297.08	240,804
8.7.2	Relocate existing overhead power lines	190	m	775.10	147,269
8.7.3	Relocate/protect existing underground power cables	610	m	775.10	472,811
	Total - Electric Light and Power				860,884
	Communications				
8.8.1	Relocate/protect existing underground communications cables	1,785	m	238.68	426,044
	Total - Communications				426,044
	Contingency				
8.14.1	Design contingency	5	%		370,750
8.14.2	Construction contingency	5	%		370,750
	Total - Contingency				741,500
	Total - Anketell Road				8,713,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road - Elemental Summary				
9.1	Demolition, Clearing, and Earthworks	373	m	648	241,793
9.2	Drainage Works	373	m	492	183,428
9.3	Roadworks	373	m	1,473	549,463
9.4	Sewer Drainage				Excluded
9.5	Water Supply				Excluded
9.6	Gas				Excluded
9.7	Electric Light and Power	373	m	235	87,565
9.8	Communications				Excluded
9.9	Direct Costs	373	m	2,850	1,063,000
9.10	Preliminaries and Builders Margin	20	%		212,600
9.11	Traffic Management				Excluded
9.12	Construction Costs	373	m	3,418	1,275,000
9.13	Allowance for Professional Fees	7.5	%		95,625
9.14	Contingency	10	%		127,500
	Total - Hammond Road				1,498,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road				
	Demolition, Clearing, and Earthworks				
9.1.1	Clear landscaped areas (light shrubs)	14,152	m2	0.82	11,605
9.1.2	Bulk excavation to new road area	11,275	m3	15.00	169,125
9.1.3	Clear topsoil to 300mm	14,152	m2	2.98	42,173
9.1.4	Bulk fill to build up new road level	926	m3	20.40	18,890
	Total - Demolition, Clearing, and Earthworks				241,793
	Drainage Works				
9.2.1	Swale construction	1,792	m2	15.00	26,880
9.2.2	Allowance for stormwater drainage	373	m	366.08	136,548
9.2.3	Swale basin	330	m3	60.61	20,000
	Total - Drainage Works				183,428
	Roadworks				
9.3.1	Subgrade preparation	4,630	m2	3.68	17,038
9.3.2	200 limestone subbase course	4,630	m2	17.34	80,284
9.3.3	150 limestone base course	4,630	m2	15.30	70,839
9.3.4	40 wearing course	4,626	m2	15.30	70,778
9.3.5	Seal	4,626	m2	3.28	15,173
9.3.6	Linemarking and furniture	745	m	14.18	10,564
9.3.7	Street signs	3	no	1,010.00	3,030
9.3.8	Semi mountable kerb	745	m	36.98	27,550
9.3.9	Flush kerb	745	m	56.15	41,832
9.3.10	Concrete footpath	838	m2	90.50	75,839
9.3.11	Form batters to verge	3,173	m2	15.00	47,595
9.3.12	Verge treatment	6,894	m2	10.00	68,940
9.3.13	Tie road into existing	4	no	5,000.00	20,000
	Total - Roadworks				549,463
	Electric Light and Power				

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Roads

City of Kwinana
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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road				
9.7.1	Street lighting to new roadway	8	no	10,945.62	87,565
	Total - Electric Light and Power				87,565
	Contingency				
9.14.1	Design contingency	5	%		63,750
9.14.2	Construction contingency	5	%		63,750
	Total - Contingency				127,500
	Total - Hammond Road				1,498,000

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City of Kwinana
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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension - Elemental Summary				
10.1	Demolition, Clearing, and Earthworks	505	m	196	99,040
10.2	Drainage Works	505	m	423	213,685
10.3	Roadworks	505	m	1,289	650,838
10.4	Sewer Drainage				Excluded
10.5	Water Supply				Excluded
10.6	Gas				Excluded
10.7	Electric Light and Power	505	m	238	120,402
10.8	Communications				Excluded
10.9	Direct Costs	505	m	2,147	1,084,000
10.10	Preliminaries and Builders Margin	20	%		216,800
10.11	Traffic Management				Excluded
10.12	Construction Costs	505	m	2,576	1,301,000
10.13	Allowance for Professional Fees	7.5	%		97,575
10.14	Contingency	10	%		130,100
	Total - Hammond Road Extension				1,529,000

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Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension				
	Demolition, Clearing, and Earthworks				
10.1.1	Clear landscaped areas (light shrubs)	12,306	m2	0.82	10,091
10.1.2	Bulk excavation to new road area	1,354	m3	15.00	20,310
10.1.3	Clear topsoil to 300mm	12,306	m2	2.98	36,672
10.1.4	Bulk fill to build up new road level	1,567	m3	20.40	31,967
	Total - Demolition, Clearing, and Earthworks				99,040
	Drainage Works				
10.2.1	Swale construction	1,921	m2	15.00	28,815
10.2.2	Allowance for stormwater drainage	505	m	366.08	184,870
	Total - Drainage Works				213,685
	Roadworks				
10.3.1	Subgrade preparation	6,267	m2	3.68	23,063
10.3.1	200 limestone subbase course	6,267	m2	17.34	108,670
10.3.3	150 limestone base course	6,267	m2	15.30	95,885
10.3.4	40 wearing course	6,257	m2	15.30	95,732
10.3.5	Seal	6,257	m2	3.28	20,523
10.3.6	Linemarking and furniture	1,009	m	14.18	14,308
10.3.7	Street signs	5	no	1,010.00	5,050
10.3.8	Semi mountable kerb	1,009	m	36.98	37,313
10.3.9	Flush kerb	1,009	m	56.15	56,655
10.3.10	Concrete footpath	1,140	m2	90.50	103,170
10.3.11	Form batters to verge	3,378	m2	15.00	50,670
10.3.12	Verge treatment	2,980	m2	10.00	29,800
10.3.13	Tie road into existing	2	no	5,000.00	10,000
	Total - Roadworks				650,838
	Electric Light and Power				
10.7.1	Street lighting to new roadway	11	no	10,945.62	120,402

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Roads

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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension				
	Total - Electric Light and Power				120,402
	Contingency				
10.14.1	Design contingency	5	%		65,050
10.14.2	Construction contingency	5	%		65,050
	Total - Contingency				130,100
	Total - Hammond Road Extension				1,529,000

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City of Kwinana City of Kwinana DCP Rev3 Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Lyon Road - Elemental Summary				
11.1	Demolition, Clearing, and Earthworks	382	m	12	4,651
11.2	Drainage Works	382	m	242	92,435
11.3	Roadworks	382	m	380	145,124
11.4	Sewer Drainage				Excluded
11.5	Water Supply				Excluded
11.6	Gas				Excluded
11.7	Electric Light and Power	382	m	153	58,377
11.8	Communications				Excluded
11.9	Direct Costs	382	m	788	301,000
11.10	Preliminaries and Builders Margin	20	%		60,200
11.11	Traffic Management	5	%		15,050
11.12	Construction Costs	382	m	984	376,000
11.13	Allowance for Professional Fees	7.5	%		28,200
11.14	Contingency	10	%		37,600
	Total - Lyon Road				442,000

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City of Kwinana City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Lyon Road				
	Demolition, Clearing, and Earthworks				
11.1.1	Clear landscaped areas (light shrubs)	1,224	m2	0.82	1,004
11.1.2	Clear topsoil to 300mm	1,224	m2	2.98	3,648
	Total - Demolition, Clearing, and Earthworks				4,651
	Drainage Works				
11.2.1	Allowance for stormwater drainage	505	m	183.04	92,435
	Total - Drainage Works				92,435
	Roadworks				
11.3.1	Resurface to existing asphalt	3,338	m2	28.58	95,400
11.3.2	Linemarking and furniture	763	m	7.09	5,410
11.3.3	Street signs	4	no	1,010.00	4,040
11.3.4	Flush edge beam	763	m	31.50	24,035
11.3.5	Tie batters into existing	1,224	m2	5.00	6,120
11.3.6	Verge treatment	612	m2	10.00	6,120
11.3.7	Tie road into existing	4	no	1,000.00	4,000
	Total - Roadworks				145,124
	Electric Light and Power				
11.7.1	Street lighting to new roadway	8	no	7,297.08	58,377
	Total - Electric Light and Power				58,377
	Contingency				
11.14.1	Design contingency	5	%		18,800
11.14.2	Construction contingency	5	%		18,800
	Total - Contingency				37,600
	Total - Lyon Road				442,000



City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue - Elemental Summary				
12.1	Demolition, Clearing, and Earthworks	409	m	404	165,068
12.2	Drainage Works	409	m	258	105,523
12.3	Roadworks	409	m	1,229	502,571
12.4	Sewer Drainage				Excluded
12.5	Water Supply				Excluded
12.6	Gas				Excluded
12.7	Electric Light and Power	409	m	1,757	718,591
12.8	Communications				Excluded
12.9	Direct Costs	409	m	3,648	1,492,000
12.10	Preliminaries and Builders Margin	20	%		298,400
12.11	Traffic Management				Excluded
12.12	Construction Costs	409	m	4,379	1,791,000
12.13	Allowance for Professional Fees	7.5	%		134,325
12.14	Contingency	10	%		179,100
	Total - Cordata Avenue				2,104,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue				
	Demolition, Clearing, and Earthworks				
12.1.1	Clear landscaped areas (light shrubs)	10,305	m2	0.82	8,450
12.1.2	Clear topsoil to 300mm	10,305	m2	2.98	30,709
12.1.3	Bulk fill to build up new road level	6,172	m3	20.40	125,909
	Total - Demolition, Clearing, and Earthworks				165,068
	Drainage Works				
12.2.1	Swale construction	2,044	m2	15.00	30,660
12.2.2	Allowance for stormwater drainage	409	m	183.04	74,863
	Total - Drainage Works				105,523
	Roadworks				
12.3.1	Subgrade preparation	4,218	m2	3.68	15,522
12.3.2	200 limestone subbase course	4,218	m2	17.34	73,140
12.3.3	150 limestone base course	4,218	m2	15.30	64,535
12.3.4	40 wearing course	3,915	m2	15.30	59,900
12.3.5	Seal	3,915	m2	3.28	12,841
12.3.6	Linemarking and furniture	818	m	14.18	11,599
12.3.7	Street signs	4	no	1,010.00	4,040
12.3.8	Flush kerb	818	m	56.15	45,931
12.3.9	Concrete footpath	2,045	m2	90.50	185,073
12.3.10	Verge treatment	1,999	m2	10.00	19,990
12.3.11	Tie road into existing	2	no	5,000.00	10,000
	Total - Roadworks				502,571
	Electric Light and Power				
12.7.1	Street lighting to new roadway	9	no	10,945.62	98,511
12.7.2	Relocate existing overhead power lines	190	m	775.10	147,269
12.7.3	Relocate/protect existing underground power cables	610	m	775.10	472,811

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Roads

City of Kwinana
City of Kwinana DCP Rev3

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue				
	Total - Electric Light and Power				718,591
	Contingency				
12.14.1	Design contingency	5	%		89,550
12.14.2	Construction contingency	5	%		89,550
	Total - Contingency				179,100
	Total - Cordata Avenue				2,104,000

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City of Kwinana
City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert - Elemental Summary				
13.1	Demolition, Clearing, and Earthworks	52	m	708	36,806
13.2	Drainage Works	52	m	7,036	365,855
13.3	Roadworks	52	m	1,085	56,400
13.4	Sewer Drainage				Excluded
13.5	Water Supply				Excluded
13.6	Gas				Excluded
13.7	Electric Light and Power	52	m	281	14,594
13.8	Communications				Excluded
13.9	Direct Costs	52	m	9,115	474,000
13.10	Preliminaries and Builders Margin	20	%		94,800
13.11	Traffic Management				Excluded
13.12	Construction Costs	52	m	10,942	569,000
13.13	Allowance for Professional Fees	7.5	%		42,675
13.14	Contingency	10	%		56,900
	Total - Peel Main Drain Culvert				669,000

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City of Kwinana DCP Rev3

Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert				
	Demolition, Clearing, and Earthworks				
13.1.1	Clear landscaped areas	1	item	3,000.00	3,000
13.1.2	Clear topsoil to 300mm	408	m2	2.98	1,217
13.1.3	Bulk excavation and disposal	613	m3	15.00	9,190
13.1.4	Bulk fill to form new levels	1,049	m3	20.40	21,400
13.1.5	Allowance to modify existing fences	1	item	2,000.00	2,000
	Total - Demolition, Clearing, and Earthworks				36,806
	Drainage Works				
12.2.1		21		2// 00	7 (00
13.2.1	Allowance for stormwater drainage	21	m	366.08	7,688
13.2.2	Dewatering and temporary bypass pumping	1	item	15.20	24,501
13.2.3	Crushed limsestone base	408	0	15.30	6,248
13.2.4	300 concrete slab complete including thickenings	268	m2	200.00	53,651
13.2.5	300 mortarised stone pitching	288	m2	175.79	50,630
13.2.6	Precast concrete box culvert	48	m	4,026.00	193,248
13.2.7	Headwall	21	m2	610.00	12,810
13.2.8	Wingwall	28	m2	610.00	17,080
	Total - Drainage Works				365,855
	Roadworks				
13.3.1	Subgrade preparation	441	m2	3.68	1,623
13.3.2	200 limestone subbase course	441	m2	17.34	7,647
13.3.3	150 limestone base course	441	m2	15.30	6,747
13.3.4	40 wearing course	202	m2	15.30	3,091
13.3.5	Seal	202	m2	3.28	663
13.3.6	Linemarking and furniture	41	m	14.18	581
13.3.7	Street signs	2	no	1,010.00	2,020
13.3.8	Semi mountable kerb	41	m	36.98	1,516
13.3.9	Concrete footpath	102	m2	90.50	9,231
13.3.10	Verge treatment	191	m2	10.00	1,910

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City of Kwinana City of Kwinana DCP Rev3 Roads

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert				
13.3.11	Tie road into existing	2	no	5,000.00	10,000
13.3.12	Road barrier	43	m	266.87	11,372
	Total - Roadworks				56,400
	Electric Light and Power				
13.7.1	Street lighting to new roadway	2	no	7,297.08	14,594
	Total - Electric Light and Power				14,594
	Contingency				
13.14.1	Design contingency	5	%		28,450
13.14.2	Construction contingency	5	%		28,450
	Total - Contingency				56,900
	Total - Peel Main Drain Culvert				669,000

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City of Kwinana

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix B – Open Drains

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Section B - Open Drains 2020 Cost Review

Summary



Drains Control of the	Cost (AUD 2018)	Unit rate (AUD 2018)	Cost (AUD 2020)	Unit Rate (AUD 2020	Cost variance	Unit rate variance
DCA1 Bertram Road Drainage Basin	\$427,028	\$1,473	\$572,473	\$1,974	\$145,445	\$502
Peel Sub N drain upgrade in Wellard	\$2,524,863	\$22,706	\$2,293,504	\$20,625	-\$231,359	-\$2,081
Peel Sub N1 drain upgrade in Wellard	\$326,172	\$7,153	\$301,407	\$6,610	-\$24,765	-\$543
Peel Sub N2 drain upgrade in Wellard	\$254,643	\$7,153	\$235,309	\$6,610	-\$19,334	-\$543
Peel Sub P drain in Casuarina	\$1,430,453	\$22,706	\$1,299,377	\$20,625	-\$131,076	-\$2,081
Peel Sub P1 drain in Casuarina	\$1,316,925	\$22,706	\$1,196,252	\$20,625	-\$120,673	-\$2,081
Peel Sub P1A drain in Casuarina	\$1,241,996	\$22,706	\$1,128,189	\$20,625	-\$113,807	-\$2,081
Peel Sub O drain in Casuarina	\$1,135,280	\$22,706	\$1,031,252	\$20,625	-\$104,028	-\$2,081
Piping of the Sub P drain in Casuarina	\$1,040,000	\$1,276	\$1,145,188	\$1,405	\$105,188	\$129
Piping of the Sub P1 drain in Casuarina	\$257,340	\$1,391	\$274,580	\$1,484	\$17,240	\$93
Drain P1A Cost to pipe	\$157,364	\$7,153	\$145,416	\$6,610	-\$11,948	-\$543
Drain O cost to pipe	\$1,135,280	\$22,706	\$1,031,252	\$20,625	-\$104,028	-\$2,081
Total	\$11,247,342	\$161,832	\$10,654,198	\$148,443	-\$593,144	-\$13,389

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for DCA1 Bertram Road Drainage Basin



Code	Description	Qty Unit	Unit Rate \$2019	Total Cost \$2019	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
	PRELIMINARIES								
	Establishment								
3	Mobilisation / Demobilisation	1 item	\$3,000.00	\$3,000	\$3,018.90	\$3,019	\$18.90		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
4	Project Board (Provisional)	1 item	\$3,000.00	\$3,000	\$3,018.90	\$3,019	\$18.90		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	Insurances	1 item	\$2,808.79	\$2,809	\$2,826.49	\$2,826	\$17.70	\$ 17.70	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
6	Authorities and Fees	1 :+	\$741.17	\$741	\$745.84	\$746	\$4.67	ф 4 / 7	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
0	Construction Industry Training Fund Levy (0.2% of Contract Sum) Liason and Coordination of Service Bodies for Service Installation	1 item	\$1,800.00	\$1,800	\$1,811.34	\$1,811			Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8 9	Building License for Walls and Structures	1 item 1 item	\$1,500.00	\$1,800	\$1,509.45	\$1,509	\$11.34 \$9.45		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
	Testing	ı iteiii	\$1,500.00	\$1,500	\$1,509.45	\$1,509	\$7.45	9.45	Rate provided is fall and reasonable, escalated City of Rwillana rate to 2020
11	Scheduled Testing	1 item	\$2,000.00	\$2,000	\$2,012.60	\$2,013	\$12.60	\$ 12.60	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
	Survey/Supervision/Project management	T Item	Ψ2,000.00	Ψ2,000	\$2,012.00	Ψ2,010	Ψ12.00	Ψ 12.00	rate provided is fair and reasonable, escalated only of revinding rate to 2020
13	As Constructed Details	1 item	\$2,500.00	\$2,500	\$2,515.75	\$2,516	\$15.75	\$ 15.75	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
14	Survey / Supervision/Project Management	1 item	\$20,000.00	\$20,000	\$0.00	\$0	-\$20,000.00		, ,
15	Survey	1 item	7=27000100	\$0	\$10,000.00	\$10,000	\$10,000.00		Rate provided by City of Kwiana is fair and reasonable.
16	Project Management - Design	1 item		\$0	\$10,000.00	\$10,000	\$10,000.00		Rate provided by City of Kwiana is fair and reasonable.
17	Project Management/Construction Supervision - Construction	1 item		\$0	\$30,000.00	\$30,000	\$30,000.00		Rate provided by City of Kwiana is fair and reasonable.
18	Detailed Design	1 item		\$0	\$30,000.00	\$30,000	\$30,000.00		Rate provided by City of Kwiana is fair and reasonable.
19	Construction Water								
20	Construction water from nearby hydrant/standpipe	1 item	\$1,500.00	\$1,500	\$1,509.45	\$1,509	\$9.45	\$ 9.45	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
21	OH&S								
22	Occupational Health and Safety Management	1 item	\$1,000.00	\$1,000	\$1,006.30	\$1,006	\$6.30	\$ 6.30	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
23	Safety Management Plan	1 item	\$800.00	\$800	\$805.04	\$805	\$5.04	\$ 5.04	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
24	Other								
25	Final Cleanup	1 item	\$2,000.00	\$2,000	\$2,012.60	\$2,013	\$12.60		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
26	Other Items Necessary for Completion of the Works	1 item	\$2,000.00	\$2,000	\$2,012.60	\$2,013	\$12.60		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
27	Subtotal Preliminaries			\$44,650		\$104,805		\$ 60,155.29	
	SITEWORKS								
29	Clearing								
30	Clearing, Grubbing and Dispose Off Site	1 item	\$5,000.00	\$5,000	\$5,031.50	\$5,032	\$31.50	\$ 31.50	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
31	Demolition					\$0			
32	Remove and dispose existing Pipe to Peel Main Drain	1 item	\$1,000.00	\$1,000	\$1,006.30	\$1,006	\$6.30	\$ 6.30	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
33	Topsoil								
34	Strip and Stockpile Topsoil and respread in adjoining POS	2200 m2	\$1.10	\$2,420	\$1.90	\$4,180	\$0.80	\$ 1,760.00	Rate obtained from in-house data based on excavating to remove soil average
									150mm deep and spread and level on site
	Earthworks								
36	Proof rolling of fill areas	2200 m2	\$1.00	\$2,200	\$1.01	\$2,214	\$0.01		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
37	Import and Compact Fill sand	1200 m3	\$25.00	\$30,000	\$25.16	\$30,189	\$0.16		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
38	Import and compact clay liner	300 m3	\$35.00	\$10,500	\$35.22	\$10,566	\$0.22	\$ 66.15	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
39	Import and Compact Fill sand for extra required in existing basin	900 m3	\$25.00	\$22,500	\$25.16	\$22,642	\$0.16	\$ 141.75	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
40	Final Trim and Shaping	2200 m2	\$0.63	\$1,386	\$1.39	\$3,058	\$0.76		Rate obtained from in-house data
41	Subtotal Earthworks			\$75,006		\$78,887		\$ 3,880.56	
42									
43	FENCING AND BUNDS								
44	Removal and disposal of existing fences								
4.5	Remove and Dispose Existing Chainmesh on exiting basin	255 m	\$8.13	\$2,073	\$15.00	\$3,825	\$6.87	\$ 1,751.85	Rate obtained from in-house data, based on assumption of bin requirment and
45									disposal
46	Supply and install complete fences								
47	1800 chainmesh fence with barb wire	210 m	\$53.52	\$11,239	\$55.00	\$11,550	\$1.48		Rate obtained from in-house data
48	Double Gate in Chainmesh Fence	1 No.	\$2,000.00	\$2,000	\$1,160.00	\$1,160	-\$840.00		Rate obtained from in-house data
49	Subtotal Fencing			\$15,312		\$16,535		\$ 1,222.65	
50									
	STORMWATER DRAINAGE								
52	Pipework/Excavate/Supply/Lay/Backfill								
53	150 PVC SWP	30 m	\$92.00	\$2,760	\$150.00	\$4,500	\$58.00	\$ 1,740.00	Rate obtained from in-house data from similar project scope
54	525 Dia Class 2	260 m	\$165.00	\$42,900	\$350.00	\$91,000	\$185.00	\$ 48,100.00	Rate obtained from in-house data from similar project scope
55	Subsoil drainage								
56	150 PVC Subsoil Drain	135 m	\$90.00	\$12,150	\$140.00	\$18,900	\$50.00		Rate obtained from in-house data from similar project scope
57	Subsoil Flushing Point On Line	2 No.	\$450.00	\$900	\$1,200.00	\$2,400	\$750.00	\$ 1,500.00	Rate obtained from in-house data from similar project scope
58	Drainage pits								
									_

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for DCA1 Bertram Road Drainage Basin



Code	Description	Qty	Unit	Unit Rate \$2019	Total Cost \$2019	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
59	Junction Pits - Standard installed on existing line	1	No.	\$3,000.00	\$3,000	\$3,018.90	\$3,019	\$18.90	\$ 18.90	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
60	Grated Pits outlet pits	1	No.	\$3,000.00	\$3,000	\$3,018.90	\$3,019	\$18.90	\$ 18.90	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
61	Revegetation									
62	Supply of shrubs	2200	Item	\$1.50	\$3,300	\$2.00	\$4,400	\$0.50	\$ 1,100.00	Rate provided is fair and reasonable based on small shurbs, escalated City of Kwinana rate to 2020
63	Planting of shrubs	2200	Item	\$2.00	\$4,400	\$2.00	\$4,400		\$0	Rate provided is fair and reasonable based on small shurbs, escalated City of Kwinana rate to 2020
64	Supply of sedges	8800	Item	\$2.00	\$17,600	\$2.08	\$18,304	\$0.08	\$ 704.00	Rate obtained from in-house data
65	Planting of sedges	8800	Item	\$2.00	\$17,600	\$2.08	\$18,304	\$0.08	\$ 704.00	Rate obtained from in-house data
66	Outlets									
67	Spillway complete	1	No.	\$8,000.00	\$8,000	\$8,050.40	\$8,050	\$50.40	\$ 50.40	Rate provided is reasoanble for minor spillway, escalation applied to rate for 2020
68	Type B outlet to Peel Main Drain	1	No.	\$3,100.00	\$3,100	\$3,119.53	\$3,120	\$19.53	\$ 19.53	Requires detailed scope, escalation has been applied to 2020 based on City of Kwinana rate
69	Rock Pitching	40	m2	\$125.00	\$5,000	\$120.00	\$4,800	-\$5.00		
70	Permeable Rock Inlet Dissipator	1	Item	\$10,000.00	\$10,000	\$10,063.00	\$10,063	\$63.00	\$ 63.00	Requires detailed scope, escalation has been applied to 2020 based on City of Kwinana rate
71	Sand filter						\$0			
72	Placing 200 mm Pea Gravel bedding for Sand Filter Floor	1300	m2	\$18.00	\$23,400	\$18.11	\$23,547	\$0.11	\$ 147.42	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
73	Supplying and placing filter sand	390	m3	\$95.00	\$37,050	\$95.60	\$37,283	\$0.60	\$ 233.42	Rate provided suitable for specialty sand filling and placement, escalated City
74	mix supplied NUA with filter sand	1300	m2	\$30.00	\$39,000	\$30.19	\$39,246	\$0.19	\$ 245.70	Requires detailed scope, escalation has been applied to 2020 based on City of Kwinana rate
75	NUA cartage costs from Capel	1	Item	\$3,200.00	\$3,200	\$3,220.16	\$3,220	\$20.16	\$ 20.16	Requires detailed scope, escalation has been applied to 2020 based on City of
76	Subtotal Stormwater drainage				\$236,360		\$297,575		\$ 61,215.42	Monday and analysis
77										
78										
79	Contingency		%	15.00	\$55,699	15.00	\$74,670		\$ 18,971.09	
	Total cost for construction of DCA1 Bertram Road Drainage Basin				\$427,028		\$572,473		\$145,445	Total
	Total cost per m of DCA1 Bertram Road Drainage Basin				\$1,472.51		\$1,974.04		\$ 501.53	per m

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub N drain in Wellard



Code	Description	Qty	Unit	t Rate 2018	Total Cost \$2018	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1 Con	struction cost per 10 m sections <1000mm deep									
2 Eart	hworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$ 53.00	\$ 7,420.00	33.33	\$ 5,163.20			Rate obtained from in-house data
4	fine grading	200	m2	\$ 	\$ 276.00		\$ 278.00			Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$ 120.76	\$ 1,207.56	\$ 0.76	\$ 7.5	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 	\$ 4,800.00	\$ 18.60	\$ 3,720.00			Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$ 10.57	\$ 2,114.00		\$ 14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$ 352.20	\$ 1,056.60	\$ 2.20	\$ 6.60	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$ 11.07	\$ 2,214.00	\$ 11.07	\$ 2,214.0	Rate obtained from in-house data
10	Contingency 10%		%	10	\$ 1,684.60	\$ 10.00	\$ 1,575.34	\$ -	-\$ 109.2	Remains at 10% due to design of scope
11 tota	Il cost per 10 lineal meters				\$ 18,530.60		\$ 17,328.70		-\$ 1,201.90	
12										
13 Con	struction cost per 10 m sections 1000 - 1500mm deep									
14 Eart	thworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$ 53.00	\$ 12,720.00	36.88	\$ 8,851.20	-\$ 16.12	-\$ 3,868.80	Rate obtained from in-house data
16	fine grading	200	m2	\$ 1.38	\$ 276.00	\$ 1.39	\$ 278.00	\$ 0.01	\$ 2.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
17	rockpitching	20	m2	\$ 120.00	\$ 2,400.00	\$ 120.76	\$ 2,415.12	\$ 0.76	\$ 15.13	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$ 18.60	\$ 3,720.00	-\$ 5.40	-\$ 1,080.0	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$ 10.57	\$ 2,114.00	\$ 0.07	\$ 14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
20	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$ 11.07	\$ 2,214.00	\$ 11.07	\$ 2,214.0	Rate obtained from in-house data
21	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$ 352.20	\$ 1,056.60	\$ 2.20	\$ 6.60	Rate obtained from in-house data for 100L trees
22	10% Contingency		%	\$ 10.00	\$ 2,334.60	\$ 10.00	\$ 2,064.89	\$ -	-\$ 269.7	Remains at 10% due to design of scope
23	total cost per 10 meters		m2		\$ 25,680.60		\$ 22,713.81		-\$ 2,966.79	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum			\$ 300.00		\$ 301.89				
27										
28	Subtotal		m2		\$ 22,705.60		\$ 20,625.03		-\$ 2,080.57	7
29										
30 Tota	al cost for construction of a 20m wide x 10m length Living Stream	10 m	1		\$ 22,706		\$ 20,625.03		-\$ 2,080.5	Total for 10m section
31 32 Tota	al cost for Peel Sub-Drain N – 1,112m x 20m wide; Living Stream	1112 m	1		\$ 2,524,862.72		\$ 2,293,503.78	\$ -	-\$ 231,358.94	Total for 1,112m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub Drain N1 in Wellard



Code	Description	Qty	Unit	Unit Rate \$2018 Dec	Total Cost \$2018 Dec	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Comments & Assumptions
1 C	construction cost per 10 m sections <1000mm deep								
2 E	Earthworks and Site Preparation								
3	bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$ 53.00	\$ 2,968.00		\$ 2,065.28 -		
4	fine grading	80	m2	\$ 1.38	<u> </u>				
5	rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$ 120.76	\$ 1,207.56	\$ 0.76 \$	7.56 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
6	landscaping/ planting (140mm x 3/m2)	80	m2	\$ 24.00	\$ 1,920.00	\$ 18.60	\$ 1,488.00 -	\$ 5.40 -\$	432.00 Rate obtained from in-house data
7	tubestock x 3/m2	3	m2	\$ 10.50	\$ 31.50	\$ 10.57	\$ 31.71	\$ 0.07 \$	0.21
8	advanced tree planting (no.)		each	\$ 350.00	\$ -	\$ 352.20	\$ -	\$ 2.20 \$	- Rate obtained from in-house data
9	Mulch - (Inorganic)	80	m2	\$ -	\$ -	\$ 11.07	\$ 885.60	\$ 11.07 \$	885.60 Rate obtained from in-house data
10	Contingency 10%		%	10%	\$ 622.99	10.00%	\$ 578.94	\$\$	44.05 Added contingency under driection from City of Kwinana
11								\$	-
12	Maintenance Cost per annum							\$	-
13	\$1.50 per m2 x 8m wide x 10lm per annum			\$ 300.00	\$ 300.00	\$ 120.76	\$ 120.76 -	\$ 179.24 -\$	179.24 Updated City of Kwinana rate to correct formula based on 8m wide not 20m wide
14									
15									
16	Subtotal				\$ 6,852.89		\$ 6,489.05	-\$	363.84
17									
	otal cost for construction of a 8m wide x 10m length Living Stream	10	m		\$ 7,152.89		\$ 6,609.81	-\$	5 543.08 Total for 10m section
19									
20 T	otal Cost for Peel Sub-Drain N1 – 456m x 8m wide; Living Stream	456	m		\$ 326,171.78		\$ 301,407.11	-\$	24,764.68 Total for 456m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain N2 in Wellard



Cod	le	Description	Qty	Unit	Unit Rate \$2018 Dec	Total Cost \$2018 Dec	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Cons	truction cost per 10 m sections <1000mm deep									
2	Earth	Earthworks and Site Preparation									
3		bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$ 53.00	\$ 2,968.00	36.88	\$ 2,065.28	-\$ 16.12		Rate obtained from in-house data
4		fine grading	80	m2	\$ 1.38	\$ 110.40	\$ 1.39	\$ 111.20	\$ 0.01	\$ 0.80	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5		rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$ 120.76	\$ 1,207.56	\$ 0.76	\$ 7.56	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
6		landscaping/ planting (140mm x 3/m2)	80	m2	\$ 24.00	\$ 1,920.00	\$ 18.60	\$ 1,488.00	-\$ 5.40	-\$ 432.00	Rate obtained from in-house data
7		tubestock x 3/m2	3	m2	\$ 10.50	\$ 31.50	\$ 10.57	\$ 31.71	\$ 0.07	\$ 0.21	
8		advanced tree planting (no.)		each	\$ 350.00	\$ -	\$ 352.20	\$ -	\$ 2.20	\$ -	Rate obtained from in-house data
9		Mulch - (Inorganic)	80	m2	\$ -	\$ -	\$ 11.07	\$ 885.60	\$ 11.07	\$ 885.60	Rate obtained from in-house data
10		Contingency 10%		%	10%	\$ 622.99	10.00%	\$ 578.94	\$ -	-\$ 44.05	Added contingency under driection from City of Kwinana
11										\$ -	
12	!	Maintenance Cost per annum								\$ -	
13		\$1.50 per m2 x 8m wide x 10lm per annum			\$ 300.00	\$ 300.00	\$ 120.76	\$ 120.76	-\$ 179.24	-\$ 179.24	Updated City of Kwinana rate to correct formula based on 8m wide not 20m wide
14											
15											
16		Subtotal				\$ 6,852.89		\$ 6,489.05		-\$ 363.84	
17											
18	Total	cost for construction of a 8m wide x 10m length Living Stream	10	m		\$ 7,152.89		\$ 6,609.81		-\$ 543.08	Total for 10m section
19											
20		l cost for Peel Sub-Drain N2 - 356m and 111m x 8m wide; g Stream	356	m		\$ 254,642.88		\$ 235,309.06		-\$ 19,333.83	Total for 356m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain P in Casuarina



Code	Description	Qty	Unit	it Rate 18 Dec	Total Cost \$2018 Dec	Unit Ra	ate \$2020	Ţ	otal Cost \$2020	Unit Rate Variance	Total Co Variano	Comments & Assumptions
1 Coi	nstruction cost per 10 m sections <1000mm deep											
2 Ear	thworks and Site Preparation											
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$ 53.00	\$ 7,420.00		36.88	\$	5,163.20	-\$ 16.12	-\$ 2,2!	Rate obtained from in-house data
4	fine grading	200	m2	\$ 1.38	\$ 276.00	\$	1.39	\$	278.00	\$ 0.01	\$	2.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$	120.76	\$	1,207.56	\$ 0.76	\$	7.56 Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rat
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$	18.60	\$	3,720.00	-\$ 5.40	-\$ 1,08	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$	10.57	\$	2,114.00	\$ 0.07	\$	14.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$	352.20	\$	1,056.60	\$ 2.20	\$	6.60 Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$	11.07	\$	2,214.00	\$ 11.07	\$ 2,2	14.00 Rate obtained from in-house data
10	Contingency 10%		%	10	\$ 1,684.60	\$	10.00	\$	1,575.34		-\$ 10	09.26 Remains at 10% due to design of scope
11 tot	al cost per 10 lineal meters				\$ 18,530.60			\$	17,328.70			
12												
13 Co i	nstruction cost per 10 m sections 1000 - 1500mm deep											
	thworks and Site Preparation											
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$ 53.00	\$ 12,720.00		36.88	\$	8,851.20	-\$ 16.12	-\$ 3,80	Rate obtained from in-house data
16	fine grading	200	m2	\$ 1.38	\$ 276.00	\$	1.39	\$	278.00	\$ 0.01	\$	2.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
17	rockpitching	20	m2	\$ 120.00	\$ 2,400.00	\$	120.76	\$	2,415.12	\$ 0.76	\$	15.12 Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rat
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$	18.60	\$	3,720.00	-\$ 5.40	-\$ 1,08	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$	10.57	\$	2,114.00	\$ 0.07	\$	14.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
20	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$	11.07	\$	2,214.00	\$ 11.07	\$ 2,2	14.00 Rate obtained from in-house data
21	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$	352.20	\$	1,056.60	\$ 2.20	\$	6.60 Rate obtained from in-house data for 100L trees
22	10% Contingency		%	\$ 10.00	\$ 2,334.60	\$	10.00	\$	2,064.89		-\$ 20	Remains at 10% due to design of scope
23	total cost per 10 meters		m2		\$ 25,680.60			\$	22,713.81		-\$ 2,90	66.79
24												
25	Maintenance cost per annum											
26	\$1.50 per m ² x 20m wide x 10lm per annum			\$ 300.00		\$	301.89					
27	Subtotal		m2		\$ 22,705.60			\$	20,625.03		-\$ 2,08	0.57
28												
29 Tot	al cost for construction of a 20m wide x 10m length Living Stream	10	m		\$ 22,705.60			\$	20,625.03		-\$ 2,08	0.57 Total for 10m section
30 31 Tot	al Cost for Peel Sub-Drain P – 630m x 20m wide; Living Stream	630	m		\$ 1,430,452.80			\$ 1.	,299,377.14		-\$ 131,07	5.66 Total for 630m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain P1 in Casuarina



Code	Description	Qty	Unit	Jnit Rate 2018 Dec	Total Cost \$2018 Dec	Unit R	ate \$2020		Total Cost \$2020	Unit Rate Variance		Total Cost Variance	Comments & Assumptions
1 Cor	nstruction cost per 10 m sections <1000mm deep												
2 Ear	thworks and Site Preparation												
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$ 53.00	\$ 7,420.00	36.88		\$	5,163.20	-\$ 16.12	-\$		Rate obtained from in-house data
4	fine grading	200	m2	\$ 1.38			1.39				\$		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00	•		120.76	\$	1,207.56	\$ 0.76	\$	7.56	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$	18.60	\$	3,720.00	-\$ 5.40	-\$		Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$	10.57	\$	2,114.00	\$ 0.07	\$	14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$	352.20	\$	1,056.60	\$ 2.20	\$	6.60	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$	11.07	\$	2,214.00	\$ 11.07	\$	2,214.00	Rate obtained from in-house data
10	Contingency 10%		%	10	\$ 1,684.60	\$	10.00	\$	1,575.34		-\$	109.26	Remains at 10% due to design of scope
11 tota	al cost per 10 lineal meters				\$ 18,530.60			\$	17,328.70				
12													
13 Cor	nstruction cost per 10 m sections 1000 - 1500mm deep												
14 Ear	thworks and Site Preparation												
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$ 53.00	\$ 12,720.00	36.88		\$	8,851.20	-\$ 16.12	-\$		Rate obtained from in-house data
16	fine grading	200	m2	\$ 1.38	\$ 276.00	\$	1.39	\$	278.00	\$ 0.01	\$	2.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
17	rockpitching	20	m2	\$ 120.00	\$ 2,400.00	\$	120.76	\$	2,415.12	\$ 0.76	\$	15.12	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$	18.60	\$	3,720.00	-\$ 5.40	-\$	-	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$	10.57	\$	2,114.00	\$ 0.07	\$	14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
20	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$	11.07	\$	2,214.00	\$ 11.07	\$	2,214.00	Rate obtained from in-house data
21	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$	352.20	\$	1,056.60	\$ 2.20	\$	6.60	Rate obtained from in-house data for 100L trees
22	10% Contingency		%	\$ 10.00	\$ 2,334.60	\$	10.00	\$	2,064.89		-\$	269.71	Remains at 10% due to design of scope
23	total cost per 10 meters		m2		\$ 25,680.60			\$	22,713.81		-\$	2,966.79	
24													
25	Maintenance cost per annum												
26	\$1.50 per m ² x 20m wide x 10lm per annum			\$ 300.00		\$	301.89						
27	Subtotal		m2		\$ 22,705.60			\$	20,625.03		-\$	2,080.57	
28													
29 Tot	al cost for construction of a 20m wide x 10m length Living Stream	10	m		\$ 22,705.60			\$	20,625.03		-\$	2,080.57	Total for 10m section
30													
31 Tot	al cost for Peel Sub-Drain P1 – 580m x 20m; Living Stream	580	m		\$ 1,316,924.80			\$ 1	1,196,251.97		-\$	120,672.83	Total for 580m section

City of Kwinana DCP Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain P1A in Casuarina



Code	e Description	Qty	Unit		Total Cost \$2018 Dec	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$ 53.00 \$	7,420.00		\$ 5,163.2			Rate obtained from in-house data
4	fine grading	200	m2	\$ 1.38 \$	276.00			0.01		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00 \$	1,200.00	\$ 120.76	\$ 1,207.5			Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00 \$	4,800.00	\$ 18.60	\$ 3,720.0			Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$ 10.50 \$	2,100.00	\$ 10.57	\$ 2,114.0			Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8	advanced tree planting (no.)	3	m2	\$ 350.00 \$	1,050.00	\$ 352.20	\$ 1,056.6			Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$ - \$	-	\$ 11.07	\$ 2,214.0			Rate obtained from in-house data
10	Contingency 10%		%	10 \$	1,684.60	\$ 10.00	\$ 1,575.3	34	-\$ 109.26	Remains at 10% due to design of scope
11	total cost per 10 lineal meters			\$	18,530.60		\$ 17,328.7	0		
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$ 53.00 \$	12,720.00	36.88	\$ 8,851.2	20 -\$ 16.12	-\$ 3,868.80	Rate obtained from in-house data
16	fine grading	200	m2	\$ 1.38 \$	276.00	\$ 1.39	\$ 278.0	0.01	\$ 2.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
17	rockpitching	20	m2	\$ 120.00 \$	2,400.00	\$ 120.76	\$ 2,415.1	2 \$ 0.76	\$ 15.12	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00 \$	4,800.00	\$ 18.60	\$ 3,720.0	00 -\$ 5.40	-\$ 1,080.00	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$ 10.50 \$	2,100.00	\$ 10.57	\$ 2,114.0	0.07	\$ 14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
20	Mulch - (Inorganic)	200	m2	\$ - \$	-	\$ 11.07	\$ 2,214.0	00 \$ 11.07	\$ 2,214.00	Rate obtained from in-house data
21	advanced tree planting (no.)	3	m2	\$ 350.00 \$	1,050.00	\$ 352.20	\$ 1,056.6	0 \$ 2.20	\$ 6.60	Rate obtained from in-house data for 100L trees
22	10% Contingency		%	\$ 10.00 \$	2,334.60	\$ 10.00	\$ 2,064.8	39	-\$ 269.71	Remains at 10% due to design of scope
23	total cost per 10 meters		m2	\$	25,680.60		\$ 22,713.8	1	-\$ 2,966.79	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum 10m			\$ 300.00		\$ 301.89				
27	Subtotal		m2	\$	22,705.60		\$ 20,625.0	3	-\$ 2,080.57	
28										
	Total cost for construction of a 20m wide x 10m length Living Stream	10 n	n	\$	22,705.60		\$ 20,625.0	3	-\$ 2,080.57	Total for 10m section
30	Total Cost for Peel Sub-Drain P1A – 547m x 20m; Living Stream	547 n	n	\$:	1,241,996.32		\$ 1,128,189.3	6	-\$ 113,806.96	Total for 547m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain O in Casuarina



Code	e Description	Qty	Unit	Unit Rate \$2018 Dec	Total Cost \$2018 Dec	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$ 53.00	\$ 7,420.00	36.88	\$ 5,163.20 -	16.12 -	\$ 2,256.80	Rate obtained from in-house data
4	fine grading	200	m2	\$ 1.38	\$ \$ 276.00	\$ 1.39	\$ 278.00 \$	0.01	\$ 2.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$ 120.76	\$ 1,207.56	0.76	\$ 7.56	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$ 18.60	\$ 3,720.00 -	5.40 -	\$ 1,080.00	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$ 10.57	\$ 2,114.00 \$	0.07	\$ 14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
8	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$ 352.20	\$ 1,056.60 \$	2.20	\$ 6.60	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$ 11.07	\$ 2,214.00 \$	11.07	\$ 2,214.00	Rate obtained from in-house data
10	Contingency 10%		%	1	0 \$ 1,684.60	\$ 10.00	\$ 1,575.34	-	\$ 109.26	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$ 18,530.60		\$ 17,328.70			
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$ 53.00	\$ 12,720.00	36.88	\$ 8,851.20 -	16.12 -	\$ 3,868.80	Rate obtained from in-house data
16	fine grading	200	m2	\$ 1.38	\$ \$ 276.00	\$ 1.39	\$ 278.00 \$	0.01	\$ 2.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
17	rockpitching	20	m2	\$ 120.00	\$ 2,400.00	\$ 120.76	\$ 2,415.12	0.76	\$ 15.12	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$ 24.00	\$ 4,800.00	\$ 18.60	\$ 3,720.00 -	5.40 -	\$ 1,080.00	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$ 10.50	\$ 2,100.00	\$ 10.57	\$ 2,114.00	0.07	\$ 14.00	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
20	Mulch - (Inorganic)	200	m2	\$ -	\$ -	\$ 11.07	\$ 2,214.00	11.07	\$ 2,214.00	Rate obtained from in-house data
21	advanced tree planting (no.)	3	m2	\$ 350.00	\$ 1,050.00	\$ 352.20	\$ 1,056.60	2.20	\$ 6.60	Rate obtained from in-house data for 100L trees
22	10% Contingency		%	\$ 10.00	\$ 2,334.60	\$ 10.00	\$ 2,064.89	-	\$ 269.71	Remains at 10% due to design of scope
23			m2		\$ 25,680.60		\$ 22,713.81	-	\$ 2,966.79	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum			\$ 300.00)	\$ 301.89				
27										
28	Subtotal		m2		\$ 22,705.60		\$ 20,625.03	-	\$ 2,080.57	
29										
30	Total cost for construction of a 20m wide x 10m length Living Stream	10 m			\$ 22,705.60		\$ 20,625.03	-	\$ 2,080.57	Total for 10m section
31										
	Total Cost for Peel Sub-Drain O – 500m x 20m wide; Living Stream	500 m			\$ 1,135,280.00		\$ 1,031,251.70	-	\$ 104,028.30	Total for 500m section

City of Kwinana DCP Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for Piping Sub P Drain in Casuarina



Code	Description	Qty	Unit	Unit Rate \$2018	Total Cost \$2018	Unit Rate \$2020	Total Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1 Pip	oing of the Sub P drain in Casuarina									
2	Preliminaries Item	1	item	\$ 40,000.00 \$	40,000.00	\$ 40,000.00	\$ 142,327.80	\$ - \$	102,327.80 Allo	owance of 20%
3	Remove Existing Headwall at Thomas Road incl traffic management	1	no	\$ 15,000.00 \$	15,000.00	\$ 15,094.50	\$ 15,094.50	\$ 94.50 \$	94.50 Rate	e will allow for large headwall removal
4	Clean out existing open drain	810	m	\$ 50.00 \$	41,000.00	\$ 50.32	\$ 40,755.15			and reasonable without knowing level of contamination, escalation rate applied
5	Dispose of material/vegetation	1	item	\$ 12,000.00 \$	12,000.00	\$ 12,075.60	\$ 12,075.60	\$ 75.60 \$	75.60 Fair	and reasonable without knowing level of contamination, escalation rate applied
6	Grade Invert	910	m	\$ 5.00 \$	5,000.00	\$ 5.03	\$ 4,578.67			and reasonable, escalation rate applied
7	Supply and Install 900 Dia Class 3 RC RRJ pipe	646	m	\$ 494.00 \$	320,000.00	\$ 497.11	\$ 321,134.48	\$ 3.11 \$	1,134.48	
8	Supply and Install 1500 Dia Class 3 RC RRJ pipe	169	m	\$ 1,685.00 \$	285,000.00	\$ 1,695.62	\$ 286,559.02	\$ 10.62 \$	1,559.02	
9	Backfill with clean sand and compact for 900 Dia pipe	1390	m3	\$ 25.00 \$	35,000.00	\$ 25.16	\$ 34,968.93			and reasonable, escalation rate applied
10	Backfill with clean sand and compact for 1500 Dia pipe	665	m3	\$ 25.00 \$	17,000.00	\$ 25.16	\$ 16,729.74	\$ 0.16 -\$	270.26 Fair	and reasonable, escalation rate applied
11	Construct manhole structure to connect culverts under Thomas Roa	1	item	\$ 15,000.00 \$	15,000.00	\$ 15,094.50	\$ 15,094.50			and reasonable for substantial works, escalation rate applied
12	Supply and install manhole to suit 900dia pipe	2	no	\$ 5,000.00 \$	10,000.00	\$ 5,031.50	\$ 10,063.00	\$ 31.50 \$	63.00 Fair	r and reasonable, escalation rate applied
13	Supply and Install manhole to suit 1500dia pipe	1	no	\$ 5,000.00 \$	5,000.00	\$ 5,031.50	\$ 5,031.50	\$ 31.50 \$	31.50 Fair	and reasonable, escalation rate applied
14	Supply and install splay bend to 1500 dia pipe	1	no	\$ 1,000.00 \$	1,000.00	\$ 1,006.30	\$ 1,006.30	\$ 6.30 \$	6.30 Fair	r and reasonable, escalation rate applied
15	Supply and install headwall to suit 1500 dia pipe	1	no	\$ 2,000.00 \$	2,000.00	\$ 2,750.00	\$ 2,750.00	\$ 750.00 \$	750.00 In h	nouse rate
16	225 dia pipe	1	item	\$ 1,000.00 \$	1,000.00	\$ 1,006.30	\$ 1,006.30	\$ 6.30 \$	6.30 Fair	and reasonable, escalation rate applied
17	375 dia pipe	1	item	\$ 1,000.00 \$	1,000.00	\$ 1,006.30	\$ 1,006.30	\$ 6.30 \$	6.30 Fair	and reasonable, escalation rate applied
18	450 dia pipe	1	item	\$ 1,000.00 \$	1,000.00	\$ 1,006.30	\$ 1,006.30	\$ 6.30 \$	6.30 Fair	r and reasonable, escalation rate applied
19	Engineering and Surveying	1	item	\$ 60,000.00 \$	60,000.00	\$ 60,000.00	\$ 60,000.00	\$ - \$	- In h	nouse rate (7.5%)
20	Contingency	1	item	\$ 174,000.00 \$	174,000.00	\$ 174,000.00	\$ 174,000.00	\$ - \$	- In h	nouse rate (10%)
21										
22	Subtotal			\$	1,040,000.00		\$ 1,145,188.08	\$	105,188.08	
23										
24										
25 To	tal cost per m of Piping Sub P Drain in Casuarina			\$	1,276.07		\$ 1,405.14	\$	129.07 Tot	tal cost per m
26										
27 To	tal cost for construction of Piping Sub P Drain in Casuarina			\$	1,040,000.00		\$ 1,145,188.08	\$	105,188.08 Tot	tal Overall Construction Cost

Section B - Open Drains Rate 2020 Cost Review



Rate Comparison - \$/m for Piping Sub P1 Drain in Casuarina

Code	Description	Qty	Unit	Unit Rate \$2018	Total Cost \$2018	Unit Rate \$2020		otal Cost \$2020	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1											
2 Pro	oposed Piping of Portions of Peel Sub P1 Drain, Casuarina										
3	Preliminaries		1 item	15,000 \$	15,000.00	\$ 38,915.00	\$	38,915.00 \$	23,915.00	\$ 23,915.00	Allowance of 20%
4	Remove existing pipe culvert		1 no	1,000 \$	1,000.00	\$ 1,006.30	\$	1,006.30 \$	6.30	\$ 6.30	Fair and reasonable, escalation rate applied
5	Clean out existing open drain	18	35 m	50 \$	9,250.00	\$ 50.32	\$	9,308.28 \$	0.31	\$ 58.27	Fair and reasonable without knowing level of contamination, escalation rate applied
6	Dispose of material/vegetation		1 item	3,000 \$	3,000.00	\$ 3,018.90	\$	3,018.90 \$	18.90	\$ 18.90	Fair and reasonable without knowing level of contamination, escalation rate applied
7	Grade Invert	18	35 m	5 \$	925.00	\$ 5.03	\$	930.83 \$	0.03	\$ 5.83	Fair and reasonable, escalation rate applied
8	Supply and Install 1200 Dia Class 3 RC RRJ pipe	18	35 m	739 \$	136,715.00	\$ 840.00	\$	155,400.00 \$	101.00	\$ 18,685.00	In house rate
9	Backfill with clean sand and compact for 1200 Dia pipe	89	90 m3	25 \$	22,250.00	\$ 25.16	\$	22,390.18 \$	0.16	\$ 140.17	Fair and reasonable, escalation rate applied
10	Supply and install headwall to suit 1200 dia pipe		1 no	1,000 \$	1,000.00	\$ 2,750.00	\$	2,750.00 \$	1,750.00	\$ 1,750.00	In house rate
11	Engineering and surveying	1	13 %	\$	25,000.00		\$	17,511.75 \$	-	-\$ 7,488.25	In house rate (7.5%)
12	Contingency	2	20 %	\$	43,200.00		\$	23,349.00 \$	-	-\$ 19,851.00	In house rate (10%)
13	Subtotal			\$	257,340.00		\$ 2	274,580.23		\$ 17,240.23	3
14											
15 To	tal cost per m of Piping Sub P1 Drain in Casuarina			\$	1,391.03		\$	1,484.22		\$ 93.19	Total cost per m
16											
17 To	tal cost for construction of Piping Sub P1 Drain in Casuarina			\$	257,340.00		\$ 2	274,580.23		\$ 17,240.23	Total Overall Construction Cost

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for DCA5 P1A drain



Code	Description	Qty	Unit	nit Rate 018 Dec	Total Cost \$2018 Dec	Unit R	ate \$2020	Total Cost \$2020		Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1 C	onstruction cost per 10 m sections <1000mm deep											
2 E a	arth Earthworks and Site Preparation											
3	bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$ 53.00	\$ 2,968.00	36.88		\$ 2,065.28		16.12 -\$		Rate obtained from in-house data
4	fine grading	80	m2	\$ 1.38	\$ 110.40	\$	1.39	\$ 111.20	\$	0.01 \$		Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
5	rockpitching	10	m2	\$ 120.00	\$ 1,200.00	\$	120.76	\$ 1,207.56	\$	0.76 \$	7.5	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020
6	landscaping/ planting (140mm x 3/m2)	80	m2	\$ 24.00	\$ 1,920.00	\$	18.60	\$ 1,488.00	-\$	5.40 -\$	432.0	Rate obtained from in-house data
7	tubestock x 3/m2	3	m2	\$ 10.50	\$ 31.50	\$	10.57	\$ 31.71	\$	0.07 \$	0.2	21
8	advanced tree planting (no.)		each	\$ 350.00	\$ -	\$	352.20	\$ -	\$	2.20 \$	-	Rate obtained from in-house data
9	Mulch - (Inorganic)	80	m2	\$ -	\$ -	\$	11.07	\$ 885.60	\$	11.07 \$	885. <i>6</i>	Rate obtained from in-house data
10	Contingency 10%		%	10%	\$ 622.99		10.00%	\$ 578.94	\$	\$	44.0	Added contingency under driection from City of Kwinana
11										\$	-	
12	Maintenance Cost per annum									\$	-	
13	\$1.50 per m2 x 8m wide x 10lm per annum			\$ 300.00	\$ 300.00	\$	120.76	\$ 120.76	-\$	179.24 -\$	179.2	Updated City of Kwinana rate to correct formula based on 8m wide not 20m wide
14												
15												
16	Subtotal				\$ 6,852.89			\$ 6,489.05		-\$	363.8	34
17												
18 To	otal cost for construction of a 8m wide x 10m length Living Stream	10 m			\$ 7,152.89			\$ 6,609.81		-5	543.0	Total for 10m section
19												
20 To	otal Cost for P1A drain 220m x 8m wide; Living Stream	220 m			\$ 157,363.58			\$ 145,415.71		-\$	11,947.8	Total for 220m section

Section B - Open Drains Rate 2020 Cost Review

Rate Comparison - \$/m for DCA5 Drain 0



Unit Rate Total Cost Total Cost Unit Rate Total Cost Description Jnit Rate \$2020 **Comments & Assumptions** Qty Unit \$2018 Dec \$2018 Dec \$2020 Variance Variance 1 Construction cost per 10 m sections <1000mm deep 2 Earthworks and Site Preparation 36.88 7,420.00 5,163.20 -\$ 16.12 -\$ 2,256.80 Rate obtained from in-house data bulk earthworks (cut to spoil, compact and final grade) m3 53.00 \$ 140 2.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 m2 \$ 1.38 \$ 276.00 278.00 \$ 0.01 \$ 4 200 fine grading 120.00 \$ 1,200.00 120.7*6* 1,207.56 \$ 0.76 \$ 7.56 Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate 10 m2 \$ 5 rockpitching 18.60 200 m2 \$ 24.00 \$ 4,800.00 3,720.00 -\$ 5.40 -\$ 1,080.00 Rate obtained from in-house data 6 landscaping/ planting (140mm x 3/m2) 200 m2 \$ 10.50 \$ 2,100.00 2,114.00 \$ 0.07 \$ 14.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 7 tubestock x 3/m2 352.20 350.00 \$ 1,050.00 1,056.60 \$ 2.20 \$ 8 m2 \$ 6.60 Rate obtained from in-house data for 100L trees advanced tree planting (no.) 11.07 200 2,214.00 \$ 11.07 \$ m2 - \$ 2,214.00 Rate obtained from in-house data Mulch - (Inorganic) 10 % 10 \$ 1,684.60 1,575.34 109.26 Remains at 10% due to design of scope Contingency 10% \$ 18,530.60 \$ 17,328.70 11 total cost per 10 lineal meters 12 13 Construction cost per 10 m sections 1000 - 1500mm deep 14 Earthworks and Site Preparation 36.88 12,720.00 3,868.80 Rate obtained from in-house data 15 240 53.00 \$ 8,851.20 -\$ 16.12 -\$ bulk earthworks (cut to spoil, compact and final grade) 1.39 200 m2 1.38 \$ 276.00 278.00 \$ 0.01 \$ 2.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 \$ 16 fine grading 120.76 2,415.12 \$ 20 \$ 120.00 \$ 2,400.00 0.76 \$ 15.12 Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate 17 m2 rockpitching 18.60 \$ 4,800.00 3,720.00 -\$ 18 landscaping/ planting (140mm x 3/m2) 200 m2 24.00 \$ 5.40 -\$ 1,080.00 Rate obtained from in-house data 10.57 200 10.50 \$ 2,100.00 2,114.00 \$ 0.07 \$ 14.00 Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 19 m2 \$ tubestock x 3/m2 200 \$ 11.07 2,214.00 \$ 11.07 \$ 2,214.00 Rate obtained from in-house data 20 m2 - \$ Mulch - (Inorganic) 352.20 \$ 1,050.00 1,056.60 \$ 21 m2 350.00 \$ 2.20 \$ 6.60 Rate obtained from in-house data for 100L trees advanced tree planting (no.) 10.00 \$ 2,334.60 10.00 2,064.89 269.71 Remains at 10% due to design of scope 22 % \$ -\$ 10% Contingency 23 m2 \$ 25,680.60 \$ 22,713.81 2,966.79 total cost per 10 meters 24 25 Maintenance cost per annum 26 \$ 300.00 301.89 \$1.50 per m² x 20m wide x 10lm per annum 20m 27 Subtotal \$ 22,705.60 \$ 20,625.03 -\$ 2,080.57 28 m2 29 Total cost for construction of a 20m wide x 10m length Living Stream 10 m \$ 22,705.60 \$ 20,625.03 -\$ 2,080.57 Total for 10m section 31 500 m \$ 1,135,280.00 32 Total Cost for Drain 0 500m x 8m wide; Living Stream \$ 1,031,251.70 -\$ 104,028.30 Total for 500m section

City of Kwinana

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix C1 – Road Landscaping

Turner & Townsend 20

Section C1 - Road Landscaping Rate 2020 Cost Review





Road Landscaping	Cost (AUD 2018)	Unit rate (AUD 2018)	Cost (AUD 2020)	Unit rate (AUD 2020)	Cost variance	Unit rate variance
Bertram Road Upgrade	\$211,991	\$41	\$196,517	\$38	-\$15,474	-\$3
Wellard Road Upgrade	\$241,209	\$39	\$225,749	\$37	-\$15,460	-\$3
Millar Road Upgrade	\$0	\$0	\$0	\$0	\$0	\$0
Mortimer Road Upgrade	\$181,447	\$42	\$170,101	\$40	-\$11,346	-\$3
Sunrise Boulevard - 15.4m Road	\$93,896	\$45	\$87,368	\$41	-\$6,528	-\$3
Sunrise Boulevard - 19.4m Road	\$129,515	\$43	\$120,317	\$40	-\$9,199	-\$3
Thomas Road Upgrade	\$829,986	\$38	\$775,930	\$35	-\$54,057	-\$2
Anketell Road Upgrade	\$555,879	\$40	\$517,860	\$37	-\$38,018	-\$3
Hammond Road Extension	\$665,954	\$39	\$619,359	\$37	-\$46,596	-\$3
Hammond Road Connector	\$479,731	\$41	\$448,073	\$38	-\$31,657	-\$3
Total	\$3,389,607	\$367	\$3,161,274	\$342	-\$228,333	-\$25

City of Kwinana			City of Kwinana			
DCP Public Open Space - T&T Rates Schedule 20	18		DCP Landscape and Public Open Space - T&T Rate	es Sched	ule 2020	Turner & Townsend
	City of Kwinana 2018 Rat	tes experience of the second o			T&T 2020 Rates	
						Variance on Rate Cost
City of Kwinana Items	Unit Rate	Assumptions & Comments	City of Kwinana Items	Unit	Rate Assumptions & Comments	(\$2020 vs \$2018)
EarthworkIs			Earthworks			
Cut to fill	m3 \$9.00 In house rate - sug	gested by Josh Byrne & Associates 2018 - over 1000m3 allowance made	Cut to fill	m3	\$ 9.75 Rate obtained from in-house data	\$ 0.75
Clearing scrub & trees	m2 \$3.00 Increase to \$3/m2	due to Waste Authourity levy increase	Clearing scrub & trees	m2	Rate fair and reasonable based on heavy tree/ light scrub, escalated City of \$ 3.00 Kwinana rate to 2020	\$ -
Strip topsoil and respread	m2 \$2.00 In house rate - sugg	gested by Josh Byrne & Associates 2018	Strip topsoil and respread	m2	\$1.90 Rate obtained from in-house data based on 150mm topsoil	-\$ 0.10
Garden Beds - Landscaping			Garden Beds - Landscaping			\$ -
Preperation of planting area	m2 \$ 2.50 Reduce to \$2.5 base	sed on recent tender submission - Includes weed removal & general leveling.	Preperation of planting area	m2	\$ 2.52 fair and reasonable	\$ 0.02
Import topsoil and spread (150mm thick)	m2 \$ 10.20 In house rate - sug	gested by Josh Byrne & Associates 2018	Import topsoil and spread (150mm thick)	m2	\$ 14.10 Rate obtained from in-house data	\$ 3.90
	(20mm thick blende	led into top 200mm @ \$60/m3 plus \$3 install) - Increased based on current bulk supply price				
Soil conditioner	m2 \$ 4.20 \$2.4m + install In hoouse rate sugg	gested by Josh Byrne & Associates, (75mm layer - \$50/m3 + \$3 install) - Assume general	Soil conditioner	m2	\$ 4.23 rate appears fair and reasonable	\$ 0.03
Supply and lay standard mulch by hand	m2 \$ 6.75 second grind proces		Supply and lay standard mulch by hand	m2	\$ 7.83 Rate obtained from in-house data	\$ 1.08
Supply and lay high grade mulch by hand	m2 \$ 10.25 In hoouse rate sugg	gested by Josh Byrne & Associates, Assume Pine Bark or similar high end mulch	Supply and lay high grade mulch by hand	m2	\$ 12.00 Rate obtained from in-house data	\$ 1.75
Supply and install plants	m2 \$ 28.25 Price increase to all	low 1x100 tree per 40m2	Supply and install plants	m2	\$ 28.43 Rate escalated to 2020 due to limited scope provided	\$ 0.18
Fine grading	m2 \$ 1.38 Rate provided by Jo	osh Byrne & Associates 2018	Fine grading	m2	\$ 1.39 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 0.01
Mulch - Inorganic	m2 \$ 11.00 Rate provided by Jo	osh Byrne & Associates 2018	Mulch - Inorganic	m2	\$ 11.07 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 0.07
Mulch - Chunky Pine Bark	m2 \$ 10.25 Rate provided by Jo	osh Byrne & Associates 2018	Mulch - Chunky Pine Bark	m2	\$ 9.00 Rate obtained from in-house data	-\$ 1.25
tubestock (3/m2) incl Terracottem	m2 \$ 10.50 Rate provided by Jo	osh Byrne & Associates 2018	tubestock (3/m2) incl Terracottem	m2	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to \$ 10.57	\$ 0.07
tubestock (6/m2) incl Terracottem	m2 \$ 21.00 Rate provided by Jo	osh Byrne & Associates 2018	tubestock (6/m2) incl Terracottem	m2	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to \$ 21.13	\$ 0.13
100L street tree evenly spaced @ 20m	m2 \$ 350.00 Rate provided by Jo	osh Byrne & Associates 2018	100L street tree evenly spaced @ 20m	No	\$352.20 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 2.20
Feature semi mature tree	item \$ 3,500.00 Rate provided by Jo	osh Byrne & Associates 2018	Feature semi mature tree	item	\$3,522.03 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 22.03
irrigation	m2 \$ 11.00 Rate provided by Jo	osh Byrne & Associates 2018	irrigation	m2	\$ 6.52 Rate obtained from in-house data	-\$ 4.48
turf- village Green	m2 \$ 10.00 Rate provided by Jo	osh Byrne & Associates 2018	turf- village Green	m2	\$ 8.70 Rate obtained from in-house data	-\$ 1.30
Miscellaneous allowance (kerb edging, feature retaining walls)	m2 \$ 5.00 In hoouse rate sugg	gested by Josh Byrne & Associates	Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.03 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 0.03
Water Supply & Reticulation			Water Supply & Reticulation			\$ -
Irrigation	m2 \$ 10.00 In hoouse rate sugg	gested by Josh Byrne & Associates - includes supply & install of materials	Irrigation	m2	\$ 6.52 Rate obtained from in-house data	-\$ 3.48
Bore (shallow) - superficial	item \$ 65,000.00 In hoouse rate sugg	gested by Josh Byrne & Associates - (50m Bore Construction)	Bore (shallow- superficial	item	\$ 65,409.04 Rate escalated to 2020 due to limited scope provided	\$ 409.04
Bore (Artesian)	item \$ 150,000.00 In hoouse rate sugg		Bore (Artesian)	item		\$ 943.94
Iron Bacteria Filtration Unit	item \$ 80,000.00 In hoouse rate sugg	gested by Josh Byrne & Associates	Iron Bacteria Filtration Unit	item	\$ 80,503.43 Rate escalated to 2020 due to limited scope provided	\$ 503.43
Turfing			Turfing			\$ -
Prep of turfing area (weed removal & general leveling)	m2 \$2.50 Includes weed remo	oval & general leveling, reduce rate to \$2.5 based on recent tender submission	Prep of turfing area (weed removal & general leveling)	m2	\$ 2.80 Rate obtained from in-house data	\$ 0.30
Import topsoil and spread (150mm thick)	m2 \$10.20 In hoouse rate sugg	gested by Josh Byrne & Associates	Import topsoil and spread (150mm thick)	m2	\$ 14.10 Rate obtained from in-house data	\$ 3.90
Soil conditioner	m2 \$3.00 Rate increased base	ed on validated tenders for stolons	Soil conditioner	m2	\$ 4.23 Rate obtained from in-house data	\$ 1.23
Supply and lay turf (roll on)	m2 \$10.00 In hoouse rate sugg	gested by Josh Byrne & Associates	Supply and lay turf (roll on)	m2	\$ 6.69 Rate obtained from in-house data	-\$ 3.31
Supply and install stolons	m2 \$3.75 In hoouse rate sugg	gested by Josh Byrne & Associates	Supply and install stolons	m2	\$ 4.00 Rate obtained from in-house data	\$ 0.25

City of Kwinana			City of Kwinana			
DCP Public Open Space - T&T Rates Schedule 20	018		DCP Landscape and Public Open Space - T&T Rate	s Schedule 2020	Turne	r & Townsend
		City of Kwinana 2018 Rates		T&T 2020 Rates		
Fertilising	m2	\$0.20 In hoouse rate suggested by Josh Byrne & Associates	Fertilising	m2 \$ 0.20 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	0.00
Soil Wetting Agent	m2	\$0.25 In hoouse rate suggested by Josh Byrne & Associates	Soil Wetting Agent	m2 \$ 0.25 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	0.00
Weed spraying	m2	\$0.75 In hoouse rate suggested by Josh Byrne & Associates	Weed spraying	m2 \$ 0.90 Rate obtained from in-house data	\$	0.15
Hardworks			Hardworks		\$	-
Active piece of equipment	item	\$28,000.00 Rate recommended by JBA - general allowance - basketball court-BMX jumps- hit up wall, exercise equipment	Active piece of equipment	item \$ 28,176.20 City of Kwinana Rate escalated to 2020 due to minimal scope	\$	176.20
Hardcourt	item	\$65,000.00 Rate recommended by JBA - includes supply & install	Hardcourt	item \$ 65,409.04 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	409.04
Cricket practice nets (2 pitches and net)	item	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates	Cricket practice nets (2 pitches and net)	item \$ 59,884.64 Rate obtained from in-house data based on two cricket nets	\$	19,884.64
Cricket pitch	item	\$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates	Cricket pitch	item \$ 20,000.00 Rate obtained from in-house data	-\$	8,000.00
Lighting - training level	item	Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use	Lighting - training level	item \$301,887.87 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	1,887.87
Lighting - general	item		Lighting - general	item	\$	-
Paths	m2	\$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates	Paths	m2 \$ 44.07 Rate obtained from in-house data	-\$	10.93
Fencing (bollard, post & rail, ringlock)	m	\$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates	Fencing (bollard, post & rail, ringlock)	m \$ 47.00 Rate obtained from in-house data	\$	2.00
Bollard - Flexipole	item	\$70.00 In hoouse rate suggested by Josh Byrne & Associates	Bollard - Flexipole	item \$ 70.44 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	0.44
Fence - Timber Post & Rail	m	\$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates	Fence - Timber Post & Rail	m \$ 96.00 Rate obtained from in-house data	\$	16.00
Fence - Steel Post & Rail	m	\$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates	Fence - Steel Post & Rail	m \$ 91.00 Rate obtained from in-house data	\$	11.00
Fence - Reserve	m	\$45.00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates	Fence - Reserve	m \$45.28 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to	\$	0.28
Fence - Rural	m	\$45.00 Supply & install - rates obtained through JBA	Fence - Rural	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020	\$	0.28
Fence - Chainlink Galvanised (2.4m)	m	\$98.00 Supply & install - rates obtained through JBA	Fence - Chainlink Galvanised (2.4m)	m \$71.00 Rate obtained from in-house data	-\$	27.00
Fence - Chainlink PVC Coated (2.4m)	m	\$100.00 Supply & install - rates obtained through JBA	Fence - Chainlink PVC Coated (2.4m)	m \$ 100.63 Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020	\$	0.63
Fence - Steel Balustrade	m	\$450.00 Supply & install - rates obtained through JBA	Fence - Steel Balustrade	m \$ 465.00 Rate obtained from in-house data	\$	15.00
Fence - Pool Fencing	m	\$120.00 Supply & install - rates obtained through JBA	Fence - Pool Fencing	m \$120.76 Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate t	\$	0.76
Gate - Boom General	item	\$1,600.00 Supply & install - rates obtained through JBA	Gate - Boom General	item \$ 1,610.07 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	10.07
Gate - Reserve	item	\$1,100.00 Rate supply by JBA	Gate - Reserve	item \$ 1,106.92 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	6.92
Gate - Heavy Duty	item	\$2,500.00 Rate supply by JBA	Gate - Heavy Duty	item \$ 2,650.00 Rate obtained from in-house data	\$	150.00
Toilets - large (Local Sporting Ground Without Pavilion)	item	\$190,000.00 Rate Increase through advice of JBA	Toilets - large	Rate fair and reasonablebased on 50m2 standalone structure, escalated City of Kwinana rate to 2020	\$	1,195.65
Toilets - small	item	\$80,000.00 Rate supply by JBA	Toilets - small	Rate fair and reasonablebased on 25m2 standalone structure, escalated City of Kwinana rate to 2020	\$	503.43
Car parking	m2	\$130.00 Rate increase supplied by JBA - includes supply and install of drainage, signage & landscaping	Car parking	m2 \$130.82 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	0.82
Landscape Furniture			Landscape Furniture		\$	-
Picnic table	item	\$5,800.00 Rate supplied by JBA - incldues concrete slab beneath the table	Picnic table	item \$ 5,836.50 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	36.50
Shelter	item	\$17,200.00 Increase to rate by JBA as includes concrete slab beneath - includes install & supply	Shelter	Rate fair and reasonable15m2 steel framed structure, escalated City of Kwinana rat to 2020	e \$	108.24
Play equipment (combination with softfall & shade) - Large unit	item	\$90,000.00 Supply & install - rates obtained through JBA	Play equipment (combination with softfall & shade) - Large unit	item \$ 90,566.36 Rate escalated to 2020 due to limited scope provided	\$	566.36
Play equipment (combination with softfall & shade) - Small unit	item	\$30,000.00 Supply & install - rates obtained through JBA	Play equipment (combination with softfall & shade) - Small unit	item \$ 30,188.79 Rate escalated to 2020 due to limited scope provided	\$	188.79
Decking & footbridges	m2	\$1,200.00 Supply & install - rates obtained through JBA	Decking & footbridges	m2 \$ 1,207.55 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$	7.55

City of Kwinana		City of Kwinana		
DCP Public Open Space - T&T Rates Sched	lule 2018	DCP Landscape and Public Open Space - 1	T&T Rates Schedule 2020	Kwinana Turner & Townsend
	City of Kwinana 2018 Rates		T&T 2020 Rates	
Seats (Bench)	item \$3,000.00 Supply & install - rates obtained through JBA - includes concrete slab beneath	Seats (Bench)	No. \$ 3,018.88 Rate escalated to 2020 due to limited scope provided	\$ 18.8
Bin & dog litter bag dispenser	item \$500.00 Supply & install - rates obtained through JBA	Bin & dog litter bag dispenser	No. \$ 1,203.57 Rate obtained from in-house data	\$ 703.5
Bike stand	item \$1,200.00 Supply & install - rates obtained through JBA	Bike stand	item \$ 1,822.49 Rate obtained from in-house data based on 1900mm long bike s	stand \$ 622.4
Drinking fountain	item \$5,000.00 Supply & install - rates obtained through JBA	Drinking fountain	item \$ 4,358.11 Rate obtained from in-house data	-\$ 641.8
BBQ - Small	No \$10,000.00 Rate suggested by Josh Byrne & Associates 2018, Built on Concrete slab and including	ng 50m power run and cabinet BBQ - Small	No \$ 10,062.93 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 62.9
BBQ - Large	No \$15,000.00 Rate suggested by Josh Byrne & Associates 2018, Built on Concrete slab and including	ng 50m power run and cabinet BBQ - Large	No \$15,094.39 Rate fair and reasonable, escalated City of Kwinana rate to 2020	94.3
Signage (allowance)	item \$2,000.00 Supply & install - rates obtained through JBA	Signage (allowance)	item \$ 2,012.59 Rate escalated to 2020 due to limited scope provided	\$ 12.5
Maintenance		Maintenance		\$ -
Turf and gardens (per annum)	m2 \$ 2.50 Supply & install - rates obtained through JBA	Turf and gardens (per annum)	m2 \$ 2.52 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 0.0
Conservation / parkland cleared (per annum)	m2 \$ 0.50 Supply & install - rates obtained through JBA	Conservation / parkland cleared (per annum)	m2 \$ 0.50 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ 0.0
Landscape furniture	varies on size Includes inspection of playgrounds and maintenace, bin emptying	Landscape furniture		
Hardworks	varies on size	Hardworks		
maintenance 2 years 50c / m2 / annum	item \$ 1.00	maintenance 2 years 50c / m2 / annum	item \$ 1.00 Rate fair and reasonable, escalated City of Kwinana rate to 2020	\$ -

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Bertram Road



			С	ity of Kwinana 2018					
Betram Road, Wellard - Items	Area (m²)/Qty Unit Rate Cost Assumptions & Comments (\$2018)			Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	
Median Swales	0	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	0	\$24		Median Grading mainten
Verges	5190	\$34	\$174,540	Rate build-up of below items including fine grading, mulch and winter planted tubestock Rate build-up of below items including fine grading, mulch and	Verges	5190	\$33	\$168,790	Rate bui planted Rate bui
Verges (Honeywood Estate)	0	\$34	\$0	winter planted tubestock	Verges (Honeywood Estate)	0	\$33		planted
Feature tree's at roundabout's supply & install Sub-Total	28 5218	\$350	\$9,800 \$184,340		Street Trees (Feature tree's at roundabout) Sub-Total	28 5218	\$352	\$9,862 \$178,652	
			\$0					\$0	
	_		\$0			_		\$0	
Total Footprint Cost	5218		\$184,340		Total Footprint Cost	5218		\$178,652	
Contingency and Design Fee's	15%		\$27,650.96		Contingency	10%		\$17,865.16	
Total Project Cost		\$41	\$27,651 \$211,991		Total		\$37.66	\$17,865 \$196,517	

		T&T 2020 Rate Check										
Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)							
Median Swales	0	\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	0.00							
Verges	5190	\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-5,749.74							
Verges (Honeywood Estate)	0	\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00							
Street Trees (Feature tree's at roundabout)	28	\$352	\$9,862		61.6							
Sub-Total	5218		\$178,652		-5,688.07							
			\$0		0.00							
			\$0		0.00							
Total Footprint Cost	5218		\$178,652		-5,688.07							
Contingency	10%		\$17,865.16		-9,785.79							
lotal			\$17,865		-9,785.79							
lotal		\$37.66	\$196.517		_15 /172 Q/							

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Wellard Road



Wellard Bood Wellard James			Ci	ity of Kwinana 2018	ltems —		T&T 2020 Rate Check							
Wellard Road, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)				
Median Swales	1650	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	1650	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	239.74				
Verges	4420	\$34	\$148,645		Verges	4420	\$33	\$143,748	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-4,896.69				
Verges (Honeywood Estate)	0	\$34	\$0		Verges (Honeywood Estate)	0	\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00				
Feature tree's at roundabout's supply & install Sub-Total	62 6132	\$350	\$21,700 \$209,747		Street Trees (Feature tree's at roundabout) Sub-Total	62 6132	\$352	\$21,837 \$205,22 6	**Rate to be updated	136.56 -4,520.4 0				
								\$0 \$0		0.00				
Total Footprint Cost	6132		\$209,747		Total Footprint Cost	6132		\$205,226		-4,520.40				
Contingency and Design Fee's	15%		\$31,461.99		Contingency	10%		\$20,522.62	5% design contingency and 5% construction contingency as per previous estimate	-10,939.37				
Total Total Project Cost		\$39.34	\$31,462 \$241,209		Total Lotal		\$36.81	\$20,523 \$225,749		-10,939.37 -15,459.77				

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Millar Road



	City of Kwinana 2018						T&T 2020 Rate Check					
Millar Road Upgrade	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)		
Median Swales		\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales		\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	0.00		
Verges		\$34	\$(Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges		\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	0.00		
Verges (Honeywood Estate)		\$34	<u>.</u>	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)		\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00		
Feature tree's at roundabout's supply & install Sub-Tota	0	\$350	\$(\$(Street Trees (Feature tree's at roundabout) Sub-Total	0	\$352	\$0 \$ 0		0.00 0.00		
								\$0 \$0		0.00		
Total Footprint Cost	t O		\$(Total Footprint Cost	t 0		\$0		0.00		
Contingency and Design Fee's	15%		\$0.00		Contingency	10%		\$0.00	5% design contingency and 5% construction contingency as per previous estimate	0.00		
Total Project Cost			\$(\$(Tota Tota			\$(\$(0.00		

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Mortimer Road



	City of Kwinana 2018					T&T 2020 Rate Check					
Mortimer Road, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)	
Median Swales	1100	\$24	\$26,268	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	1100	\$24	\$26,428	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	159.83	
Verges	3130	\$34	\$105,262	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	3130	\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-3,467.57	
Verges (Honeywood Estate)	0	\$34		Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	0	\$33	·	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00	
Feature tree's at roundabout's supply & install Sub-Tota	75 I 4305	\$350	\$26,250 \$157,78 0		Street Trees (Feature tree's at roundabout) Sub-Tota	I 4305	\$352	\$26,415 \$154,637	**Rate to be updated	165.19 -3,142.55	
			\$(\$(\$0 \$0		0.00	
Total Footprint Cos	t 4305		\$157,780		Total Footprint Cos	t 4305		\$154,637		-3,142.55	
Contingency and Design Fee's	15%		\$23,666.99		Contingency	10%		\$15,463.73		-8,203.25	
Total Project Cos		\$42.15	\$23,667 \$181,447		Tota		\$39.51	\$15,464 \$170,101		-8,203.25 -11,345.80	

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Sunrise Boulevard



	City of Kwinana 2018						T&T 2020 Rate Check					
Sunrise Boulevard, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)		
Median Swales	0	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	0	\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	0.00		
Verges	2074	\$34	\$69,749	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	2074	\$33	\$67,451	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-2,297.68		
Verges (Honeywood Estate)	0 34	\$34	Ŧ -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate) Street Trees (Feature tree's at roundabout)	0 34	\$33	T -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00		
Feature tree's at roundabout's supply & install Sub-Tota		\$350	\$11,900 \$81,649		Sub-Total	• •	\$352	\$11,975 \$79,42 6		74.89 -2,222.79		
Total Footprint Cost	2108		\$0		Total Footprint Cost	t 2108		\$0 \$79,426		0.00		
·			. ,		·				5% design contingency and 5% construction contingency as per previous	-4.304.71		
Contingency and Design Fee's Total Total Project Cost		\$44.54	\$12,247.29 \$12,247 \$93,89 6	,	Contingency Total		\$41.45	\$7,942.58 \$7,943 \$87,368		-4,304.71		
Total Project Cos		⊅44.34	\$33,09C		Tota		\$41.45	φο1,300		-6,527.50		

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Sunrise Boulevard



			C	ity of Kwinana 2018		T&T 2020 Rate Check					
Sunrise Boulevard, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)	
Median Swales	0	\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	0	\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	0.00	
Verges	2995	\$34	\$100,722	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	2995	\$33	\$97,404	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-3,318.01	
Verges (Honeywood Estate)	0	\$34	·	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	0	\$33	· .	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00	
Feature tree's at roundabout's supply & install Sub-Tota	34 3029	\$350	\$11,900 \$112,62 2		Street Trees (Feature tree's at roundabout) Sub-Total	34 3029	\$352	\$11,975 \$109,379		74.89 -3,243.12	
Total Footprint Cos	t 3029		\$112,622	J	Total Footprint Cost	3029		\$0 \$109,379		0.00 0.00 -3,243.12	
rotai rotapiint coo	3023		Ψ112,022		Total Tootpillit Good	3023		Ψ103,373	5% design contingency and 5% construction contingency as per previous		
Contingency and Design Fee's Tota	15%		\$16,893.28 \$16,89 3		Contingency Total	10%		\$10,937.87 \$10,938	estimate	-5,955.40 -5,955.40	
Total Project Cos	t	\$42.76			I otal		\$39.72			-9,198.53	

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Thomas Road



			С	ity of Kwinana 2018		T&T 2020 Rate Check					
Thomas Road, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)	
Median Swales	6140	\$24	\$146,623	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 including Terracottem), Feature roundabout tree,maintenance)	Median Swales	6140	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	892.13	
Verges	15800	\$34	\$531,354	·	Verges	15800	\$33	. ,	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-17,504.01	
Verges (Honeywood Estate)	0	\$34	т -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00	
Feature tree's at roundabout's supply & install Sub-Tota	125 1 22065	\$350	\$43,750 \$721,727		Street Trees (Feature tree's at roundabout) Sub-Tota	125 I 22065	\$352	\$44,025 \$705,391		275.31 -16,336.57	
			\$0 \$0					\$0 \$0		0.00	
Total Footprint Cos	t 22065		\$721,727		Total Footprint Cos	t 22065		\$705,391		-16,336.57	
Contingency and Design Fee's	15%		\$108,259.08		Contingency	10%		\$70,539.06	5% design contingency and 5% construction contingency as per previous estimate	-37,720.02	
Total Project Cos	-	\$37.62	\$108,259 \$829,986		Tota Tota		\$35.17	\$70,539 \$775,930		-37,720.02 -54,056.59	

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Anketell Road



			С	ity of Kwinana 2018			T&T 2020 Rate Check					
Anketell Road, Wellard - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)		
Median Swales	1970	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	1970	\$24	\$47,330	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	286.24		
Verges	10100	\$34	\$339,663	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	10100	\$33	\$328,474	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-11,189.27		
Verges (Honeywood Estate)	1740	\$34		Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	1740	\$33		Rate build-up of below items including fine grading, mulch and winter planted tubestock	-1,927.66		
Feature tree's at roundabout's supply & install Sub-Tota	109 I 13919	\$350	\$38,150 \$483,373		Street Trees (Feature tree's at roundabout) Sub-Tota	109 I 13919	\$352	\$38,390 \$470,782	**Rate to be updated	240.07 -12,590.62		
			\$0					\$0		0.00		
Total Footprint Cos	t 13919		\$0 \$483,373		Total Footprint Cos	t 13919		\$0 \$470,782		0.00 -12,590.62		
		Г				T			5% design contingency and 5% construction contingency as per previous			
Contingency and Design Fee's	15%		\$72,505.92		Contingency	10%		\$47,078.22		-25,427.70		
Total Project Cos	· -	\$39.94	\$72,506 \$555,879		Tota Tota		\$37.21	\$47,078 \$517,860		-25,427.70 -38,018.32		

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Hammond Road



			С	ity of Kwinana 2018			T&T 2020 Rate Check					
Hammond Road Extension - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	umptions & Comments		Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)		
Median Swales	1905.4	\$24	\$45,501	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	1905.4	\$24	\$45,778	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	276.85		
Verges	14909	\$34	\$501,390	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	14909	\$33	\$484,873	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-16,516.92		
Verges (Honeywood Estate)	0	\$34		Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	0	\$33	T -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00		
Feature tree's at roundabout's supply & install Sub-Tota	92 I 16906	\$350	\$32,200 \$579,091		Street Trees (Feature tree's at roundabout) Sub-Tota		\$352	\$32,403 \$563,05 3		202.63 -16,037.44		
			\$0					\$0		0.00		
Total Footprint Cos	t 16906		\$0 \$579,091		Total Footprint Cos	t 16906		\$563,053		0.00 -16,037.44		
		1				T			E0/ decise continuous and E0/ construction continuous as no province			
Contingency and Design Fee's	15%		\$86,863.59		Contingency	10%		\$56,305.32	5% design contingency and 5% construction contingency as per previous estimate	-30,558.27		
Total Project Cos	· -	\$39.39	\$86,864 \$665,954		Tota Tota		\$36.63	\$56,305 \$619,359		-30,558.27 -46,595.71		

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Hammond Road



			С	ity of Kwinana 2018		T&T 2020 Rate Check					
Hammond Road Connector Road - Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)	
Median Swales	2266	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	2266	\$24		Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	329.24	
Verges	9421.5	\$34	\$316,845	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	9421.5	\$33	\$306,407	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	-10,437.60	
Verges (Honeywood Estate)	0	\$34	Ŧ -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges (Honeywood Estate)	0	\$33	т -	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00	
Feature tree's at roundabout's supply & install Sub-Tota	132 I 11820	\$350	\$46,200 \$417,157		Street Trees (Feature tree's at roundabout) Sub-Total	132 I 11820	\$352	\$46,491 \$407,34 0		290.73 -9,817.62	
			\$0 \$0					\$0 \$0		0.00	
Total Footprint Cos	11820		\$417,157		Total Footprint Cost	11820		\$407,340		-9,817.62	
Contingency and Design Fee's	15%		\$62,573.57	,	Contingency	10%		\$40,733.95	5% design contingency and 5% construction contingency as per previous estimate	-21,839.62	
Total Project Cos	=	\$40.59	\$62,574 \$479,731		Tota Lota		\$37.91	\$40,734 \$448,073		-21,839.62 -31,657.24	

City of Kwinana

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix C2 – Public Open Space

Turner & Townsend 21



			City of Kw	rinana 2018 Rate Check		T&T 2020 Rate Check					
(DCA3) - Casuarina Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	(DCA3) - Casuarina Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)	
District playing field	30,000	\$60.88		Used the area rate of 30,000m2 as this was shown within the data provided on <i>DCA3,DCA4,DCA5 & DCA6 - Public Open Space</i> . Believe JBA incorrectly used the DCA 6 POS 2 area of 8392.62m2 instead.	District playing field	30,000	\$59.41	\$1,782,214		-\$44,060	
Misc. POS (estimated on averaged rate for Local and Neighbourhood parks)	189,799		, ,		Misc. POS (estimated on averaged rate for Local and Neighbourhood parks)	189,799	\$116.41	\$22,094,927		-\$277,313	
Sub-Total	219,799		\$24,198,515		Sub-Total	219,799		\$23,877,142		-\$321,373	
			\$0 \$0					\$0 \$0			
Total Footprint Cost	219,799	\$110.09	\$24,198,515		Total Footprint Cost	219,799	\$108.63	\$23,877,142		-\$321,373	

		City of Kwinana 2018 Rate Check									
(DCA4) - Anketell North Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments							
Neighbourhood Park	54,632	\$114.52	\$6,256,675.17								
Local Playing field	49,781	\$63.17	\$3,144,546.57								
Local Park	6,797	\$121.22	\$823,950.47								
Sub-Total	111,210		\$10,225,172								
			\$0								
			\$0								
Total Footprint Cost	111,210	\$91.94	\$10,225,172								

	T&T 2020 Rate Check									
(DCA4) - Anketell North Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)					
Neighbourhood Park	54,632	\$113.76	\$6,215,178		-\$41,497					
Local Playing field	49,781	\$61.02	\$3,037,570		-\$106,977					
Local Park	6,797	\$119.06	\$809,251		-\$14,699					
Sub-Total	111,210		\$10,061,999		-\$163,173					
			\$0							
			\$0							
Total Footprint Cost	111,210	\$90.48	\$10,061,999		-\$163,173					

	City of Kwinana 2018 Rate Check									
(DCA5) - Wandi North and South Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments						
Wandi Playing field (POS 22B)	40,800	\$56.20	\$2,292,873.50							
POS 22A (Playing Fields)	2,133	\$56.20	\$119,847.60							
POS 22C (Neighbourhood Park)	20,968	\$114.52	\$2,401,339.23							
Sub-Total	63,901		\$4,814,060							
			\$0							
			\$0							
Total Footprint Cost	63,901	\$75.34	\$4,814,060							

	T&T 2020 Rate Check										
(DCA5) - Wandi North and South Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)						
Wandi Playing field (POS 22B)	40,800	\$54.09	\$2,206,892		-\$85,981						
POS 22A (Playing Fields)	2,133	\$54.09	\$115,353		-\$4,494						
POS 22C (Neighbourhood Park)	20,968	\$113.76	\$2,385,412		-\$15,927						
Sub-Total	63,901		\$4,707,658		-\$106,402						
			\$0								
			\$0								
Total Footprint Cost	63,901	\$73.67	\$4,707,658		-\$106,402						

	City of Kwinana 2018 Rate Check								
(DCA6) - Mandogalup Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments					
MANDOGALUP EAST									
POS1 (Local Park)	2,008	\$121.22	\$243,399.36						
POS2 (Neighbourhood Park)	8,393	\$114.52	\$961,156.41						
POS3 (Local Park)	1,509	\$121.22	\$182,882.58						
POS4 (Local Park)	4,551	\$121.22	\$551,724.36						
POS5 (Neighbourhood Park)	10,761	\$114.52	\$1,232,354.97						
POS6 (Playing Fields)	11,542	\$114.52	\$1,321,806.23						
POS7 (Local Park)	2,744	\$121.22	\$332,670.15						
East Sub-Total	41,507		\$4,825,994						
MANDOGALUP WEST									
POS A (Neighbourhood Park)	24,792	\$114.52	\$2,839,279.01						
POS B (Local Park)	3,008	\$121.22	\$364,637.78						
POS C (Neighbourhood Park)	13,584	\$114.52	\$1,555,694.02						
POS D (Neighbourhood Park)	24,246	\$114.52	\$2,776,748.90						
West Sub-Total	65,630		\$7,536,360						
			\$0						
			\$0						
Total Footprint Cost	107,137	\$115.39	\$12,362,354						

	T&T 2020 Rate Check									
(DCA6) - Mandogalup Public Open Space	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)					
MANDOGALUP EAST										
POS1 (Local Park)	2,008	\$119.06	\$239,057		-\$4,342					
POS2 (Neighbourhood Park)	8,393	\$113.76	\$954,782		-\$6,375					
POS3 (Local Park)	1,509	\$119.06	\$179,620		-\$3,263					
POS4 (Local Park)	4,551	\$119.06	\$541,882		-\$9,843					
POS5 (Neighbourhood Park)	10,761	\$113.76	\$1,224,181		-\$8,174					
POS6 (Playing Fields)	11,542	\$113.76	\$1,313,039		-\$8,767					
POS7 (Local Park)	2,744	\$119.06	\$326,735		-\$5,935					
East Sub-Total	41,507		\$4,779,297		-\$46,698					
MANDOGALUP WEST										
POS A (Neighbourhood Park)	24,792	\$113.76	\$2,820,448		-\$18,831					
POS B (Local Park)	3,008	\$119.06	\$358,133		-\$6,505					
POS C (Neighbourhood Park)	13,584	\$113.76	\$1,545,376		-\$10,318					
POS D (Neighbourhood Park)	24,246	\$113.76	\$2,758,332		-\$18,417					
Sub-Total	65,630		\$7,482,289		-\$54,071					
	,		\$0		ΨΟ 1/Ο/ 1					
			\$0							
Total Footprint Cost	107,137	\$114.45	\$12,261,585		-\$100,769					

City of Kwinana DCP Public Open Space - T&T Rates Schedule 2018 City of Kwinana 2018 Rates			City of Kwinana DCP Landscape and Public Open Space - T&T Rates Schedule 2020 T&T 2020 Rates					
City of Kwinana Items	Unit	Rate Assumptions & Comments	City of Kwinana Items	Unit	Rate	Assumptions & Comments	Variance on Rate Cost (\$2020 vs \$2018)	
EarthworkIs			Earthworks					
Cut to fill	m3	\$9.00 In house rate - suggested by Josh Byrne & Associates 2018 - over 1000m3 allowance made	Cut to fill	m3	\$ 9.	75 Rate obtained from in-house data Rate fair and reasonable based on heavy tree/ light scrub , escalated City of	0.75	
Clearing scrub & trees	m2	\$3.00 Increase to \$3/m2 due to Waste Authourity levy increase	Clearing scrub & trees	m2		00 Kwinana rate to 2020	0.00	
Strip topsoil and respread Garden Beds - Landscaping	m2	\$2.00 In house rate - suggested by Josh Byrne & Associates 2018	Strip topsoil and respread Garden Beds - Landscaping	m2	\$1	.90 Rate obtained from in-house data based on 150mm topsoil	-0.10 0.00	
Preperation of planting area	m2	\$ 2.50 Reduce to \$2.5 based on recent tender submission - Includes weed removal & general leveling.	Preperation of planting area	m2	\$ 2.	52 fair and reasonable	0.02	
Import topsoil and spread (150mm thick)	m2	\$ 10.20 In house rate - suggested by Josh Byrne & Associates 2018	Import topsoil and spread (150mm thick)	m2	\$ 14.	10 Rate obtained from in-house data	3.90	
Soil conditioner	m2	\$ 4.20 Assume minor organic soil conditioning required. In hoouse rate suggested by Josh Byrne & Associates, (75mm layer - \$50/m3 + \$3 install) - Assume general	Soil conditioner	m2	\$ 4.	23 rate appears fair and reasonable	0.03	
Supply and lay standard mulch by hand	m2	\$ 6.75 second grind processed mulch	Supply and lay standard mulch by hand	m2		Rate obtained from in-house data	1.08	
Supply and lay high grade mulch by hand	m2	\$ 10.25 In hoouse rate suggested by Josh Byrne & Associates, Assume Pine Bark or similar high end mulch	Supply and lay high grade mulch by hand	m2		00 Rate obtained from in-house data	1.75	
Supply and install plants Fine grading	m2 m2	\$ 28.25 Price increase to allow 1x100 tree per 40m2 \$ 1.38 Rate provided by Josh Byrne & Associates 2018	Supply and install plants Fine grading	m2 m2		Rate escalated to 2020 due to limited scope provided Rate fair and reasonable, escalated City of Kwinana rate to 2020	0.18	
Mulch - Inorganic	m2	\$ 11.00 Rate provided by Josh Byrne & Associates 2018	Mulch - Inorganic	m2		07 Rate fair and reasonable, escalated City of Kwinana rate to 2020	0.07	
Mulch - Chunky Pine Bark	m2	\$ 10.25 Rate provided by Josh Byrne & Associates 2018	Mulch - Chunky Pine Bark	m2	\$ 9.	Rate obtained from in-house data Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to	-1.25	
tubestock (3/m2) incl Terracottem	m2	\$ 10.50 Rate provided by Josh Byrne & Associates 2018	tubestock (3/m2) incl Terracottem	m2	\$ 10.	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to	0.07	
tubestock (6/m2) incl Terracottem	m2		tubestock (6/m2) incl Terracottem	m2		13 2020	0.13	
100L street tree evenly spaced @ 20m	m2	\$ 350.00 Rate provided by Josh Byrne & Associates 2018 \$ 3,500.00 Rate provided by Josh Byrne & Associates 2018	100L street tree evenly spaced @ 20m	No		Rate fair and reasonable, escalated City of Kwinana rate to 2020 2.03 Rate fair and reasonable, escalated City of Kwinana rate to 2020	2.20	
Feature semi mature tree irrigation	m2		Feature semi mature tree irrigation	m2	-	52 Rate obtained from in-house data	-4.48	
turf- village Green	m2	\$ 10.00 Rate provided by Josh Byrne & Associates 2018	turf- village Green	m2	\$ 8.	70 Rate obtained from in-house data	-1.30	
Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.00 In hoouse rate suggested by Josh Byrne & Associates	Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.	03 Rate fair and reasonable, escalated City of Kwinana rate to 2020	0.03	
Water Supply & Reticulation			Water Supply & Reticulation	***************************************			0.00	
Irrigation	m2		Irrigation	m2		52 Rate obtained from in-house data	-3.48	
Bore (shallow) - superficial		\$ 65,000.00 In hoouse rate suggested by Josh Byrne & Associates - (50m Bore Construction) \$ 150,000.00 In hoouse rate suggested by Josh Byrne & Associates	Bore (shallow- superficial Pero (Artesian)			Rate escalated to 2020 due to limited scope provided Rate escalated to 2020 due to limited scope provided	943.94	
Bore (Artesian) Iron Bacteria Filtration Unit		\$ 80,000.00 In hoouse rate suggested by Josh Byrne & Associates	Bore (Artesian) Iron Bacteria Filtration Unit			43 Rate escalated to 2020 due to limited scope provided	503.43	
Turfing			Turfing				0.00	
Prep of turfing area (weed removal & general leveling)	m2	\$2.50 Includes weed removal & general leveling, reduce rate to \$2.5 based on recent tender submission	Prep of turfing area (weed removal & general leveling)	m2	\$ 2.	80 Rate obtained from in-house data	0.30	
Import topsoil and spread (150mm thick)	m2	\$10.20 In hoouse rate suggested by Josh Byrne & Associates	Import topsoil and spread (150mm thick)	m2	\$ 14.	10 Rate obtained from in-house data	3.90	
Soil conditioner	m2	\$3.00 Rate increased based on validated tenders for stolons	Soil conditioner	m2		23 Rate obtained from in-house data	1.23	
Supply and lay turf (roll on) Supply and install stolons	m2 m2	\$10.00 In hoouse rate suggested by Josh Byrne & Associates \$3.75 In hoouse rate suggested by Josh Byrne & Associates	Supply and lay turf (roll on) Supply and install stolons	m2 m2		Rate obtained from in-house data Rate obtained from in-house data	-3.31	
Fertilising	m2	\$0.20 In hoouse rate suggested by Josh Byrne & Associates	Fertilising	m2		20 Rate fair and reasonable, escalated City of Kwinana rate to 2020	0.00	
Soil Wetting Agent	m2	\$0.25 In hoouse rate suggested by Josh Byrne & Associates	Soil Wetting Agent	m2	\$ 0.	25 Rate fair and reasonable, escalated City of Kwinana rate to 2020	0.00	
Weed spraying	m2	\$0.75 In hoouse rate suggested by Josh Byrne & Associates	Weed spraying	m2	\$ 0.	90 Rate obtained from in-house data	0.15	
Hardworks			Hardworks	***************************************			0.00	
Active piece of equipment	item	\$28,000.00 Rate recommended by JBA - general allowance - basketball court-BMX jumps- hit up wall, exercise equipmen	Active piece of equipment	item	\$ 28,176.	20 City of Kwinana Rate escalated to 2020 due to minimal scope	176.20	
	:+	\$45,000,00 Data recommended by IRA includes supply & install	Hondoount		ф / F 400	04 Data fair and reaconable accolated City of Vivinana rate to 2020	400.04	
Hardcourt	item	\$65,000.00 Rate recommended by JBA - includes supply & install \$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates	Hardcourt Cricket practice nets (2 pitches and net)	item		Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data based on two cricket nets	409.04 19,884.64	
		\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates	Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch	item	\$ 59,884.	04 Rate fair and reasonable, escalated City of Kwinana rate to 2020 64 Rate obtained from in-house data based on two cricket nets 00 Rate obtained from in-house data	409.04 19,884.64 -8,000.00	
Hardcourt Cricket practice nets (2 pitches and net)		\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates	Cricket practice nets (2 pitches and net)	item	\$ 59,884. \$ 20,000.	64 Rate obtained from in-house data based on two cricket nets	19,884.64	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch		\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2	Cricket practice nets (2 pitches and net) Cricket pitch	item	\$ 59,884. \$ 20,000.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data	19,884.64 -8,000.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths	item item item	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths	item	\$ 59,884. \$ 20,000. \$301,887 \$ 44.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data	19,884.64 -8,000.00 1,887.87 0.00 -10.93	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock)	item item item item m2	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock)	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data	19,884.64 -8,000.00 1,887.87 0.00 -10.93	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths	item item item item	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths	item item item item item	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data	19,884.64 -8,000.00 1,887.87 0.00 -10.93	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole	item item item item m2	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail	item item item m2 m item	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail	item item item m2 m item m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail	item item item item m2	\$ 59,884. \$ 20,000. \$301,887. \$ 44. \$ 47. \$ 70. \$ 96. \$ 91.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m)	item item item item m2 m item m m m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$10.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m)	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45.	Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural	item item item m2 m item m m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$ 45. \$ 100.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m)	item item item item m2 m item m m m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Reserve Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m)	item item item item m2	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45. \$ 100. \$ 465.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade	item item item item m2 m item m m m m m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$15.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade	item item item item item m2 m item m m m m m m m	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 70. \$ 96. \$ 91. \$ 45. \$ 100. \$ 465.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Reserve Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Pool Fencing	item item item item m2 m item m m m m m m m m	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$120.00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Pool Fencing	item item item item item m m m m m m m m m m m item	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$ 45. \$ 1100. \$ 1,610.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty	item item item mu item mm mm mm mm mm mm item item item i	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$120.00 Supply & install - rates obtained through JBA \$1,000.00 Rate supply by JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty	item item item item item m m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45. \$ 1,00. \$ 1,610. \$ 1,106. \$ 2,650.	Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate air and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76 10.07 6.92	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large (Local Sporting Ground Without Pavilion)	item item item item m m m m m m m m m item ite	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55,00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45,00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70,00 In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45,00 Supply & install - rates obtained through JBA \$98,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Tollets - large	item item item item item m m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$ 45. \$ 100. \$ 1,610. \$ 1,610. \$ 1,610. \$ 1,106. \$ 2,650. \$ 191,195.	Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable data Rate fair and reasonable ascalated City of Kwinana rate to 2020 Rate fair and reasonablebased on 50m2 standalone structure, escalated City of Kwinana rate to 2020 Rate fair and reasonablebased on 25m2 standalone structure, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76 10.07 6.92 150.00 1,195.65	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - Iarge (Local Sporting Ground Without Pavilion) Toilets - small	item item item mu item mm mm mm mm mm mm item item item i	\$40,000.00 includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates Samonooo	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large Toilets - small	item item item item item m m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45. \$ 1,610. \$ 1,106. \$ 1,106. \$ 2,650. \$ 191,195. \$ 80,503.	Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable of Som2 standalone structure, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76 10.07 6.92 150.00 1,195.65 503.43	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Steel Balustrade Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large (Local Sporting Ground Without Pavilion)	item item item item m m m m m m m m item ite	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55,00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45,00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$70,00 In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45,00 Supply & install - rates obtained through JBA \$98,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA \$1,00,00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Tollets - large	item item item item item m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45. \$ 1,610. \$ 1,106. \$ 1,106. \$ 2,650. \$ 191,195. \$ 80,503.	Rate obtained from in-house data based on two cricket nets Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable ascalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable ascalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonablebased on 50m2 standalone structure, escalated City of Kwinana rate to 2020 Rate fair and reasonablebased on 25m2 standalone structure, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76 10.07 6.92 150.00 1,195.65	
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Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - Iarge (Local Sporting Ground Without Pavillon) Toilets - small Car parking Landscape Furniture	item item item mu item mu mu mu mu mu mu mu mu mu mu item item item item item item item item	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rail, ringlock - rate supplied by Josh Byrne and Associates \$45.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Supply & install - rates obtained through JBA \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$1,600.00 Supply & install - rates obtained through JBA \$1,600.00 Supply & install - rates obtained through JBA \$1,600.00 Rate supply by JBA \$2,500.00 Rate supply by JBA \$190.000.00 Rate supply by JBA \$190.000.00 Rate supply by JBA \$130.00 Rate increase supplied by JBA - includes supply and install of drainage, signage & landscaping	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Heavy Duty Toilets - large Toilets - small Car parking Landscape Furniture	item item item item item m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$45. \$ 1,610. \$ 1,610. \$ 1,610. \$ 1,106. \$ 2,650. \$ 191,195. \$ 80,503. \$ 130.	Rate obtained from in-house data Rate obtained from in-house data Rate air and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate obtained from in-house data Rate obtained from in-house data Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 Rate obtained from in-house data Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate at fair and reasonable on 50m2 standalone structure, escalated City of Kwinana rate to 2020 Rate fair and reasonablebased on 25m2 standalone structure, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020 Rate fair and reasonablebased on 25m2 standalone structure, escalated City of Kwinana rate to 2020 Rate fair and reasonable, escalated City of Kwinana rate to 2020	19,884.64 -8,000.00 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 15.00 0.76 10.07 6.92 150.00 1,195.65 503.43 0.82 0.00	
Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - Iarge (Local Sporting Ground Without Pavilion) Toilets - small Car parking Landscape Furniture Picnic table Shelter Play equipment (combination with softfall & shade) - Large unit	item item item m item m m m m m m m m m item ite	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 \$300,000.00 playing fields only, assume some poles will be common use \$55.00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$45.00 Includes install of bollard, post & rall, ringlock - rate supplied by Josh Byrne and Associates \$70.00 In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & Install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Includes supply & Install - In hoouse rate suggested by Josh Byrne & Associates \$80.00 Supply & Install - rates obtained through JBA \$98.00 Supply & Install - rates obtained through JBA \$100.00 Supply & Install - rates obtained through JBA \$100.00 Supply & Install - rates obtained through JBA \$1,600.00 Supply & Install - rates obtained through JBA \$1,000.00 Supply & Install - rates obtained through JBA \$1,000.00 Rate supply by JBA \$1,000.00 Rate supply by JBA \$1,000.00 Rate supply by JBA \$1,000.00 Rate supplied by JBA - Includes supply and Install of drainage, signage & landscaping \$5,800.00 Rate supplied by JBA - Includes supply and Install of drainage, signage & landscaping \$5,800.00 Rate supplied by JBA - Includes concrete slab beneath the table \$1,700.00 Supply & Install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - Iarge Toilets - small Car parking Landscape Furniture Picnic table Shelter Play equipment (combination with softfall & shade) - Large unit	item item item item item m m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$ 301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$ 45. \$ 1,610. \$ 1,610. \$ 1,610. \$ 1,106. \$ 2,650. \$ 191,195. \$ 80,503. \$ 130. \$ 150,960.	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Hardcourt Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Heavy Duty Toilets - Iarge (Local Sporting Ground Without Pavilion) Toilets - small Car parking Landscape Furniture Picnic table Shelter Play equipment (combination with softfall & shade) - Large unit	item item item m m m m m m m m m item ite	\$40,000.00 Includes the supply and install of 2 pitches and net, rate supply by Josh Byrne & Associates \$26,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates Install and supply and install of a all seasons pitch - rate supplied by Josh Byrne & Associates - Lighting to 2 playing fields only, assume some poles will be common use \$55,00 Includes supply and Install - In hoouse rate suggested by Josh Byrne & Associates \$70,00 In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$80,00 Includes supply & install - In hoouse rate suggested by Josh Byrne & Associates \$45,00 Supply & install of conservation fencing - rates obtained by Josh Byrne & Associates \$45,00 Supply & install - rates obtained through JBA \$98,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$100,00 Supply & install - rates obtained through JBA \$11,000,00 Supply & install - rates obtained through JBA \$1,000,00 Supply & install - rates obtained through JBA \$1,000,00 Rate supply by JBA \$1,000,00 Rate supply by JBA \$100,00 Rate supply by JBA - includes supply and install of drainage, signage & landscaping \$5,800,00 Rate supplied by JBA - includes concrete slab beneath the table \$17,200 00 Supply & install - rates obtained through JBA \$1,000,00 Supply & install - rates obtained through JBA \$1,000,00 Supply & install - rates obtained through JBA \$1,000,00 Rate supplied by JBA - includes concrete slab beneath the table \$1,000,00 Supply & install - rates obtained through JBA \$1,000,00 Supply & install - rates obtained through JBA \$1,000,00 Supply & install - rates obtained through JBA	Cricket practice nets (2 pitches and net) Cricket pitch Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large Toilets - small Car parking Landscape Furniture Picnic table Shelter Play equipment (combination with softfall & shade) - Large unit	item item item item item m item m m m m m m m m item ite	\$ 59,884. \$ 20,000. \$ 301,887 \$ 44. \$ 47. \$ 70. \$ 96. \$ 91. \$ 45. \$ 100. \$ 1,610. \$ 1,610. \$ 1,610. \$ 1,106. \$ 2,650. \$ 191,195. \$ 80,503. \$ 130. \$ 150,960. \$ 30,188.	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Section C2 - Public Open Space 2020 Cost Review

\$7.70

\$671,440.00

District Sporting Ground

Sub total



\$141,934.46

District Sporting Ground									27-141ay-2	
District Sporting Ground - 15.00ha										
				T&T 2018 Rate Check		T&T 2020 Rate Check				
Items	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2018) Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020) Assumptions 8	Variance on Total Unit Cost (\$2020 vs \$2018)	
<u>Earthworks</u>					<u>Earthworks</u>					
Cut to fill over 1,000m3 - allowance	150,000	m3	\$9.00	\$506,250.00 Allow 0.5m average over 75% of the site	Cut to fill over 1,000m3 - allowance	150,000	\$9.75	\$548,438	\$42,187.5	
Clearing scrub & trees - allowance	150,000	m2	\$3.00	\$112,500.00 Allow 25% of the site	Clearing scrub & trees - allowance	150,000	\$3.00	\$112,500	\$0.0	
Strip topsoil and respread	150,000	m2	\$2.00	\$225,000.00 Allow 75% of the site	Strip topsoil and respread	150,000	\$1.90	\$213,750	-\$11,250.0	
Sub total			\$5.63	\$843,750.00	Sub total		\$5.83	\$874,688	\$30,937.50	
Garden Beds - Landscaped Surrounds					Garden Beds - Landscaped Surrounds		T			
Prep of planting area (weed removal & general leveling)	44,378	m2	\$2.50	\$110,945.00 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Prep of planting area (weed removal & general leveling)	44,378	\$2.52	\$111,643	\$698.1	
Import topsoil and machine spread (150mm thick)	44,378	m2	\$10.20	\$452,655.60 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Import topsoil and machine spread (150mm thick)	44,378	\$14.10	\$625,730	\$173,074.2	
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	44,378	m2	\$4.20	\$186,387.60 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	44,378	\$4.23	\$187,561	\$1,172.9	
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	44,378	m2	\$6.75	\$299,551.50 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	44,378	\$7.83	\$347,480	\$47,928.2	
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$10.25		Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		\$12.00	\$0	\$0.0	
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	44,378	m2	\$28.25	\$1,253,678.50 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	44,378	\$28.43	\$1,261,568	\$7,889.2	
Miscellaneous allowance (kerb edging, feature retaining walls)	44,378	m2	\$5.00	\$221,890.00 Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain	Miscellaneous allowance (kerb edging, feature retaining walls)	44,378	\$5.03	\$223,286	\$1,396.3	
Sub total			\$56.90	\$2,525,108.20	Sub total		\$62.13	\$2,757,267	\$232,159.1	
Water Supply & Reticulation	<u> </u>	Ι	Γ	<u> </u>	Water Supply & Reticulation	<u> </u>			\$0.0	
Irrigation - supply & install materials	136,690	m2	\$10.00	\$1,366,900.00 Assume 13.669ha	Irrigation - supply & install materials	136,690	\$6.52	\$891,219	-\$475,681.2	
Bore (shallow - superficial)	130,070	Item	\$65,000.00		Bore (shallow - superficial)	130,070	\$65,409.04	\$0	\$0.0	
Bore (artesian)	1		\$150,000.00		Bore (artesian)	1	\$150,943.94	\$150,944	\$943.9	
Iron Bacteria Filtration Unit	 	Item	\$80,000.00	\$100,000.00 A30mic ditesian bole with reservoir tanks	Iron Bacteria Filtration Unit	 	\$80,503.43	\$0	\$0.0	
Sub total		rtem		\$1,516,900.00	Sub total		\$7.62	\$1,042,163	-\$474,737.2	
	1	Г	T		T==	1	T			
Turfing			40.50		<u>Turfing</u>		* 0.00	40	100	
Prep of turfing area (weed removal & general leveling)		m2	\$2.50	Completed at earthworks stage	Prep of turfing area (weed removal & general leveling)		\$2.80	\$0	\$0.0	
Import topsoil and spread (150mm thick)	07.000	m2	\$10.20	#0/4 /00 00 Assume 0 700!	Import topsoil and spread (150mm thick)	07.000	\$14.10	\$0	\$0.0	
Soil conditioner	87,200		\$3.00	\$261,600.00 Assume 8.720ha	Soil conditioner	87,200	\$4.23	\$368,545	\$106,944.7	
Supply and lay turf (roll on)	07.000	m2	\$10.00	#207.000.00 Assume 0.700kg	Supply and lay turf (roll on)	07.000	\$6.69	\$0	\$0.0	
Supply and install stolons	87,200	m2	\$3.75	\$327,000.00 Assume 8.720ha	Supply and install stolons	87,200	\$4.00	\$348,800 \$17,550	\$21,800.0	
Fertilising	87,200	m2	\$0.20	\$17,440.00 Assume 8.720ha	Fertilising Soil Westing Agent	87,200	\$0.20	\$17,550	\$109.7	
Soil Wetting Agent	07.000	m2	\$0.25	#/F 400 00 Assume 0 700ks	Soil Wetting Agent	07.000	\$0.25	\$U \$70,400	\$0.0	
Weed spraying	87,200	m2	\$0.75	\$65,400.00 Assume 8.720ha	Weed spraying	87,200	\$0.90	\$78,480	\$13,080.0 \$141,034.4	
Sub total			\$7.70	\$671,440.00	Sub total		\$9.33	\$813,374	\$141,934.4	

Sub total

\$9.33

Section C2 - Public Open Space 2020 Cost Review

Item

Item

Item

\$5,000.00

\$15,000.00

\$40,000.00

\$5.27

\$60.88

\$5,000.00

\$30,000.00

\$80,000.00

\$790,000.00

Allowance of \$15,000/yr

Allowance of \$40,000/yr

District Sporting Ground

Conservation / parkland cleared (per annum)

Landscape furniture

Hardworks

Total Unit Rate

Sub total



\$5,000.00

\$15,000.00

\$40,000.00

\$59.41

\$5.27 \$790,000.00

\$5,000

\$30,000

\$80,000

\$0.00

\$0.00

\$0.00

\$0.00

-\$1.47

District Sporting Ground - 15.00ha										
			T&T 2018	8 Rate Check		T&T 2020 Rate Check				
Items	Area (m²)/Qty Unit	Unit Unit Pato		Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance of Total Unit S Cost (\$202 vs \$2018)
Hardworks (supply & install)					Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court,	iece of equipment (general allowance - basketball court		Active piece of equipment (general allowance - basketball court, BMX jumps, hit							
BMX jumps, hit up wall, exercise equipment)	Item	\$26,000.00			up wall, exercise equipment)		\$28,176.20	\$0		\$0.0
Hardcourt	Item	\$65,000.00			Hardcourt		\$65,409.04	\$0		\$0.0
Cricket practice nets (2 pitches and net)	2 Item	\$40,000.00	· · · · · · · · · · · · · · · · · · ·	Say 2 sets	Cricket practice nets (2 pitches and net)	2	\$59,884.64	\$119,769		\$39,769.
Cricket pitch (all seasons)	2 Item	\$28,000.00	, , , , , , , , , , , , , , , , , , , 	Say 2 off	Cricket pitch (all seasons)	2	\$20,000.00	\$40,000		-\$16,000.
Lighting - training level for active playing field	Item	\$300,000.00	1 7470 000 00 1	Lighting to 2 playing fields only, assume some poles will be common use	Lighting - training level for active playing field		\$301,887.87	\$450,000		\$0.
Lighting - general (allowance)	1 Item	\$50,000.00		Allowance only	Lighting - general (allowance)	1	\$50,315.00	\$50,315		\$315.
Paths	11,760 m2	\$55.00		Say 5,880m of 2.0 wide path	Paths	11,760	\$44.07	\$518,263		-\$128,536.
Fencing (bollard, post & rail, ringlock)	1,500 m	\$45.00	\$67,500.00	Say 1.5km	Fencing (bollard, post & rail, ringlock)	1,500	\$47.00			\$3,000.
Bollard - Flexipole	Item	\$70.00			Bollard - Flexipole		\$70.44			\$0.
Fence - Timber Post & Rail	m	\$80.00			Fence - Timber Post & Rail		\$96.00	\$0		\$0.
Fence - Steel Post & Rail	m	\$80.00			Fence - Steel Post & Rail		\$91.00	\$0		\$0.
Fence - Reserve (conservation fencing)	m	\$45.00			Fence - Reserve (conservation fencing)		\$45.28		I .	\$0.
Fence - Rural	m m	\$45.00			Fence - Rural		\$45.28			\$0.
Fence - Chainlink Galvanised (2.4m)	m	\$98.00			Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m)		\$71.00 \$100.63	\$0 \$0		\$0. \$0.
Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade	m m	\$100.00 \$450.00			Fence - Steel Balustrade		\$465.00	\$0	I .	\$0.
Fence - Pool Fencing	m	\$120.00			Fence - Pool Fencing		\$120.76	\$0		\$0.
Gate - Boom General	Item	\$1,600.00			Gate - Boom General		\$1,610.07	\$0		\$0.
Gate - Reserve	Item	\$1,100.00			Gate - Reserve		\$1,106.92	\$0		\$0
Gate - Heavy Duty	Item	\$2,500.00			Gate - Heavy Duty		\$2,650.00	\$0		\$0.
Toilets - large	Item	\$190,000.00		Maintenance costs allocated to pavilion maintenance	Toilets - large		\$191,195.65	\$0		\$0.
Toilets - small	Item	\$80,000.00		μ	Toilets - small		\$80,503.43	\$0		\$0.
Car parking (includes drainage, signage & landscaping)	561 m2		\$72,956.00	40 on street havs	Car parking (includes drainage, signage & landscaping)	561		\$73,415		\$459.
Sub total		\$9.49	\$1,423,256.00		Sub total		\$8.82			-\$100,993.4
		•				1	•	_		
Landscape Furniture (supply & install)					Landscape Furniture (supply & install)	_	* = 00 / =0	405.040		\$0.0
Picnic table	6 Item	\$5,800.00		6 off	Picnic table	6	\$5,836.50	\$35,019	I .	\$218.9
Shelter	6 Item	\$17,200.00	<u> </u>		Shelter Play a guidenant (combination with coftfall 8 abada). Large weit	6	\$17,308.24	\$103,849		\$649.
Play equipment (combination with softfall & shade) - Large unit Play equipment (combination with softfall & shade) - Small unit	1 Item	\$150,000.00 \$30,000.00	\$150,000.00	1 off	Play equipment (combination with softfall & shade) - Large unit Play equipment (combination with softfall & shade) - Small unit	1	\$150,960.36 \$30,188.79	\$150,960 \$0		\$960. \$0.
Decking & footbridges	Item m2	\$1,200.00			Decking & footbridges		\$1,207.55	\$0		\$0. \$0.
Seats (Bench)	20 Item	\$1,200.00	\$60,000.00	20 off	Seats (Bench)	20	· · · · · · · · · · · · · · · · · · ·	\$60,378		\$377.
Bin & dog litter bag dispenser	8 Item	\$5,000.00		8 off	Bin & dog litter bag dispenser	8	\$1,203.57	\$9,629		-\$30,371.
Bike stand	6 Item	\$1,200.00		6 off	Bike stand	6	\$1,822.49	\$10,935		\$3,734.
Drinking fountain	3 Item	\$5,000.00		3 off	Drinking fountain	3	\$4,358.11	\$13,074		-\$1,925.
BBQ - small	Item	\$10,000.00	,		BBQ - small		\$10,062.93	\$0		\$0.
BBQ - large	3 Item	\$15,000.00	\$45,000.00	3 off	BBQ - large	3	\$15,094.39	\$45,283		\$283.
Signage (allowance)	6 Item	\$2,000.00		6 off	Signage (allowance)	6	\$2,012.59	\$12,076		\$75.
Sub total		\$3.11	\$467,200.00		Sub total		\$2.94	\$441,203		-\$25,997
<u>Total Development Costs</u>			\$7,447,654.20		Total Development Costs			\$7,250,958		-\$196,696.0
Indirect Costs	<u> </u>		<u> </u>		Indirect Costs	T	 			+
Design, contract administration & construction management - % of overall project costs	12% %		\$893,718.50		Design, contract administration & construction management - % of overall project costs	12%	%	\$870,114.90		-\$23,603.
<u>Sub total</u>		\$5.96	\$893,718.50		<u>Sub total</u>		\$5.80	\$870,115		-\$23,603.
Total Overall Costs		\$55.61	\$8,341,372.70		Total Overall Costs		\$54.14			-\$220,300.2
Maintanana Casta C. Varan	1	T	<u> </u>		Maintananaa Caata - 2 Vasiis	1	1			40
Maintenance Costs - 2 Years	4	¢/75 000 00	¢/75 000 00		Maintenance Costs - 2 Years Turf and gardens (nor annum)	4	¢47E 000 00	¢/75 000		\$0.
Turf and gardens (per annum)	1 Item	\$675,000.00			Turf and gardens (per annum) Conservation / parkland cleared (per annum)	1	\$675,000.00	\$675,000 \$5,000		\$0 \$0
Conservation / parkland cleared (per annum)	1 Item	\$5,000.00	\$5,000.00		joonsei vation / parkiano cieareo (per annum)	1 1	\$5,000.00	1 \$5,000	Ī	1 \$0.

Landscape furniture

Total Unit Rate

Hardworks

<u>Sub total</u>

Conservation / parkland cleared (per annum)

Section C2 - Public Open Space 2020 Cost Review

Local Sporting Ground with Clubroom

Population ratio - 1:5000, Radius - required when an oval with a pavilion is not in a catchment of 5-7km area



Local Sporting Ground with Clubroom - 7.2ha								
	T&T 2018 Rate Check							
Items	Area (m²)/Qt y	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments			
<u>Earthworks</u>								
Cut to fill over 1,000m3 - allowance	72000	m3	\$9.00	\$324,000	Allow 0.5m average over entire site			
Clearing scrub & trees - allowance	72000	m2	\$3.00	\$108,000	Allow 50% of site			
Strip topsoil and respread	72000	m2	\$2.00	\$144,000	Allow 100% of site			
Sub total			\$8.00	\$576,000				
Garden Beds - Landscaped Surrounds	T	<u> </u>	Ι	<u> </u>				

Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	10000	m2	\$2.50	\$25,000	Assume 1ha
Import topsoil and machine spread (150mm thick)	10000	m2	\$10.20	\$102,000	Assume 1ha
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	10000	m2	\$4.20	\$42,000	Assume 1ha
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	10000	m2	\$6.75	\$67,500	Assume 1ha
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$10.25		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see					
notes	10000	m2	\$28.25	\$282,500	Assume 1ha
Miscellaneous allowance (kerb edging, feature retaining walls)	10000	m2	\$5.00	\$50,000	Assume 1ha
Sub total			\$56.90	\$569,000	

Water Supply & Reticulation					
Irrigation - supply & install materials	68400	m2	\$10.00	\$684,000	Assume 95% of POS
Bore (shallow - superficial)	1	Item	\$65,000.00	\$65,000	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,000.00		
Iron Bacteria Filtration Unit		Item	\$80,000.00		
Sub total			\$10.95	\$749,000	

<u>Turfing</u>					
Prep of turfing area (weed removal & general leveling)		m2	\$2.50		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$10.20		
Soil conditioner	55000	m2	\$3.00	\$165,000	Assume 5.5 ha
Supply and lay turf (roll on)		m2	\$10.00		
Supply and install stolons	55000	m2	\$3.75	\$206,250	Assume 5.5 ha
Fertilising	55000	m2	\$0.20	\$11,000	Assume 5.5 ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	55000	m2	\$0.75	\$41,250	Assume 5.5 ha
Sub total			\$7.70	\$423,500	

Handranta (complex 0 install)			1		
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit					
up wall, exercise equipment)		Item	\$28,000.00		
Hardcourt		Item	\$65,000.00		
Cricket practice nets (2 pitches and net)	1	Item	\$40,000.00	\$40,000	1 set
Cricket pitch (all seasons)	1	Item	\$28,000.00	\$28,000	1 off
Lighting - training level for active playing field	1	Item	\$300,000.00	\$300,000	
Lighting - general (allowance)	1	Item	\$35,000.00	\$35,000	allowance only, includes car park
Paths	5640	m2	\$55.00	\$310,200	2820m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	800	m	\$45.00	\$36,000	Say 800m
Bollard - Flexipole		Item	\$70.00		
Fence - Timber Post & Rail		m	\$80.00		
Fence - Steel Post & Rail		m	\$80.00		
Fence - Reserve (conservation fencing)		m	\$45.00		
Fence - Rural		m	\$45.00		
Fence - Chainlink Galvanised (2.4m)		m	\$98.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.00		
Fence - Steel Balustrade		m	\$450.00		
Fence - Pool Fencing		m	\$120.00		
Gate - Boom General		Item	\$1,600.00		
Gate - Reserve		Item	\$1,100.00		
Gate - Heavy Duty		Item	\$2,500.00		
					Provided with pavilion -maintenance costs allocated to pavilion
Toilets - large		Item	\$190,000.00		maintenance
Toilets - small		Item	\$80,000.00		
Car parking (includes drainage, signage & landscaping)	280.6	m2	\$130.00	\$36,478	20 on street bays
Sub total			\$10.91	\$785,678	

	T&T 2020 Rate Check								
Items	Area (m²)/Q ty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)				
<u>Earthworks</u>									
Cut to fill over 1,000m3 - allowance	72000	\$9.75	\$351,000		\$27,000				
Clearing scrub & trees - allowance	72000	\$3.00	\$108,000		\$0				
Strip topsoil and respread	72000	\$1.90	\$136,800		-\$7,200				
Sub total		\$8.28	\$595,800		\$19,800				

Garden Beds - Landscaped Surrounds				\$0
Prep of planting area (weed removal & general leveling)	10000	\$2.52	\$25,157	\$157
Import topsoil and machine spread (150mm thick)	10000	\$14.10	\$141,000	\$39,000
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	10000	\$4.23	\$42,264	\$264
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	10000	\$7.83	\$78,300	\$10,800
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine				
finish install)		\$12.00	\$0	\$0
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see				
notes	10000	\$28.43	\$284,278	\$1,778
Miscellaneous allowance (kerb edging, feature retaining walls)	10000	\$5.03	\$50,315	\$315
Sub total		\$62.13	\$621,314	\$52,314

Water Supply & Reticulation				
Irrigation - supply & install materials	68400	\$6.52	\$445,968	-\$238,032
Bore (shallow - superficial)	1	\$65,409.04	\$65,409	\$409
Bore (artesian)		\$150,943.94	\$0	\$0
Iron Bacteria Filtration Unit		\$80,503.43	\$0	\$0
Sub total		\$7.48	\$511,377	-\$237,623

Turfing				
Prep of turfing area (weed removal & general leveling)		\$2.80	\$0	\$0
Import topsoil and spread (150mm thick)		\$14.10	\$0	\$0
Soil conditioner	55000	\$4.23	\$232,454	\$67,454
Supply and lay turf (roll on)		\$6.69	\$0	\$0
Supply and install stolons	55000	\$4.00	\$220,000	\$13,750
Fertilising	55000	\$0.20	\$11,069	\$69
Soil Wetting Agent		\$0.25	\$0	\$0
Weed spraying	55000	\$0.90	\$49,500	\$8,250
Sub total		\$9.33	\$513,023	\$89,523

Hardworks (supply & install)				
Active piece of equipment (general allowance - basketball court, BMX jumps, hit				
up wall, exercise equipment)		\$28,176.20	\$0	
Hardcourt		\$65,409.04	\$0	
Cricket practice nets (2 pitches and net)	1	\$59,884.64	\$59,885	\$19,88
Cricket pitch (all seasons)	1	\$20,000.00	\$20,000	-\$8,00
Lighting - training level for active playing field	1	\$301,887.87	\$301,888	\$1,88
Lighting - general (allowance)	1	\$35,220.50	\$35,221	\$22
Paths	5640	\$44.07	\$248,555	-\$61,64
Fencing (bollard, post & rail, ringlock)	800	\$47.00	\$37,600	\$1,60
Bollard - Flexipole		\$70.44	\$0	
Fence - Timber Post & Rail		\$96.00	\$0	
Fence - Steel Post & Rail		\$91.00	\$0	
Fence - Reserve (conservation fencing)		\$45.28	\$0	
Fence - Rural		\$45.28	\$0	
Fence - Chainlink Galvanised (2.4m)		\$71.00	\$0	
Fence - Chainlink PVC Coated (2.4m)		\$100.63	\$0	
Fence - Steel Balustrade		\$465.00	\$0	
Fence - Pool Fencing		\$120.76	\$0	
Gate - Boom General		\$1,610.07	\$0	
Gate - Reserve		\$1,106.92	\$0	
Gate - Heavy Duty		\$2,650.00	\$0	
Toilets - large		\$191,195.65	\$0	
Toilets - small		\$80,503.43	\$0	
Car parking (includes drainage, signage & landscaping)	280.6	\$130.82	\$36,708	\$23
Sub total		\$10.28	\$739,855	-\$45,82

Section C2 - Public Open Space 2020 Cost Review

Local Sporting Ground with Clubroom

Population ratio - 1:5000, Radius - required when an oval with a pavilion is not in a catchment of 5-7km area

Local Sporting Ground with Clubroom - 7.2ha





Local Sporting Ground with Clubroom - 7.2ha					40.5 (0)		
		T&T 2018 Rate Check					
Items	Area (m²)/Qt y	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments		
Landscape Furniture (supply & install)			* 5.000.00				
Picnic table		Item	\$5,800.00	. ,			
Shelter		Item	\$17,200.00	4 - 1,			
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,000.00	4	1 off		
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,000.00				
Decking & footbridges		m2	\$1,200.00				
Seats (Bench)		Item	\$3,000.00	+			
Bin & dog litter bag dispenser	4	Item	\$5,000.00				
Bike stand	2	Item	\$1,200.00	. ,	2 off		
Drinking fountain	2	Item	\$5,000.00		2 off		
BBQ - small		Item	\$10,000.00				
BBQ - large	1	Item	\$15,000.00	\$15,000	1 off		
Signage (allowance)	2	Item	\$2,000.00	\$4,000	2 off		
Sub total			\$3.85	\$277,400			
Total Development Costs			\$46.95	\$3,380,578			
Indirect Costs		1	T	Τ	T		
Design, contract administration & construction management - % or overall project							
costs	12%	%		\$405,669			
Sub total			\$5.63	\$405,669			
Total Overall Costs			\$52.59	\$3,786,247			
Maintenance Costs - 2 Years							
Turf and gardens (per annum)	2	Item	\$100,000.00	\$200,000			
Conservation / parkland cleared (per annum)		Item	\$0.50				
andscape furniture		Item	\$10,000.00		Allowance of \$10,000/yr		
Hardworks		Item	\$20,000.00		Allowance of \$20,000/yr		
		item					
<u>Sub total</u>			\$3.61	\$260,000	<u> </u>		
Total Unit Rate	Γ		\$56.20	ı	T		

			T&T 2020 Rate Check						
	Items	Area (m²)/Q ty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)			
1	Landscape Furniture (supply & install)			T		\$0			
1	Picnic table	2	\$5,836.50	\$11,673		\$73			
1	Shelter	2	\$17,308.24	\$34,616		\$216			
1	Play equipment (combination with softfall & shade) - Large unit	1	\$150,960.36	\$150,960		\$960			
1	Play equipment (combination with softfall & shade) - Small unit		\$30,188.79	\$0		\$0			
1	Decking & footbridges		\$1,207.55	\$0		\$0			
1	Seats (Bench)	10	\$3,018.88	\$30,189		\$189			
1	Bin & dog litter bag dispenser	4	\$1,203.57	\$4,814		-\$15,186			
1	Bike stand	2	\$1,822.49	\$3,645		\$1,245			
1	Drinking fountain	2	\$4,358.11	\$8,716		-\$1,284			
1	BBQ - small		\$10,062.93	\$0		\$0			
1	BBQ - large	1	\$15,094.39	\$15,094		\$94			
1	Signage (allowance)	2	\$2,012.59	\$4,025		\$25			
]	Sub total		\$3.66	\$263,734		-\$13,666			
	<u>Total Development Costs</u>		\$45.07	\$3,245,103		-\$135,475			
1	Indirect Costs			T					
ł	Design, contract administration & construction management - % or overall project								
	costs	12%		\$389,412.36		-\$16,257			
	Sub total		\$5.41	\$389,412		-\$16,257			
,			450.40	40 (04 545		4454 700			
J	<u>Total Overall Costs</u>		\$50.48	\$3,634,515		-\$151,732			
1	Maintenance Costs - 2 Years			I					
1	Turf and gardens (per annum)	2	\$100,000.00	\$200,000		\$0			
1	Conservation / parkland cleared (per annum)		\$0.00	\$0					
1	Landscape furniture	2	\$10,000.00	\$20,000		\$0 \$0			
1	Hardworks	2	\$20,000.00	\$40,000		\$0			
]	Sub total		\$3.61	\$260,000		\$0			
-									
1	Total Unit Rate		\$54.09			-\$2.11			

Section C2 - Public Open Space 2020 Cost Review

Local Sporting Ground with Small facility building
Population ratio - 1:5000, Radius - required when an oval with a pavilion is not in a catchment of 5-7km area
Local Sporting Ground with Small facility building - 4.6ha

Local Sporting Ground with Small facility building - 4.0na								
		T&T 2018 Rate Check						
Items	Area (m²)/Qt y	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments			
<u>Earthworks</u>								
Cut to fill over 1,000m3 - allowance	46000	m3	\$9.00	+-0.7000	Allow 0.5m average over entire site			
Clearing scrub & trees - allowance	46000	m2	\$3.00	\$69,000	Allow 50% of site			
Strip topsoil and respread	46000	m2	\$2.00	\$92,000	Allow 100% of site			
Sub total			\$8.00	\$368,000				

Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	204	m2	\$2.50	\$510	Assume 0.0204ha
Import topsoil and machine spread (150mm thick)	204	m2	\$10.20	\$2,081	Assume 0.0204ha
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	204	m2	\$4.20	\$857	Assume 0.0204ha
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	204	m2	\$6.75	\$1,377	Assume 0.0204ha
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$10.25		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see					
notes	204	m2	\$28.25	\$5,763	Assume 0.0204ha
Miscellaneous allowance (kerb edging, feature retaining walls)	204	m2	\$5.00	\$1,020	Assume 0.0204ha
Sub total			\$56.90	\$11,608	

Water Supply & Reticulation					
Irrigation - supply & install materials	43700	m2	\$10.00	\$437,000	Assume 95% of POS
Bore (shallow - superficial)	1	Item	\$65,000.00	\$65,000	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,000.00		
Iron Bacteria Filtration Unit		Item	\$80,000.00		
Sub total			\$11.49	\$502,000	

<u>Turfing</u>					
Prep of turfing area (weed removal & general leveling)		m2	\$2.50		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$10.20		
Soil conditioner	43656	m2	\$3.00	\$130,968	Assume 4.3656 ha
Supply and lay turf (roll on)		m2	\$10.00		
Supply and install stolons	43656	m2	\$3.75	\$163,710	Assume 4.3656 ha
Fertilising	43656	m2	\$0.20	\$8,731	Assume 4.3656 ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	43656	m2	\$0.75	\$32,742	Assume 4.3656 ha
Sub total		_	\$7.70	\$336,151	

Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit					
up wall, exercise equipment)		Item	\$28,000.00		
Hardcourt		Item	\$65,000.00		
Cricket practice nets (2 pitches and net)	1	Item	\$40,000.00	\$40,000	1 set
Cricket pitch (all seasons)	1	Item	\$28,000.00	\$28,000	
Lighting - training level for active playing field	1	Item	\$300,000.00	\$300,000	
Lighting - general (allowance)	1	Item	\$35,000.00	\$35,000	allowance only, includes car park
Paths	800	m2	\$55.00	\$44,000	400m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	800	m	\$45.00	\$36,000	Say 800m
Bollard - Flexipole		Item	\$70.00		
Fence - Timber Post & Rail		m	\$80.00		
Fence - Steel Post & Rail		m	\$80.00		
Fence - Reserve (conservation fencing)		m	\$45.00		
Fence - Rural		m	\$45.00		
Fence - Chainlink Galvanised (2.4m)		m	\$98.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.00		
Fence - Steel Balustrade		m	\$450.00		
Fence - Pool Fencing		m	\$120.00		
Gate - Boom General		Item	\$1,600.00		
Gate - Reserve		Item	\$1,100.00		
Gate - Heavy Duty		Item	\$2,500.00		
					Provided with pavilion -maintenance costs allocated to pavilion
Toilets - large		Item	\$190,000.00		maintenance
Toilets - small		Item	\$80,000.00		
Car parking (includes drainage, signage & landscaping)	140.3	m2	\$130.00	\$18,239	10 on street bays
Sub total			\$10.90	\$501,239	

Kwinana	**	Turner & Townsend

	T&T 2020 Rate Check								
Items	Area (m²)/Q ty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)				
<u>Earthworks</u>									
Cut to fill over 1,000m3 - allowance	46000	\$9.75	\$224,250		\$17,250				
Clearing scrub & trees - allowance	46000	\$3.00	\$69,000		\$0				
Strip topsoil and respread	46000	\$1.90	\$87,400		-\$4,600				
Sub total		\$8.28	\$380,650		\$12,650				

Garden Beds - Landscaped Surrounds				\$0
Prep of planting area (weed removal & general leveling)	204	\$2.52	\$513	\$3
Import topsoil and machine spread (150mm thick)	204	\$14.10	\$2,876	\$796
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	204	\$4.23	\$862	\$5
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	204	\$7.83	\$1,597	\$220
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine				
finish install)		\$12.00	\$0	\$0
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see				
notes	204	\$28.43	\$5,799	\$36
Miscellaneous allowance (kerb edging, feature retaining walls)	204	\$5.03	\$1,026	\$6
Sub total		\$62.13	\$12,675	\$1,067

Water Supply & Reticulation				\$0
Irrigation - supply & install materials	43700	\$6.52	\$284,924	-\$152,076
Bore (shallow - superficial)	1	\$65,409.04	\$65,409	\$409
Bore (artesian)		\$150,943.94	\$0	\$0
Iron Bacteria Filtration Unit		\$80,503.43	\$0	\$0
Sub total		\$8.02	\$350,333	-\$151,667

Turfing				\$0
Prep of turfing area (weed removal & general leveling)		\$2.80	\$0	\$0
Import topsoil and spread (150mm thick)		\$14.10	\$0	\$0
Soil conditioner	43656	\$4.23	\$184,509	\$53,541
Supply and lay turf (roll on)		\$6.69	\$0	\$0
Supply and install stolons	43656	\$4.00	\$174,624	\$10,914
Fertilising	43656	\$0.20	\$8,786	\$55
Soil Wetting Agent		\$0.25	\$0	\$0
Weed spraying	43656	\$0.90	\$39,290	\$6,548
Sub total		\$9.33	\$407,210	\$71,058

Hardworks (supply & install)				
Active piece of equipment (general allowance - basketball court, BMX jumps, hit				
up wall, exercise equipment)		\$28,176.20	\$0	\$0
Hardcourt		\$65,409.04	\$0	\$0
Cricket practice nets (2 pitches and net)	1	\$59,884.64	\$59,885	\$19,885
Cricket pitch (all seasons)	1	\$20,000.00	\$20,000	-\$8,000
Lighting - training level for active playing field	1	\$301,887.87	\$301,888	\$1,888
Lighting - general (allowance)	1	\$35,220.50	\$35,221	\$221
Paths	800	\$44.07	\$35,256	-\$8,744
Fencing (bollard, post & rail, ringlock)	800	\$47.00	\$37,600	\$1,600
Bollard - Flexipole		\$70.44	\$0	\$0
Fence - Timber Post & Rail		\$96.00	\$0	\$0
Fence - Steel Post & Rail		\$91.00	\$0	\$0
Fence - Reserve (conservation fencing)		\$45.28	\$0	\$0
Fence - Rural		\$45.28	\$0	\$0
Fence - Chainlink Galvanised (2.4m)		\$71.00	\$0	\$0
Fence - Chainlink PVC Coated (2.4m)		\$100.63	\$0	\$0
Fence - Steel Balustrade		\$465.00	\$0	\$0
Fence - Pool Fencing		\$120.76	\$0	\$0
Gate - Boom General		\$1,610.07	\$0	\$0
Gate - Reserve		\$1,106.92	\$0	\$0
Gate - Heavy Duty		\$2,650.00	\$0	\$0
Toilets - large		\$191,195.65	\$0	\$0
Toilets - small		\$80,503.43	\$0	\$0
Car parking (includes drainage, signage & landscaping)	140.3	\$130.82	\$18,354	\$115
Sub total		\$11.05	\$508,203	\$6,964

Section C2 - Public Open Space 2020 Cost Review



Local Sporting Ground with Small facility building - 4.6ha					
				T&T 20	18 Rate Check
Items	Area (m²)/Qt y	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments
Landana Familia (complete biological)	1	ı	1	Т	
Landscape Furniture (supply & install)	2	Itomo	\$5,800.00	¢11 / 00	2 0#
Picnic table		Item	\$17,200.00		
Shelter Should be shown in the short of the	+	Item			
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,000.00		1 0ff
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,000.00		
Decking & footbridges	- 10	m2	\$1,200.00		
Seats (Bench)		Item	\$3,000.00	,	
Bin & dog litter bag dispenser		Item	\$5,000.00		
Bike stand		Item	\$1,200.00		
Drinking fountain	1	Item	\$5,000.00		1 off
BBQ - small		Item	\$10,000.00		
BBQ - large		Item	\$15,000.00		
Signage (allowance)	2	Item	\$2,000.00	\$4,000	2 off
Sub total			\$5.92	\$272,400	
<u>Total Development Costs</u>			\$43.29	\$1,991,398	
			-		
Indirect Costs					
Design, contract administration & construction management - % or overall project					
costs	12%	%		\$238,968	
Sub total			\$5.19	\$238,968	
<u>Total Overall Costs</u>			\$48.49	\$2,230,366	
Maintenance Costs - 2 Years					
Turf and gardens (per annum)	2	Item	\$100,000.00	-	
Conservation / parkland cleared (per annum)		Item	\$0.50		
Landscape furniture	2	Item	\$10,000.00		Allowance of \$10,000/yr
Hardworks	2	Item	\$20,000.00	\$40,000	Allowance of \$20,000/yr
Sub total			\$5.65	\$260,000	
Total Unit Rate			\$54.14		



		T&T 2020 Rate Check								
	Items	Area (m²)/Q ty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)				
1	Landscape Furniture (supply & install)	<u> </u>								
1	Picnic table	2	\$5,836.50	\$11,673		\$73				
1	Shelter	2	\$17,308.24	\$34,616		\$216				
1	Play equipment (combination with softfall & shade) - Large unit	1	\$150,960.36	\$150,960		\$960				
1	Play equipment (combination with softfall & shade) - Small unit		\$30,188.79	\$0		\$0				
1	Decking & footbridges		\$1,207.55	\$0		\$0				
1	Seats (Bench)	10	\$3,018.88	\$30,189		\$189				
1	Bin & dog litter bag dispenser	4	\$1,203.57	\$4,814		-\$15,186				
1	Bike stand	2	\$1,822.49	\$3,645		\$1,245				
1	Drinking fountain	1	\$4,358.11	\$4,358		-\$642				
1	BBQ - small		\$10,062.93	\$0		\$0				
1	BBQ - large	1	\$15,094.39	\$15,094		\$94				
1	Signage (allowance)	2	\$2,012.59	\$4,025		\$25				
]	Sub total		\$5.64	\$259,376		-\$13,024				
1	Total Development Costs	ı	¢41.71	#1 010 44/		#72.0F2				
J	<u>Total Development Costs</u>		\$41.71	\$1,918,446		-\$72,952				
1	Indirect Costs			<u> </u>						
l	Design, contract administration & construction management - % or overall project									
	costs	12%		\$230,213.49		-\$8,754				
	Sub total		\$5.00	\$230,213		-\$8,754				
,				** 440 (FO		404 704				
J	<u>Total Overall Costs</u>		\$46.71	\$2,148,659		-\$81,706				
1	Maintenance Costs - 2 Years			T						
1	Turf and gardens (per annum)	2	\$100,000.00	\$200,000		\$0				
1	Conservation / parkland cleared (per annum)		\$0.00	\$0						
1	Landscape furniture	2	\$10,000.00	\$20,000		\$0 \$0				
1	Hardworks	2	\$20,000.00	\$40,000		\$0				
1	Sub total		\$5.65	\$260,000		\$0				
-										
	Total Unit Rate		\$52.36			-\$1.78				

Section C2 - Public Open Space 2020 Cost Review

Local Sporting Ground without facility building Population ratio - 1:5000, Radius - within 1-2km of every dwelling



Local Sporting Ground without facility building - 4.6ha											
				T&T 2018 I	Rate Check				T&T 2020 I	Rate Check	
Items	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)
<u>Earthworks</u>						<u>Earthworks</u>					
Cut to fill over 1,000m3 - allowance	46000	m3	\$9.00		Allow 0.5m average over entire site	Cut to fill over 1,000m3 - allowance	46000	\$9.75	\$224,250		\$17,250.00
Clearing scrub & trees - allowance	46000	m2	\$3.00	\$69,000.00	Allow 50% of site	Clearing scrub & trees - allowance	46000	\$3.00	\$69,000		\$0.00
Strip topsoil and respread	46000	m2	\$2.00	\$92,000.00	Allow 100% of site	Strip topsoil and respread	46000	\$1.90	\$87,400		-\$4,600.00
Sub total			\$8.00	\$368,000		Sub total		\$8.28	\$380,650		\$12,650.00
Condan Bada I and acoust Common de	т т	_			T	Conden Bode - Londoconed Common de	т т	<u> </u>			Φ0.00
Garden Beds - Landscaped Surrounds Prep of planting area (weed removal & general leveling)	1111	m ?	\$2 FO	#2.0/0.00	Assume 0.1144ha	Garden Beds - Landscaped Surrounds Prop of planting area (wood removal & general leveling)	1111	#2.F2	¢2.070		\$0.00 \$18.00
Import topsoil and machine spread (150mm thick)	1144		\$2.50 \$10.20		Assume 0.1144ha	Prep of planting area (weed removal & general leveling) Import topsoil and machine spread (150mm thick)	1144	\$2.52 \$14.10	\$2,878		
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3	1144	m2	\$10.20	\$11,668.80	ASSUME 0.1144Ma	Import topson and machine spread (150mm thick)	1144	\$14.10	\$16,130		\$4,461.60
install)	1144	m ?	\$4.20	¢4.004.00	Assume 0.1144ha		1144	¢4.22	¢4.025		¢20.24
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	1144		\$6.75		Assume 0.1144ha	Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	1144	\$4.23 \$7.83	\$4,835		\$30.24
Supply and lay standard mater by hand (75mm layer - \$50/m3 + \$3.50 fine	1144	mz	\$0.75	\$1,122.00	Assume 0.1144ma	Supply and lay standard mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish	1144	\$7.83	\$8,958		\$1,235.52
finish install)		m2	\$10.25			install)		\$12.00	\$0		\$0.00
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	1144	m2	\$28.25	\$32,318.00	Assume 0.1144ha	Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	1144	\$28.43	\$32,521		\$203.37
Miscellaneous allowance (kerb edging, feature retaining walls)	1144	m2	\$5.00	\$5,720.00	Assume 0.1144ha	Miscellaneous allowance (kerb edging, feature retaining walls)	1144	\$5.03	\$5,756		\$36.00
Sub total			\$56.90	\$65,093.60		Sub total		\$62.13	\$71,078		\$5,984.72
Water Supply & Reticulation	11000		¢10.00	+ + + + 0 000 00	Lagrange 1000/ of horse 0 granders	Water Supply & Reticulation	11000	* . 50	+000.00/		\$0.00
Irrigation - supply & install materials	44800		\$10.00		Assume 100% of turf & garden	Irrigation - supply & install materials	44800	\$6.52	\$292,096		-\$155,904.00
Bore (shallow - superficial)	1	Item	\$65,000.00	\$65,000.00	Allows 20m (50m) bore construction	Bore (shallow - superficial)	1	\$65,409.04	\$65,409		\$409.04
Bore (artesian)		Item	\$150,000.00		Allows approx 100m bore construction	Bore (artesian)	+	\$150,943.94	\$0		\$0.00
Iron Bacteria Filtration Unit		Item	\$80,000.00	4540.000.00		Iron Bacteria Filtration Unit	+	\$80,503.43	\$0		\$0.00
Sub total			\$11.45	\$513,000.00		Sub total		\$7.98	\$357,505		-\$155,494.96
Turfing			П			Turfing					\$0.00
Prep of turfing area (weed removal & general leveling)		m2	\$2.50		Completed at earthworks stage	Prep of turfing area (weed removal & general leveling)		\$2.80	\$0		\$0.00 \$0.00
Import topsoil and spread (150mm thick)		m2	\$10.20			Import topsoil and spread (150mm thick)		\$14.10	\$0		\$0.00
Soil conditioner	43656	m2	\$3.00	\$130,968.00	Assume 4.3656ha	Soil conditioner	43656	\$4.23	\$184,509		\$53,541.04
Supply and lay turf (roll on)		m2	\$10.00			Supply and lay turf (roll on)		\$6.69	\$0		\$0.00
Supply and install stolons	43656		\$3.75		Assume 4.3656ha	Supply and install stolons	43656	\$4.00	\$174,624		\$10,914.00
Fertilising	43656	m2	\$0.20	\$8,731.20	Assume 4.3656ha	Fertilising	43656	\$0.20	\$8,786		\$54.94
Soil Wetting Agent		m2	\$0.25			Soil Wetting Agent		\$0.25	\$0		\$0.00
Weed spraying	43656	m2	\$0.75		Assume 4.3656ha	Weed spraying	43656	\$0.90	\$39,290		\$6,548.40
Sub total			\$7.70	\$336,151.20		Sub total	T	\$9.33	\$407,210		\$71,058.38

Section C2 - Public Open Space 2020 Cost Review

Local Sporting Ground without facility building
Population ratio - 1:5000, Radius - within 1-2km of every dwelling



				T&T 2018	Rate Check		T&T 2020 Rate Check				
ltems	Area				Items	Area (m²)/Qty	Unit Rate	Total Unit Cost	ssumptions & Comments	Variance Total Ur Cost (\$20	
Hardworks (supply & install)	(m²)/Qty	Onit				Hardworks (supply & install)					vs \$201
Active piece of equipment (general allowance - basketball court, BMX jumps	ıs,	†				Active piece of equipment (general allowance - basketball court, BMX jumps, hit up					
nit up wall, exercise equipment)		Item	\$28,000.00			wall, exercise equipment)		\$28,176.20	\$0		\$
Hardcourt		Item	\$65,000.00	\$0.00		Hardcourt		\$65,409.04	\$0		\$
Cricket practice nets (2 pitches and net)	· ·	1 Item	\$40,000.00	\$40,000.00	1 set	Cricket practice nets (2 pitches and net)	1	\$59,884.64	\$59,885		\$19,88
Cricket pitch (all seasons)		1 Item	\$28,000.00	\$28,000.00	1 off	Cricket pitch (all seasons)	1	\$20,000.00	\$20,000		-\$8,00
ighting - training level for active playing field		1 Item	\$300,000.00	\$300,000.00	IDA incressed from 25K to 50K, allowence only	Lighting - training level for active playing field	1 1	\$301,887.87	\$301,888		\$1,88
Lighting - general (allowance)	240	1 Item	\$50,000.00 \$55.00		JBA increased from 25K to 50K - allowance only	Lighting - general (allowance)	2400	\$50,315.00	\$50,315 \$105,768		\$31
Paths Foncing (hollard, post & rail, ringlack)	700	00 m2	\$45.00		Say 1200m of 2.0 wide path Say 700m	Paths Fencing (bollard, post & rail, ringlock)	2400 700	\$44.07 \$47.00	\$105,768		-\$26,23 \$1,40
Fencing (bollard, post & rail, ringlock) Bollard - Flexipole	700	Item	\$70.00	\$31,500.00	Say 700m	Bollard - Flexipole	700	\$70.44	\$32,900		\$1,40
Fence - Timber Post & Rail		m	\$80.00			Fence - Timber Post & Rail	+ +	\$96.00	\$0 \$0		\$
Fence - Steel Post & Rail		m	\$80.00			Fence - Steel Post & Rail		\$91.00	\$0		\$
Fence - Reserve (conservation fencing)	$\overline{}$	m	\$45.00			Fence - Reserve (conservation fencing)		\$45.28	\$0		\$
Fence - Rural		m	\$45.00			Fence - Rural		\$45.28	\$0		\$
Fence - Chainlink Galvanised (2.4m)		m	\$98.00			Fence - Chainlink Galvanised (2.4m)		\$71.00	\$0		\$1
Fence - Chainlink PVC Coated (2.4m)		m	\$100.00			Fence - Chainlink PVC Coated (2.4m)		\$100.63	\$O		\$0
Fence - Steel Balustrade		m	\$450.00			Fence - Steel Balustrade		\$465.00	\$0		\$(
Fence - Pool Fencing		m	\$120.00			Fence - Pool Fencing		\$120.76	\$0		\$0
Gate - Boom General		Item	\$1,600.00			Gate - Boom General		\$1,610.07	\$0		\$(
Gate - Reserve		Item	\$1,100.00			Gate - Reserve	\sqcup	\$1,106.92	\$0		\$(
Gate - Heavy Duty		Item	\$2,500.00			Gate - Heavy Duty		\$2,650.00	\$0		\$(
Toilets - large		1 Item	\$190,000.00	\$190,000.00	Required if no pavilion	Toilets - large	1	\$191,195.65	\$191,196		\$1,19
Toilets - small		Item	\$80,000.00			Toilets - small		\$80,503.43	\$0		\$0
Car parking (includes drainage, signage & landscaping) Sub total	140.3	3 m2	\$130.00 \$17.17	\$18,239.00 \$789,739.0 0	10 on street bays	Car parking (includes drainage, signage & landscaping) Sub total	140.3	\$130.82 \$16.96	\$18,354 \$780,305		\$11 ⁴
_andscape Furniture (supply & install)					T	Landscape Furniture (supply & install)					1
Picnic table		2 Item	\$5,800.00	\$11,600.00	2 off	Picnic table	2	\$5,836.50	\$11,673		\$7:
Shelter		2 Item	\$17,200.00	\$34,400.00		Shelter	2	\$17,308.24	\$34,616		\$21
Play equipment (combination with softfall & shade) - Large unit	-	1 Item	\$150,000.00	\$150,000.00		Play equipment (combination with softfall & shade) - Large unit	1	\$150,960.36	\$150,960		\$96
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,000.00	•		Play equipment (combination with softfall & shade) - Small unit		\$30,188.79	\$0		\$
Decking & footbridges		m2	\$1,200.00			Decking & footbridges		\$1,207.55	\$0		\$
Seats (Bench)	10	0 Item	\$3,000.00	\$30,000.00		Seats (Bench)	10	\$3,018.88	\$30,189		\$188
Bin & dog litter bag dispenser	/	4 Item	\$5,000.00	\$20,000.00		Bin & dog litter bag dispenser	4	\$1,203.57	\$4,814		-\$15,18!
Bike stand		2 Item	\$1,200.00	\$2,400.00		Bike stand	2	\$1,822.49	\$3,645		\$1,24
Drinking fountain		1 Item	\$5,000.00	\$5,000.00	1 off	Drinking fountain	1	\$4,358.11	\$4,358		-\$64
BBQ - small		Item	\$10,000.00	*45.000.0	1 off	BBQ - small		\$10,062.93	\$0		\$(\$94
BBQ - large		1 Item	\$15,000.00 \$2,000.00	\$15,000.00		BBQ - large	1	\$15,094.39	\$15,094		\$94
		2 Item	\$2,000.00 \$ 5.92	\$4,000.00 \$272,400.0 0		Signage (allowance) Sub total	2	\$2,012.59 \$5.64	\$4,025 \$259,376		-\$13,024
		I	\$5.92	\$272,400.00		<u>Sub total</u>		\$5.04	\$257,370		-\$13,024
											-\$88,260
Sub total			\$50.96	\$2,344,383.80		Total Development Costs		\$49.05	\$2,256,123		-\$88,280
Signage (allowance) <u>Sub total</u> <u>Total Development Costs</u> Indirect Costs			\$50.96	\$2,344,383.80				\$49.05	\$2,256,123		-\$88,280
Total Development Costs Indirect Costs			\$50.96	\$2,344,383.80		Indirect Costs		\$49.05	\$2,256,123		-\$88,200
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall	12%	5 %	\$50.96	\$2,344,383.80 \$281,326.06			12%	\$49.05	\$2,256,123 \$270,735		
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs		6 %	\$50.96 \$6.12			Indirect Costs Design, contract administration & construction management - % of overall project	12%	\$49.05 \$5.89			-\$10,59
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total		6 %		\$281,326.06		Indirect Costs Design, contract administration & construction management - % of overall project costs	12%		\$270,735		-\$10,591
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs		6 %	\$6.12	\$281,326.06 \$281,326.0 6		Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs	12%	\$5.89	\$270,735 \$270,735		-\$10,591 - \$10,591
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years			\$6.12 \$57.08	\$281,326.06 \$281,326.0 6 \$2,625,709.8 6		Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years	12%	\$5.89 \$54.93	\$270,735 \$270,735 \$2,526,858	co of \$90,000/vr	-\$10,591 - \$10,591 - \$98,851
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Furf and gardens (per annum)		2 Item	\$6.12 \$57.08 \$90,000.00	\$281,326.06 \$281,326.0 6 \$2,625,709.8 6		Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Turf and gardens (per annum)	12%	\$5.89 \$54.93 \$90,000.00	\$270,735 \$270,735 \$2,526,858 \$180,000.00 Allowand	ce of \$90,000/yr	-\$10,59 - \$10,59 1 - \$98,85 1
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Furf and gardens (per annum) Conservation / parkland cleared (per annum)		2 Item Item	\$6.12 \$57.08 \$90,000.00 \$0.50	\$281,326.06 \$281,326.06 \$2,625,709.86 \$180,000.00	Allowance of \$90,000/yr	Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Turf and gardens (per annum) Conservation / parkland cleared (per annum)	12%	\$5.89 \$54.93 \$90,000.00 \$0.00	\$270,735 \$270,735 \$2,526,858 \$180,000.00 Allowand		-\$10,59° - \$10,591 - \$98,851
Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Furf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture		2 Item Item 2 Item	\$6.12 \$57.08 \$90,000.00 \$0.50 \$20,000.00	\$281,326.06 \$281,326.06 \$2,625,709.86 \$180,000.00	Allowance of \$90,000/yr Allowance of \$10,000/yr	Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Turf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture	12%	\$5.89 \$54.93 \$90,000.00 \$0.00 \$20,000.00	\$270,735 \$270,735 \$2,526,858 \$180,000.00 Allowand \$0.00 \$40,000.00 Allowand Allowand \$10.00	ce of \$10,000/yr	-\$10,591 - \$10,591 - \$98,851
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Turf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture Hardworks		2 Item Item	\$6.12 \$57.08 \$90,000.00 \$0.50 \$20,000.00 \$30,000.00	\$281,326.06 \$281,326.06 \$2,625,709.86 \$180,000.00 \$40,000.00 \$60,000.00	Allowance of \$90,000/yr Allowance of \$10,000/yr Allowance of \$30,000/yr	Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Turf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture Hardworks	2 2 2	\$5.89 \$54.93 \$90,000.00 \$0.00 \$20,000.00 \$30,000.00	\$270,735 \$270,735 \$2,526,858 \$180,000.00 Allowand \$0.00 \$40,000.00 Allowand \$60,000.00 Allowand \$60,000.00 Allowand	ce of \$10,000/yr	-\$10,591 - \$10,591 - \$98,851 \$0
Total Development Costs Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Turf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture		2 Item Item 2 Item	\$6.12 \$57.08 \$90,000.00 \$0.50 \$20,000.00	\$281,326.06 \$281,326.06 \$2,625,709.86 \$180,000.00	Allowance of \$90,000/yr Allowance of \$10,000/yr Allowance of \$30,000/yr	Indirect Costs Design, contract administration & construction management - % of overall project costs Sub total Total Overall Costs Maintenance Costs - 2 Years Turf and gardens (per annum) Conservation / parkland cleared (per annum) Landscape furniture	2 2 2	\$5.89 \$54.93 \$90,000.00 \$0.00 \$20,000.00	\$270,735 \$270,735 \$2,526,858 \$180,000.00 Allowand \$0.00 \$40,000.00 Allowand Allowand \$10.00	ce of \$10,000/yr	-\$10,591 - \$10,591 - \$98,851

Section C2 - Public Open Space 2020 Cost Review

Neighbourhood Park - 1.0ha



Neighbourhood Park-1.0ha											
		T&T 2018 Rate Check									
Items	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments						
<u>arthworks</u>						\Box					
ut to fill over 1,000m3 - allowance	2000	m3	\$9.00	\$18,000	Allow nominal 2,000m3						
learing scrub & trees - allowance		m2	\$3.00		Nil						
trip topsoil and respread		m2	\$2.00								
<u>Sub total</u>			\$1.80	\$18,000							
Garden Beds - Landscaped Surrounds											
Prep of planting area (weed removal & general leveling)	5000	m2	\$2.50	\$12,500	Allow 50% of POS	\neg					
mport topsoil and machine spread (150mm thick)	5000	m2	\$10.20		Allow 50% of POS	\neg					
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3	1										

Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	5000	m2	\$2.50	\$12,500	Allow 50% of POS
Import topsoil and machine spread (150mm thick)	5000	m2	\$10.20	\$51,000	Allow 50% of POS
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3					
install)	5000	m2	\$4.20	\$21,000	Allow 50% of POS
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		m2	\$6.75		
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine					
finish install)	5000	m2	\$10.25	\$51,250	Allow 50% of POS
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see					
notes	5000	m2	\$28.25	\$141,250	Allow 50% of POS
Miscellaneous allowance (kerb edging, feature retaining walls)	5000	m2	\$5.00	\$25,000	Allow 50% of POS
Sub total			\$60.40	\$302,000	

Water Supply & Reticulation					
Irrigation - supply & install materials	10000	m2	\$10.00	\$100,000	Assume 100% of POS
Bore (shallow - superficial)	1	Item	\$65,000.00	\$65,000	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,000.00		
Iron Bacteria Filtration Unit		Item	\$80,000.00		
Sub total			\$16.50	\$165,000	

Turfing					
Prep of turfing area (weed removal & general leveling)	10000	m2	\$2.50	\$12,500	Allow 50% of POS
Import topsoil and spread (150mm thick)	10000	m2	\$10.20		Allow 50% of POS
Soil conditioner	10000	m2	\$3.00		Allow 50% of POS
Supply and lay turf (roll on)	10000	m2	\$10.00	\$50,000	Allow 50% of POS
Supply and install stolons		m2	\$3.75		
Fertilising	10000	m2	\$0.20	\$1,000	Allow 50% of POS
Soil Wetting Agent		m2	\$0.25		
Weed spraying	10000	m2	\$0.75	\$3,750	Allow 50% of POS
Sub total			\$26.65	\$133,250	

Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps,					
hit up wall, exercise equipment)	1	Item	\$28,000.00	\$28,000	
Hardcourt		Item	\$65,000.00		
Cricket practice nets (2 pitches and net)		Item	\$40,000.00		
Cricket pitch (all seasons)		Item	\$28,000.00		
Lighting - training level for active playing field		Item	\$300,000.00		
Lighting - general (allowance)		Item	\$0.00		
Paths	400	m2	\$55.00		Say 400m
Fencing (bollard, post & rail, ringlock)		m	\$45.00		
Bollard - Flexipole		Item	\$70.00		
Fence - Timber Post & Rail		m	\$80.00		
Fence - Steel Post & Rail		m	\$80.00		
Fence - Reserve (conservation fencing)		m	\$45.00		
Fence - Rural		m	\$45.00		
Fence - Chainlink Galvanised (2.4m)		m	\$98.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.00		
Fence - Steel Balustrade		m	\$450.00		
Fence - Pool Fencing		m	\$120.00		
Gate - Boom General		Item	\$1,600.00		
Gate - Reserve		Item	\$1,100.00		
Gate - Heavy Duty		Item	\$2,500.00		
Toilets - large		Item	\$190,000.00		
Toilets - small	_	Item	\$80,000.00		
Car parking (includes drainage, signage & landscaping)		m2	\$130.00		4 on street bays allowed in Civil roadworks
Sub total			\$7.20	\$72,000	

			T&T 202	0 Rate Check	
Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)
<u>Earthworks</u>					
Cut to fill over 1,000m3 - allowance	2000	\$9.75	\$19,500		\$1,500
Clearing scrub & trees - allowance		\$3.00	\$0		\$0
Strip topsoil and respread		\$1.90	\$0		\$0
Sub total		\$1.95	\$19,500		\$1,500

Garden Beds - Landscaped Surrounds				
Prep of planting area (weed removal & general leveling)	5000	\$2.52	\$12,579	\$79
Import topsoil and machine spread (150mm thick)	5000	\$14.10	\$70,500	\$19,500
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3				
install)	5000	\$4.23	\$21,132	\$132
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		\$7.83	\$0	\$0
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine				
finish install)	5000	\$12.00	\$60,000	\$8,750
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see				
notes	5000	\$28.43	\$142,139	\$889
Miscellaneous allowance (kerb edging, feature retaining walls)	5000	\$5.03	\$25,157	\$157
Sub total		\$66.30	\$331,507	\$29,507

Water Supply & Reticulation				
Irrigation - supply & install materials	10000	\$6.52	\$65,200	-\$34,800
Bore (shallow - superficial)	1	\$65,409.04	\$65,409	\$409
Bore (artesian)		\$150,943.94	\$0	\$0
Iron Bacteria Filtration Unit		\$80,503.43	\$0	\$0
Sub total		\$13.06	\$130,609	-\$34,391

Turfing				\$0
Prep of turfing area (weed removal & general leveling)	10000	\$2.80	\$14,000	\$1,500
Import topsoil and spread (150mm thick)	10000	\$14.10	\$70,500	\$19,500
Soil conditioner	10000	\$4.23	\$21,132	\$6,132
Supply and lay turf (roll on)	10000	\$6.69	\$33,450	-\$16,550
Supply and install stolons		\$4.00	\$0	\$0
Fertilising	10000	\$0.20	\$1,006	\$6
Soil Wetting Agent		\$0.25	\$0	\$0
Weed spraying	10000	\$0.90	\$4,500	\$750
Sub total		\$28.92	\$144,588	\$11,338

Hardworks (supply & install)				
Active piece of equipment (general allowance - basketball court, BMX jumps,				
hit up wall, exercise equipment)	1	\$28,176.20	\$28,176	\$176
Hardcourt		\$65,409.04	\$0	\$0
Cricket practice nets (2 pitches and net)		\$59,884.64	\$0	\$0
Cricket pitch (all seasons)		\$20,000.00	\$0	\$0
Lighting - training level for active playing field		\$301,887.87	\$0	\$0
Lighting - general (allowance)		\$0.00	\$0	\$0
Paths	400	\$44.07	\$35,256	-\$8,744
Fencing (bollard, post & rail, ringlock)		\$47.00	\$0	\$0
Bollard - Flexipole		\$70.44	\$0	\$0
Fence - Timber Post & Rail		\$96.00	\$0	\$0
Fence - Steel Post & Rail		\$91.00	\$0	\$0
Fence - Reserve (conservation fencing)		\$45.28	\$0	\$0
Fence - Rural		\$45.28	\$0	\$0
Fence - Chainlink Galvanised (2.4m)		\$71.00	\$0	\$0
Fence - Chainlink PVC Coated (2.4m)		\$100.63	\$0	\$0
Fence - Steel Balustrade		\$465.00	\$0	\$0
Fence - Pool Fencing		\$120.76	\$0	\$0
Gate - Boom General		\$1,610.07	\$0	\$0
Gate - Reserve		\$1,106.92	\$0	\$0
Gate - Heavy Duty		\$2,650.00	\$0	\$0
Toilets - large		\$191,195.65	\$0	\$0
Toilets - small		\$80,503.43	\$0	\$0
Car parking (includes drainage, signage & landscaping)		\$130.82	\$0	\$0
Sub total		\$6.34	\$63,432	-\$8,568

Section C2 - Public Open Space 2020 Cost Review

Neighbourhood Park - 1.0ha



Neighbourhood Park-1.0ha					
				T&T 2018	Rate Check
ltems	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments
Landscape Furniture (supply & install)	Τ	Ι			
Picnic table	2	Item	\$5,800.00	\$11,600	2 off (Added concrete slab below
Shelter	1	Item	\$17,200.00	\$17,200	1 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,000.00	\$150,000	including softfall
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,000.00		
Decking & footbridges	25	m2	\$1,200.00	\$30,000	Allowance 25m2
Seats (Bench)	2	Item	\$3,000.00	\$6,000	2 off
Bin & dog litter bag dispenser	2	Item	\$5,000.00	\$10,000	2 off
Bike stand	1	Item	\$1,200.00	\$1,200	1 off
Drinking fountain	1	Item	\$5,000.00	\$5,000	1 off
BBQ - small	1	Item	\$10,000.00	\$10,000	1 off
BBQ - large		Item	\$15,000.00		
Signage (allowance)	1	Item	\$2,000.00	\$2,000	1 off
Sub total			\$24.30	\$243,000	
<u>Total Development Costs</u>			\$93.33	\$933,250	
Indirect Costs					
Design, contract administration & construction management - % of overall					
project costs	12%	%		\$111,990	
Sub total			\$11.20	\$111,990	
<u>Total Overall Costs</u>			\$104.52	\$1,045,240	
Maintenance Costs - 2 Years	1				
Turf and gardens (per annum)	2	Item	\$25,000.00	\$50,000	Allowance of \$25,000/yr
Conservation / parkland cleared (per annum)		m2	\$0.50		-
Landscape furniture	2	Item	\$10,000.00	\$20,000	Allowance of \$10,000/yr
Hardworks	_	Item	\$15,000.00		Allowance of \$15,000/yr
Sub total			\$10.00	\$100,000	-
	•	-	•		
Total Unit Rate			\$114.52		

			T&T 20	20 Rate Check	
Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)
Landscape Furniture (supply & install)		Т		T	\$0
Picnic table	2	\$5,836.50	\$11,673		\$73
Shelter	1	\$17,308.24	\$17,308		\$108
Play equipment (combination with softfall & shade) - Large unit	1	\$150,960.36	\$150,960		\$960
Play equipment (combination with softfall & shade) - Small unit		\$30,188.79	\$0		\$0
Decking & footbridges	25	\$1,207.55	\$30,189		\$189
Seats (Bench)	2	\$3,018.88	\$6,038		\$38
Bin & dog litter bag dispenser	2	\$1,203.57	\$2,407		-\$7,593
Bike stand	1	\$1,822.49	\$1,822		\$622
Drinking fountain	1	\$4,358.11	\$4,358		-\$642
BBQ - small	1	\$10,062.93	\$10,063		\$63
BBQ - large		\$15,094.39	\$0		\$0
Signage (allowance)	1	\$2,012.59	\$2,013		\$13
Sub total		\$23.68	\$236,831		-\$6,169
Total Development Costs		\$92.65	\$926,468		-\$6,782
Indirect Costs					
Design, contract administration & construction management - % of overall					
project costs	12%		\$111,176.17		-\$814
Sub total		\$11.12	\$111,176		-\$814
<u>Total Overall Costs</u>		\$103.76	\$1,037,644		-\$7,596
Maintenance Costs - 2 Years	1 1	Т		T	
Turf and gardens (per annum)	2	\$25,000.00	\$50.000	Allowance of \$25,000/yr	\$0
Conservation / parkland cleared (per annum)	+ +	\$0.50	\$0	3	\$0
Landscape furniture	2	\$10,000.00		Allowance of \$10,000/yr	\$0
Hardworks	2	\$15,000.00		Allowance of \$15,000/yr	\$0
Sub total		\$10.00	\$100,000	3	\$0
Total Unit Rate	 	\$113.76			-\$0.76

Section C2 - Public Open Space 2020 Cost Review

Local Park - 0.3ha



Local Park - 0.3ha				T9T 2049 De	to Chaole				T&T 2020 Rate C	book
				T&T 2018 Ra	te Check				1&1 2020 Rate C	
ltems	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments Cost (\$2020 vs \$2018)
<u>Earthworks</u>						<u>Earthworks</u>				V5 \$2010)
Cut to fill over 1,000m3 - allowance	500	m3	\$9.00	\$4,500	Allow nominal 500m3	Cut to fill over 1,000m3 - allowance	500	\$9.75	\$4,875	\$375
Clearing scrub & trees - allowance		m2	\$3.00		Nil	Clearing scrub & trees - allowance		\$3.00	\$0	\$0
Strip topsoil and respread		m2	\$2.00	* 4 500		Strip topsoil and respread		\$1.90	\$0	\$0
Sub total			\$1.50	\$4,500		<u>Sub total</u>		\$1.63	\$4,875	\$375
Garden Beds - Landscaped Surrounds						Garden Beds - Landscaped Surrounds				\$0
Prep of planting area (weed removal & general leveling)	3000	m2	\$2.50	\$3,750	Allow 50% of POS	Prep of planting area (weed removal & general leveling)	3000	\$2.52	\$3,774	\$24
Import topsoil and machine spread (150mm thick)	3000	m2	\$10.20	\$15,300	Allow 50% of POS	Import topsoil and machine spread (150mm thick)	3000	\$14.10	\$21,150	\$5,850
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	3000	m2	\$4.20	\$6,300	Allow 50% of POS	Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	3000	\$4.23	\$6,340	\$40
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		m2	\$6.75			Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		\$7.83	\$0	\$0
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)	3000	m2	\$10.25	\$15,375	Allow 50% of POS	Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)	3000	\$12.00	\$18,000	\$2,625
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	3000	m2	\$28.25	\$42,375	Allow 50% of POS	Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	3000	\$28.43	\$42,642	\$267
Miscellaneous allowance (kerb edging, feature retaining walls)	3000	m2	\$5.00	\$7,500	Allow 50% of POS	Miscellaneous allowance (kerb edging, feature retaining walls)	3000	\$5.03	\$7,547	\$47
Sub total			\$60.40	\$90,600		Sub total		\$66.30	\$99,452	\$8,852
Water Supply & Reticulation						Water Supply & Reticulation				\$0
Irrigation - supply & install materials	3000	m2	\$10.00	\$30,000	Assume 100% of POS	Irrigation - supply & install materials	3000	\$6.52	\$19,560	-\$10,440
Bore (shallow - superficial)	1	Item	\$65,000.00	\$65,000	Allows 20m (50M) bore construction	Bore (shallow - superficial)	1	\$65,409.04	\$65,409	\$409
Bore (artesian)		Item	\$150,000.00			Bore (artesian)		\$150,943.94	\$0	\$0
Iron Bacteria Filtration Unit		Item	\$80,000.00			Iron Bacteria Filtration Unit		\$80,503.43	\$0	\$0
Sub total			\$31.67	\$95,000		<u>Sub total</u>		\$28.32	\$84,969	-\$10,031
Turfina				1		Turfing	1			\$0
Turfing Prep of turfing area (weed removal & general leveling)	3000	m2	\$2.50	\$3,750	Allow 50% of POS	Prep of turfing area (weed removal & general leveling)	3000	\$2.80	\$4,200	\$450
Import topsoil and spread (150mm thick)	3000	m2	\$10.20	\$15,300	Allow 50% of POS	Import topsoil and spread (150mm thick)	3000	\$14.10	\$21,150	\$5,850
Soil conditioner	3000	m2	\$3.00	\$4,500	Allow 50% of POS	Soil conditioner	3000	\$4.23	\$6,340	\$1,840
Supply and lay turf (roll on)	3000	m2	\$10.00	\$15,000	Allow 50% of POS	Supply and lay turf (roll on)	3000	\$6.69	\$10,035	-\$4,965
Supply and install stolons		m2	\$3.75			Supply and install stolons		\$4.00	\$0	\$0
Fertilising	3000	m2	\$0.20	\$300	Allow 50% of POS	Fertilising	3000	\$0.20	\$302	\$2
Soil Wetting Agent		m2	\$0.25	1111		Soil Wetting Agent		\$0.25	\$0	\$0
Weed spraying Sub total	3000	m2	\$0.75 \$26.65	\$1,125 \$39,975	Allow 50% of POS	Weed spraying Sub total	3000	\$0.90 \$28.92	\$1,350 \$43,377	\$225 \$3,402
<u>Sub-total</u>	<u> </u>		Ψ20.03	ψ 37,773		<u>Sub total</u>		\$20.72	Ψ43,377	\$3,402
Hardworks (supply & install)						Hardworks (supply & install)				
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	\$28,000.00			Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		\$28,176.20	\$0	\$O
Hardcourt		Item	\$65,000.00			Hardcourt		\$65,409.04	\$0	\$0
Cricket practice nets (2 pitches and net)		Item	\$40,000.00			Cricket practice nets (2 pitches and net)		\$59,884.64	\$0	\$0
Cricket pitch (all seasons)		Item	\$28,000.00	<u> </u>		Cricket pitch (all seasons)		\$20,000.00	\$0	\$0
Lighting - training level for active playing field		Item	\$300,000.00			Lighting - training level for active playing field		\$301,887.87	\$0	\$0
Lighting - general (allowance)		Item	\$0.00		Serviced by street lights	Lighting - general (allowance)		\$0.00	\$0	\$0
Paths	250	m2	\$55.00	\$27,500	allow 250m	Paths Foreign (halland, most 8, roll, ringlasts)	250	\$44.07	\$22,035	-\$5,465
Fencing (bollard, post & rail, ringlock)		m	\$45.00	+0.500	Allowed 50	Fencing (bollard, post & rail, ringlock) Bollard - Flexipole	EO	\$47.00 \$70.44	\$0 \$3,522	\$0 \$22
Pollard Flovingle	F0	Itom		CO EVV		FIDUIDIU - FIEXIDUE	50	5/11.44	D3,322	⇒∠∠
Bollard - Flexipole Fence - Timber Post & Rail	50	Item m	\$70.00 \$80.00	\$3,500	Allowed 30					
Fence - Timber Post & Rail	50	Item m m	\$80.00	\$3,500	Allowed 30	Fence - Timber Post & Rail		\$96.00	\$0	\$0
	50	m		\$3,500	Allowed 30					
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing)	50	m m	\$80.00 \$80.00	\$3,500	Allowed 30	Fence - Timber Post & Rail Fence - Steel Post & Rail		\$96.00 \$91.00	\$0 \$0	\$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m)	50	m m m	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00	\$3,500	Allowed 30	Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m)		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m)	50	m m m m m	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00	\$3,500	Allowed 30	Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m)		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade	50	m m m m m m	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00	\$3,500	Allowed 30	Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing	50	m m m m m m m m m m m m m m m m m m m	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$120.00	\$3,500	Allowed 30	Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General	50	m m m m m m m m m m m the m m the m m the m m the m th	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$120.00 \$1,600.00	\$3,500		Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76 \$1,610.07	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve	50	m m m m m m m m m m m them ltem	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$1,600.00 \$1,100.00	\$3,500		Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76 \$1,610.07 \$1,106.92	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty	50	m m m m m m m m m m them ltem ltem	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$1,600.00 \$1,100.00 \$2,500.00	\$3,500		Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76 \$1,610.07 \$1,106.92 \$2,650.00	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large	50	m m m m m m m m m m them Item Item Item	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$120.00 \$1,600.00 \$1,100.00 \$2,500.00	\$3,500		Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty Toilets - large		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76 \$1,610.07 \$1,106.92 \$2,650.00 \$191,195.65	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty	50	m m m m m m m m m m them ltem ltem	\$80.00 \$80.00 \$45.00 \$45.00 \$98.00 \$100.00 \$450.00 \$1,600.00 \$1,100.00 \$2,500.00	\$3,500		Fence - Timber Post & Rail Fence - Steel Post & Rail Fence - Reserve (conservation fencing) Fence - Rural Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) Fence - Steel Balustrade Fence - Pool Fencing Gate - Boom General Gate - Reserve Gate - Heavy Duty		\$96.00 \$91.00 \$45.28 \$45.28 \$71.00 \$100.63 \$465.00 \$120.76 \$1,610.07 \$1,106.92 \$2,650.00	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Section C2 - Public Open Space 2020 Cost Review

Local Park - 0.3ha



Local Park - 0.3ha										
			T&T 2018 Rate Check					T&T 2020 Rate	Check	
Items	Area (m²)/Qty	nit <i>Unit Rate</i>	Total Unit Cost (\$2018)	Assumptions & Comments	Items	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	Variance on Total Unit Cost (\$2020 vs \$2018)
Landscape Furniture (supply & install)					Landscape Furniture (supply & install)					
Picnic table	Ite	m \$5,800.00			Picnic table		\$5,836.50			\$0
Shelter	Ite	m \$17,200.00			Shelter		\$17,308.24	\$0		\$0
Play equipment (combination with softfall & shade) - Large unit	Ite	m \$150,000.00			Play equipment (combination with softfall & shade) - Large unit		\$150,960.36	\$0		\$0
Play equipment (combination with softfall & shade) - Small unit	1 Ite	m \$30,000.00	\$30,000		Play equipment (combination with softfall & shade) - Small unit	1	\$30,188.79	\$30,189		\$189
Decking & footbridges	m	2 \$1,200.00			Decking & footbridges		\$1,207.55	\$0		\$0
Seats (Bench)	2 Ite	m \$3,000.00	\$6,000 2 off		Seats (Bench)	2	\$3,018.88	\$6,038		\$38
Bin & dog litter bag dispenser	1 Ite	m \$5,000.00	\$5,000 1 off		Bin & dog litter bag dispenser	1	\$1,203.57	\$1,204		-\$3,796
Bike stand	1 Ite	m \$1,200.00	\$1,200 1 off		Bike stand	1	\$1,822.49	\$1,822		\$622
Drinking fountain	Ite	m \$5,000.00			Drinking fountain		\$4,358.11	\$0		\$0
BBQ - small	Ite	m \$10,000.00			BBQ - small		\$10,062.93	\$0		\$0
BBQ - large	Ite	m \$15,000.00			BBQ - large		\$15,094.39	\$0		\$0
Signage (allowance)	Ite	m \$2,000.00			Signage (allowance)		\$2,012.59	\$0		\$0
Sub total		\$14.07	\$42,200		Sub total		\$13.08	\$39,253		-\$2,947
Total Development Costs		\$101.09	\$303,275		Total Development Costs		\$99.16	\$297,482		-\$5,793
Indirect Costs					Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12% 9	, 6	\$36,393		Design, contract administration & construction management - % of overall project costs	12%		\$35,697.88		-\$695
Sub total		\$12.13	\$36,393		Sub total		\$11.90	\$35,698		-\$695
<u>Total Overall Costs</u>		\$113.22	\$339,668		<u>Total Overall Costs</u>		\$111.06	\$333,180		-\$6,488
Maintenance Costs - 2 Years					Maintenance Costs - 2 Years		<u> </u>			
Turf and gardens (per annum)	2 Ite	m \$9,000.00	\$18,000 Allowanc	ce of \$9,000/yr	Turf and gardens (per annum)	2	\$9,000.00	\$18,000	Allowance of \$9,000/yr	\$0
Conservation / parkland cleared (per annum)	m	2 \$0.50			Conservation / parkland cleared (per annum)		\$0.50			\$0
Landscape furniture	2 Ite	m \$3,000.00	\$6,000 Allowanc	ce of \$3,000/yr	Landscape furniture	2	\$3,000.00	\$6,000	Allowance of \$3,000/yr	\$0
Hardworks			Not appli	icable	Hardworks				Not applicable	\$0
Sub total		\$8.00	\$24,000		Sub total		\$8.00	\$24,000		\$0
Total Unit Rate		\$121.22			Total Unit Rate		\$119.06			-\$2.16
		-	_					+	+	

City of Kwinana

Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix D - Document Register

Turner & Townsend 22



DCP Document Register

Section	Document Description	File Issue	Comments
Section A. Roads	01 Bertram Road		
	<u>Drawings</u> DCA 1 - Bertram Road Upgrade	Pdf	
	DBYD	1 0.	
	200130 NBN	Pdf	
	200131 ATCO	Pdf	
	200131 HVLV Map - SEQ 94276035 200131 Overhead Map - SEQ 94276035	Pdf Pdf	
	200131 Overhead Map 3EQ 34270033	DWF	
	02 Wellard Road		
	<u>Drawings</u>		
	DCA1- Wellard Road Upgrade 03 Millar Road	Pdf	
	Drawings		
	DCA2 - Millar Road	Pdf	
	04 Mortimer Road		
	<u>Drawings</u>		
	DCA 2 -Mortimer road	Pdf	
	DBYD 04 Atco	Pdf	
	04 Atco	DWF	
	04 Water Corp	Pdf	
	05 Sunrise Blvd		
	<u>Drawings</u>		
	05 Sunrise Blvd Drawings DCA 2 - Sunrise Blvd	Pdf Pdf	
	06 Thomas Road	Pai	
	<u>Drawings</u>		
	DCA 3 4 - Thomas Road	Pdf	
	<u>DBYD</u>		
	06 Telstra - Thomas Road.dwf	DWF	
	ACTO NBN	Pdf Pdf	
	Optus	Pdf	
	WC	Pdf	
	WP	Pdf	
	WP	Pdf	
	HVLV	Pdf	
	WP Overhead 07 Anketell Road	Pdf	
	<u>Drawings</u>		
	DCA 4 5 - Anketell Road	Pdf	
	DBYD		
	94277236.dwf 94277242 LBN Co Response Plan	DWF Pdf	
	ATCO	Pdf	
	HVLV Map - SEQ 94277235	Pdf	
	NBN	Pdf	
	Optus	Pdf	
	Overhead Map - SEQ 94277235	Pdf	
	WC 2 WC	Pdf Pdf	
	08 Hammond Road	rui	
	<u>Drawings</u>		
	DCA 6 - Hammond Road	Pdf	
	09 Interconnector		
	Drawings DCA 6 - Hammond Road	Pdf	
	10 Lyon Road	Fui	
	<u>Drawings</u>		
	10 Lyon Road Drawings	Pdf	
	DCA 5 - Lyon Road	Pdf	
	DBYD		
	ATCO - Map_HP_SEQ_94277479	Pdf	
	Comms - LBN Co Response Plan Comms - Optus Underground	Pdf Pdf	
	Comms - Optus Onderground Comms - Telstra - 94277477	Pdf	
	NBN - Comms - 20200130_002949587984_1	Pdf	
	WC - Maps	Pdf	
	WP HVLV Map - SEQ 94277476	Pdf	
	WP Overhead Map - SEQ 94277476	Pdf	
	11 Cordata		

Section	Document Description	File Issue	Comments
	DCA 5 - Honeywood Ave Cordata Ave	Pdf	
	11 Peel Main Drain Crossing		
	<u>Drawings</u>		
	DCA 3 - Peel Sub	Pdf	
	Lot 611 670 Culvert Crossing	Pdf	
	Other drawings		
	200131 Pedestrian Ramp, Tactiles & Hand Rail	Pdf	
	200131 Typical Concrete Footpath	Pdf	
	200203 DCP road works extent	Pdf	
Section B. Open Drains	01 Bertram Road Drainage		
•	April 2019 Bertram Basin Relocation	Excel	
	02 DCA 2 & 3 - Peel Sub		
	DCA 3 - Peel Sub (Casuarina Piping)	Pdf	
	DCA 3 - Peel Sub (Drawings only)	Pdf	
	DCA2 & DCA3 - Peel Sub Drainage	Excel	
ction C. Landscape and Publ Open Space	lic 01 DCA1-6 - Landscape and POS		
•	DCA1- Wellard Road and Bertram Road Landscape DCP	Excel	
	DCA1- DCA6 Road landscaping estimates	Excel	
	DCA2 & DCA3 - Peel sub Drainage	Excel	
	DCA3, DCA4, DCA5 & DCA6 - Public Open Space	Excel	
			_

Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Street Trees	Total		
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2		25,170		344,274	5,900	375,344	Urban Valuat	440,000
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		24,754		338,583	6,000	369,337		
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2	73,920	32,949		88,845	-	195,714		
Peel Sub N Drain	2.1	DCA 2			1,838,473			1,838,473		
Peel Sub N1 Drain	2.2	DCA 2			320,593			320,593		
Peel Sub N2 Drain	2.3	DCA 2			250,287			250,287		
Millar Road	1.1	DCA 2		123,052		1,555,098		1,678,150		
Peel Sub P Drain	2.1	DCA 3			1,145,188			1,145,188	Urban Valuat	550,000
Peel Sub P1 Drain	2.2	DCA 3			927,635			927,635		
Peel Sub P1A Drain	2.3	DCA 3			363,727			363,727		
Peel Sub O Drain	2.4	DCA 3			826,652			826,652		
Casuarina Public Open Space	3	DCA 3	8,094,240	17,131,710				25,225,950		
Treeby Road - Internal collector	1.3	DCA 4				759,761		759,761	Urban Valuat	780,000
Anketell North Public Open Space	2	DCA 4	8,713,848	10,061,999				18,775,847		
Lyon Road	1.2	DCA 5		650,724		4,385,127		5,035,851	Rural Valuation	170,000
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,680,732		11,343,441	Urban Valuat	1,110,000
Wandi Public open space	2	DCA 5	14,145,738	11,312,018				25,457,756		
Wandi playing fields	2.3	DCA 5	1,785,414	4,879,950				6,665,364		
Mandogalup Public Open Space	2	DCA 6	7,994,444.64	10,883,065				18,877,509	Rural Valuation	170,000
Hammond Road extension	1.1	DCA 6		619,359		1,498,000		2,117,359	Urban Valuat	840,000
Internal collector road	1.2	DCA 6	201,178	448,073		1,529,000		2,178,251		
District Sporting Ground	Various - refer to	below	1,650,000	1,782,214				3,432,214		
Mortimer Road Calculation	Various - refer to	below	74,855	170,101		5,026,000		5,270,956		
Thomas Road Calculation	Various - refer to	below		775,930		8,234,000		9,009,930		
Anketell Road Calculation	Various - refer to	below		517,860		8,713,000		9,230,860		
Branch Library Land Calculation	Various - refer to	below	621,600					621,600		
District Youth Centre Land Calculation	Various - refer to	below	777,000					777,000		
Local Community Centre Land Calculation	Various - refer to	below	388,500					388,500		
				32,812				\$ 153,459,249.11	•	

Constructed	Date by Kwinana	Date by Developer	Balance Remaining
Not commenced		\$ =	375,344.00
Not commenced		\$ -	369,337.00
Not commenced		\$ -	195,714.00
Not commenced		\$ -	1,838,472.94
Not commenced		\$ -	320,592.62
Not commenced		\$ -	250,287.22
Partial	\$ 98,245.20	\$ 861,255.18	718,650.04
Not commenced		\$ -	1,145,188.00
Not commenced		\$ -	927,634.69
Not commenced		\$ -	363,726.66
Not commenced		\$ -	826,651.50
Not commenced		\$ -	25,225,950.47
Complete		\$ 759,760.97	-
Not commenced		\$ -	18,775,847.00
Partial		\$ 4,439,197.00	596,654.00
Partial		\$ 9,029,697.00	2,313,744.00
Partial		\$ 25,424,944.47	32,812.00
Partial		\$ 6,551,572.00	113,792.00
Not commenced		\$ 1,071,840.00	17,805,669.15
Not commenced		\$ -	2,117,359.00
Not commenced		\$ -	2,178,251.00
Not commenced		\$ 0.00	3,432,214.00
Not commenced		\$ -	5,270,956.00
Not commenced		\$ -	9,009,930.00
Not commenced		\$ -	9,230,860.00
Not commenced		\$ -	621,600.00
Not commenced		\$ -	777,000.00
Not commenced		\$ -	388,500.00
·	\$ 98,245.20	\$ 48,138,266.62	\$ 105,222,737.29

TOTAL Estimated cost of item	3,432,214						
	Total site area	Deductions for		Deductions for	Developable	District S	porting
	(ha)	GSA	GSA	Dev Area	Area	Ground f	or DCA
DCA 2 - Wellard East	136.389	47.522	88.868	47.522	88.868	\$ 3	14,214.96
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 5	20,348.52
DCA 4 - Anketell	150.854	41.263	109.591	34.026	116.828	\$ 3	87,487.05
DCA 5 - Wandi	188.630	59.579	129.052	59.602	129.028	\$ 4	56,296.50
DCA 6 - Mandogalup	110.925	20.360	90.565	20.502	90.4226	\$ 3	20,216.92
DCA 7 - Wellard West/ Bertram	506.557	101.087	405.471			\$ 1,4	33,650.04
	1,360.98	390.27	970.71	244.38	610.05	\$ 3,4	32,213.99

9.15% 15.16% 11.29% 13.29% 9.33% 41.77% 100.00%

32.46% 67.54% 100.00%

61.28% 38.72% 100.00%

47.52% 52.48% 100.00%

9.15% 15.16% 11.29% 13.29% 9.33% 41.77% 100.00%

713920 429820 35,530 triangle land 1,785,414

Mortimer Road Calculation						
TOTAL Estimated cost of item	\$ 5,270,956					
	Total site area	Deductions for	GSA	Deductions for	Developable	Mortimer Road Cost
	(ha)	GSA	USA	Dev Area	Area	for DCA
DCA 2 - Wellard East	136.389	47.522	88.868	47.522	88.868	\$ 1,711,001.16
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 3,559,954.84
	404.01	167.98	236.03	130.25	273.7676	\$ 5,270,956.00
** estimated figures only as no local structu	re plan for Casuar	ina has been ado	oted			

Thomas Road Calculation TOTAL Estimated cost of item | Deductions for Dev Area | DCA | Area | DCA | S | 5,521,324.05 | 34.03 | 116.83 | 3,488,605.95 | 116.75 | 301.7278 | \$ 9,009,930.00 |

Anketell Road Calculation						
TOTAL Estimated cost of item	9,230,860					
	Total site area	Deductions for	GSA	Deductions for	Developable	Thomas Road Cost for
	(ha)	GSA	GSA	Dev Area	Area	DCA
DCA 4 - Anketell	150.85	41.26	109.59	34.03	116.83	\$ 4,386,388.32
DCA 5 - Wandi	188.63	59.58	129.05	59.60	129.03	\$ 4,844,471.68
	339.48	100.84	238.64	93.63	245.8561	\$ 9,230,860.00
** estimated figures only as no local structu	re plan for Casuar	ina has been ado	pted			

Branch Library Land Calculation (0.56hectare	es)				
TOTAL Estimated cost of item	621,600				
	Total site area	Deductions for	GSA	Br	anch Library
	(ha)	GSA	GSA		for DCA
DCA 2 - Wellard East	136.389	47.522	88.868	\$	56,906.71
DCA 3 - Casuarina**	267.63	120.46	147.17	\$	94,239.07
DCA 4 - Anketell	150.854	41.263	109.591	\$	70,176.85
DCA 5 - Wandi	188.630	59.579	129.052	\$	82,638.76
DCA 6 - Mandogalup	110.925	20.360	90.565	\$	57,993.71
DCA 7 - Wellard West/ Bertram	506.557	101.087	405.471	\$	259,644.90
	1,360.98	390.27	970.71	\$	621,600.00
** estimated figures only as no local structu	re plan for Casuar	ina has been ado	pted		

District Youth Centre Land Calculation (0.49	District Youth Centre Land Calculation (0.49 hectares)														
TOTAL Estimated cost of item	777,000														
	Total site area (ha)	Deductions for GSA	GSA		strict Youth ntre for DCA										
DCA 4 - Anketell	115.657	33.273	82.383	\$	211,959.78										
DCA 5 - Wandi	188.630	59.579	129.052	\$	332,030.16										
DCA 6 - Mandogalup	110.925	20.360	90.565	\$	233,010.06										
	415.21	113.21	302.00	\$	777,000.00										

Local Community Centre Land Calculation	n (0.35hectares)			
TOTAL Estimated cost of item	388,500			
	Total site area (ha)	Deductions for GSA	GSA	Local Community entre for DCA
DCA 4 - Anketell	115.657	33.273	82.383	\$ 151,374.81
DCA 5 - Wandi	188.630	59.579	129.052	\$ 237,125.19
	304.29	92.85	211.43	\$ 388,500.00

27.28% 42.73% 29.99% 100.00% 38.96% 61.04% 100.00% ATTACHMENT C - Draft Revised Cost Apportionment Schedule (July 2020) - Costs across DCAs 2-7

DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
Total Current ha for DCA Cell	136.3890	47.5215	88.867	47.5215	88.8675			Cost of item	375,344	369,337	\$195,714	1,838,473	320,593	250,287	314,215	56,907	1,678,150	1,711,001	142,200	\$7,252,221.4
Total ha 24 Jan CAS	146.3814	51.4971	94.884	51.4971	94.8843		Cost per hecta	re 13 December 2017 CAS			\$2,518.77	\$20,196.36	\$3,469.95	\$2,708.99	\$3,145.38	\$663.77	\$16,179.90	\$15,874.09	\$1,438.13	
TOTAL hectares for actuals	69.0425	17.7054	51.337	1 17.7054	51.3371		Cost per hec	ctare 24 January 2018 CAS			\$2,518.61	\$20,195.10	\$3,469.73	\$2,708.83	\$3,243.29	\$684.43	\$16,178.89	\$15,873.74	\$1,440.43	
							Cost per	hectare 22 May 2019 CAS	\$330,217.79	\$50,403.45	\$1,893.60	\$23,922.55	\$3,775.21	\$2,947.30	\$2,265.24	\$774.91	\$19,094.76	\$14,776.31	\$1,561.82	
							Cost per	hectare 30 June 2020 CAS	\$359,593.79	\$53,537.19	\$2,062.66	\$19,375.94	\$3,378.77	\$2,637.81	\$3,311.56	\$599.75	\$17,686.28	\$18,032.50	\$1,962.82	
									\$344,681.33	\$347,718.29	\$200,758.23	\$1,937,727.00	\$320,351.00	\$250,099.00	\$252,698.49	\$64,498.04	\$1,549,732.30	\$1,371,944.16	\$132,804.16	
ot 27 Mortimer Road & Lot 201 Woolcoot Road	42.8532	15.9096	26.943	15.9096	26.9436						\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.4
Net contribution paid											\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.4
ot 64 Woolcoot Road	9.4861	1.6100	7.876	1.6100	7.8761						\$19,836.86	\$159,058.63	\$27,327.95	\$21,334.98	\$25,544.49	\$5,390.64	\$127,426.58	\$125,023.14	\$11,344.95	\$522,288.2
Credits for constructed or provided items																				
Net contribution paid											\$19,836.87	\$159,058.64	\$27,327.94	\$21,334.99	\$25,544.49	\$5,390.64	\$127,426.58	\$125,023.14	\$11,344.94	\$522,288.2
ot 90 & Lot 378 Millar Road (Wellard Glen)	15.2364	0.1858	15.050	0.1858	15.0506						\$37,906.66	\$303,948.38	\$52,221.53	\$40,769.45	\$48,813.49	\$10,301.08	\$243,502.06	\$238,909.27	\$21,679.30	\$998,051.2
Gross contribution paid								\$ 189,072.97			\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$46,129.55	\$45,259.48	\$4,107.00	\$189,072.9
Credits for constructed items - Millar Rd																	\$808,978.27			\$808,978.2
Net contribution paid											\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$855,107.82	\$45,259.48	\$4,107.00	\$998,051.2
ot 601 Millar Road	1.4668	0.0000	1.466	0.0000	1.4668						\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.3
Gross contribution paid								\$ 97,095.31			\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.3
Credits for constructed or provided items																				\$0.0
Net contribution paid											\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.3
	•	•	•	•	•	Total Cash I	Payments Made	\$2,595,168.86	\$0.00	\$0.00	\$129,291.84	\$1,036,706.11	\$178,116.45	\$139,056.68	\$166,492.82	\$35,134.08	\$830,536.43	\$814,869.61	\$73,943.25	\$3,404,147.2
						Total Interest Earned up	to 22 May 2019	\$10,500.66	\$0.00	\$0.00	\$398.82	\$3,197.89	\$549.43	\$428.94	\$513.57	\$108.38	\$2,561.93	\$2,513.60	\$228.09	\$10,500.6
						Total Interest Earned fro	om 22 May 2019	\$39,985.00	\$0.00	\$0.00	\$1,518.66	\$12,177.12	\$2,092.15	\$1,633.36	\$1,955.62	\$412.68	\$9,755.45	\$9,571.43	\$868.53	\$39,985.0
						Total Interest Earned fro	om 30 June 2020													
						TOTAL LI	IABILITY OF UND	EVELOPED LOTS PAYABLE	\$375,344.00	\$369,337.00	\$64,504.68	\$786,391.82	\$139.834.59	\$109,168.24	\$145.252.95	\$21.251.57	\$835,296.61	\$884,046.52	\$67,160.55	\$3,797,588.5

March Marc									İ			Contribu	utions based on pro ra	ata gross subdivisible	area			Contributions	s based on pro rata deve	lopable area	
Part Part	DCA2 - WELLARD EAST			subdivisible	for Developable		any credits approved		Total Amount Paid		, ,	1.3(c) Internal	·	2.2 Peel Sub N1	2.3 Peel Sub N2		Facilities -			5. Administration	Sub total
13. Melender (1998) (19	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE																				\$3,797,58
Center tear and the control of the c										\$359,593.79											\$494,47
March Marc		12.4820	5.5833	6.8987	7 5.5833	6.8987			ć		1 /						1 - 7				\$930,51 \$
Commonweign Commonweign		d d					\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	3
17		3									\$369.337.00	\$11.857.01	\$144.551.65	\$25,703.88	\$20,066,90	\$26,699,86	\$3,906,39	\$153.541.15	\$162,502,18	\$12.345.20	\$930.51
Part			0.000	0.5744	4 0,0000	0 5744					7000,000	, ,	. , ,	,	1 .,	,	1-7	, ,		. ,	\$46,72
Control of the Contro		d 0.57.1.	0.0000	0.571	0.0000	0.5711	\$ 46,724,52		\$ -												\$ 10,72
Fig. Section		s							,			,	,	,	,	,	,	,	,	,	
General Controller Con	Net contribution payable	e										\$987.24	\$12,035.67	\$2,140.16	\$1,670.81	\$2,223.09	\$325.25	\$12,784.15	\$13,530.27	\$1,027.89	\$46,72
Company Comp	Lot 28 Mortimer Road	3.7938	2.7500	1.0438	8 2.7500	1.0438				\$375,344.00											\$460,25
Metale members and property of the property of	Gross contribution paid	d					\$ -		\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$
14 Marchand Rand 1,500		s			ļ					12											\$
One continuation of processing										\$375,344.00											\$460,25
Control Cont		2.6830	1.2000	1.4830	U 1.2000	1.4830	^	1	<u> </u>			1 /	1 - ,								\$120,63
Act Confidence processes Fig.				1	+		\$ -	 	\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ \$
14 Personal programs 1,770 1,000 1,770 1,000 1,770 1,000 1,770 1,000		S			-			1				\$2 548 88	\$31,073,98	\$5,525,51	\$4 313.74	\$5,739.62	\$839.75	\$33,006,44	\$34 932.77	\$2,653,82	\$120,63
Gross contribution profile			10.0000	2 7250	10,0000	2 7250													1 1		\$222,55
Calles Continue Conti		12.7333	10.0000	2.733	10.0000	2.7333	\$ -		\$ -											, ,	\$222,33
Het controlled per per les		s					<u> </u>		Ÿ			ψ0.00	φο.σσ	\$0.00	\$0.00	φο.σσ	\$0.00	Ç0.00	,	\$6.00	Š
Construction per College Colle		2										\$4,702.28	\$57,326.58	\$10,193.69	\$7,958.17	\$10,588.68	\$1,549.20	\$60,891.65	\$64,445.43	\$4,895.89	\$222,55
Celes for construction perplace from Configuration perplac	Lot 62 Woolcoot Road (DP91072)	9.8662	3.5000	6.3662	2 3.5000	6.3662						\$10,941.79	\$133,393.93	\$23,719.84	\$18,517.97	\$24,638.94	\$3,604.86	\$141,689.54	\$149,958.89	\$11,392.30	\$517,85
Met confinition payme	Gross contribution paid	d					\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1
1129 Worker food performed refused (Credits for constructed or provided items	s																			\$1
Gress contribution parties Outs for contribution propries Outs performance of a contribution propries Outs cont	Net contribution payable	2										\$10,941.79	\$133,393.93	\$23,719.84	\$18,517.97	\$24,638.94	\$3,604.86	\$141,689.54	\$149,958.89	\$11,392.30	\$517,85
Credu for communicate provided term Met commission provided term	Lot 1219 Woolcoot Road (portion of Urban)	6.2000	0.0000	6.2000	0.0000	6.2000															\$504,33
Net contribution payable		d					\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$
1880 Miles Conference of Con		s										******		4	4			****		4	\$(
Credits for contribution payable Credits for contribution payable		2																			\$504,33
Credits for constructed or provided fermion payable 1.64 Wordoor Road 2.000 0.0000 1.0000		0.0000	0.0000	0.0000	0.0000	0.0000	^		ćo 00												Şi Şi
Net contribution purphile		o e					\$ -		\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<u> </u>
16 Worked Road		3										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Š
Credits for constructed or growted stems Met contribution payable		2 0900	0.000	2 0900	0.0000	2 0900								• • • • • • • • • • • • • • • • • • • •							\$170.01
Credits for constructed personated element		d	0.0000	2.0300	0.0000	2.0300	\$ 170.010.89		\$ -			1 - 7	1 -7 -					1 -7			\$ \$
189 Millar Road (Urban Deferred)		s							,			,,,,,	,,,,,	,	,	,	,	,	,	,	\$1
Gress contribution payable	Net contribution payable	e										\$3,592.15	\$43,792.74	\$7,787.13	\$6,079.38	\$8,088.87	\$1,183.46	\$46,516.16	\$49,230.95	\$3,740.05	\$170,01
Credits for constructed or provided learn	Lot 89 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$
19 8 Lot 378 Millar Road (Welland Glee) 1.5512 0.0000 1.55		d					\$ -		\$ -	_		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$
190 & Lot 378 Millar Road (Wellard Glen) Gross contribution payable Gross c		s																			\$
Gross contribution paid																					\$1
Credits for constructed tems. Millar Road (Urban) = 11.760	, ,	1.5512	0.0000	1.5512	2 0.0000	1.5512	ć 400 400 00		An and												\$126,18
Net contribution payable 11.760 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 5.2775.87 57 57 57 57 57 57 57		u l			 		\$ 126,182.25	1	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$ \$52,27
## 379 Millar Road (Urban) 11.760 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 8.5872 3.1728 3		u a			+			 				\$2 666 10	\$32 502 01	\$5 779 62	\$4 512 12	\$6,002,57	\$879.27	+/	\$36 529 26	\$2 775 97	\$52,270 \$73,90
Gross contribution paid Fredit for constructed or provided Items 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			2 1770	2 597	2 1720	8 5872		1													\$698,52
Credits for constructed or provided items Net contribution payable 1 33610	, ,	11.7000	3.1/20	0.3072	2.1720	0.3072	\$ -	<u> </u>	\$ -												\$ \$
Net contribution payable 5,000 5,0		s					T		,			Ç0.00	\$0.00	\$0.00	Ş0.00	\$0.00	\$0.00	\$0.00	50.00	Ç0.00	Ši
Gross contribution paid		e			1							\$14,759.09	\$179,931.57	\$31,995.06	\$24,978.41	\$33,234.82	\$4,862.50	\$191,121.31	\$202,275.60	\$15,366.77	\$698,52
Credits for constructed or provided items Net contribution payable 50.00 \$0.00	Lot 379 Millar Road (Urban Deferred)	3.6100	3.6100	0.0000	0 3.6100	0.0000															\$
Net contribution payable	Gross contribution paid	d							\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$
Total 67.35 29.82 37.53 29.82 37.53 29.82 37.53 29.82 37.53 59.82 37.53 59.82 37.53 59.82 \$1.53 59.82 \$1.53 59.82 \$1.54.00 \$1.54.		S																			\$
Check 0.0000 0.000 0.00	. ,	e																	The state of the s		\$
Amount payable for each infrastructure item at current review Amount paid to date for each infrastrasture item CREDITS Amount payable for each infrastructure item at current review \$375,344.00 \$369,337.00 \$64,504.68 \$786,391.82 \$139,834.59 \$109,168.24 \$145,252.95 \$21,251.57 \$835,296.61 \$884,046.52 \$67,160.55 \$3,79 \$0.00									·												\$3,797,58
Amount paid to date for each infrastrasture item \$0.00	Check	k 0.0000	0.0000	0.0000	0.0000	0.0000			7			7					7				\$1
CREDITS \$0.00 \$0.0																					\$3,797,58
							Amou	nt paid to date for									\$0.00				\$
										Ş0.00	Ş0.00	Ç0.00	, J0.00	φ0.00	Ş0.00	Ş0.00	\$0.00	10.7	Į	Ç0.00	\$52,27 \$3,745,31

Draft Cost Apportionment Sc	hedule f	or DCA	.3																				
DCA3 - CASUARINA	Total site area		Gross subdivisible	POS Required	Provisional POS Credit	POS actually provided -	Deductions for	Developable	Amount Due excluding any	Payment Date	Total	2.1 Peel Sub P	2.2 Peel Sub P1	2.3 Peel Sub P1A	2.4 Peel Sub O	ata gross subdivisib 3. Public open space	3. Public open space land	4. District 5. Commu	ity 1.1 Moi	rtimer	sed on pro rata de	6. Administration	Sub total
	(ha)	s for GSA	area (GSA)	10%	based on LSP (n/a)	Unrestricted	Developable Area	Area	credits approved		Amount Paid	Drain	Drain	Drain	Drain	improvements	valuation	Sporting Ground Branch Lib			45 524 224 05	costs 2% estimate	420.040.740.45
Total ha 24 Jan CAS	267.5706	94.4413	173.1293	17.313	0.0000	0.0000	97.9325	169.6381		Interest	Cost of item \$0.00	\$1,145,188 \$0	\$927,635 \$0	\$363,727 \$0	\$826,652 \$0	\$17,131,710 \$0	\$8,094,240	\$520,348.52 \$94,2 \$0	\$0 \$3,55	9,954.84	\$5,521,324.05 \$0	\$763,700.36 \$0	\$38,948,718.16 \$0.00
										st of item less in ectare 13 Dece		\$1,145,188 \$5,719.83	\$927,635 \$5,265.88	\$363,727 \$4,966.27	\$ 826,652 \$4,539.55	\$17,131,710 \$112,740.00	\$ 8,094,240 \$60,000.24	\$520,349 \$9 \$3,145.38 \$6		,559,955 5,874.09	\$5,521,324 \$23,621.82	\$763,700 \$5,199.08	\$38,948,718.16 \$241,735.91
										r hectare 24 Jan		\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$123,595.13	\$60,000.24	\$3,243.29 \$6	4.43 \$1	5,873.74	\$23,621.82	\$5,076.09	\$254,559.24
										per hectare 22		\$7,066.80 \$7,781.55	\$6,443.77 \$6,303.28	\$2,604.95 \$2,471.52	\$5,920.35 \$5,617.10	\$120,130.82 \$116,410.00	\$58,000.39 \$55,000.37	\$2,835.93 \$7 \$3,535.77 \$6		5,438.09 9,253.40	\$21,898.17 \$29,861.12	\$3,989.76 \$4,130.34	\$245,052.87 \$251,004.81
TOTAL cost of item per ha		120.4581		14.716			82.7250	184.9001			st per hectare	\$7,781.55	\$6,303.28	\$2,471.52	\$5,617.10	\$116,410.00	\$55,000.37	\$3,535.77 \$6	0.35 \$1	9,253.40	\$29,861.12	\$4,130.34	\$251,004.81
Lot 1199 Thomas Road Gross contribution paid	3.9451	3.9451	0.0000	0.000	0.0000	0.0000	0.0000	3.9451	\$ -		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00			0.00 \$7 0.00	5,956.57 \$0.00	\$117,805.10 \$0.00	\$16,294.61 \$0.00	\$210,056.28 \$0.00
Credits for constructed or provided item:	i								,		,												\$0.00
Net contribution payable Lot 650 Thomas Road (partially within Rural Water												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00 \$7	5,956.57	\$117,805.10	\$16,294.61	\$210,056.28
Resource Zone)	0.0000	0.0000	0.0000	0.000	0.0000	0.0000	0.0000	0.0000			\$0.00	\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00			0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Gross contribution paid Credits for constructed or provided items	5										\$0.00												\$0.00
Net contribution payable Lot 9011 Thomas Road	6.6714	6.6714	1 0.0000	0.000	0.0000	0.0000	0.0000	6.6714		Commercial		\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00			0.00 \$12	\$0.00 8,447.11	\$0.00 \$199,215.48	\$0.00 \$27,555.15	\$0.00 \$355,217.74
Gross contribution paid	1 0.071	0.0714	0.0000	0.000	0.0000	0.0000	0.0000	0.0714	\$ -	Commercial	\$0.00	\$0.00							0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided item: Net contribution payable	5											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00 \$12	8,447.11	\$199,215.48	\$27,555.15	\$0.00 \$355,217.74
Lot 9012 Thomas Road	9.5253	6.5753	2.9500	0.295	0.0000	0.0000	2.5000	7.0253		Commercial		\$22,955.59	\$18,594.67	\$7,290.99	\$16,570.44	\$343,409.50	\$162,251.10	\$10,430.52 \$1,8	9.05 \$13	5,260.88	\$209,783.33	\$29,016.88	\$957,452.95
Gross contribution paid Credits for constructed or provided items	5		1	1					\$ -	+	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable			44		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.000	0.000	46-50				\$22,955.59	\$18,594.67	\$7,290.99	\$16,570.44	\$343,409.50	\$162,251.10	\$10,430.52 \$1,8		5,260.88	\$209,783.33	\$29,016.88	\$957,452.95
Lot 9013 Thomas Road Gross contribution paid	16.7813	5.2813	11.5000	1.150	0.0000	0.0000	0.0000	16.7813	\$ -		\$0.00	\$89,487.87 \$0.00	\$72,487.71 \$0.00		\$64,596.63 \$0.00	\$1,338,715.00 \$0.00			4.08 \$32 0.00	3,097.01 \$0.00	\$501,108.41 \$0.00	\$69,312.48 \$0.00	\$3,167,757.35 \$0.00
Credits for constructed or provided item: Net contribution payable	5											\$89,487.87	\$72,487.71	\$28,422.52	\$64,596.63	\$1,338,715.00	\$632,504.30	\$40,661.34 \$7,3	4.09 \$22	3,097.01	\$501,108.41	\$69,312.48	\$0.00 \$3,167,757.35
Lot 3 Thomas Road	6.7600	5.5200	1.2400	0.124	0.0000	0.0000	0.0000	6.76		Commercial	<u> </u>	\$9,649.13	\$7,816.07	\$28,422.52	\$6,965.20	\$1,338,715.00				0,152.96	\$201,861.17	\$69,312.48	\$605,157.57
Gross contribution paid Credits for constructed or provided item:	1								\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable	2											\$9,649.13	\$7,816.07	\$3,064.69	\$6,965.20	\$144,348.40	\$68,200.46	\$4,384.35 \$7	4.04 \$13	0,152.96	\$201,861.17	\$27,921.10	\$605,157.57
Lot 1 (45) Orton Road Gross contribution paid	0.0000	0.0000	0.0000	0.000	0.0000	0.0000	0.0000	0.0000			\$0.00	\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00			0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Credits for constructed or provided item:	5										Ç0.00			·									\$0.00
Net contribution payable Lot 2 Orton Road	5.2400	2.3600	2.8800	0.288	0.0000	0.0000	2.3600	2.8800				\$0.00 \$22,410.88	\$0.00 \$18,153.44		\$0.00 \$16,177.24	\$0.00 \$335,260.80	\$0.00	\$0.00 \$10,183.01 \$1,8	0.00 4.22 \$5	\$0.00 5,449.78	\$0.00 \$86,000.03	\$0.00 \$11,895.38	\$0.00 \$722,893.85
Gross contribution paid	i								\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided item: Net contribution payable	2											\$22,410.88	\$18,153.44	\$7,117.99	\$16,177.24	\$335,260.80	\$158,401.08	\$10,183.01 \$1,8	4.22 \$5	5,449.78	\$86,000.03	\$11,895.38	\$0.00 \$722,893.85
Lot 23 Orton Road Gross contribution paid	4.1600	0.0000	4.1600	0.416	0.0000	0.0000	0.0000	4.1600	\$.		\$0.00	\$32,371.27 \$0.00	\$26,221.64 \$0.00		\$23,367.13 \$0.00	\$484,265.60 \$0.00		\$14,708.80 \$2,6 \$0.00	3.88 \$8 0.00	0,094.13 \$0.00	\$124,222.26 \$0.00	\$17,182.22 \$0.00	\$1,044,180.02 \$0.00
Credits for constructed or provided item:									Ÿ		Ş0.00				·	·		·				·	\$0.00
Net contribution payable Lot 24 Orton Road	4.0700	0.0000	4.0700	0.407	0.0000	0.0000	0.0000	4.0700				\$32,371.27 \$31,670.93	\$26,221.64 \$25,654.35	\$10,281.54 \$10,059.10	\$23,367.13 \$22,861.59	\$484,265.60 \$473,788.70	\$228,801.55 \$223,851.52	\$14,708.80 \$2,6 \$14,390.58 \$2,6		0,094.13 8,361.32	\$124,222.26 \$121,534.76	\$17,182.22 \$16,810.49	\$1,044,180.02 \$1,021,589.58
Gross contribution paid	i								\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Credits for constructed or provided item: Net contribution payable	•											\$31,670.93	\$25,654.35	\$10,059.10	\$22,861.59	\$473,788.70	\$223,851.52	\$14,390.58 \$2,6	6.24 \$7	8,361.32	\$121,534.76	\$16,810.49	\$1,021,589.58
Lot 25 Orton Road Gross contribution paid	4.0800	0.2700	3.8100	0.381	0.0000	0.0000	0.2700	3.8100	\$.		\$0.00	\$29,647.72 \$0.00	\$24,015.49 \$0.00	\$9,416.50 \$0.00	\$21,401.14 \$0.00	\$443,522.10 \$0.00	\$209,551.42	\$13,471.28 \$2,4 \$0.00	9.75 \$7 0.00	3,355.44 \$0.00	\$113,770.87 \$0.00	\$15,736.60 \$0.00	\$956,328.31 \$0.00
Credits for constructed or provided item:	5								Ţ.		Ş0.00												\$0.00
Net contribution payable Lot 1 (46) Orton Road	1.8500	1.8500	0.0000	0.000	0.0000	0.0000	0.0000	1.8500		Commercial		\$29,647.72 \$0.00	\$24,015.49 \$0.00	\$9,416.50 \$0.00	\$21,401.14 \$0.00	\$443,522.10 \$0.00	\$209,551.42	\$13,471.28 \$2,4 \$0.00		3,355.44 5,618.78	\$113,770.87 \$55,243.07	\$15,736.60 \$7,641.13	\$956,328.31 \$98,502.98
Gross contribution paid	i								\$ -		\$0.00	\$0.00							0.00	\$0.00	\$0.00		\$0.00
Credits for constructed or provided item: Net contribution payable												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00 \$3	5,618.78	\$55,243.07	\$7,641.13	\$0.00 \$98,502.98
Lot 50 Orton Road Gross contribution paid	4.1000	1.8200	2.2800	0.228	0.0000	0.0000	0.0000	4.1000	\$ -	Commercial	\$0.00	\$17,741.94 \$0.00	\$14,371.48 \$0.00		\$12,806.98 \$0.00	\$265,414.80 \$0.00			0.01 \$7 0.00	\$0.00	\$122,430.59 \$0.00	\$16,934.40 \$0.00	\$669,196.59 \$0.00
Credits for constructed or provided item:	s								, -		Ş0.00												\$0.00
Net contribution payable Lot 49 Orton Road	4.1200	4.1200	0.0000	0.000	0.0000	0.0000	2.7900	1.3300		Commercial		\$17,741.94 \$0.00	\$14,371.48 \$0.00	\$5,635.07 \$0.00	\$12,806.98 \$0.00	\$265,414.80 \$0.00	\$125,400.85	\$8,061.55 \$1,4 \$0.00		8,938.92 5,607.02	\$122,430.59 \$39,715.29	\$16,934.40 \$5,493.35	\$669,196.59 \$70,815.66
Gross contribution paid	i								\$ -		\$0.00	\$0.00				\$0.00			0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided item: Net contribution payable			<u> </u>									\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00 \$2	5,607.02	\$39,715.29	\$5,493.35	\$0.00 \$70,815.66
Lot 48 Orton Road Net contribution payable	4.6800	1.4500	3.2300	0.323	0.0000	0.0000	1.4500	3.2300				\$25,134.42 \$25,134.42		\$7,983.02 \$7,983.02	\$18,143.23 \$18,143.23	\$376,004.30 \$376,004.3 0	\$177,651.21 \$177,651.21			2,188.47 2,188.47	\$96,451.42 \$96,451.42	\$13,341.00 \$13,341.00	\$810,745.54 \$810,745.54
Lot 47 Orton Road	4.3700	0.0000	4.3700	0.437	0.0000	0.0000	0.0000	4.3700				\$34,005.39	\$27,545.33	\$10,800.56	\$24,546.72	\$508,711.70	\$240,351.63	\$15,451.31 \$2,7	8.35 \$8	4,137.34	\$130,493.09	\$18,049.59	\$1,096,891.01
Net contribution payable Lot 46 Orton Road	4.1500	3.0000	1.1500	0.115	0.0000	0.0000	3.0000	1.1500				\$34,005.39 \$8,948.79	\$27,545.33 \$7,248.77	\$10,800.56 \$2,842.25	\$24,546.72 \$6,459.66	\$508,711.70 \$133,871.50	\$240,351.63 \$63,250.43	\$15,451.31 \$2,7 \$4,066.13 \$7		4,137.34 2,141.41	\$130,493.09 \$34,340.29	\$18,049.59 \$4,749.89	\$1,096,891.01 \$288,655.53
Net contribution payable												\$8,948.79	\$7,248.77	\$2,842.25	\$6,459.66	\$133,871.50	\$63,250.43	\$4,066.13 \$7	6.41 \$2	2,141.41	\$34,340.29	\$4,749.89	\$288,655.53
Lot 45 Orton Road Net contribution payable	4.1400	3.0000	1.1400	0.114	0.0000	0.0000	3.0000	1.1400				\$8,870.97 \$8,870.97	\$7,185.74 \$7,185.74	\$2,817.54 \$2,817.54	\$6,403.49 \$6,403.49	\$132,707.40 \$132,707.4 0				1,948.87 1,948.87	\$34,041.68 \$34,041.68	\$4,708.59 \$4,708.59	\$286,145.49 \$286,145.49
Lot 32 Orton Road (partially within Rural Water	4.4900	1,5900	2.9000	0.290	0.0000	0.0000	1.5900	2,9000				\$22,566,51	\$18,279.51	\$7.167.42	\$16,289.58	\$337,589.00		\$10,253.73 \$1,8		5,834.85	\$86,597.25	\$11,977.99	\$727,913.95
Resource Zone) Net contribution payable		1.5900	2.9000	0.290	0.0000	0.0000	1.5900	2.9000				\$22,566.51 \$22,566.51	\$18,279.51 \$18,279.51	\$7,167.42 \$ 7,167.42		\$337,589.00		\$10,253.73 \$1,8 \$10,253.73 \$1,8		5,834.85 5,834.85	\$86,597.25 \$86,597.25	\$11,977.99 \$11,977.99	\$727,913.95 \$727,913.95
Lot 33 Landgren Road (partially within Rural Water Resource Zone)	4.1000	2.8000	1.3000	0.130	0.0000	0.0000	2.8000	1.3000				\$10,116.02	\$8,194.26	\$3,212.98	\$7,302.23	\$151,333.00	\$71,500.49	\$4,596.50 \$8	2.46 \$2	5,029.41	\$38,819.46	\$5,369.44	\$326,306.25
Net contribution payable		2.0000	2.5000	3.130	3.0000	5.0000	2.3000	2.5000				\$10,116.02	\$8,194.26		\$7,302.23	\$151,333.00	\$71,500.49	\$4,596.50 \$8		5,029.41	\$38,819.46	\$5,369.44	\$326,306.25
Lot 34 Landgren Road (partially within Rural Water Resource Zone)	4.1100	0.7600	3.3500	0.3350	0.0000	0.0000	0.7600	3.3500				\$26,068.21	\$21,115.99	\$8,279.60	\$18,817.28	\$389,973.50	\$184,251.25	\$11,844.83 \$2,1	5.19 \$6	4,498.88	\$100,034.75	\$13,836.64	\$840,866.12
Net contribution payable												\$26,068.21	\$21,115.99	\$8,279.60	\$18,817.28	\$389,973.50	\$184,251.25	\$11,844.83 \$2,1	5.19 \$6	4,498.88	\$100,034.75	\$13,836.64	\$840,866.12
Lot 35 Landgren Road Net contribution payable	4.1100	0.0000	4.1100	0.411	0.0000	0.0000	0.0000	4.1100				\$31,982.19 \$31,982.19	\$25,906.48 \$25,906.48		\$23,086.27 \$23,086.27	\$478,445.10 \$478,445.1 0	\$226,051.54 \$226,051.54	\$14,532.01 \$2,6 \$14,532.01 \$2,6		9,131.46 9,131.46	\$122,729.20 \$122,729.20	\$16,975.70 \$16,975.70	\$1,031,629.77 \$1,031,629.77
Lot 36 Landgren Road Net contribution payable	4.1100	0.0000	4.1100	0.411	0.0000	0.0000	0.0000	4.1100				\$31,982.19 \$31,982.19	\$25,906.48 \$25,906.48	\$10,157.96 \$10,157. 96	\$23,086.27 \$23,086.27	\$478,445.10 \$478,445.1 0	\$226,051.54 \$226,051.54	\$14,532.01 \$2,6 \$14,532.01 \$2,6		9,131.46 9,131.46	\$122,729.20 \$122,729.20	\$16,975.70 \$16,975.70	\$1,031,629.77 \$1,031,629.77
Lot 37 Landgren Road	4.1100	0.0000	4.1100	0.411	0.0000	0.0000	0.0000	4.1100				\$31,982.19	\$25,906.48		\$23,086.27	\$478,445.10	\$226,051.54	\$14,532.01 \$2,6		9,131.46	\$122,729.20	\$16,975.70	\$1,031,629.77
Net contribution payable Lot 38 Landgren Road	4.1259	0.1400	3.9859	0.398	6 0.0000	0.0000	0.1400	3.9859				\$31,982.19 \$31,016.50	\$25,906.48 \$25,124.24	\$10,157.96 \$9,851.24	\$23,086.27 \$22,389.19	\$478,445.10 \$463,998.62	\$ 226,051.54 \$219,225.99	\$14,532.01 \$2,6 \$14,093.22 \$2,5		9 ,131.46 6,742.11	\$122,729.20 \$119,023.44	\$16,975.70 \$16,463.12	\$1,031,629.77 \$1,000,480.06
Net contribution payable												\$31,016.50	\$25,124.24	\$9,851.24	\$22,389.19	\$463,998.62	\$219,225.99	\$14,093.22 \$2,5	2.39 \$7	6,742.11	\$119,023.44	\$16,463.12	\$1,000,480.06
Lot 44 Landgren Road Net contribution payable	4.0854	0.0000	4.0854	0.408	5 0.0000	0.0000	0.0000	4.0854				\$31,790.76 \$31,790.76	\$25,751.42 \$25,751.42		\$22,948.09 \$22,948.09	\$475,581.41 \$475,581.4 1	\$224,698.53 \$224,698.53	\$14,445.03 \$2,6 \$14,445.03 \$2,6		8,657.82 8,657.82	\$121,994.62 \$121,994.62	\$16,874.09 \$16,874.09	\$1,025,455.03 \$1,025,455.03
contribution payable	ı	ı	1	1	1	1			l	1	1	¥52,750.70	Y-0,7 J1.42	Ç23,037.10	Ÿ==,J=0.03	y 5,501.41	Y== 1,000.00	7= .,	7/	.,	Y-L-1,337.02	Y20,077.03	y 2,023,733.03

	1	1	_	1		,	1		1				Contribution	on pro ra	ta gross subdivisible	e area			Contributions	based on pro rata d	evelopable area	
DCA3 - CASUARINA	Total site area Deduction	Gross subdivisible	POS Required	Provisional POS Credit based on LSP	POS actually provided -	Deductions for	Developable	Amount Due excluding any	Payment Date	Total Amount Paid	2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space	3. Public open space land	4. District	5. Community Facilities -	1.1 Mortimer	1.2 Thomas Road	6. Administration costs 2% estimate	Sub total
	(lia) Sioi GSA	area (GSA)	10%	(n/a)	Unrestricted	Developable Area	Area	credits approved		Amount Palu	Drain	Dialli	Diam	Diam	improvements	valuation	Sporting Ground	Branch Library	Road		costs 2% estimate	
na 24 Jan CAS	267.5706 94.4413	173.129	3 17.313	30 0.0000	0.0000	97.9325	169.6381			Cost of item	\$1,145,188	\$927,635	\$363,727	\$826,652	\$17,131,710	\$8,094,240	\$520,348.52	\$94,239.07	\$3,559,954.8	\$5,521,324.05	\$763,700.36	\$38,948
									Interest	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	
									st of item less inte ectare 13 Decemb		\$1,145,188 \$5,719.83	\$927,635 \$5,265.88	\$363,727 \$4,966.27	\$826,652 \$4,539.55	\$17,131,710 \$112,740.00	\$ 8,094,240 \$60,000.24	\$520,349 \$3,145.38	\$94,239 \$663.77	\$3,559,95 \$15,874.09	\$ 5,521,32 4 9 \$23,621.82		\$38,948 \$241
									r hectare 24 Janua		\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$123,595.13	\$60,000.24	\$3,243.29		\$15,873.74	\$23,621.82		\$254
									t per hectare 22 M		\$7,066.80 \$7,781.55	\$6,443.77 \$6,303.28	\$2,604.95 \$2,471.52	\$5,920.35 \$5,617.10	\$120,130.82 \$116,410.00	\$58,000.39 \$55,000.37	\$2,835.93 \$3,535.77	\$723.83 \$640.35	\$15,438.09 \$19,253.40	\$21,898.17 \$29,861.12	7 \$3,989.76 2 \$4,130.34	\$245 \$251
L cost of item per ha	267.6251 120.4583	1 147.1670	0 14.716	68 0.0000	0.0000	82.7250	184.9001	Cost	per hectare 30 Ju Current Cost		\$7,781.55	\$6,303.28	\$2,471.52	\$5,617.10 \$ 5,617.10	\$116,410.00	\$55,000.37	\$3,535.77	\$640.35	\$19,253.44 \$19,253.44	\$29,861.12		\$251
Landgren Road	4.1100 0.0000	4.1100	0.411	10 0.0000	0.0000	0.0000	4.1100				\$31,982.19	\$25,906.48	\$10,157.96	\$23,086.27	\$478,445.10	\$226,051.54	\$14,532.01	\$2,631.86	\$79,131.4	\$122,729.20		\$1,03
Net contribution payable 2 Landgren Road	4.1100 0.0000	4.1100	0 0.411	10 0.0000	0.0000	0.0000	4.1100				\$31,982.19 \$31,982.19	\$25,906.48 \$25,906.48	\$10,157.96 \$10,157.96	\$23,086.27 \$23,086.27	\$478,445.10 \$478,445.10	\$226,051.54 \$226,051.54	\$14,532.01 \$14,532.01	\$ 2,631.86 \$2,631.86	\$ 79,131.4 \$79,131.4	\$ 122,729.2 0 5 \$122,729.20		\$1,03 \$1,03
Net contribution payable	4.1100 0.0000	4.1100	0.411	0.0000	0.0000	0.0000	4.1100				\$31,982.19	\$25,906.48	\$10,157.96	\$23,086.27	\$478,445.10	\$226,051.54	\$14,532.01	\$2,631.86	\$79,131.4	\$122,729.20		\$1,03
1 Landgren Road	4.1100 0.0000	4.1100	0.411	10 0.0000	0.0000	0.0000	4.1100				\$31,982.19	\$25,906.48	\$10,157.96	\$23,086.27	\$478,445.10	\$226,051.54	\$14,532.01	\$2,631.86	\$79,131.4	\$122,729.20	\$16,975.70	\$1,031
Net contribution payable 0 Landgren Road	4.1100 0.0000	0 4.1100	0 0.411	10 0.0000	0.0000	0.0000	4.1100		-		\$31,982.19 \$31,982.19	\$25,906.48 \$25,906.48	\$10,157.96 \$10,157.96	\$23,086.27 \$23,086.27	\$ 478,445.10 \$478,445.10	\$226,051.54 \$226,051.54	\$14,532.01 \$14,532.01	\$ 2,631.86 \$2,631.86	\$ 79,131.4 \$79,131.4	\$ 122,729.2 0 5 \$122,729.20	\$16,975.70 \$16,975.70	\$1,031 \$1,031
Net contribution payable			0.111	20 0.0000	0.0000	0.0000	111100				\$31,982.19	\$25,906.48	\$10,157.96	\$23,086.27	\$478,445.10	\$226,051.54	\$14,532.01	\$2,631.86	\$79,131.4	\$122,729.20		\$1,031
9 Landgren Road Net contribution payable	4.1400 0.1550	3.9850	0.398	85 0.0000	0.0000	0.1550	3.9850				\$31,009.49 \$31,009.49	\$25,118.57 \$25,118.57	\$9,849.02 \$9,849.02	\$22,384.14 \$22,384.14	\$463,893.85 \$463,893.85	\$219,176.49 \$219,176.4 9	\$14,090.04 \$14,090.0 4	\$2,551.81 \$2,551.81	\$76,724.73 \$76,724.7 3	\$ \$118,996.56 \$ \$118,996.56	\$16,459.41 \$16,459.41	\$1,000 \$1,000
0000 Orton Road	16.7116 13.2900	3.4216	6 0.342	22 0.0000	0.0000	13.2900	3.4216				\$26,625.37	\$23,118.37	\$8,456.56	\$19,219.46	\$398,308.46	\$188,189.28	\$12,097.99	\$2,331.81	\$65,877.4	2 \$102,172.81		\$1,000
Net contribution payable											\$26,625.37	\$21,567.30	\$8,456.56	\$19,219.46	\$398,308.46	\$188,189.28	\$12,097.99	\$2,191.04	\$65,877.4	\$102,172.8	\$14,132.37	\$858
2001 Mortimer Road Net contribution payable	23.0200 19.0100	4.0100	0.401	10 0.0000	0.0000	14.9000	8.1200				\$31,204.03 \$31,204.03	\$25,276.15 \$25,276.15	\$9,910.81 \$9,910.81	\$22,524.56 \$22,524.56	\$466,804.10 \$466,804.10	\$220,551.50 \$220,551.5 0	\$14,178.43 \$14,178.43	\$2,567.82 \$2,567.82	\$156,337.58 \$156,337.5 8	\$ \$242,472.29 \$242,472.2 9	\$33,538.36 \$33,538.36	\$1,225 \$1,225
01 Mortimer Road	1.9997 0.0000	1.999	7 0.200	0.0000	0.0000	0.0000	1.9997				\$15,560.77	\$12,604.67	\$4,942.31	\$11,232.51	\$232,785.08	\$109,984.25	\$7,070.48	\$1,280.52	\$38,501.0	2 \$59,713.28		\$501
Net contribution payable											\$15,560.77	\$12,604.67	\$4,942.31	\$11,232.51	\$232,785.08	\$109,984.25	\$7,070.48	\$1,280.52	\$38,501.0	\$59,713.28		\$501
LO2 Mortimer Road Net contribution payable	1.9997 0.0000	1.999	7 0.200	0.0000	0.0000	0.0000	1.9997				\$15,560.77 \$15,560.77	\$12,604.67 \$12,604.67	\$4,942.31 \$4,942.31	\$11,232.51 \$11,232.51	\$232,785.08 \$232,785.08	\$109,984.25 \$109,984.2 5	\$7,070.48 \$7,070.48	\$1,280.52 \$1,280.52	\$38,501.03 \$38,501.0 3	2 \$59,713.28 2 \$59,713.2 8		\$501 \$501
03 Nicholas Drive	2.0100 0.0000	2.0100	0.201	10 0.0000	0.0000	0.0000	2.0100				\$15,640.92	\$12,669.59	\$4,967.76	\$11,290.37	\$233,984.10	\$110,550.75	\$7,106.90	\$1,287.11	\$38,699.3	\$60,020.85	\$8,301.98	\$504
Net contribution payable											\$15,640.92	\$12,669.59	\$4,967.76	\$11,290.37	\$233,984.10	\$110,550.75	\$7,106.90	\$1,287.11	\$38,699.3	\$60,020.8	\$8,301.98	\$504
04 Nicholas Drive Net contribution payable	2.0000 0.3900	1.6100	0 0.161	10 0.0000	0.0000	0.3900	1.6100				\$12,528.30 \$12,528.30	\$10,148.28 \$10,148.28	\$3,979.15 \$3,979.15	\$9,043.53 \$9,043.53	\$187,420.10 \$187,420.10	\$88,550.60 \$88,550.60	\$5,692.59 \$5,692.5 9	\$1,030.97 \$1,030.97	\$30,997.9° \$30,997.9 °	7 \$48,076.40 7 \$48,076.4 0		\$404 \$404
.05 Nicholas Drive	2.0200 1.3500	0.6700	0.067	70 0.0000	0.0000	1.3500	0.6700				\$5,213.64	\$4,223.20	\$1,655.92	\$3,763.46	\$77,994.70	\$36,850.25	\$2,368.97	\$429.04	\$12,899.78	\$20,006.95	\$2,767.33	\$168
Net contribution payable	2 0700 4 2000	0.070	0.00	70 0.000	0.000	4 2000	0.0700				\$5,213.64	\$4,223.20	\$1,655.92	\$3,763.46	\$77,994.70	\$36,850.25	\$2,368.97	\$429.04	\$12,899.78	\$20,006.95		\$168
.06 Nicholas Drive Net contribution payable	2.0780 1.2000	0.8780	0.087	78 0.0000	0.0000	1.2000	0.8780				\$6,832.20 \$6,832.20	\$5,534.28 \$5,534.28	\$2,170.00 \$2,170.00	\$4,931.81 \$4,931.81	\$102,207.98 \$102,207.98	\$48,290.33 \$48,290.33	\$3,104.41 \$3,104.41		\$16,904.44 \$16,904.4	\$26,218.06 \$26,218.06		\$220 \$220
.07 Lugg Place	2.0166 1.4000	0.6166	6 0.061	17 0.0000	0.0000	1.4000	0.6166				\$4,798.11	\$3,886.60	\$1,523.94	\$3,463.50	\$71,778.41	\$33,913.23	\$2,180.16		\$11,871.6	\$18,412.37		\$154
Net contribution payable 08 Lugg Place	2.0300 0.5600	1.4700	0 0.147	70 0.0000	0.0000	0.5600	1.4700				\$ 4,798.11 \$11,438.88	\$3,886.60 \$9,265.82	\$1,523.94 \$3,633.14	\$3,463.50 \$8,257.13	\$71,778.41 \$171,122.70	\$33,913.23 \$80,850.55	\$2,180.16 \$5,197.58	\$394.84 \$941.32	\$11,871.64 \$28,302.49	\$ 18,412.3 9 \$43,895.85	\$ 2,546.77 \$6,071.60	\$154 \$368
Net contribution payable	2.0300 0.3600	1.4700	0.147	70 0.0000	0.0000	0.3600	1.4700				\$11,438.88	\$9,265.82	\$3,633.14	\$8,257.13	\$171,122.70	\$80,850.55	\$5,197.58	\$ \$941.32	\$28,302.4	\$43,895.85		\$368
09 Lugg Place	2.0100 0.0000	2.0100	0.201	10 0.0000	0.0000	0.0000	2.0100				\$15,640.92	\$12,669.59	\$4,967.76	\$11,290.37	\$233,984.10	\$110,550.75	\$7,106.90	\$1,287.11	\$38,699.3	\$60,020.85		\$504
Net contribution payable 10 Lugg Place	2.0100 0.0000	2.0100	0 0.201	10 0.0000	0.0000	0.0000	2.0100				\$15,640.92 \$15,640.92	\$12,669.59 \$12,669.59	\$4,967.76 \$4,967.76	\$11,290.37 \$11,290.37	\$233,984.10 \$233,984.10	\$110,550.75 \$110,550.75	\$ 7,106.90 \$ 7,106.90	\$1,287.11 \$1,287.11	\$38,699.3 \$38,699.3	\$60,020.85 \$60,020.85		\$504 \$504
Net contribution payable	2.0100	2.010	0.202	10 0.0000	0.0000	0.0000	2.0100				\$15,640.92	\$12,669.59	\$4,967.76	\$11,290.37	\$233,984.10	\$110,550.75	\$7,106.90	\$1,287.11	\$38,699.3	\$60,020.85		\$504
11 Lugg Place Net contribution payable	2.0000 0.0000	2.0000	0.200	0.0000	0.0000	0.0000	2.0000				\$15,563.11 \$15,563.11	\$12,606.56 \$12,606.5 6	\$4,943.05 \$4,943.05	\$11,234.20 \$11,234.20	\$232,820.00 \$232,820.00	\$110,000.75 \$110,000.7 5	\$7,071.54 \$7,071.54	\$1,280.71 \$1,280.71	\$38,506.79 \$38,506.79	\$59,722.24 9 \$59,722.2 4		\$502 \$502
12 Lugg Place	2.0100 1.1500	0.8600	0.086	60 0.0000	0.0000	1.1500	0.8600				\$6,692.14	\$5,420.82	\$2,125.51	\$4,830.70	\$100,112.60	\$47,300.32	\$3,040.76	\$ \$550.70	\$16,557.9	2 \$25,680.56		\$215
Net contribution payable											\$6,692.14	\$5,420.82	\$2,125.51	\$4,830.70	\$100,112.60	\$47,300.32	\$3,040.76	\$550.70	\$16,557.93	\$25,680.50	\$3,552.09	\$215
13 Lugg Place Net contribution payable	2.0000 1.6800	0.3200	0.032	20 0.0000	0.0000	1.6800	0.3200				\$2,490.10 \$2,490.10	\$2,017.05 \$2,017.05	\$790.89 \$790.8 9	\$1,797.47 \$1,797.47	\$37,251.20 \$37,251.20	\$17,600.12 \$17,600.12	\$1,131.45 \$1,131.45	\$204.91 \$204.91	\$6,161.09 \$6,161.09	9 \$9,555.56 9 \$9,555.5 6		\$80 \$80
14 Lugg Place	2.0260 1.0500	0.9760	0 0.097	76 0.0000	0.0000	1.0500	0.9760			-	\$7,594.80	\$6,152.00	\$2,412.21	\$5,482.29	\$113,616.16	\$53,680.36	\$3,450.91	\$624.99	\$18,791.3	1 \$29,144.45		\$244
Net contribution payable											\$7,594.80	\$6,152.00	\$2,412.21	\$5,482.29	\$113,616.16	\$53,680.36	\$3,450.91	\$624.99	\$18,791.3	\$29,144.4		\$244
15 Nicholas Drive Net contribution payable	2.0600 1.5100	0.5500	0.055	50 0.0000	0.0000	1.5100	0.5500				\$4,279.85 \$4,279.85	\$3,466.80 \$3,466.80	\$1,359.34 \$1,359.34	\$3,089.40 \$3,089.40	\$64,025.50 \$64,025.50	\$30,250.21 \$30,250.21	\$1,944.67 \$1,944.67	\$352.20 \$352.20	\$10,589.3 \$10,589.3	7 \$16,423.62 7 \$16,423. 62		\$138 \$138
16 Nicholas Drive	2.0100 0.9300	1.0800	0 0.108	80 0.0000	0.0000	0.9300	1.0800				\$8,404.08	\$6,807.54	\$2,669.25	\$6,066.47	\$125,722.80	\$59,400.40	\$3,818.63	\$691.58	\$20,793.6	7 \$32,250.01	\$4,460.77	\$271
Net contribution payable	3,0000 4,450	0.050	0 000	EO 0.0000	0.000	0.0000	3,0000				\$8,404.08	\$6,807.54	\$2,669.25	\$6,066.47	\$125,722.80	\$59,400.40	\$3,818.63		\$20,793.6	\$32,250.00	\$4,460.77	\$271
.17 Nicholas Drive Net contribution payable	2.0000 1.1500	0.8500	0 0.085	50 0.0000	0.0000	0.0000	2.0000			-	\$6,614.32 \$6,614.32	\$5,357.79 \$5,357.79	\$2,100.79 \$2,100.79	\$4,774.53 \$4,774.53	\$98,948.50 \$98,948.50	\$46,750.32 \$46,750.32			\$38,506.79 \$38,506.7 9	9 \$59,722.24 9 \$59,722.2 4		\$274 \$274
18 Nicholas Drive	2.0000 0.5000	1.5000	0 0.150	0.0000	0.0000	0.5000	1.5000				\$11,672.33	\$9,454.92	\$3,707.28	\$8,425.65	\$174,615.00	\$82,500.56			\$28,880.0	\$44,791.68		\$370
Net contribution payable 21 Nicholas Drive	2.0291 0.0000	2.029	1 0.202	29 0.0000	0.0000	0.0000	2.0291				\$11,672.33 \$15,789.55	\$9,454.92 \$12,789.98	\$3,707.28 \$5,014.97	\$8,425.65 \$11,397.65	\$174,615.00 \$236,207.53	\$8 2,500.5 6 \$111,601.26	\$5,303.65 \$7,174.43		\$28,880.09 \$39,067.0	9 \$44,791.68 7 \$60,591.20		\$376 \$509
Net contribution payable	2.0231 0.0000	2.029	0.202	2.0000	0.0000	0.0000	2.0231				\$15,789.55	\$12,789.98	\$5,014.97	\$11,397.65	\$236,207.53	\$111,601.26	\$7,174.43		\$39,067.0	7 \$60,591.20		\$509
22 Mortimer Road	1.9800 1.9800	0.0000	0.000	0.0000	0.0000	0.0000	1.9800				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00			\$38,121.7			\$105 \$105
Net contribution payable 23 Mortimer Road	45.1400 22.0000	23.1400	0 2.314	40 0.0000	0.0000	22.0000	23.1400				\$180,065.17	\$145,857.88	\$57,191.05	\$129,979.65	\$0.00 \$2,693,727.40	\$0.00 \$1,272,708.65		\$0.00 \$14,817.81	\$38,121.73 \$445,523.53	\$59,125.02 8 \$690,986.33		\$105
Net contribution payable	.5.2.30	25.2 10	2.514	. 3.0300	0.0000		_3.1 .00				\$180,065.17	\$145,857.88	\$57,191.05	\$129,979.65	\$2,693,727.40	\$1,272,708.65			\$445,523.5	\$690,986.3	\$95,576.08	\$5,808
Total							184.9001 0.0000			\$0.00	\$1,145,188.00		\$ 363,726.67	\$ 826,651.44	\$ 17,131,710.48	\$ 8,094,240.03		\$ 94,239.08 -0.01	\$ 3,559,954.87			38,948,
Check	0.0000 0.0000	0.0000	0.000	0.0000	0.0000	0.0000	0.0000			\$0.00	0.00 \$0.00	-0.02 \$0.00	-0.01 \$0.00	0.06 \$0.00	-0.01 \$0.00	-0.03 \$0.00	-0.01 \$0.00		-0.03 \$0.00			
										_		-\$0.02	-\$0.01	\$0.06	-\$0.01	-\$0.03	-\$0.01	-\$0.01	-\$0.03	\$0.00	\$0.01	
						A				-	\$1,145,188.00		\$363,727		\$ 17,131,710.47					\$ 5,521,324.05		38,948,
							Am	ount paid to date	e for each infrastr	rasture item CREDIT	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00						

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DCA4 - ANKETELL	Total site area Deduction (ha) for GS	area (GSA)	GSA	based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements		3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	
Total ha 24 Jan CAS Total Current ha for DCA Cell	127.3046 18.1 150.8539 41.2				0.0000																1
TOTAL cost of item per ha	13.4882 2.2			_						Cost of item	\$759,760.97	\$10,061,999.00	\$8,713,848.00	\$387,487.0	5 \$70,176.85	\$151,374.81	\$211,959.78	\$3,488,605.95	\$4,386,388.32	2 \$564,632.01	\$28,796,232.74
TOTAL ANKETELL NORTH cost of item per ha	2.8882 0.5								Cost per hectare	13 December 2017 CAS	\$6,885.27	\$110,499.04		\$3,145.3		\$1,874.24	\$1,872.30	\$23,621.82	\$28,103.33		\$275,074.90
TOTAL ANKETELL SOUTH cost of item per ha	10.6000 1.7	000 8.900	0.000	0.0000	0.0000	1.7000	8.9000			re 24 January 2018 CAS	\$6,963.17	\$110,499.04		\$3,243.2		\$1,990.64		\$23,621.82	\$28,103.33		\$275,473.94
										ctare 22 May 2019 CAS	\$7,349.66	\$117,063.71	\$108,904.34	\$2,985.3		\$2,088.49	\$2,932.01	\$23,043.92	\$29,055.63	3 \$4,677.55	\$298,870.34
ANKETELLAIOPTU									Cost per he	ctare 30 June 2020 CAS	\$6,963.17	\$122,136.39	\$105,772.02	\$3,551.3	0 \$643.17	\$1,837.45	\$2,572.85	\$31,999.28	\$40,234.20	0 \$5,179.09	\$320,888.90
ANKETELL NORTH Lot 2 Anketell Road	0.7645 0.1	559 0.608	6 0.078	0.0000	0.0000	0.1559	0.6086		1	l .	\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.0	8 \$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	0 \$2,772.57	\$167,583.46
Net contribution pa		0.008	0.078	0.0000	0.0000	0.1333	0.0080				\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.0		\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90		\$167,583.46
Lot 3 Anketell Road	2.1237 0.4	340 1.689	7 0.217	2 0.0000	0.0000	0.4340	1.6897				\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.2	1 \$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.7	1 \$7,699.36	\$465,422.63
Net contribution pa											\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.2		\$3,362.98	\$3,300.78	\$39,906.6	\$47,477.7	1 \$7,699.36	\$465,422.63
Lot 13 Treeby Road	10.6000 1.7	000 8.900	0.000	0.0000	0.0000	1.7000	8.9000				\$20,610.98	40.00		\$9,600.1		60.00	ć0.00	\$69,920.58	\$83,185.8		\$198,833.54
Net contribution payab	DIE							Tatal Co	ah Daumanta Mada	\$633,006.09	\$198,833.54 \$36,610.64	\$0.00 \$253,918.32		\$0.0 \$17,052.4			\$0.00 \$4,489.40	\$0.0 0 \$124,197.76	\$0.00 \$147,760.40		\$198,833.54 \$831,839.63
		-							ash Payments Made ned to 30 June 2020	\$7,125.00	\$313.58	\$2,174.90		\$17,032.4		\$39.18	\$38.45	\$1,063.80	\$1,265.62	2 \$205.24	\$7,125.00
										ELOPED LOTS PAYABLE	\$722,836.75	\$9,805,905.78		\$370,288.5			\$207,431.93	\$3,363,344.39	\$4,237,362.24	4 \$540,464.77	\$27,957,268.11
								101/121		220.20.20.017.17.022	, ,						, , , , , , ,				7 72 7 2
DCA4 - ANKETELL	Total site area Deduction (ha) for GSA		POS Required as a % stated in the LSP of the GSA	POS Credit	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements		3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.3 Community Facilities - Local Community Centre	4.2 Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE											\$722,836.75	\$9,805,905.78	\$8,496,324.61	\$370,288.5	5 \$66,547.47	\$146,761.63	\$207,431.93	\$3,363,344,39	\$4,237,362.24	4 \$540,464.77	\$27,957,268.11
TOTAL cost of item per ha	137.3657 38.9	734 98.392	3 10.876	2 11.1883	0.0000	31.7363	105.6294				\$7,346.48	\$3,003,303.70	30,430,324.01	\$3,763.3		\$140,701.03	\$207,431.33	\$31,840.99	\$40,115.3		\$88,859.18
TOTAL ANKETELL NORTH cost of item per ha	112.7684 32.6	834 80.085	0 10.876	11.1883	0.0000	27.5073	85.2611					\$122,443.73	\$106,091.34			\$1,832.57	\$2,590.15				\$232,957.78
TOTAL ANKETELL SOUTH cost of item per ha	24.5973 6.2	900 18.307	3 0.000	0.0000	0.0000	4.2290	20.3683														\$88,859.18
ANKETELL NORTH			-1						1	T		4		4				4			
Lot 652 Anketell Road Net contribution payak		400 1.370	0.186	0.6500	0.0000	0.0000	2.0100				\$10,064.67 \$10,064.67	\$167,747.90 \$167,747.9 0		\$5,155.8 \$5,155.8				\$64,000.38 \$64,000.38	\$80,631.89 \$80,631.89		\$490,215.93 \$490,215.93
Lot 2 Anketell Road	3.2200 0.9	341 2.285	9 0.310	0.0000	0.0000	0.0000	3.2200				\$16,793.31			\$8,602.7	_		\$5,920.82	\$102,527.98	\$ \$129,171.48	8 \$16,475.49	\$807.635.24
Net contribution payab		541 2.203	0.510	0.0000	0.0000	0.0000	3.2200				\$16,793.31	\$279,894.11		\$8,602.7		\$4,189.08	\$5,920.82	\$102,527.98	\$129,171.4		\$807,635.24
Lot 3 Anketell Road	1.2386 0.5	020 0.736	6 0.100	0.0000	0.0000	0.0000	1.2386				\$5,411.41	\$90,192.05	\$78,146.88	\$2,772.1	1 \$498.20	\$1,349.87	\$1,907.90	\$39,438.25	\$49,686.89	9 \$6,337.44	\$275,741.00
Net contribution payab	ole										\$5,411.41	\$90,192.05	\$78,146.88	\$2,772.1	1 \$498.20	\$1,349.87	\$1,907.90	\$39,438.2	\$49,686.89	9 \$6,337.44	\$275,741.00
Lot 4 Anketell Road	3.0630 1.5	700 1.493	0 0.202	28 0.3522	0.0000	0.0800	2.9830				\$10,968.29			\$5,618.7		\$2,736.03	\$3,867.09	\$94,981.67	\$119,664.14		\$595,311.45
Net contribution payal Lot 7 Anketell Road	5.9641 2.3	565 3.607	6 0.489	9 0.5300	0.0000	2.3565	3.6076				\$10,968.29 \$26,503.15	\$182,808.48 \$441,727.99		\$5,618.7 \$13,576.8		\$ 2,736.03 \$6,611.19	\$3,867.09 \$9,344.21	\$94,981.67 \$114,869.55	\$119,664.14 \$144,720.20	4 \$15,262.86 0 \$18,458.69	\$595,311.45 \$1,160,986.87
Net contribution payab		3.007	0.469	0.5500	0.0000	2.5303	3.0070				\$26,503.15	\$441,727.99	\$382,735.10	\$13,576.8			\$9,344.21	\$114,869.5	\$144,720.20		\$1,160,986.87
Lot 89 Anketell Road (within Urban Zone)	6.8400 1.0	600 5.780	0 0.785	0.2173	0.0000	1.0600	5.7800				\$42,462.64	\$707,724.74		\$21,752.3		\$10,592.27	\$14,971.05	\$184,040.91	\$231,866.83	3 \$29,574.02	\$1,860,102.06
Net contribution payab	ole										\$42,462.64	\$707,724.74	\$613,207.92	\$21,752.3	9 \$3,909.29	\$10,592.27	\$14,971.05	\$184,040.93	\$231,866.8	\$29,574.02	\$1,860,102.06
Lot 90 Anketell Road (within Urban Zone)		300 2.330	0.316	0.0000	0.0000	6.1300	2.3300				\$17,117.29			\$8,768.7				\$74,189.50	\$93,468.8		\$749,833.53
Net contribution payal		100 2.000	0 0 271	.6 0.0000	0.0000	0.0000	3.6100				\$17,117.29 \$14,692.95			\$8,768.7		\$4,269.90 \$3,665.15		\$74,189.50	\$93,468.83 \$144,816.48		\$749,833.53 \$767,721.40
Lot 188 Treeby Road Net contribution payak		2.000	0 0.271	.6 0.0000	0.0000	0.0000	3.0100				\$14,692.95	\$244,887.45		\$7,526.7 \$7,526.7		\$3,665.15	\$5,180.29	\$114,945.96 \$114,945.9 6	\$144,816.4		\$767,721.40
Lot 189 Treeby Road	5.0649 0.3	300 4.734	9 0.643	2.0492	0.0000	0.3300	4.7349				\$34,784.83			\$17,819.2				\$150,763.89	\$189,942.20	6 \$24,226.65	\$1,523,771.14
Net contribution payab	ole										\$34,784.83	\$579,758.80	\$502,331.86	\$17,819.2	7 \$3,202.44	\$8,677.05	\$12,264.09	\$150,763.89	\$189,942.20	6 \$24,226.65	\$1,523,771.14
Lot 36 Treeby Road (within Urban Zone)	5.0700 2.2	100 2.860	0.388	0.9400	0.0000	2.2100	2.8600				\$21,010.92	\$350,189.06		\$10,763.2		\$5,241.16	\$7,407.82	\$91,065.22	\$114,729.9	5 \$14,633.51	\$920,396.51
Net contribution payal		000 4.000		14 0 370	0.000	0.000	4.0305		ļ		\$21,010.92	\$350,189.06		\$10,763.2		\$5,241.16	\$7,407.82	\$91,065.22	\$114,729.9		\$920,396.51
Lot 30 Treeby Road Net contribution payak	4.8385 0.0	000 4.838	5 0.657	0.3700	0.0000	0.0000	4.8385		1		\$35,545.93 \$35,545.93	\$592,443.97 \$592,443.9 7	\$513,322.93 \$513,322.93	\$18,209.1 \$18,209.1		\$8,866.91 \$8,866.91	\$12,532.43 \$12,532.43	\$154,062.62 \$154,062.62	\$194,098.2 \$194,098.2	1 \$24,756.73 1 \$24,756.73	\$1,557,111.40 \$1,557,111.40
Lot 31 Treeby Road	4.8006 0.0	000 4.800	6 0.652	0.6100	0.0000	0.0000	4.8006		1		\$35,267.50			\$18,066.5				\$152,855.84	\$192,577.84		\$1,544,914.53
Net contribution payab											\$35,267.50										\$1,544,914.53
Lot 37 Treeby Road (within Urban Zone)	5.0200 2.1	400 2.880	0.391	1.1500	0.0000	2.1400	2.8800				\$21,157.85			\$10,838.5				\$91,702.04			\$926,832.85
Net contribution payal		200 2 2 : -	0 000	12 0.00	0.000	2 22 -	30:00				\$21,157.85			\$10,838.5				\$91,702.04			\$926,832.85
Lot 38 Treeby Road (within Urban Zone) Net contribution payak	4.9700 2.0	300 2.940	0 0.399	0.9800	0.0000	2.0300	2.9400		 		\$21,598.64 \$21,598.64			\$11,064.3 \$11,064.3			\$7,615.03 \$ 7,615.03	\$93,612.50 \$93,612.5 0			\$946,141.87 \$946,141.87
Lot 32 Treeby Road	4.7626 0.0	450 4.717	6 0.640	0.5200	0.0000	0.0450	4.7176				\$34,657.74			\$17,754.1				\$150,213.04	\$189,248.20		\$1,518,203.71
Net contribution payab									<u> </u>		\$34,657.74			\$17,754.1				\$150,213.04			\$1,518,203.71
Lot 39 Treeby Road (within Urban Zone) Net contribution payak	4.9200 1.7	400 3.180	0.431	.9 0.0000	0.0000	1.7400	3.1800				\$23,361.80 \$23,361.80			\$11,967.5 \$11,967.5				\$101,254.34 \$101,254.3 4	\$127,566.83 \$127,566.83		\$1,023,377.96 \$1,023,377.96
Lot 33 Treeby Road	4.7222 0.1	350 4.587	2 0.623	0.2749	0.0000	0.1350	4.5872				\$33,699.76			\$17,263.4				\$146,060.98	\$184,017.22		\$1,476,238.79
Net contribution payab								<u> </u>			\$33,699.76			\$17,263.4				\$146,060.98	\$184,017.2		\$1,476,238.79
Lot 40 Treeby Road (within Urban Zone)	4.8700 2.1	500 2.720	0.369	0.0000	0.0000	2.1500	2.7200		_		\$19,982.42			\$10,236.4			\$7,045.20 \$7,045.20	\$86,607.49	\$109,113.80		\$875,342.15
Net contribution payal Lot 34 Treeby Road	4.6868 0.5	595 4.127	3 0.560	0.0000	0.0000	0.5595	4.1273		1		\$19,982.42 \$30,321.11			\$10,236.4 \$15,532.6			\$ 7,045.20 \$10,690.31	\$86,607.49 \$131,417.33	\$109,113.80 1 \$165,568.10		\$875,342.15 \$1,328,235.16
Net contribution payak		4.12/	0.300	,5 0.0000	0.0000	0.3593	4.12/3		<u> </u>		\$30,321.11			\$15,532.6				\$131,417.3			\$1,328,235.16
Lot 35 Treeby Road	4.6311 1.8	702 2.760	9 0.375	0.1619	0.0000	1.8702	2.7609		İ		\$20,282.89			\$10,390.3				\$87,909.78	\$110,754.52		\$888,504.46
Net contribution payal	ole										\$20,282.89	\$338,054.88	\$292,907.57	\$10,390.3	4 \$1,867.33	\$5,059.55	\$7,151.14	\$87,909.78	\$110,754.5	2 \$14,126.46	\$888,504.46
Lot 41 Treeby Road (within Urban Zone)		700 1.940	0.263	0.9222	0.0000	2.8700	1.9400				\$14,252.16			\$7,300.9				\$61,771.52	\$77,823.83		\$624,324.92
Net contribution payab		0.743	1 1 100	2 0.000	0.000	1.000	0.7433		1		\$14,252.16 \$64,011.32			\$7,300.9	_		\$5,024.89	\$61,771.52	\$77,823.8		\$624,324.92 \$2,804,055.58
Lot 100 Treeby Road Net contribution payak	10.3200 1.6	068 8.713	2 1.183	0.0000	0.0000	1.6068	8.7132		1		\$64,011.32 \$64,011.32			\$32,791.1 \$32,791.1				\$277,436.89 \$277,436.8 9	\$349,533.22 \$349,533.22		\$2,804,055.58 \$2,804,055.58
Lot 13 Treeby Road	4.8760 0.1	943 4.681	7 0.635	1.4606	0.0000	0.1943	4.6817		İ		\$34,394.00		\$496,687.81	\$17,619.0				\$149,069.95	\$187,808.12		\$1,506,650.49
Net contribution payab									1		\$34,394.00							\$149,069.9	\$187,808.12		\$1,506,650.49

DCA4 - AN	NKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as % in LSP of GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	
Total ha 24 Jan CAS		127.3046	18.1932	109.1114	11.1199	9 10.7579	0.0000	18.2832	109.0214														
otal Current ha for DCA Cell		150.8539	41.2633	109.5906	11.1716		0.0000	34.0262	116.8277														
OTAL cost of item per ha		13.4882	2.2899	11.1983	0.2954			2.2899	11.1983			Cost of item	\$759,760.97	\$10,061,999.00	\$8,713,848.00	\$387,487.05	\$70,176.85	\$151,374.81	\$211,959.78	\$3,488,605,95	\$4,386,388.32	\$564,632.01	\$28,796,23
OTAL ANKETELL NORTH cost of	f item per ha	2.8882	0.5899	2.2983	0.2954			0.5899	2.2983		Cost per hectare	13 December 2017 CAS	\$6,885.27	\$110,499.04	\$93,856.94	\$3,145.38	\$663.77	\$1,874.24	\$1,872.30	\$23,621.82		\$4,552.81	\$275,07
OTAL ANKETELL SOUTH cost of	f item per ha	10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000		Cost per hecta	re 24 January 2018 CAS	\$6,963.17	\$110,499.04	\$93,856.94	\$3,243.29	\$684.43	\$1,990.64	\$1,953.82	\$23,621.82	\$28,103.33	\$4,557.46	\$275,47
	·										Cost per he	ctare 22 May 2019 CAS	\$7,349.66	\$117,063.71	\$108,904.34	\$2,985.38	\$769.64	\$2,088.49	\$2,932.01	\$23,043.92	\$29,055.63	\$4,677.55	\$298,87
		•	•	•	•	•	•				Cost per he	ctare 30 June 2020 CAS	\$6,963.17	\$122,136.39	\$105,772.02	\$3,551.30	\$643.17	\$1,837.45	\$2,572.85	\$31,999.28	\$40,234.20	\$5,179.09	\$320,88
NKETELL NORTH														•	•			•					
ot 2 Anketell Road		0.7645	0.1559	0.6086	0.0782	0.0000	0.0000	0.1559	0.6086				\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,58
	Net contribution paid												\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53		\$2,772.57	\$167,58
ot 3 Anketell Road		2.1237	0.4340	1.6897	0.2172	0.0000	0.0000	0.4340	1.6897				\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,42
	Net contribution paid												\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,42
Lot 13 Treeby Road		10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000				\$20,610.98			\$9,600.15	\$2,025.91			\$69,920.58	\$83,185.85	\$13,490.07	\$198,83
•	Net contribution payable												\$198,833.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$198,83
		l .	u .							Total Ca	sh Payments Made	\$633,006.09	\$36,610.64	\$253,918.32	\$215,676.05	\$17,052.44	\$3,598.56	\$4,574.00	\$4,489.40	\$124,197.76	\$147,760.46	\$23,962.00	\$831,83
											ned to 30 June 2020	\$7,125.00	\$313.58	\$2,174.90	\$1,847.34	\$146.06	\$30.82	\$39.18	\$38.45	\$1,063.80	\$1,265.62	\$205.24	\$7,12
										TOTAL I	LIABILITY OF UNDEX	ELOPED LOTS PAYABLE	\$722,836.75	\$9,805,905.78	\$8,496,324.61	\$370,288.55	\$66,547.47	\$146,761.63	\$207,431.93	\$3,363,344.39	\$4,237,362.24	\$540,464.77	\$27,957,268
														Co	ontributions based on	a pro rata gros	s subdivisible are	a		Contributions ba	sed on pro rata d	evelopable area	
DCA4 - AN	NKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible	POS Required as a % stated in the LSP of		POS actual	Deductions for Developable	Developable Area	Amount Due excluding any credits approved for	Payment Date	Total Amount Paid	1.3 Internal	2. Anketell North Public open space	2. Anketell North Public open space	3. District Sporting	4.1 Community	4.3 Community	4.2 Community	1.1 Thomas	1.2 Anketell	5. Administration	Sub total
			IOI GJA	area (GSA)	the GSA	LSP	provided	Area	Aicu	prefunded works	-		collector road	improvements	land valuation	Ground	Facilities - Branch Library	Facilities - Local Community Centre	Facilities - Youth Centre	Road	Road	costs	Sub total
OTAL LIABILITY OF UNDEVELOP	PED LOTS PAYABLE		IOI GSA	area (GSA)		LSP	provided	Area		prefunded works	·		\$722,836.75		•	Ground \$370,288.55	Branch Library \$66,547.47			\$3,363,344.39	\$4,237,362.24	costs \$540,464.77	\$27,957,26
	PED LOTS PAYABLE	137.3657	38.9734	98.3923	the GSA 10.8762	LSP 2 11.1883	0.0000	31.7363	105.6294	prefunded works				\$9,805,905.78	\$8,496,324.61	Ground	Branch Library	\$146,761.63	Centre \$207,431.93			costs	\$27,957,26 \$88,85
OTAL cost of item per ha OTAL ANKETELL NORTH cost of	f item per ha	112.7684	38.9734 32.6834	98.3923 80.0850	the GSA 10.8762 10.8762	LSP 2 11.1883 2 11.1883	0.0000	31.7363 27.5073	105.6294 85.2611	prefunded works			\$722,836.75	improvements	land valuation	Ground \$370,288.55	Branch Library \$66,547.47	Community Centre	Centre	\$3,363,344.39	\$4,237,362.24	costs \$540,464.77	\$27,957,26 \$88,85 \$232,95
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of	f item per ha		38.9734	98.3923	the GSA 10.8762	LSP 2 11.1883 2 11.1883	0.0000	31.7363	105.6294	prefunded works			\$722,836.75	\$9,805,905.78	\$8,496,324.61	Ground \$370,288.55	Branch Library \$66,547.47	\$146,761.63	Centre \$207,431.93	\$3,363,344.39	\$4,237,362.24	costs \$540,464.77	\$27,957,26 \$88,85 \$232,95
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of	f item per ha	112.7684	38.9734 32.6834	98.3923 80.0850	the GSA 10.8762 10.8762	LSP 2 11.1883 2 11.1883	0.0000	31.7363 27.5073	105.6294 85.2611	prefunded works			\$722,836.75	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39	\$66,547.47 \$676.35	\$146,761.63	Centre \$207,431.93	\$3,363,344.39	\$4,237,362.24 \$40,115.37	\$540,464.77 \$5,116.61	\$27,957,26 \$88,85 \$232,95 \$88,85
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of NKETELL SOUTH	f item per ha f item per ha	112.7684	38.9734 32.6834 6.2900	98.3923 80.0850 18.3073	10.8762 10.8762 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000	0.0000 0.0000 0.0000	31.7363 27.5073 4.2290	105.6294 85.2611 20.3683	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50	\$66,547.47 \$676.35 \$2,544.35	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61	\$4,237,362.24 \$40,115.37 \$150,910.00	\$540,464.77 \$5,116.61 \$19,248.19	\$27,957,261 \$88,855 \$232,957 \$88,855 \$334,275
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of INKETELL SOUTH	f item per ha	112.7684 24.5973	38.9734 32.6834 6.2900	98.3923 80.0850 18.3073	10.8762 10.8762 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000	0.0000 0.0000 0.0000	31.7363 27.5073 4.2290	105.6294 85.2611 20.3683	prefunded works			\$722,836.75 \$7,346.48	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39	\$66,547.47 \$676.35	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99	\$4,237,362.24 \$40,115.37 \$150,910.00	\$540,464.77 \$5,116.61	\$27,957,261 \$88,85! \$232,95! \$88,85! \$334,27!
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of INKETELL SOUTH ot 1 Thomas Road	f item per ha f item per ha Net contribution payable	112.7684 24.5973	38.9734 32.6834 6.2900	98.3923 80.0850 18.3073 3.7619	10.8762 10.8762 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000	0.0000 0.0000 0.0000	31.7363 27.5073 4.2290	105.6294 85.2611 20.3683	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90	\$27,957,261 \$88,851 \$232,951 \$88,851 \$334,271 \$334,271 \$334,271
OTAL ANKETELL SOUTH cost of INKETELL SOUTH ot 1 Thomas Road ot 2 Thomas Road	f item per ha f item per ha	112.7684 24.5973 3.7619 4.0025	38.9734 32.6834 6.2900 0.0000	98.3923 80.0850 18.3073 3.7619	10.8762 10.8762 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090	105.6294 85.2611 20.3683 3.7619	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60 \$10,885.60	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90	\$27,957,266 \$88,855 \$232,955 \$88,855 \$334,275 \$334,275 \$280,226 \$280,226
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of INKETELL SOUTH ot 1 Thomas Road	f item per ha f item per ha Net contribution payable Net contribution payable	112.7684 24.5973 3.7619	38.9734 32.6834 6.2900	98.3923 80.0850 18.3073 3.7619	10.8762 10.8762 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290	105.6294 85.2611 20.3683 3.7619	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68 \$6,803.57	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60 \$3,485.28	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61	\$27,957,261 \$88,851 \$232,951 \$88,851 \$334,271 \$334,271 \$280,222 \$280,222 \$152,421
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of INKETELL SOUTH OT 1 Thomas Road OT 2 Thomas Road OT 3 Thomas Road	f item per ha f item per ha Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300	98.3923 80.0850 18.3073 3.7619 2.8925	10.8762 10.8762 10.8762 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090	105.6294 85.2611 20.3683 3.7619 3.1935	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68 \$6,803.57 \$6,803.57	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60 \$10,885.60 \$3,485.28 \$3,485.28	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$626.37 \$626.37	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$58,463.24 \$58,463.24	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$73,655.83	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$9,394.61	\$27,957,264 \$88,855 \$232,955 \$88,855 \$334,275 \$334,275 \$280,226 \$280,226 \$152,421
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of NKETELL SOUTH ot 1 Thomas Road ot 2 Thomas Road	f item per ha f item per ha Net contribution payable Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300	98.3923 80.0850 18.3073 3.7619 2.8925	10.8762 10.8762 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090	105.6294 85.2611 20.3683 3.7619	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68 \$6,803.57 \$6,803.57	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60 \$10,885.60 \$3,485.28 \$3,485.28	\$66,547.47 \$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24 \$179,481.28	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$226,122.31	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$9,394.61 \$28,841.32	\$27,957,264 \$88,851 \$232,957 \$88,851 \$334,271 \$280,224 \$280,224 \$152,421 \$490,866
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of NKETELL SOUTH Dt 1 Thomas Road Dt 2 Thomas Road Dt 3 Thomas Road	f item per ha f item per ha Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 0.8500	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54	\$146,761.63	Centre \$207,431.93	\$31,840.99 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$58,463.24 \$58,463.24 \$179,481.28	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$73,655.83 \$73,655.83 \$226,122.31 \$226,122.31	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$9,394.61 \$28,841.32	\$27,957,261 \$88,855 \$232,95; \$88,855 \$334,27; \$334,27; \$280,22; \$280,22; \$152,42; \$152,42; \$490,865 \$490,865
OTAL Cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of NKETELL SOUTH cost of NKETELL SOUTH obt 1 Thomas Road obt 2 Thomas Road	fitem per ha fitem per ha Net contribution payable Net contribution payable Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 0.8500	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12 \$35,166.12 \$43,638.07	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$10,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54 \$4,017.51	\$146,761.63	Centre \$207,431.93	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24 \$58,463.24 \$179,481.28 \$189,135.47	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$73,655.83 \$226,122.31 \$226,122.31	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$9,394.61 \$28,841.32 \$30,392.68	\$27,957,261 \$88,855 \$232,95; \$88,855 \$334,27; \$334,27; \$280,22; \$280,22; \$152,421 \$490,865 \$490,865
OTAL cost of item per ha DTAL ANKETELL NORTH cost of DTAL ANKETELL SOUTH cost of VKETELL SOUTH t 1 Thomas Road t 2 Thomas Road t 3 Thomas Road	f item per ha f item per ha Net contribution payable Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 0.8500	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000	LSP 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12	\$9,805,905.78	\$8,496,324.61	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54	\$146,761.63	Centre \$207,431.93	\$31,840.99 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$58,463.24 \$58,463.24 \$179,481.28	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$73,655.83 \$73,655.83 \$226,122.31 \$226,122.31	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$9,394.61 \$28,841.32	\$27,957,26 \$88,85 \$232,95 \$88,85 \$334,27 \$334,27 \$280,22 \$152,42 \$152,42 \$490,86 \$490,86 \$490,86
OTAL cost of item per ha OTAL ANKETELL NORTH cost of OTAL ANKETELL SOUTH cost of NKETELL SOUTH cost of NKETELL SOUTH ot 1 Thomas Road ot 2 Thomas Road ot 3 Thomas Road ot 17 Thomas Road	fitem per ha fitem per ha Net contribution payable Net contribution payable Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368 7.6400	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 1.7000	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868 5.9400	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000 0.0000 0.0000	11.1883 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200 0.0000 1.7000	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368 5.9400	prefunded works		0.00	\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12 \$43,638.07 \$517,289.36	\$9,805,905.78 \$122,443.73	\$8,496,324.61 \$106,091.34	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$10,885.60 \$1,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59 \$22,354.53 \$72,285.55 \$72,285.55	\$66,547.47 \$666,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54 \$4,017.51 \$6,017.51	\$146,761.64 \$1,832.57	\$207,431.93 \$2,590.15	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24 \$179,481.28 \$179,481.28 \$189,135.47 \$189,135.47 3,363,344.40	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$226,122.31 \$226,122.31 \$238,285.29 4,237,362.26	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$28,841.32 \$28,841.32 \$30,392.68 \$30,392.68	\$27,957,261 \$88,855 \$232,95; \$88,855 \$334,27; \$334,27; \$280,22; \$280,22; \$152,42; \$152,42; \$490,865 \$490,865
OTAL cost of item per ha DTAL ANKETELL NORTH cost of DTAL ANKETELL SOUTH cost of VKETELL SOUTH t 1 Thomas Road t 2 Thomas Road t 3 Thomas Road	fitem per ha fitem per ha Net contribution payable Net contribution payable Net contribution payable Net contribution payable	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368 7.6400	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 1.7000	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868 5.9400	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000 0.0000 0.0000	11.1883 2 11.1883 2 11.1883 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200 0.0000	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368	prefunded works			\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12 \$43,638.07 \$45,728.936.73	\$9,805,905.78 \$122,443.73	\$8,496,324.61 \$106,091.34	\$370,288.55 \$3,763.39 \$14,157.50 \$14,157.50 \$10,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$12,354.53 \$22,354.53	\$66,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54 \$4,017.51 \$4,017.51	\$146,761.63 \$1,832.57	\$207,431.93 \$2,590.15	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$58,463.24 \$58,463.24 \$179,481.28 \$179,481.28 \$189,135.47	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$73,655.83 \$226,122.31 \$226,122.31 \$238,285.29 \$238,285.29	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$19,248.19 \$16,339.90 \$9,394.61 \$9,394.61 \$28,841.32 \$28,841.32 \$30,392.68 \$30,392.68	\$27,957,26 \$88,85 \$232,95 \$88,85 \$334,27 \$334,27 \$280,22 \$152,42 \$490,86 \$490,86 \$527,82 \$527,82
OTAL cost of item per ha DTAL ANKETELL NORTH cost of DTAL ANKETELL SOUTH cost of ONKETELL SOUTH cost of ONKETELL SOUTH OUT 1 Thomas Road Out 2 Thomas Road Out 3 Thomas Road	fitem per ha fitem per ha Net contribution payable Net contribution payable Net contribution payable Net contribution payable Net contribution payable Total	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368 7.6400	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 1.7000 38.9734 0.0000	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868 5.9400 98.3923 0.0000	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000 0.0000 0.0000	LSP	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200 0.0000 1.7000	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368 5.9400	prefunded works		0.00	\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12 \$43,638.07 \$517,289.36	\$9,805,905.78 \$122,443.73	\$8,496,324.61 \$106,091.34	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$10,885.60 \$1,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59 \$22,354.53 \$72,285.55 \$72,285.55	\$66,547.47 \$666,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54 \$4,017.51 \$6,017.51	\$146,761.64 \$1,832.57	\$207,431.93 \$2,590.15	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24 \$179,481.28 \$179,481.28 \$189,135.47 \$189,135.47 3,363,344.40	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$128,108.43 \$73,655.83 \$226,122.31 \$226,122.31 \$238,285.29 4,237,362.26	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$28,841.32 \$28,841.32 \$30,392.68 \$30,392.68	\$27,957,26 \$88,85 \$232,95 \$88,85 \$334,27 \$334,27 \$280,22 \$152,42 \$152,42 \$490,86 \$490,86 \$527,82 \$533,10
OTAL cost of item per ha DTAL ANKETELL NORTH cost of DTAL ANKETELL SOUTH cost of ONKETELL SOUTH cost of ONKETELL SOUTH OUT 1 Thomas Road Out 2 Thomas Road Out 3 Thomas Road	fitem per ha fitem per ha Net contribution payable Net contribution payable Net contribution payable Net contribution payable Net contribution payable Total	112.7684 24.5973 3.7619 4.0025 3.5561 5.6368 7.6400	38.9734 32.6834 6.2900 0.0000 1.1100 2.6300 1.7000 38.9734 0.0000	98.3923 80.0850 18.3073 3.7619 2.8925 0.9261 4.7868 5.9400 98.3923 0.0000	10.8762 10.8762 10.8762 0.0000 0.0000 0.0000 0.0000 10.8762 0.0000	LSP	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	31.7363 27.5073 4.2290 0.0000 0.8090 1.7200 0.0000 1.7000	105.6294 85.2611 20.3683 3.7619 3.1935 1.8361 5.6368 5.9400		each infrastructure	0.00	\$722,836.75 \$7,346.48 \$27,636.71 \$27,636.71 \$21,249.68 \$6,803.57 \$6,803.57 \$35,166.12 \$43,638.07 \$517,289.36	\$9,805,905.78 \$122,443.73	\$8,496,324.61 \$106,091.34	\$370,288.55 \$3,763.39 \$14,157.50 \$10,885.60 \$10,885.60 \$1,885.60 \$3,485.28 \$3,485.28 \$18,014.59 \$18,014.59 \$22,354.53 \$72,285.55 \$72,285.55	\$66,547.47 \$666,547.47 \$676.35 \$2,544.35 \$2,544.35 \$1,956.34 \$1,956.34 \$626.37 \$626.37 \$3,237.54 \$4,017.51 \$6,017.51	\$146,761.64 \$1,832.57	\$207,431.93 \$2,590.15	\$3,363,344.39 \$31,840.99 \$119,782.61 \$119,782.61 \$101,684.19 \$101,684.19 \$58,463.24 \$179,481.28 \$179,481.28 \$189,135.47 \$189,135.47 3,363,344.40	\$4,237,362.24 \$40,115.37 \$150,910.00 \$150,910.00 \$128,108.43 \$73,655.83 \$73,655.83 \$226,122.31 \$226,122.31 \$238,285.29 \$4,237,362.26 0.02	\$540,464.77 \$5,116.61 \$19,248.19 \$19,248.19 \$16,339.90 \$16,339.90 \$9,394.61 \$28,841.32 \$28,841.32 \$30,392.68 \$30,392.68	\$27,957,21 \$88,81 \$232,91 \$88,81 \$334,21 \$334,21 \$280,21 \$152,41 \$490,81 \$490,81 \$452,81 \$452,81 \$452,81 \$452,81

| Land area (ha) | 82.3833 | 11.1883 | Percentage | 0.1358 |

11.1883 Check

FUTURE CREDIT
Balance remaining

DCAS - WANDI	Total site area (ha)	Deductio ns for GSA	Gross subdivisibl e area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developable e Area	Developabl	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	snace improvements	2.1 2.2 Public open space land valuation	2.3 Wandi playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs	
Total ha 24 Jan CAS	189.4176	59.6435	129.7741	11.1135	11.535	11.5006	60.0435	129.3741			Cost of item	\$5,035,851.00	\$11,343,441.00	\$11,312,018.47	\$14,145,738.00	\$6,665,364.00	\$456,296.50	\$82,638.76	\$332,030.16	\$237,125.19	\$4,844,471.68	\$1,089,099.50	\$55,544,074.26
Total Current ha for DCA Cell	188.6301	59.5785	129.0516	11.0368	11.5352	11.5006	59.6017	129.0284	ı	Cost per hectar	e 13 December 2017 CAS	\$33,936.32	\$78,055.97	\$86,391.66	\$105,332.87	\$46,041.55	\$3,145.38	\$663.77	\$1,872.30	\$1,874.24	\$28,103.33	\$8,170.95	\$393,588.34
TOTAL cost of item per ha - Actuals	137.1756	33.0860	104.0896	10.1618	11.010	11.5006	33.4092	103.7664	i.	Cost per hect	tare 24 January 2018 CAS	\$37,448.49	\$86,134.21	\$83,008.89	\$105,332.87	\$50,806.52		\$684.43	\$1,953.82	\$1,990.64	\$28,103.33	\$7,997.07	\$406,703.56
										Cost	per hectare 22 May CAS	\$38,901.91	\$68,403.79	\$156,742.96	\$181,640.06	\$52,469.85	\$949.40	\$848.50	\$6,756.68	\$2,367.06	\$23,593.98	\$8,263.22	\$540,937.42
										Cost per h	nectare 30 June 2020 CAS	\$39,022.01	\$87,898.52	\$97,370.59	\$121,762.43	\$51,648.85	\$3,535.77	\$640.35	\$2,572.85	\$1,837.45	\$37,545.79	\$8,440.78	\$452,275.38
Terra Novis - Lot 12 Honeywood Ave	11.5939	0.1250	11.4689	1.0895	1.204	1.1390	0.1250	11.4689				\$429,492.94		\$741,545.97	\$1,340,085.00			\$7,849.66	\$22,408.17	\$22,830.42		\$91,717.58	\$4,586,000.52
Net contribution paid												\$133,782.63	\$1,224,731.09	\$1,070,501.17	\$1,818,392.68	\$181,503.45	\$11,586.47	\$2,445.10	\$6,979.91	\$7,111.44	\$100,397.58	\$28,569.00	\$4,586,000.52
Terra Novis - Lot 12 Honeywood Ave	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						\$314,515.39									\$314,515.39
Net contribution paid												\$0.00	\$0.00	\$314,515.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314,515.39
Satterley (Honeywood, Wandi North) Lots 676, 678, 680, 683 Lyon Rd (Wandi Anketell Holdings) Net contribution paid	81.8772	20.4828	61.3944	5.8325	6.5078	7.0637	20.8060	61.0712				\$2,299,127.34 \$3,231,260.4 1	\$5,288,158.24 \$3,955,617.25	\$5,653,491.64 \$ 7,603,680.57	\$7,173,975.00 \$8,072,597.70	\$3,119,235.67 \$3,589,548.21	\$199,119.98 -\$ 17,090.77	\$42,020.17 - \$3,606.6 6	\$119,953.64 - \$10,295.8 1	\$122,213.96 - \$10,489.8 1	\$1,716,303.97 - \$147,313.0 1	\$488,389.22 - \$41,919.20	\$26,221,988.83 \$26,221,988.88
Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) Net contribution paid	40.1175	12.4582	27.6593	2.9009	2.539	2.5397	12.4582	27.6593				\$1,088,467.49 \$1,005,056.28	\$2,503,553.50 \$3,690,419.14	\$2,676,537.41 \$1,937,454.57	\$3,396,351.30 \$3,106,535.75	\$1,476,728.38 \$2,686,775.04		\$19,893.46 - \$101.30	\$56,789.21 - \$289.20	\$57,859.31 - \$294.63	\$816,843.67 - \$4,15 9.63	\$232,439.97 -\$1,183.65	\$12,419,732.34 \$12,419,732.33
Individual Lot 154 Kenby Chase	1.9869	0.0000	1.9869	0.1888	0.340	0.3401	0.0000	1.9869				\$74,406.40		\$164,930.36	\$209,285.88			\$1,359.89	\$3,882.04			\$15.889.38	\$808,079.28
Net contribution paid		0.0000	1.5005	0.1000	0.540.	0.540.	0.0000	1.5005	1			\$15,332.06		\$257,230.06	\$461,448.12		\$1,327.86	\$280.22	\$799.93	\$815.00		\$3,274,14	\$808,079.30
Individual Lot 155 Kenby Chase	1.6001	0.0200	1.5801	0.1501	0.418	0.4181	0.0200	1.5801				\$59,172.36		\$131,162.35	\$166,437.74	\$80,279.38	\$5,124.72	\$1,081.47	\$3,087.23	\$3,145.41		\$12,636.17	\$642,633.57
Net contribution paid				0.200								-\$13,446.36	-\$30,927.59	\$244,597.56	\$476,441.60		-\$1,164.54		-\$701.54			-\$2,871.45	\$642,633.57
·						I	I	ı	Total C	ash Payments Made	-\$452,461.05	\$3,950,666.53	\$9,086,817.13	\$9,682,183.12	\$12,286,134.92	\$5,359,885.77	\$342,154.42	\$72,204.65	\$206,120.29	\$210,004.30	\$2,955,706.48	\$841,072.32	\$44,992,949.93
									Total Interest Earne	d up to 22 May 2019	\$16,546.52	\$1,472.79	\$3,387.53	\$3,509.58	\$4,453.46	\$1,998.14	\$127.55	\$26.92	\$76.84	\$78.29	\$1,101.87	\$313.55	\$16,546.52
									Total Interest Ear	rned to 30 June 2020	\$15,755.00	\$1,383.40	\$3,181.91	\$3,390.35	\$4,302.16	\$1,876.86	\$119.81	\$25.28	\$72.18	\$73.54	\$1,034.99	\$294.52	\$15,755.00
									TOTA	L LIABILITY OF UND	EVELOPED LOTS PAYABLE	\$1,082,328.28	\$2,250,054.43	\$1,622,935.42	\$1,850,847.46	\$1,301,603.23	\$113,894.72	\$10,381.91	\$125,760.85	\$26,969.06	\$1,886,628.34	\$247,419.11	\$10,518,822.81

DCA5 - WANDI Total site area (ha) Total site area (ha) Total GSA Total GSA for POS Liability (excluding Wandi District Centre) TOTAL cost of item per ha Terra Novis - Lot 13 Honeywood Ave (Lot 9001) - Part Lot within Rural Water Resource Zone Net contribution payable Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) Net contribution payable Individual Lot 154 Kenby Chase Net contribution payable Individual Lot 55 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Individual (Mammoth) Lot 1 Kenby Chase Net contribution payable Individual (Mammoth) Lot 1 Kenby Chase Net contribution payable Individual (Mammoth) Lot 1 Kenby Chase Net contribution payable Individual (Mammoth) Lot 1 Kenby Chase Net contribution payable Individual (Mammoth) Lot 1 Kenby Chase 1.8100 0.6600 1.210	DCA 9.5% 53 0.8750 64 0.1954	POS POS POS POS POS POS POS POS POS POS	ovisional OS Credit actually provided 0.5251 0.000	Developabl d e Area	Developabl e Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	•	1.3 Internal collector road - actual costs -	2.1 2.2 Public open	2.1 2.2 Public open space land	pro rata gross subdivis 2.3 Wandi playing	sible area 3. District	4.1 Community	4.2 Community	4.3 Local	developme	nt area 5. Administration	Sub total
Total site area (ha)	bi Required for DCA 9.5% 33 20 0.8750 4 0.1954	POS Required for DCA 9.5% b:	OS Credit actually provided	for Developabl d e Area	-	any credits approved for	Payment Date	Total Amount Paid	•	road - actual costs -	2.1 2.2 Public open		2.3 Wandi playing	3. District	•				5. Administration	Sub total
TOTAL cost of item per ha	0.8750 54 0.1954		0.5251 0.000	25.4525						Honeywood Avenue	space improvements	valuation	fields	Sporting Ground	Facilities - Branch Library	Facilities - Youth Centre	Community Centre	1.1 Anketell Road	costs	342 (544)
TOTAL cost of item per ha	0.8750 54 0.1954		0.5251 0.000	00 20 4025		TOT	L TAL LIABILITY OF UNDE	VELOPED LOTS PAYABLE	\$1.082.328.28	\$2,250,054,43	\$1,622,935.42	\$1.850.847.46	\$1.301.603.23	\$113,894.72	\$10.381.91	\$125,760.85	\$26,969.06	\$1.886.628.34	\$247.419.11	\$10,518,822.81
Activition Rural Water Resource Zone 3.6500 1.5936 2.056 Net contribution payable 5.81terley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) 2.8763 0.0000 2.876 Individual Lot 154 Kenby Chase 0.1005 0.0000 0.1005 Individual Lot 155 Kenby Chase 0.5611 0.0000 0.561 Individual Lot 155 Kenby Chase 0.5611 0.0000 0.561 Individual Lot 56 Kenby Chase 2.4000 0.7446 1.655 Net contribution payable 1.7556 0.6000 1.155 Individual Lot 57 Kenby Chase 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155		0.1954		00 26.1925	25.2620				\$43,359.11	\$90,139.34	\$134,290.04	\$153,148.66	\$52,143.47	\$4,562.73	\$415.91	\$5,038.10	\$1,080.41	\$74,682.58	\$9,794.14	\$568,654.49
Net contribution payable Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) 2.8763 0.0000 2.876		0.1954																		
Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) 2.8763 0.0000 2.8764 0.1005 0.0000 0.1005 0.0005 0.	53 0.0000		0.2056 0.000	00 1.5936	2.0564				\$89,163.67	\$185,362.54	\$276,154.04	\$314,934.90	\$107,227.84	\$9,382.80	\$855.28	\$10,360.35	\$2,221.75	\$153,577.27	\$20,140.67	\$1,169,381.11
Net contribution payable Net contribution pa	0.0000								\$89,163.67	\$185,362.54	\$276,154.04	\$314,934.90	\$107,227.84	\$9,382.80	\$855.28	\$10,360.35	\$2,221.75	\$153,577.27	\$20,140.67	\$1,169,381.11
Individual Lot 154 Kenby Chase		0.0000	0.0000 0.000	0.0000	2.8763				\$124,713.81	\$259,267.78	\$386,258.44	\$440,501.48	\$149,980.28	\$13,123.79	\$1,196.28	\$14,491.09	\$3,107.57	\$214,809.52	\$28,170.88	\$1,635,620.92
Net contribution payable									\$74,929.20	\$155,770.46	\$232,067.62	\$264,657.34	\$90,109.53	\$7,884.89	\$718.74	\$8,706.38	\$1,867.06	\$129,059.53	\$16,925.32	\$982,696.07
Individual Lot 155 Kenby Chase	0.0095	0.0095	0.0000 0.000	0.0000	0.1005				\$4,357.59	\$9,059.00	\$13,496.15	\$15,391.44	\$5,240.42	\$458.55	\$41.80		\$108.58	\$7,505.60	\$984.31	\$57,149.77
Net contribution payable Individual Lot 56 Kenby Chase Net contribution payable Individual Lot 57 Kenby Chase Net contribution payable Net contribution payable									-\$777.71	-\$1,616.78	-\$2,408.69	-\$2,746.94	-\$935.27	-\$81.84	-\$7.46	-\$90.37	-\$19.38	-\$1,339.54	-\$175.67	-\$10,199.65
Individual Lot 56 Kenby Chase 2.4000 0.7446 1.655 Net contribution payable Individual Lot 57 Kenby Chase 1.7556 0.6000 1.155	0.0533	0.0533	0.0000 0.000	0.0000	0.5611				\$24,328.80	\$50,577.18	\$75,350.14	\$85,931.71	\$29,257.70	\$2,560.15	\$233.37	\$2,826.88	\$606.22	\$41,904.40	\$5,495.49	\$319,072.04
Net contribution payable Individual Lot 57 Kenby Chase 1.7556 0.6000 1.155 Net contribution payable									-\$5,887.41	-\$12,239.34	-\$18,234.23	-\$20,794.90	-\$7,080.17	-\$619.54	-\$56.47	-\$684.09	-\$146.70	-\$10,140.59	-\$1,329.87	-\$77,213.31
Individual Lot 57 Kenby Chase 1.7556 0.6000 1.155 Net contribution payable 1.7556 0.6000 1.155	0.1573	0.1573	0.2300 0.000	00 0.7446	1.6554				\$71,776.67	\$149,216.66	\$222,303.73	\$253,522.29	\$86,318.31	\$7,553.15	\$688.50	\$8,340.07	\$1,788.50	\$123,629.55	\$16,213.22	\$941,350.65
Net contribution payable									\$71,776.67	\$149,216.66	\$222,303.73	\$253,522.29	\$86,318.31	\$7,553.15	\$688.50	\$8,340.07	\$1,788.50	\$123,629.55	\$16,213.22	\$941,350.65
	0.1098	0.1098	0.0000 0.000	0.6000	1.1556				\$50,105.79	\$104,165.02	\$155,185.57	\$176,978.59	\$60,257.00	\$5,272.69	\$480.62	\$5,822.03	\$1,248.52	\$86,303.20	\$11,318.11	\$657,137.14
Individual (Mammoth) Lot 1 Kenby Chase 1.8100 0.6000 1.210									\$50,105.79	\$104,165.02	\$155,185.57	\$176,978.59	\$60,257.00	\$5,272.69	\$480.62	\$5,822.03	\$1,248.52	\$86,303.20	\$11,318.11	\$657,137.14
	0.1150	0.1150	0.0895 0.000	0.6000	1.2100				\$52,464.52	\$109,068.60	\$162,490.95	\$185,309.87	\$63,093.60	\$5,520.91	\$503.25	\$6,096.10	\$1,307.29	\$90,365.93	\$11,850.91	\$688,071.93
Net contribution payable									\$52,464.52	\$109,068.60	\$162,490.95	\$185,309.87	\$63,093.60	\$5,520.91	\$503.25	\$6,096.10	\$1,307.29	\$90,365.93	\$11,850.91	\$688,071.93
Individual (Mammoth) Lot 1 District Centre 4.8550 0.2475 4.607	75 0.0000	0.0000	0.0000 0.000	00 0.2475	4.6075		Commercial		\$199,775.01	\$415,312.67			\$240,248.55	\$21,022.57	\$1,916.28	\$23,212.80	\$4,977.92	\$344,096.41	\$45,126.02	\$1,295,688.23
Net contribution payable	_								\$199,775.01	\$415,312.67			\$240,248.55	\$21,022.57	\$1,916.28	\$23,212.80	\$4,977.92	\$344,096.41	\$45,126.02	\$1,295,688.23
Individual Lot 59 Kenby Chase (within Wandi South LSP area) 0.8740 0.0450 0.825	0.0788	0.0788	0.0000 0.000	0.0450	0.8290				\$35,944.70	\$74,725.51	\$111,326.44	\$126,960.24	\$43,226.94	\$3,782.50	\$344.79	\$4,176.59	\$895.66	\$61,911.86	\$8,119.34	\$471,414.57
Net contribution payable									\$35,944.70	\$74,725.51	\$111,326.44	\$126,960.24	\$43,226.94	\$3,782.50	\$344.79	\$4,176.59	\$895.66	\$61,911.86	\$8,119.34	\$471,414.57
Individual Lot 59 Kenby Chase (within Wandi South LSP area) 1.1352 1.1012 0.034	40 0.0000	0.0000	0.0000 0.000	00 1.1012	0.0340				\$1,472.30	\$3,060.77			\$1,770.59	\$154.93	\$14.12	\$171.07	\$36.69	\$2,535.92	\$332.57	\$9,548.96
Net contribution payable									\$1,472.30	\$3,060.77			\$1,770.59	\$154.93	\$14.12	\$171.07	\$36.69	\$2,535.92	\$332.57	\$9,548.96
Individual Lot 60 Kenby Chase Wandi South 0.6800 0.0000 0.680	0.0646	0.0646	0.0000 0.000	0.0000	0.6800				\$29,484.19	\$61,294.75	\$91,317.23	\$104,141.09	\$35,457.56	\$3,102.66	\$282.82	\$3,425.91	\$734.68	\$50,784.16	\$6,660.01	\$386,685.06
Net contribution payable									\$29,484.19	\$61,294.75	\$91,317.23	\$104,141.09	\$35,457.56	\$3,102.66	\$282.82	\$3,425.91	\$734.68	\$50,784.16	\$6,660.01	\$386,685.06
Individual Lot 60 Kenby Chase District Centre 1.1846 0.9137 0.270 Net contribution payable	0.0000	0.0000	0.0000 0.000	0.9137	0.2709		Commercial		\$11,743.83 \$11,743.83	\$24,414.27 \$24.414.27			\$14,123.08 \$14,123.08	\$1,235.82 \$1,235.82	\$112.65 \$112.65	\$1,364.57 \$1,364.57	\$292.63 \$292.63	\$20,227.80 \$20,227.80	\$2,652.75 \$2,652.75	\$76,167.40 \$76,167.40
	10 0.004	0.0013	0.0000 0.000	0.0000	1,2610				\$11,743.83	\$86.623.91	\$129.052.73	\$147.175.86	\$14,123.08	\$1,235.82	\$399.69		\$1,038.27	\$20,227.80	\$12,350.41	\$571.819.99
Individual Lot 61 Kenby Chase Wandi South 1.2610 0.3000 0.961	0.091	0.0913	0.0000 0.000	0.0000	1.2610				\$41,668.10 \$41.668.10	\$86,623.91 \$86.623.91	\$129,052.73 \$129.052.73	\$147,175.86 \$147.175.86	\$50,109.88 \$50.109.88	\$4,384.79 \$4.384.79	\$399.69 \$399.69	\$4,841.61 \$4.841.61	\$1,038.27 \$1.038.27	\$94,174.74	\$12,350.41 \$12.350.41	\$5/1,819.99 \$571.819.99
Individual Lot 61 Kenby Chase District Centre 0,7490 0.6562 0.092	28 0.000	0.0000	0.0000 0.000	00 0.6562	0.0928		Commercial		\$4,023.73	\$8,364.93	3123,032.73	7177,173.00	\$4.838.91	\$423.42	\$38.60	\$4,841.61	\$1,038.27	\$6,930,54	\$908.90	\$26.096.83
Net contribution payable	0.0000	0.0000	0.000	0.0362	0.0320		Commercial		\$4,023.73	\$8,364.93			\$4,838.91	\$423.42	\$38.60	\$467.54	\$100.26	\$6,930.54	\$908.90	\$26,096.83
	+			1					ų .,o20.73	Ç0,0033			ψ·,,σσσ.σ1	Ţ.123.42	Ç33.00	Ţ.U.J.	Ţ200.20	40,550.54	\$300.30	420,030.03
BMC Properties Lot 313 Anketell Road District Centre 20.8620 13.0426 7.819	0.0000	0.0000	0.0000 0.000	00 13.0426	7.8194		Commercial		\$339,042.22	\$704,835.55			\$407,730.68	\$35,677.82	\$3,252.16	\$39,394.92	\$8,448.13	\$583,973.00	\$76,584.28	\$2,198,938.76
Net contribution payable	1								\$339,042.22	\$704,835.55			\$407,730.68		\$3,252.16	\$39,394.92	\$8,448.13	\$583,973.00	\$76,584.28	\$2,198,938.76
Lot 2 Anketell Road District Centre 6.7003 6.6481 0.052	0.0000	0.0000	0.0000 0.000	00 6.6481	0.0522				\$2,263.35	\$4,705.27			\$2,721.89	\$238.17	\$21.71	\$262.99	\$56.40	\$3,898.43	\$511.25	\$14,679.46
Net contribution payable					ĺ				\$2,263.35	\$4,705.27			\$2,721.89	\$238.17	\$21.71	\$262.99	\$56.40	\$3,898.43	\$511.25	\$14,679.46
Total 51.4545 26.4925 24.962	20 0.8750	0.8750	0.5251 0.000	00 26.1925	25.2620			1,116,559.60	1,082,328.28	2,250,054.41	1,622,935.42	1,850,847.47	1,301,603.23	113,894.72	10,381.92	125,760.85	26,969.07	1,886,628.33	247,419.12	10,518,822.82
Check 0.0000 0.0000 0.000	0 0000																		0.5:	0.04
	0.0000	0.0000	0.0000 0.000	0.0000	0.0000	·		-0.02 - Check	0.00	- 0.02 -	0.00	0.01	0.00	0.00	0.01	0.00	0.01	- 0.01	0.01	0.01 \$9,402,263.20

116.1749 12.8767 129.0516 0.0000 \$10,518,822.81 \$1,116,559.62 \$0.00 \$9,402,263.19 2,250,054.43 \$ \$176,989.62 \$0.00 \$2,073,064.81 1,622,935.42 \$ \$263,680.03 \$0.00 \$1,359,255.39 \$8,958.98 \$0.00 \$104,935.74 10,381.91 \$125,760.85 \$ \$816.64 \$9,892.38 \$0.00 \$0.00 \$9,565.27 \$115,868.47 26,969.06 \$ \$2,121.39 \$0.00 \$24,847.67 \$247,419.11 \$19,230.90 \$0.00 \$228,188.21 10,381.91 \$816.64 \$0.00 1,886,628.34 \$146,640.12 \$0.00 Amount payable for each infrastructure item at current revie \$1,082,328.28 \$85,136.12 1,850,847.46 \$ \$300,709.13 1,301,603.23 \$ Commercial ha Total CAS ha Amount paid to date for each infrastrasture item \$0.00 \$1,550,138.33 \$997,192.16 \$1,199,218.92 \$1,739,988.22

			POS %	10.44%																	
														Contributions based	on a pro rata gross su	bdivisible area		Contribution	ns based on pro rata develop	oable area	
DCA6 - MANDOGALUP	Total site area (ha)	Deductions for GSA	Gross subdivisib le area	POS Required for DCA	POS actually provided	Deductio ns for D Developa ble Area	evelopabl Amount I e Area	Due Less (Credits	Amount Due including any credits approved for prefunded works and POS Improvements and Land	Payment Date	Total Amount Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	Sub total
TOTAL cost of item per ha - ACTUALS AND UNDEVELOPED	190.6905	92.4315	90.5650	9.4592	1.2180	27.7124	155.2841					Cost of Item	\$10,883,064.51	\$7,994,444.64	\$320,216.92	\$57,993.71	\$233,010.06	\$2,117,359.00	\$2,178,251.00	\$475,686.80	\$24,260,026.64
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place - ACTUALS AND UNDEVELOPED	110.9250	20.3600	90.5650	9,4592	1 2180	20.5024	90 4226														
Total ha 22 May 2019 CAS	183.2015	90.9914		10.6042			157.0716			Cost p	er hectare 13 De	cember 2017 CAS	\$113,058.86	\$93,150.00	\$3,145.38	\$663.77	\$1,872.30	\$10,780.30	\$10,459.26	\$2,912.63	\$236,042.50
TOTAL cost of item per ha - ACTUALS	7.4890	1.6870		0.6060		1.6870	5.8020			•		anuary 2018 CAS	\$113,058.86	\$93,150.00				\$10,780.30	\$10,459.26	\$2,914.98	\$236,244.94
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place - Actuals	7.4890	1.6870	5.8020	0.6060	1.2180	1.6870	5.8020				•	22 May 2019 CAS 30 June 2020 CAS		\$101,200.00 \$86,698.15	\$2,835.93 \$3,472.69	\$723.83 \$628.93		\$10,568.85 \$13,480.22	\$11,763.74 2 \$13,867.89	\$3,119.29 \$3,028.47	\$253,081.98 \$241,727.93
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land)	7,4890	1.6870	5.8020	0.6060	1.2180	1.6870	5.8020						\$696,040.60		\$16,454.05			\$61,320.48	\$68,253.22	\$18,098.13	\$1,468,381.68
Gross contribution pai	d						\$ 1,468,3	81.68				\$396,541.68		\$158,565.29	\$4,443.47			\$16,559.81			\$396,541.68
Qube Mandogalup Development Pty Ltd Stage 1 Aspley Invoice 5572	7.4890	1.6870	5.8020		1.2180	1.6870	5.8020 \$ 1,468,3	81.68 -\$1,0	071,840.00	\$ 396,541.68	5/07/2019	\$396,541.68								í	
Credits for constructed or provided item	S									•				\$1,071,840.00							\$1,071,840.00
Net contribution payabl	9												\$187,968.23	\$1,230,405.29	\$4,443.47			\$16,559.81			\$1,468,381.68
											Payments Made		\$696,040.60		\$16,454.05			\$61,320.48		\$18,098.13	\$1,468,381.68
									Т	otal Interest Earne		1591		636.19	17.83		18.26	66.44		19.61	\$1,590.99
										TOTAL LIABILITY	OF UNDEVELOP	D LOTS PAYABLE	\$10,186,269.75	\$7,406,646.05	\$303,745.04	\$53,789.48	\$216,138.68	\$2,055,972.08	\$2,109,923.83	\$457,569.06	\$22,790,053.97

												Contributions base	d on a pro rata gross sul	bdivisible area		Contribution	s based on pro rata develo	oable area	
DCAG - MANDOGALUP	Total site area (ha)	Deductions for GSA	Gross subdivisil le area	POS Required for DCA	POS actually provided	Deduction ns for Develop ble Area	a e Area	Amount Due	Amount Due including any credits approve Less Credits for prefunded works and POS Improvements a Land	Payment Date Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	Sub total
TOTAL MANDOGALUP cost of item per ha	183.2015	90.7445	84.763	0 8.8532	0.000	0 26.025	4 149.4821		TOTAL LIABILI	TY OF UNDEVELOPED LOTS PAYABLE	\$10,186,269.75	\$7,406,646.05	\$303,745.04	\$53,789.48	\$216,138.68	\$2,055,972.08	\$2,109,923.83	\$457,569.06	\$22,790,053.97
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place	103.4360	18.6730	84.763	0 8.8532	0.000	0 18.815	4 84.6206	5		Current Cost per Hectare	\$120,173.54	\$87,380.65	\$3,583.46	\$634.59	\$2,549.92	\$13,753.97	\$14,114.89	\$3,061.03	\$245,252.05
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land) - West	60.9710	14.2530	46.718	0 4.8795	0.000	0 14.253	0 46.7180)			\$5,614,267.43	\$4,082,249.21	1 \$167,412.21	\$29,646.63	\$119,127.06			\$143,005.16	\$11,457,685.17
Net contribution payable											\$5,614,267.43	\$4,082,249.21	\$167,412.21	\$29,646.63	\$119,127.06	\$642,557.90	\$659,419.57	\$143,005.16	\$11,457,685.17
Part Lots 9002 and 9006 Hoffman Rd and Lot 9019 Rowley Rd (Satterley Land) - East Net contribution pavable	42.4650	4.4200	38.045	0 3.9737	0.000	0 4.562	4 37.9026	i			\$4,572,002.32 \$4,572,002.32	\$3,324,396.84 \$3,324,396.84	\$136,332.83 \$136,332.83	\$24,142.85 \$24,142.85	\$97,011.62 \$97,011.62	\$521,311.16 \$521,311.1 6			\$9,326,209.72 \$9,326,209.72
Lot 2 Rowley Road (Rural Zone)	35,2752	35.2752	2 0.000	0.0000	0.000	0 3.000	0 32.2752				1,7-7	1.7. 7	, ,	. ,	1-7-	\$443,912.08		\$98,795,33	\$998,268.40
Net contribution payable																\$443,912.08		\$98,795.33	\$998,268.40
Lot 10 Rowley Road (Rural Zone)	36.5963	36.5963	0.000	0.0000	0.000	0 4.210	0 32.3863	8								\$445,440.15	\$457,129.16	\$99,135.41	\$1,001,704.72
Net contribution payable																\$445,440.15	\$457,129.16	\$99,135.41	\$1,001,704.72
Part Lot 11 Hoffman Road (within Urban Zone)	0.2000	0.2000	0.000	0.0000	0.000	0.000	0.2000									\$2,750.79			\$6,185.98
Net contribution payable																\$2,750.79		·	\$6,185.98
Tota			84.763			0 26.025				\$0.00	\$10,186,269.75	\$7,406,646.05			, ,,	\$2,055,972.08			\$22,790,053.99
Check	-7.6940	0.0000	0.000	0.0000	0.000	0.000	0.0000			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01	\$0.01	\$0.02

	Satterley Qube	Tota	tal										
Unrestricted	3.3573	5.1020	8.4593	Amount payable for each infrastructure item at current review	\$10,186,269.75	\$7,406,646.05 \$	303,745.04 \$	53,789.48 \$	216,138.68 \$	2,055,972.08	2,109,923.83	457,569.06	\$22,790,053.97
Restricted	0.7609	0.2390	0.9999	Amount paid to date for each infrastrasture item	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL POS CREDITED	4.1182	5.3410	9.4592	CREDIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GSA	38.0450	52.5200 90	90.5650	Balance remaining	\$10,186,269.75	\$7,406,646.05	\$303,745.04	\$53,789.48	\$216,138.68	\$2,055,972.08	\$2,109,923.83	\$457,569.06	\$22,790,053.97

								Contributions based	on a pro rata gross sub	odivisible area	
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	506.557	252.264	101.087	405.471				\$1,433,650.04	\$259,644.90	\$33,865.90	\$1,727,160.
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost p	er hectare 13 D	ecember 2017 CAS	\$3,145.38	\$663.77	\$76.18	\$3,885.
TOTAL cost of item per ha - Actuals	9.469	0.0000	0.000	9.469	Cos	t per hectare 24	January 2018 CAS	\$3,243.29	\$684.43	\$78.55	\$4,006.
						Cost per hectare	22 May 2019 CAS	\$2,831.03	\$723.00	\$71.08	\$3,625.
					(Cost per hectare	30 June 2020 CAS	\$3,535.77	\$640.35	\$83.52	\$4,259.
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	8.5239	0.0000	0.0000	8.5239							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016) Net contribution paid	8.1719	0.0000	0.0000	8.1719				\$31,077.69 \$31,077.69	\$7,952.11 \$7,952.11	\$780.61 \$780.61	\$39,810. \$39,810.
Lot 502, 14 Tamblyn Pl	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.
Lot 670. 150 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.
Lot 83 Wellard Rd (more recently Lot 9026)	1.4865	0.0000	0.0000	1.4865	0.0000			\$4,208.32	\$1,074.75	\$105.66	\$5,388.
Gross contribution paid							\$5,388.73	\$4,208.32	\$1,074.75	\$105.66	\$5,388.
Inv 57515 Wellard Residential Stage 10	0.3616			0.3616		24/10/2019	\$1,310.84	, ,	1 /2	,	
Invoice 57516 Wellard Residential Stage 10	1.1249			1.1249		24/10/2019	\$4,077.89				
Credits for constructed or provided items											
Net contribution payable								\$4,208.32	\$1,074.75	\$105.66	\$5,388.
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.
		•	•		Total Cash F	Payments Made	\$48,506.19	\$42,223.92	\$10,614.24	\$1,056.78	\$53,894.
			1	Total Interest Ear	ned for the cell up	to 22 May 2019	\$69.01	55.87	11.79	1.35	\$69.
					arned for the cell		\$167.78	131.45	33.04	3.29	\$167.
					TOTAL LIABILITY		PED LOTS PAYABLE	\$1,391,238.80	\$248,985.83	\$32,804.48	\$1,673,029.

					TOTAL LIABILITY	I OI ONDEVELOI	ED LOIST ATABLE	\$1,391,238.80	\$248,985.83	\$32,804.48	\$1,673,029.11
								Contributions based	on a pro rata gross sub	odivisible area	
	T-4-1-0	Less Site Area	Darder et aus	Gross			T-1-1 0		2. Community		
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	pre initiation of	Deductions for GSA	subdivisible	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	Facilities - Branch	3. Administration costs	Sub total
	area (na)	100A	101 0374	area			- Tulu	4	Library		4
Cost of item	407.000	252 2620	101 007	200.002	TOTAL HADILITY	/ OF HINDEVELOR	ED LOTE DAVABLE	\$1,391,238.80	\$248,985.83	\$32,804.49 \$82.84	\$1,673,029.12
TOTAL cost of item per ha TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha	497.088 153.745		101.087 0.000	396.002 153.75	TOTAL LIABILITY	T OF UNDEVELOR	ED LOTS PAYABLE	\$3,513.22	\$628.75	\$82.84	\$4,224.80
TOTAL BERTRAM NORTH cost of item per ha	57.957	35.807	0.000	57.83							
TOTAL WELLARD RESIDENTIAL	70.148		11.654	58.49							
TOTAL EMERALD PARK	59.937	31.797	4.772	55.17							
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	92.614		41.320	51.29							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN	62.688		43.215	19.47							
CASUARINA LOCAL STRUCTURE PLAN - JUNE 1998		•									
Lot 1 (Hoeberigs)	9.8300	9.8300	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 (Roberts, SJ)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 3 (Roberts, IL)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 11 (Roberts, AL)	9.6700	9.6700	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 1 (Yarra Seed)	14.5600	14.5600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 53 (Homewest)	4.0500	4.0500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 54 (Romanos Invest. Holdings) Net contribution payable	4.5154	0.0000	0.0000	4.5154				\$15,863.57 \$15,863.57	\$2,839.06 \$2,839.06	\$374.05 \$374.05	\$19,076.68 \$19,076.68
		11 5400	0.0000	0.0000							
Lot 7 (Mantellato) Net contribution payable	11.5400	11.5400	0.0000	0.0000				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Lots 8 & 9 (Knicross)	50.5800	50.5800	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable		30.3600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Pt 10 & 302 (Islando)	16.0000	16.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable		10.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Lot 150 (Diocesan Trust)	8.6000	8.6000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable			0.000					\$0.00	\$0.00	\$0.00	\$0.00
Pt 12 (MRWA)	3.5000	3.5000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 52 (MRWA)	1.2000	1.2000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
BERTRAM STRUCTURE PLAN - AUG 2008											
Lot 9004 on DP38463 (DoH)	2.2400		0.0000	2.2400				\$7,869.60	\$1,408.40	\$185.56	\$9,463.56
Net contribution payable								\$7,869.60	\$1,408.40	\$185.56	\$9,463.56
Lot 0 Landgate PIN 11662871 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 0 Landgate PIN 11662872 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 9236 Landgate PINs 11941599, 11941596 and 11941595 (DoH)	0.5478		0.0000	0.5478		ļ		\$1,924.54	\$344.43	\$45.38	\$2,314.35
Net contribution payable						ļ		\$1,924.54	\$344.43	\$45.38	\$2,314.35
Lot 9236 Landgate PIN 11941597 (DoH)	1.1988		0.0000	1.1988				\$4,211.64	\$753.74	\$99.31	\$5,064.69
Net contribution payable			0.404	2 727		<u> </u>		\$4,211.64	\$753.74	\$99.31	\$5,064.69
Lot 9236 Landgate PIN 11941598 (DoH) Net contribution payable	2.8600	1	0.1267	2.7333		 		\$9,602.67	\$1,718.56 \$1,718.56	\$226.42 \$226.42	\$11,547.65 \$11,547.65
Net contribution payable Lot 9235 Landgate PIN 11941594			0.0000	2 7000				\$9,602.67	\$1,718.56		
Net contribution payable	2.7066	1	0.0000	2.7066		+		\$9,508.87 \$9,508.87	\$1,701.77 \$1,701.77	\$224.21 \$224.2 1	\$11,434.85 \$11,434.85
E6 - Durrant Ave (Cassia North Estate - Dept of Housing)	3.2330	1	0.0000	3.2330		 		\$11,358.22	\$2,032.75	\$267.82	\$13,658.79
Net contribution payable			0.0000	3.2330		 		\$11,358.22 \$11,358.22	\$2,032.75	\$267.82	\$13,658.79
,		İ				İ					
Part of Lot 1216 (Dept of Housing land - now Lots 9235, 556, 624 and 625)	4.2635	1	0.0000	4.2635		1		\$14,978.59	\$2,680.67	\$353.19	\$18,012.45
Net contribution payable		İ		555		İ		\$14,978.59	\$2,680.67	\$353.19	\$18,012.45
Part of Lot 1202 (Dept of Housing land - now Lots 9236 and 9004)	5.1000		0.0000	5.1000				\$17,917.40	\$3,206.62	\$422.48	\$21,546.50
Net contribution payable								\$17,917.40	\$3,206.62	\$422.48	\$21,546.50
Lot 1201	35.8071	35.8071	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00

								Contributions based	on a pro rata gross sul	odivisible area	
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due P	ayment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	506.557	252.264	101.087	405.471				\$1,433,650.04	\$259,644.90	\$33,865.90	\$1,727,160.84
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost per	r hectare 13 D	ecember 2017 CAS	\$3,145.38	\$663.77	\$76.18	\$3,885.3
TOTAL cost of item per ha - Actuals	9.469	0.0000	0.000	9.469	Cost	per hectare 24	January 2018 CAS	\$3,243.29	\$684.43	\$78.55	\$4,006.2
					Co	ost per hectare	22 May 2019 CAS	\$2,831.03	\$723.00	\$71.08	\$3,625.1
					Co	st per hectare	30 June 2020 CAS	\$3,535.77	\$640.35	\$83.52	\$4,259.6
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	8.5239	0.0000	0.0000	8.5239							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN		•	•		•		•			•	
Lots 503-505, 507 and 900 (Oakebella LSP July 2016) Net contribution paid	8.1719	0.0000	0.0000	8.1719				\$31,077.69 \$31, 077. 69	\$7,952.11 \$7,952.11	\$780.61 \$780.61	\$39,810.4 \$39,810.4
·	0.2520		0.0000	0.2520							
Lot 502, 14 Tamblyn Pl Net contribution payable	0.3520		0.0000	0.3520	-			\$1,141.64 \$1,141.64	\$240.92 \$240.92	\$27.65 \$27.65	\$1,410.2 \$1,410.2
Lot 670, 150 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.6
Net contribution payable		0.0000	0.0000	0.9657				\$2,731.36 \$2,731.36	\$699.67	\$68.62 \$68.62	\$3,499.6
Lot 83 Wellard Rd (more recently Lot 9026)	1.4865	0.0000	0.0000	1.4865	0.0000			\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Gross contribution paid	1.4003	0.0000	0.0000	1.4005	0.0000		\$5,388.73	\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Inv 57515 Wellard Residential Stage 10	0.3616			0.3616		24/10/2019	\$1,310.84	ψ+,200.32	71,074.75	Ç105.00	75,500.7
Invoice 57516 Wellard Residential Stage 10				1.1249		24/10/2019	\$4,077.89				
Credits for constructed or provided items	1.12-73			1.12-13		, 10, 2013	Ç .,c. 7.03				
Net contribution payable								\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.8
Net contribution paid	0.1233	2.3000	2.2300	5.1255				\$407.04	\$85.90	\$9.86	\$502.8
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.1
Net contribution paid	0.0133	0.5000	0.0000	0.0133	+			\$2,657.87	\$560.89	\$64.38	\$3,283.1
			l .		Total Cash Pa	vments Made	\$48,506.19	\$42,223.92	\$10,614.24	\$1,056.78	\$53,894.9
			-	Total Interest Far	ned for the cell up to		\$69.01	55.87	11.79	1.35	\$69.0
					Earned for the cell to				33.04	3.29	\$167.7
				iotai interest t			•				\$1,673,029.1
					TOTAL LIABILITY C	F UNDEVELO	PED LOTS PAYABLE	\$1,391,238.80	\$248,985.83	\$32,804.48	\$1,6

		1	ı	1		r	1	Contributions based	on a pro rata gross su	bdivisible area	1
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,391,238.80	\$248,985.83	\$32,804.49	\$1,673,029.12
TOTAL cost of item per ha	497.088	252.2638	101.087	396.002	TOTAL LIABILITY	Y OF UNDEVELOR	PED LOTS PAYABLE		\$628.75	\$82.84	\$4,224.80
WELLARD RESIDENTIAL PROVIDENCE - OCT 2012	•										. ,
Lot 167 Wellard Rd (more recently Lot 9000)	5.2642		3.7300	1.5342				\$5,389.97	\$964.63	\$127.09	\$6,481.69
Net contribution payable								\$5,389.97	\$964.63	\$127.09	\$6,481.69
Lot 168 Wellard Rd (more recently Lot 9001)	5.1524		3.3378	1.8146				\$6,375.08	\$1,140.93	\$150.32	\$7,666.33
Net contribution payable			3.3370	1.01-10				\$6,375.08	\$1,140.93	\$150.32	\$7,666.33
Lot 169 Wellard Rd (more recently Lot 9002)	5.0255		2.7959	2.2296				\$7,833.06	\$1,401.86	\$184.70	\$9,419.62
Net contribution payable			2.7939	2.2290				\$7,833.06	\$1,401.86	\$184.70	\$9,419.62
· ·			4 4077	2.0044							
Lot 170 Wellard Rd (more recently Lot 9003)	4.8821		1.1977	3.6844				\$12,944.09 \$12,944.09	\$2,316.56 \$2,316.56	\$305.21 \$305.21	\$15,565.86 \$15,565.86
Net contribution payable											
Lot 83 Wellard Rd (more recently Lot 9026)	6.2235	2.6100	0.5927	3.0208				\$10,612.72	\$1,899.33	\$250.24	\$12,762.29
Net contribution payable								\$10,612.72	\$1,899.33	\$250.24	\$12,762.29
Lot 85 Wellard Rd (more recently Lot 9025)	15.1200	6.0100	0.0000	9.1100		1	ļ	\$32,005.39	\$5,727.91	\$754.67	\$38,487.97
Net contribution payable	9						<u> </u>	\$32,005.39	\$5,727.91	\$754.67	\$38,487.97
Lot 1278 Wellard Rd (Stages 1, 3 and half of Stages 2 and 4)	14.8600	14.8600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable	9							\$0.00	\$0.00	\$0.00	\$0.00
Lot 92 Wellard Rd (Stages 6A, 7A and 7B and half of Stages 6B, 5, 4 and 2)	11.9500	11.9500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable		11.5500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Lot 10 Johnson Rd	0.5688	0.0000	0.0000	0.5688				\$1,998.32	\$357.63	\$47.12	\$2,403.07
Net contribution paid		0.0000	0.0000	0.3088				\$0.00	\$0.00	\$0.00	\$0.00
Lot 1 Johnson Rd	0.0685	0.0000	0.0000	0.0685				\$240.66	\$43.07	\$5.67	\$289.40
Net contribution paid		0.0000	0.0000	0.085				\$240.66	\$43.07		\$289.40 \$0.00
·		0.000	0.0000	1 2225					•	·	•
Lot 2 Johnson Rd Net contribution payable	1.0326	0.0000	0.0000	1.0326				\$3,627.75 \$3,627.75	\$649.25 \$649.25	\$85.54 \$85.54	\$4,362.54 \$4,362.54
. ,	2							\$3,627.75	\$649.25	\$85.54	\$4,362.54
EMERALD PARK								<u> </u>			
Cedar Woods Properties (including Lot 201)	48.9000	31.7967	4.5715	12.5318				\$44,026.91	\$7,879.36	\$1,038.13	\$52,944.40
Net contribution payable	9							\$44,026.91	\$7,879.36	\$1,038.13	\$52,944.40
ARDP (Lot 500 on DP46054 & Lot 901 on DP71058) - lot 1 and Lot 22 Mortimer											
Road	6.5840		0.1000	6.4840				\$22,779.69	\$4,076.81	\$537.13	\$27,393.63
Net contribution payable	9							\$22,779.69	\$4,076.81	\$537.13	\$27,393.63
ARDP Lot 21 Mortimer Rd (DP55474)	4.2700		0.1000	4.1700				\$14,650.11	\$2,621.89	\$345.44	\$17,617.44
Net contribution payable	9							\$14,650.11	\$2,621.89	\$345.44	\$17,617.44
Lot 800 Ivory Way (WELLARD FAMILY PTY LTD)	0.1827		0.0000	0.1827				\$641.86	\$114.87	\$15.13	\$771.86
Net contribution payable								\$641.86			\$771.86
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	•		•				1				
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	35.7922	0.0000	16.6148	19.1774			1	\$67,374.33	\$12,057.78	\$1,588.64	\$81,020.75
Net contribution payable		2.3000	10.0140	23.2774				\$67,374.33	\$12,057.78	\$1,588.64	\$81,020.75
Lot 506 Johnson Rd	7.8510		0.0000	7.8510		 		\$27,582.25	\$4,936.31	\$650.37	\$33,168.93
Net contribution payable			0.0000	7.0510		1	 	\$27,582.25	\$4,936.31	\$650.37	\$33,168.93
Lot 502, 14 Tamblyn Pl	10.3900		6.3050	4.0850		1	1	\$14,351.48	\$2,568.44	\$338.40	\$17,258.32
Net contribution payable			0.3050	4.0850		 	 	\$14,351.48 \$14,351.48	\$2,568.44 \$2,568.44	\$338.40 \$338.40	\$17,258.32 \$17,258.32
			6.0500	2 7404		1					
Lot 501, 214 Bertram Rd	10.5984		6.8500	3.7484		1	 	\$13,168.94 \$13,168.94	\$2,356.80 \$2,356.80	\$310.51 \$310.51	\$15,836.25 \$15,836.25
Net contribution payable									. ,		
Lot 500, 202 Bertram Rd	9.7840		6.1800	3.6040			ļ	\$12,661.63	\$2,266.01	\$298.55	\$15,226.19
Net contribution payable								\$12,661.63	\$2,266.01		\$15,226.19
Lot 680, 170 Bertram Rd	9.8943		3.9500	5.9443		1	ļ	\$20,883.60	\$3,737.48	\$492.42	\$25,113.50
Net contribution payable								\$20,883.60	\$3,737.48	\$492.42	\$25,113.50
Lot 670, 150 Bertram Rd	8.3042		1.4200	6.8842				\$24,185.68	\$4,328.44	\$570.28	\$29,084.40
Net contribution payable	<u> </u>	1					I	\$24,185.68	\$4,328.44	\$570.28	\$29,084.40

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	506.557	252.264	101.087	405.471				\$1,433,650.04	\$259,644.90	\$33,865.90	\$1,727,160.84
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost p	er hectare 13 De	cember 2017 CAS	\$3,145.38	\$663.77	\$76.18	\$3,885.3
TOTAL cost of item per ha - Actuals	9.469	0.0000	0.000	9.469	Cos	st per hectare 24	January 2018 CAS	\$3,243.29	\$684.43	\$78.55	\$4,006.2
						Cost per hectare	22 May 2019 CAS	\$2,831.03	\$723.00	\$71.08	\$3,625.1
						Cost per hectare	30 June 2020 CAS	\$3,535.77	\$640.35	\$83.52	\$4,259.6
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	8.5239	0.0000	0.0000	8.5239							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016) Net contribution paid	8.1719	0.0000	0.0000	8.1719				\$31,077.69 \$31,077 .69	\$7,952.11 \$7,952.11	\$780.61 \$780.61	\$39,810.4 \$39,810.4
Lot 502, 14 Tamblyn Pl	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410.2
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.2
Lot 670, 150 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.6
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.6
Lot 83 Wellard Rd (more recently Lot 9026)	1.4865	0.0000	0.0000	1.4865	0.0000			\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Gross contribution paid							\$5,388.73	\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Inv 57515 Wellard Residential Stage 10	0.3616			0.3616		24/10/2019	\$1,310.84				
Invoice 57516 Wellard Residential Stage 10	1.1249			1.1249		24/10/2019	\$4,077.89				
Credits for constructed or provided items											
Net contribution payable								\$4,208.32	\$1,074.75	\$105.66	\$5,388.7
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.8
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.8
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.1
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.1
					Total Cash	Payments Made	\$48,506.19	\$42,223.92	\$10,614.24	\$1,056.78	\$53,894.9
			7	Total Interest Ear	ned for the cell up	to 22 May 2019	\$69.01	55.87	11.79	1.35	\$69.0
				Total Interest E	arned for the cell	to 30 June 2020	\$167.78	131.45	33.04	3.29	\$167.7
					TOTAL LIABILITY	Y OF UNDEVELOR	ED LOTS PAYABLE	\$1,391,238.80	\$248,985.83	\$32,804.48	\$1,673,029.1

								Contributions based	on a pro rata gross sub	divisible area	
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,391,238.80	\$248,985.83	\$32,804.49	\$1,673,029.12
TOTAL cost of item per ha	497.088	252.2638	101.087	396.002	TOTAL LIABILIT	Y OF UNDEVELOP	ED LOTS PAYABLE	\$3,513.22	\$628.75	\$82.84	\$4,224.80
BOLLARD BULRUSH WEST											
Lot 661 Bertram Rd - Oct 2015 LSP	7.1498	3	0.2200	6.9298				\$24,345.88	\$4,357.11	\$574.06	\$29,277.05
Net contribution payable								\$24,345.88	\$4,357.11	\$574.06	\$29,277.05
Lot 81 on DP202766	5.4304		4.3100	1.1204				\$3,936.21	\$704.45	\$92.81	\$4,733.47
Net contribution payable								\$3,936.21	\$704.45	\$92.81	\$4,733.47
Lot 79 on DP202766	5.4051		4.4500	0.9551				\$3,355.47	\$600.52	\$79.12	\$4,035.11
Net contribution payable								\$3,355.47	\$600.52	\$79.12	\$4,035.11
Lot 77 on DP152831	2.7038	3	2.3470	0.3568				\$1,253.52	\$224.34	\$29.56	\$1,507.42
Net contribution payable								\$1,253.52	\$224.34	\$29.56	\$1,507.42
Lot 75 on DP152831	8.2100)	7.2800	0.9300				\$3,267.29	\$584.74	\$77.04	\$3,929.07
Net contribution payable								\$3,267.29	\$584.74	\$77.04	\$3,929.07
Lot 73 on DP202766	5.4200)	4.6800	0.7400				\$2,599.78	\$465.27	\$61.30	\$3,126.35
Net contribution payable								\$2,599.78	\$465.27	\$61.30	\$3,126.35
Lot 71 on DP202641	9.3836	5	7.8175	1.5661				\$5,502.05	\$984.68	\$129.73	\$6,616.46
Net contribution payable	!							\$5,502.05	\$984.68	\$129.73	\$6,616.46
Lot 70 on DP202641	9.9123	3	7.4700	2.4423				\$8,580.33	\$1,535.60	\$202.32	\$10,318.25
Net contribution payable								\$8,580.33	\$1,535.60	\$202.32	\$10,318.25
Lot 69 on DP202641	9.0726	5	4.6400	4.4326				\$15,572.68	\$2,787.00	\$367.19	\$18,726.87
Net contribution payable								\$15,572.68	\$2,787.00	\$367.19	\$18,726.87
LOTS PRE INITIATION = 252.26ha				252.2638				\$886,256.99	\$158,610.75	\$20,897.35	\$1,065,765.09
Net contribution payable						İ		\$886,256.99	\$158,610.75	\$20,897.35	\$1,065,765.09
Total	497.09	252.26	101.09	396.00			0.00	1,391,238.82	248,985.82	32,804.46	1,673,029.10
Check	-	_	-	_			0.00	-\$0.02	\$0.01	\$0.03	\$0.02

Amount payable for each infrastructure item at current review

Amount paid to date for each infrastrasture item

CREDIT

Balance remaining

\$1,391,238.80 \$ 248,985.83 \$ 32,804.49 \$1,673,029.12

\$0.00 \$0.00 \$0.00 \$0.00 \$0.00

\$0.00 \$0.00 \$0.00

\$1,391,238.80 \$248,985.83 \$32,804.49 \$1,673,029.12

17.3 Establishment of the Public Art Review Panel in conjunction with Local Planning Policy No. 5 – Development Contribution Towards Public Art

DECLARATION OF INTEREST:

SUMMARY:

In February 2018, Council adopted Local Planning Policy No. 5 – Development Contribution Towards Public Art (LPP5) (Attachment A) in accordance with the procedures set out in Schedule 2, Division 2 of the *Planning and Development Regulations* 2015 (P&D Regulations).

Since that time, City Officers have been applying the policy as part of the assessment of planning applications although there has only been only two occasions to date where public art contribution proposals have been proposed and endorsed. One was for an industrial development and the other public art work to be incorporated in the new Chapel for Peter Carnley Anglican Community School.

The number of development applications likely to require public art contributions is changing however as the City is experiencing an increase in substantive development applications, particularly for the City's industrial areas.

As part of Council's February 2018 resolution, Council had also requested that the City establish a Public Art Review Panel (PARP) comprising City Officers, a consultant from the arts industry, and an elected member.

PARP's role is to assess the Public Art Report submitted as part of a planning application and make a recommendation to the Chief Executive Officer as to its suitability. This panel has not been established, although an impromptu panel was temporarily created recently to consider the artwork for the chapel.

City Officers now seek Council support to formally establish PARP to address the increase in planning applications attracting a public art contribution. Following an Expressions of Interest process, City Officers are recommending a preferred candidate for the role of the consultant from the arts industry. Further, City Officers request that Council determine which elected member is to form part of the PARP.

OFFICER RECOMMENDATION:

That Council take the following action with the Public Art Review Panel (PARP) established in conjunction with Local Planning Policy No. 5 – Development Contribution Towards Public Art;-

- 1. Appoint Ms Mariyon Slany as the expert public art consultant to the PARP on the basis of a two year contract with the option to extend the contract for two single twelve month extensions and remunerated \$50 per hour.
- 2. Appoint Councillor as its Elected Member representative to the PARP for a two year period.
- 3. Note the Terms of Reference of the PARP as per Attachment C.

DISCUSSION:

Background

Council adopted LPP5 at its Ordinary Council Meeting held on the 14 February 2018.

The preparation of LPP5 contributed to key objective 1.8 'Develop and Celebrate Arts in Kwinana' as outlined in the City's Strategic Community Plan 2017-2027.

Under LPP5, public art contributions apply to those developments where the construction value is in excess of \$2,000,000 and in this regard, the eligible cost for the art shall be no less than one percent of the construction value of the development.

At the discretion of Council, the proponent will meet their public art contribution in one or more of the following ways by:

- a) establishing public art "on-site" as a component of their development;
- b) providing cash-in-lieu to the amount specified within the development condition (which will be one percent of the construction value of the development).

The proponent may also provide public art in the vicinity of the site in the public realm or reach an alternative agreement subject to the support and agreement of Council.

Public Art proposals will be accompanied by a Public Art Report, submitted by the proponent and are required to be approved prior to the lodgement of a building permit application for the associated development.

When adopting LPP5, Council also resolved that the Public Art Report be referred to a Review Panel comprising of the following positions:

- Director City Engagement
- Director City Regulation (now Director City Development and Sustainability)
- Community Development Officer Arts and Culture
- Elected Member
- External Consultant from the Arts Industry

This Public Art Review Panel (referred to as PARP) will undertake a collective assessment of the Public Art Report and will make a recommendation to the CEO for approval. Council also delegated to the Chief Executive Officer (CEO) the authority to determine applications pursuant to the requirements of LPP5 at its February 2018 Meeting.

The PARP has not yet been established by the City, as few development applications have attracted public art contributions under the policy. Only two applications have been received where public art proposals have been endorsed (although not yet built) by the City, being;

- 'Silver Swell' by Jess Boyce at front of property on Donaldson Road; and
- 'Leaf and Branch' by Mark Datodi incorporated into the Chapel at Peter Carnley Anglican Community School.

These art works are shown in Attachment B. The public art proposal for the chapel was assessed by an impromptu PARP panel and the approved artwork was the subject of a Memorandum to Councillors informing of this process.

With the recent upsurge in development activity, it is necessary to establish the PARP to enable any further Public Art Reports to be considered by the full Panel.

Terms of Reference of the PARP

A Terms of Reference for the PARP has been prepared and is shown in Attachment C. It details the purpose, objectives, membership as well as details of the chair, meeting management and format.

The purpose is to assess the merits of Public Art Reports accompanying development applications as required by LPP5, and, to make a recommendation to the CEO on whether the Public Art Report should be adopted by the City.

There may be occasions where the PARP is convened to provide pre-lodgement or preliminary advice to the proponent of a development application about a proposed public art concept intended to be pursued. This would provide direction to the applicant and allow certainty as part of the approval process.

The PARP will undertake a collective assessment of the public art proposals against the objectives of LPP5.

These objectives require that the public art:-

- Enhances the legibility of open spaces, buildings and streets by introducing public art that makes these places more identifiable;
- Allows for the interpretation of cultural, environmental or built heritage through public art;
- Enhances the amenity of the public domain through the use of public art;
- Enhances the sense of place by encouraging public art forms; and
- Meets the definitions, intent and standards of Councils LPP5.

Appointment of Art Consultant

The role of the public art consultant will be to provide expert advice to the panel in carrying out its duties. This will require that the consultant has the experience, time and capacity to consider and assess public art proposals and attend Panel meetings.

The Contract Term is for a period of two years with the option to extend for option to extend the contract for two single twelve month extensions. The consultant will receive sitting fees for attendance at PARP.

The City sought Expressions of Interest for the position of the public art consultant in July 2020.

Two high quality applications were received and have been assessed by a panel of City Officers comprising the Director of Community Engagement, the City's Community Development Officer - Arts and Culture, and the Manager Planning and Development.

Based on the panel assessment, it is recommended that Ms Mariyon Slany be appointed to the PARP as the art consultant.

Ms Slany has extensive experience as an art expert and consultant as a member of Community Arts Network WA (CANWA) Board where she assessed community art submissions in the early 2000's along with extensive experience assessing public art submissions for Percent for Art projects over the past 9 years.

Ms Slany has held roles at three different Local Governments including the City's of Wanneroo and Subiaco in Place Activation and worked with indigenous artists/performers as an Art Consultant. Ms Slany has strong policy experience in assisting local governments to develop models for best practice art projects.

Elected Member Representation

Council appointed former Councillor Sheila Mills to the PARP in February 2018. Following Councillor Mills departure from Council, the appointment of an Elected Member has not been undertaken.

As such, City Officers request that Council resolve to appoint a new elected member to the PARP as a part of the above Council recommendation.

LEGAL/POLICY IMPLICATIONS:

LPP5 was prepared by the City in accordance with Schedule 2, Division 2 of the P&D Regulations.

FINANCIAL/BUDGET IMPLICATIONS:

There are no other direct financial implications associated with LPP No. 5 and the PARP albeit that the City will establish a reserve account for the allocation of funds received from cash-in-lieu contributions under the policy. No funds have been collected to date. Funds are available in the City's 2020/21 Planning Consultancy budget to meet the cost of the art consultant sitting fees for attendance at the PARP. In this respect, research indicates that a Senior Art Consultant is generally paid approximately \$50 per hour. Assuming 10 meetings per year (10 hours) plus 3 hours preparation time for each meeting, then this equates to 40 hours annually. The annual cost is estimated at \$2000 (excluding GST).

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental impacts or implications associated with LPP No 5 and the PARP.

STRATEGIC/SOCIAL IMPLICATIONS:

The establishment of the PARP affects the achievement of the following outcome and objective detailed in the Strategic Community Plan.

Plan	Outcome	Objective
Strategic Community Plan		1.8 Develop and celebrate the arts in Kwinana

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

Risk Event	Lack of the proper implementation of LPP5 and assessment of public art may result in low quality public amenity outcomes.
Risk Theme	Failure to get the highest quality built form outcomes.
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Establishment of the PARP will allow appropriate consideration and determination of Public Art Reports for recommendation to the CEO, thereby mitigating the risk.
Rating (after treatment)	Low



Local Planning Policy No. 5

Development Contribution
Towards Public Art





Local Planning Policy No. 5 Development Contribution Towards Public Art						
Adopted:	14 February 2018					
Last Reviewed:						
Legal Authority:	Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – Part 2 – Division 2					

1. POLICY OBJECTIVES

The objectives of this policy are as follows:

- a) To require that a contribution towards public art is provided as a part of certain private developments within the City;
- b) To enhance the legibility of open spaces, buildings and streets by introducing public art that makes these places more identifiable;
- c) To allow for the interpretation of cultural, environmental or built heritage through public art;
- d) To enhance the amenity of the public domain through the use of public art; and
- e) To enhance the sense of place by encouraging public art forms.

2. **DEFINITIONS**

For the purpose of this policy the following definitions apply:

Public Art

An artistic work that:

- a) Is permanent in nature, and constructed of materials which can be maintained and repaired if necessary, including metal, wood, plastic, paint or any other durable material;
- b) Is either freestanding or integrated into the exterior of a building or other structure:
- Is created and located for public accessibility, either within the public realm or within view of the public realm, such as the street, park, urban plaza or public building; and
- d) Has been designed by an artist or has been designed through a process overseen by an artist;
- e) Does not include art projects or elements that are:
 - a business logo;
 - directional elements such as signage or colour coding;
 - art works which have been mass produced;
 - art reproductions;
 - landscaping or generic hardscaping elements which would normally be associated with the project; or
 - services or utilities necessary to operate or maintain artwork.

Construction value

The estimated cost of the equipment, financing, services and utilities that are required to carry out a development but does not include the cost of land acquisition. The City will generally accept this to be the same as the estimated cost of development stated by the applicant on the building permit application.

Artist

A person who meets any of the following criteria:

- a) has obtained a Bachelor Degree or Diploma in visual arts or any similar field or who is undertaking studies towards these qualifications;
- b) has a track record of exhibiting and/or selling their own original artwork;
- c) has had their own original artwork purchased by major public collections;
- d) who earns more than 50% of their income from arts related activities such as teaching art and selling their own artwork;
- e) who has secured work or consultancies in the arts field on the basis of professional expertise; or
- f) who has expertise in creating the form of public art proposed by an applicant or the Council under this policy.

Eligible Costs

Costs associated with the production of an art project may include:

- a) professional artist's budget, including artist fees, Request for Proposal, material, assistants' labour costs, insurance, permits, taxes, business and legal expenses, operating costs, and art consultant's fees if these are necessary and reasonable;
- b) fabrication and installation of artwork;
- c) site preparation;
- d) structures enabling the artist to display the artwork;
- e) documentation of the artwork; and
- f) an acknowledgment plague identifying the artist, artwork and development.

Major Extension

Those extensions that introduce a new plant or physical infrastructure for a process chain and/or significant increases in throughput and production capacity. While not limited to, it may also refer to replacement and/or addition to administration buildings and/or other supporting facilities or buildings'

3. AMOUNT OF PUBLIC ART CONTRIBUTION

- 3.1 The eligible cost of any public art provided for under this policy shall be no less than one percent of the construction value of the development of all developments where the construction value is in excess of \$2,000,000.
- 3.2 Notwithstanding Clause 3.1, a single development shall not be required to provide or contribute any more than \$500,000 in eligible costs to Public Art.

3.3 Notwithstanding Clause 3.1, a contribution will not be sought on developments in the General Industry Zone, where the development application relates to a refurbishment or upgrade of existing infrastructure. For the purposes of clarity, contributions will be required on new developments or major extensions only in this zone.

4. FORM OF PUBLIC ART CONTRIBUTION

- 4.1 On submission of a development application, the proponent must nominate the way in which the public art contribution will be met for consideration by Council.
- 4.2 At the discretion of Council, the proponent will meet their public art contribution in one or more of the following ways by:
 - a) establishing public art "on-site" as a component of their development;
 - b) providing cash-in-lieu to the amount specified within the development condition.
- 4.3 The proponent may also provide public art in the vicinity of the site in the public realm or reach an alternative agreement on the contribution subject to the support and agreement of Council.

5. GENERAL STANDARDS FOR PUBLIC ART

- 5.1 Where the proponent provides public art on site, the public art is to be clearly seen from the public realm.
- 5.2 Where public art is placed in the public realm, its placing will be consistent with the intent and objectives of the City of Kwinana Public Art Masterplan.
- 5.3 The public art shall contribute to an attractive, stimulating and functional environment and not detract from the amenity or safety of the public realm.
- 5.4 The public art shall be specifically designed for, and be suitable for, the building or site where it is to be located and contribute towards the sense of place for that locality.
- 5.5 The public art shall be of high aesthetic quality, low maintenance, durable and resistant to vandalism and must be maintained during the continuation of the development.
- 5.6 The public art shall be original and be designed and created or overseen by an artist/s.
- 5.7 The public art must be designed and sited to avoid encouraging anti-social behaviour on the site or be used for assistance in unauthorised entry or concealing any person.
- 5.8 The public art must not be considered by the City to be obscene or offensive in any manner.

6. FORMS OF PUBLIC ART

- 6.1 Public artworks may take the following forms:
 - building features and enhancements such as bicycle racks, gates and lighting which have not been mass produced;
 - components of public spaces such as benches, fountains, playground structures, shade shelters, lighting, screening which have not been mass produced;
 - c) components of public spaces artistic paving and special planting which are an integral part of the space and contributes towards its artistic value and quality;
 - d) landscape art enhancements such as walkways, bridges, greenwalls or art features within landscaping setting using landscape materials;
 - e) murals, tiles or mosaics covering walls, floors and walkways;
 - f) sculpture in durable materials;
 - g) fibre works, neon or glass works, photographs, light projections and prints; and/or
 - h) community arts projects resulting in tangible artwork.
- The art project may be an interpretation of cultural heritage and the City may also consider alternative art projects including community arts programs, which involve the public and the incorporation of a cultural space that comprises a visual or performing arts space.
- 6.3 Public art should be made accessible to all members of the community, irrespective of their age and abilities. While art in public spaces might be considered primarily a visual experience, it can provide a range of sensory experiences for people with disabilities artwork can be tactile, aural and give off pleasant smells as well as being visual. Artwork need not be monumental, but can be at heights suitable for people in wheelchairs to touch, move through and explore. Artwork can be interactive play objects for family groups and children. Interpretive signage in an easy to read format, including Braille, promotes artworks that are inclusive of all members of the community.

7. APPROVAL PROCESS FOR PUBLIC ART CONTRIBUTIONS

- 7.1 Public Art proposals will be accompanied by a Public Art Report, as set out in Appendix 1 of this Policy and will be required to be approved prior to the lodgement of a building permit application for the associated development.
- 7.2 The proponent will be notified of the approval or refusal of the Public Art Proposal no later than 30 days from the date of submission (unless otherwise agreed by the proponent and the City). This timeframe assumes all information has been provided to the City's satisfaction to enable assessment and determination within the 30 days.
- 7.3 Public Art as fulfilment of a condition of planning approval shall not require a further development application. Where the public art entails structural elements a building permit application will be required.
- 7.4 The proponent will be required to forward copies of the artist's contract, maintenance schedule and artist contact to the City at the commencement of the art project.

- 7.5 Where provided by the proponent, the public art must be installed prior to the issue of an Occupancy Permit.
- 7.6 A notification pursuant to Section 70A of the Transfer of Land Act is to be lodged against the certificate of title to the land on which public art is located to make the proprietors and prospective purchasers aware of requirements to maintain the public art.
- 7.7 The following development condition/s will apply under this policy:-

The applicant shall make a contribution to public art to the sum of \$\\$ and comply with the requirements of the City of Kwinana's Local Planning Policy No 5; Development Contribution towards Public Art to the satisfaction of the City of Kwinana.

8. COLLECTION AND EXPENDITURE OF PUBLIC ART CONTRIBUTIONS

- 8.1 Cash-in-lieu shall be paid into Council's Public Arts Reserve Fund.
- 8.2 Where applicable, the City is to have received the cash-in-lieu contribution prior to the issue of an Occupancy Permit (unless otherwise agreed to by the proponent and the City).
- 8.3 Funds are to only be expended on public art located on public land within the vicinity of the development (for instance adjacent to or within the centre in which the development is located) unless otherwise agreed between the proponent and the City.
- 8.4 Cash-in-lieu funds may be accrued for more comprehensive public art projects as determined by the City.
- 8.5 Cash-in-lieu funds may be used towards maintenance of public artworks.
- 8.6 Funds will be refunded to the owner/applicant upon request in writing to the City in the event the development proposal associated with the Public Art does not proceed.

9. COPYRIGHT AND OWNERSHIP OF PUBLIC ART

- 9.1 Once an artwork has been completed and accepted by the City, copyright will be held jointly by the City and the artist. In practical terms, this means that the City has the right to reproduce extracts from the design documentation and photographic images of the artwork for non-commercial purposes, such as annual reports, information brochures about the City and information brochures about the artwork. The artist will have the right to reproduce extracts from the design documentation or photographic images of the artwork in books or other publications associated with the artist or artwork.
- 9.2 Where situated on private property, the public art is owned and maintained by the owner. Where situated on public property, the public art is owned and maintained by the City.

10. MORAL RIGHTS AND ACKNOWLEDGEMENT OF ART WORK

10.1 Since the year 2000, moral rights legislation has protected artists. In brief, an artist's moral rights are infringed if their work is not attributed or credited; their work is falsely attributed to someone else; or their work is treated in a derogatory way by distorting, modifying or removing it without their knowledge or consent.

In practical terms this means that the City cannot change an artwork in any way without seeking the artist's permission; likewise the City, cannot remove or relocate the artwork without seeking the artist's permission. A reasonable attempt to find the artist must be provided. The City will take special care to ensure that acts of restoration or preservation (of artworks) will be conducted in a sensitive manner with prior consultation with the artist/s. Wherever possible, preservation or restorative works should be carried out by professional conservators.

Special care will also be taken with the moral rights associated with works created by more than one artist, in that it is acknowledged that collaborators on artistic creations can take different views on issues such as relocation and restoration.

- 10.2 In line with moral rights legislation, the proponent will install a plaque or plate near each artwork, acknowledging the name of the artist, and the name of the person, agency or company who funded the artwork.
- 10.3 Should the public arts work become a safety hazard, the City may undertake necessary emergency action to alter or remove the artwork without consultation with the artist.

11. DECOMMISSIONING OF PUBLIC ARTWORK

11.1 The City may decide to remove an artwork because it is in an advanced state of disrepair or damage or because the public art is no longer considered suitable for the location. In such cases, the City will prepare a documented archival record of the public art prior to its removal.

Acknowledgement:

This policy is based on Artsource's Model Planning Policy.

Appendix 1

Public Art Report

The Public Art Report is to include:

- i. Details of the artist's qualification, experience and suitability to the project.
- ii. Design documentation including research, concept development and a detailed statement addressing compliance with this Development Contribution Towards Public Art Policy.
- iii. Detailed plans of the public art. Plans are to be to scale and include dimensions, materials, colours and installation details.
- iv. Plans showing location of proposed public art.
- v. Details of cost calculations including construction cost and the public art contributions costs, in accordance with this policy.
- vi. For public art to be located on or over the public land, written consent of the landowner and/or authority with management control of the land.
- vii. Details of requirements and written consent from the artist for any ongoing care or maintenance of the artwork by the owner or City.

ATTACHMENT B

Silver Swell Art Work by Jess Boyce (at front of property on Donaldson Road) (\$95,000)





Leaf and Branch Art work by Mark Datodi (forming part of the Chapel development) (\$55,000)



Chapel Entry Canopy – Artwork Support Frame



ATTACHMENT C

Terms of Reference Public Art Review Panel (PARP)

1. Introduction

In February 2018, Council adopted Local Planning Policy No 5 (LPP5) 'Developer Contributions towards Public Art'. The policy requires that a contribution towards public art is provided as a part of certain private developments within the City.

The Public Art Review Panel (PARP) has been established by Council to assess the suitability of public art proposals provided for these development applications. These will generally take the form of a Public Art Report required as a condition of planning approval. The Report can include designs within the developer's site that hold artistic merit, financial contributions to the City to support public art procurements or the design and installation of public art works at City approved designated sites.

As part of the adoption of LPP5, Council resolved that:-

"The Public Art Report will be referred to a Review Panel comprising of the following positions:

- Director City Engagement
- Director City Regulation
- Community Development Officer Arts and Culture
- Elected Member
- External Consultant from the Arts Industry

The Review Panel will undertake a collective assessment of the Public Art Report and will make a recommendation to the CEO for approval."

Note that the Director City Regulation is now referred to as Director City Development and Sustainability.

2. Name

Public Art Review Panel (PARP).

3. Statement of Purpose

To assess the merits of Public Art Reports accompanying development applications which trigger public art contributions under LPP5, and, to make a recommendation to the CEO as to whether the Public Art Report should be adopted by the City.



There may be occasions where the PARP is convened to provide pre-lodgement or preliminary advice to the proponent of a development application about a proposed public art concept intended to be pursued. This would provide direction to the applicant and allow certainty as part of the approval process.

4. Objectives

The PARP will undertake a collective assessment of the public art proposals against the objectives of LPP5.

This requires that the public art:-

- Enhances the legibility of open spaces, buildings and streets by introducing public art that makes these places more identifiable;
- Allows for the interpretation of cultural, environmental or built heritage through public art;
- Enhances the amenity of the public domain through the use of public art;
- Enhances the sense of place by encouraging public art forms; and
- Meets the definitions, intent and standards of Councils LPP5.

The PARP is required to meet the timeframes prescribed in LPP5 for the assessment of Public Art Reports.

LPP5 is attached as Appendix 1.

5. Membership

5.1 Members

The PARP comprises of the following members.

- Director City Engagement
- Director City Development and Sustainability
- Community Development Officer Arts and Culture
- Elected Member
- Public Art Consultant

There may be occasions when the meetings may also be attended by external parties presenting public art ideas/concepts, experts in related fields, and/or additional City Officers to ensure good administrative process and specialist skills.



5.2 Term of Appointment

With the exception of the City Staff, the elected member and Public Art Consultant will be appointed for a term of two years. The Delegate may exercise the option to extend the Contract by (2) two single twelve month extensions.

The Public Art Consultant may be re-appointed for consecutive terms at the discretion of the Chief Executive Officer.

5.4 Attendance

Regular attendance is important and membership may be reviewed by the PARP in circumstances of three consecutive, unexplained non-attendance occurrences, without a reasonable justification from the member.

5.5 Proxy

A proxy may represent a member who is unable to attend.

5.6 New Members

If vacancies exist and/or existing members resign, a new member can be recruited at any time through the year.

5.7 Sitting Fees

The Public Art Consultant will receive sitting fees for attendance at the Panel Meetings. The hours required for the consultants pre-preparation and attendance at PARP meetings, and, the payment of sitting fees will be determined and approved by the Director City Development and Sustainability.

6. Chair

The PARP will elect a Chairperson at the first meeting for a term of 2 years.

The role of the Chair includes:

- Fulfilling the role of Chair at PARP;
- Liaising with relevant City Officers / secretariat about the need for, representation, timing and organisation of meetings.
- Representing PARP and any decisions where necessary.

7. Meeting management and format

The City of Kwinana will provide administrative support to manage the arrangements for meetings.

7.1 Agendas



Any items for the agenda should be presented to the administrator at least two weeks prior to a scheduled meeting.

The agenda and accompanying Public Art Reports will be distributed to members at least one week prior to a scheduled meeting. This will be posted as hard copy or sent electronically via email as per the request of each member.

Any additional items for discussion raised at the meeting will be discussed under *Other Business* at the discretion of the Chairpersons.

7.2 Minutes

Minutes of the meeting will be taken by the Administrative support. The draft minutes of each meeting will be circulated by the Secretariat within two weeks of the meeting being held.

7.3 Frequency and Duration

Meetings will be held as needed, at a date, time and location convenient to members of the Panel.

Meetings will be scheduled for 2 hours duration.

7.4 Cancellation or additional meetings

Members will be given appropriate notice if a meeting is cancelled or postponed.

Additional meetings can be called by members as business dictates, in which case members must be given appropriate notice of any additional meeting.

7.5 Decision Making

Significant decisions will be determined by a voting process with each member entitled to one vote only and determined by a simple majority.

7.6 Quorum

At least 3 PARP members must be in attendance at any meeting.

7.7 Guest presenters and visitors

On occasions, applicants of intended development applications may be invited to deliver presentations on public art concepts early in the planning process in consultation with the Chair.

Non-members may attend a meeting as a visitor if it is relevant to the efficient and effective processing of the development application.

7.8 Working Groups

Working groups may be formed to undertake additional work outside of the meeting process. Working groups must include at least one member of the PARP and can involve non-members if desired.



The PARP member/s should convene and facilitate working group meetings and report back to the PARP.

8. Adoption and amendment of Terms of Reference

The Terms of Reference shall be reviewed by the PARP annually. The *Terms of Reference* shall only be altered with the approval of the Chief Executive Officer.

Subsequent revision dates:

APPENDIX 1: Local Planning Policy No 5 (LPP5) 'Developer Contributions towards Public Art'

18 Reports - Civic Leadership

18.1 Budget Variations

DECLARATION OF INTEREST:

SUMMARY:

To amend the 2020/2021 budget to reflect various adjustments to the General Ledger with nil effect to the budgeted surplus position as detailed below.

OFFICER RECOMMENDATION:

That Council approves the required budget variations to the Current Budget for 2020/2021 as follows.

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Buildings – Kwinana South Volunteer Bushfire Brigade Station Upgrade	(30,000)	(32,700)	(62,700)
	Capital Expense – Buildings – Parmelia House roof renovation	(45,500)	32,700	(12,800)
	Reserve Transfer – Asset Management Reserve - Kwinana South Volunteer Bushfire Brigade Station Upgrade	Nil	32,700	32,700
	Reserve Transfer – Asset Management Reserve - Parmelia House roof renovation	47,775	(32,700)	15,075

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Buildings – Kwinana South Volunteer Bushfire Brigade Station Upgrade	(30,000)	(32,700)	(62,700)
	Capital Expense – Buildings – Parmelia House roof renovation	(45,500)	32,700	(12,800)
	Reserve Transfer – Asset Management Reserve - Kwinana South Volunteer Bushfire Brigade Station Upgrade	Nil	32,700	32,700
	Reserve Transfer – Asset Management Reserve - Parmelia House roof renovation	47,775	(32,700)	15,075

18.1 BUDGET VARIATIONS

The Department of Fire and Emergency Services will provide grant funding for the Volunteer Bushfire Brigade Station upgrade. The funding requirements do not allow for site works construction costs. It is proposed that this shortfall is funded from the Asset Management Reserve from funds that had been previously budgeted for capital project Parmelia House roof renovation. This project has been completed under budget, as costs to renovate the roof were substantially lower than estimated.

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution*

"additional purpose" means a purpose for which no expenditure estimate is included in the local government's annual budget.

*requires an absolute majority of Council.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications are detailed in this report.

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and purchase of City assets will be included in the City's Asset Management Strategy.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of
		Kwinana into the future

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

18.1 BUDGET VARIATIONS

PUBLIC HEALTH IMPLICATIONS

There are no public health implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The City does not manage its finances adequately and allows
	budget expenditure to exceed allocation and the City then finds
	itself unable to fund its services that have been approved
	through the budget process
Risk Theme	Failure to fulfil statutory regulations or compliance
	Providing inaccurate advice/information
Risk Effect/Impact	Financial
	Reputation
	Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Rare
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate risk)
Response to risk treatment	Submit budget variation requests to Council as they arise,
required/in place	identifying financial implications and ensuring there is nil effect
	on the budget adopted
Rating (after treatment)	Low

18.2 Proposed Disposition by way of Lease of Part of Reserve Number 24571 - Kwinana Bowling Club Incorporated

DECLARATION OF INTEREST:

SUMMARY:

The City of Kwinana has management of Reserve 24571, with power to lease for 21 years subject to the Minister for Lands' consent. The Department of Planning Lands and Heritage is the owner of Brownell Crescent, Medina, Western Australia being more particularly described as Reserve 24571, Lot 505 on Deposited Plan 61582 being the whole of the land comprised in Certificate of Crown Land Title Volume 3155 Folio 337 (the Land).

The Kwinana Bowling Club Incorporated has held a lease over the Land for a period of 20 years, since 1 July 2000. The Kwinana Bowling Club Incorporated have been a compliant tenant since commencement of the lease and has provided and continues to provide a significant benefit to the community.

This report seeks Council approval to enter into a new lease agreement (**Attachment A**) between the City of Kwinana and Kwinana Bowling Club Incorporated, in relation to Part of Lot 505 on Deposited Plan 61852 Reserve Number 24571 (**Premises**).

The Kwinana Bowling Club Incorporated is a not-for-profit organisation, the objects of which are of a recreational and sporting nature. Accordingly, pursuant to section 30 (2)(b)(i) of the *Local Government (Functions and General) Regulations 1996*, the City is able to dispose of the Premises without advertising the proposed disposition.

Additionally, because the Premises is located on Land that is a reserve under a management order (i.e. the Land is owned by the State of Western Australia but managed by the City), the City is required to obtain Ministerial consent to lease the Land, before it can formally lease the Premises to the Kwinana Bowling Club Incorporated. Notably, the City has requested the in-principle consent of the Minister for Lands and is awaiting a response.

OFFICER RECOMMENDATION:

- That Council authorise the Chief Executive Officer and Mayor to execute a Lease Agreement between the City of Kwinana and Kwinana Bowling Club Incorporated, for Part of Lot 505 on Deposited Plan 61852 Reserve Number 24571 and make any modifications where the intent of the lease does not change.
- 2. In accordance with the City of Kwinana's Leasing Policy and 2019/2020 Fees and Charges, approve the proposed peppercorn rent as \$111 per annum.

DISCUSSION:

Ministerial Consent

In order to lease the Premises, the City of Kwinana (**City**) is required to obtain Ministerial consent in accordance with section 18 of the *Land Administration Act 1997*. The City does not expect that consent will not be given. This is because the Kwinana Bowling Club Incorporated's (**KBC**) business is that of promoting and facilitating recreational and sporting activities and this clearly falls within the purpose of the management order, being that of recreational purposes. A copy of the Certificate of Title is shown at **Attachment B** and notes the management order and the need for the City to obtain the Minister's consent prior to leasing.

Proposed Rent and Other Leasing Conditions

The City's Leasing Policy (**the Policy**) provides for the circumstances in which an organisation is entitled to peppercorn rent. The question of entitlement to peppercorn rent, in light of the Policy, was determined by City Officers by evaluating the services provided by the KBC in Kwinana.

The City of Kwinana (**City**) first entered into an exclusive Lease with Kwinana Bowling Club Incorporated (**KBC**) for the Premises dated 1 July 2000 (**Lease**). The Lease for the KBC was originally established on the basis of a 10 year initial term plus 10 year option to extend, with the first 10 year period expiring on 30 June 2010. On 17 October 2009, the KBC provided the City notice, in writing, of its intention to exercise their option to extend the lease period for the full term of the option, taking the final expiry to 30 June 2020.

It is proposed that the new lease agreement be a peppercorn lease, with a term of 10 years, with a further option of 5 years. Notably, the KBC will be responsible for utility costs, cleaning, maintenance, repair and replacement costs (not of a structural nature). The City will however, continue to maintain building insurance and make repairs and replacement to the building for things that are of a structural nature. Additionally, the lease will be conditional on the granting of Ministerial consent.

The KBC is a not for profit organisation that will provide the local community with sport and recreation and in accordance with the Policy, must meet the compulsory peppercorn essential criteria.

On the basis of information presented to the City, the KBC appears to meet the following eligibility criteria as outlined in the Policy:

Elements	Criteria
1. Not-for-profit Organisation	 Is a legal entity incorporated under the Associations Incorporation Act 2015 or the Australian Charities and Not-for-Profits Commission Act 2012; Applies all or any surpluses towards its purposes; Prohibits dividends/profits from being paid to its members; Is exempt from paying income tax; and Is financially viable, demonstrates good financial management, record-keeping practices and maintains records for audit purposes.

2. Use/Activity	Community demand exists for the service or activity offered by the Organisation;
	The service or activity will increase social engagement and promote health and wellbeing of the community;
	The intended use of the Property is consistent with City objectives and current business plans; and
	 The service or activity is non-discriminatory and is open to all residents who meet the participation criteria.

The KBC is eligible for a peppercorn lease, as it meets the criteria outlined in the Leasing Policy as follows:

Category	Annual Rent	Eligibility
Discounted market rent	A reduction off the market rental valuation of up to 30%	Meets all relevant eligibility criteria in Table 1 .
Peppercorn rent	As determined annually in the City's Schedule of Fees and Charges	 Standard Peppercorn Meets all relevant eligibility criteria in Table 1; Provides significant and extensive community benefit; Has limited revenue-raising ability (net of cost of service); and Is run predominantly by volunteers. Non-Standard Peppercorn Building fully or substantially funded or constructed by the proposed Tenant.

It is recommended that the KBC pay peppercorn rent annually.

LEGAL/POLICY IMPLICATIONS:

The following clauses of the *Local Government Act* 1995 and *Local Government* (Functions and General) Regulations 1996 are applicable to this Lease:

Section 3.58 (3) and (4) of the Local Government Act 1995 states:

- 3.58. Disposing of property
- (1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not; **property** includes the whole or any part of the interest of a local government in property, but does not include money.

- (2) Except as stated in this section, a local government can only dispose of property to
 - (a) the highest bidder at public auction; or
 - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property
 - (a) it gives local public notice of the proposed disposition
 - (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;

and

- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include
 - (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to
 - (a) a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

Section 30 of the Local Government (Functions and General) Regulations 1996 states:

- 30. Dispositions of property excluded from Act s. 3.58
- (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.

- (2) A disposition of land is an exempt disposition if
 - (a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and
 - (i) its market value is less than \$5 000; and
 - (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee; or
 - (b) the land is disposed of to a body, whether incorporated or not
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions; or
 - (c) the land is disposed of to
 - (i) the Crown in right of the State or the Commonwealth; or
 - (ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or
 - (iii) another local government or a regional local government; or
 - (d) it is the leasing of land to an employee of the local government for use as the employee's residence; or
 - (e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or
 - (f) it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the medical profession to be used for carrying on his or her medical practice; or
 - (g) it is the leasing of residential property to a person.

Land Administration Act 1997 (LAA)

- 18. Crown land transactions that need Minister's approval
- (1) A person must not without authorisation under subsection (7) assign, sell, transfer or other deal with interests in Crown land or create or grant an interest in Crown land
- (2) A person must not without authorisation under subsection (7)
 - (a) grant a lease or licence under this Act, or a licence under the Local Government Act 1995, in respect of Crown land in a managed reserve; or
 - (b) being the holder of such a lease or licence, grant a sublease or sublicence in respect of the whole or any part of that Crown land.
- (3) A person must not without authorisation under subsection (7) mortgage a lease of Crown land.
- (4) A lessee of Crown land must not without authorisation under subsection (7) sell, transfer or otherwise dispose of the lease in whole or in part.
- (5) The Minister may, before giving approval under this section, in writing require
 - (a) an applicant for that approval to furnish the Minister with such information concerning the transaction for which that approval is sought as the Minister specifies in that requirement; and

- (b) information furnished in compliance with a requirement under paragraph (a) to be verified by statutory declaration.
- (6) An act done in contravention of subsection (1), (2), (3) or (4) is void.
- (7) A person or lessee may make a transaction under subsection (1), (2), (3) or (4)
 - (a) with the prior approval in writing of the Minister; or
 - (b) if the transaction is made in circumstances, and in accordance with any condition, prescribed for the purposes of this paragraph.
- (8) This section does not apply to a transaction relating to an interest in Crown land if
 - (a) that land is set aside under, dedicated or vested for the purposes of an Act other than this Act, and the transaction is authorised under that Act; or
 - (b) that interest may be created, granted, transferred or otherwise dealt with under an Act other than
 - (i) this Act; or
 - (ii) a prescribed Act; or
 - (c) an agreement, ratified or approved by another Act, has the effect that consent to the transaction was not required under section 143 of the repealed Act; or
 - (d) the transaction is a lease, sublease or licence and the approval of the Minister is not required under section 46(3b).

[Section 18 amended by No. 59 of 2000 s. 8(1)-(5).]

FINANCIAL/BUDGET IMPLICATIONS:

The proposed peppercorn lease requires the Tenant to be responsible for facility cleaning, building maintenance and utilities. The City will retain responsibility for major repairs, the building structure and insurance. This approach is considered a win-win, as it provides an opportunity for lower cost to the Tenant, through a lower cost to lease the building, and the ability to utilise the Tenant's available resources to undertake cleaning. This approach also increases the care for the facility taken by the Tenant, as they assume responsibility for breakages and cleaning. The Tenant also has the flexibility to determine their own cleaning regime, to suit their needs.

The savings of these costs is likely to be at least equivalent to the lease income forgone.

ASSET MANAGEMENT IMPLICATIONS:

The City will not be responsible for operating costs associated with the KBCs use of the Premises. The City will however be responsible for costs associated with major repairs and replacements of a structure nature and will maintain building insurance over the Premises.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective as detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business performance	5.6 Maximise the value of the City's
		property assets

COMMUNITY ENGAGEMENT:

As a result of leasing the Land to the KBC there will be various positive community engagement implications.

PUBLIC HEALTH IMPLICATIONS

As a result of leasing the Land to the KBC, the City will be promoting an active community (Objective 1.4 of the City's Public Health Plan 2019-2023) and supporting an inclusive community (Objective 3.1 of the City's Public Health Plan 2019-2023).

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	That Council does not authorise the Chief Executive Officer and Mayor to sign the lease agreement the subject of this report	
Risk Theme	Ineffective management of facilities/venues/events	
Risk Effect/Impact	Financial	
Risk Assessment	Operational	
Context		
Consequence	Minor	
Likelihood	Unlikely	
Rating (before	Low	
treatment)		
Risk Treatment in place	Avoid	
Response to risk	The report seeks Council to resolve that the Chief	
treatment required/in	Executive Officer and the Mayor may enter into	
place	the Lease for a term of 10 years.	
Rating (after treatment)	Low	



2020

BETWEEN

CITY OF KWINANA

AND

THE KWINANA BOWLING CLUB INCORPORATED

LEASE – BROWNELL CRESCENT, MEDINA, RESERVE NUMBER 24571

Details

Parties

City of Kwinana ABN 13 790 277 321

of PO Box 21, Kwinana, Western Australia 6966 (Landlord)

The Kwinana Bowling Club Incorporated

of Brownell Crescent, Medina, Western Australia 6167 ABN 68 757 591 851 (**Tenant**)

Background

- A The Landlord has the care, control and management of the Land pursuant to the Management Order.
- B Subject to the prior written approval of the Minister for Lands, the Landlord has agreed to lease and the Tenant has agreed to take a lease of the Premises upon the terms and conditions contained in this Lease.

1. Definitions

Amounts Payable means the Rent, outgoings and any other money payable by the Tenant under this Lease;

Authorised Person means an agent, employee, licensee or invitee of the Landlord; and any person visiting the Premises with the express or implied consent of any aforementioned person;

Business Day means a day other than a Saturday, Sunday or public holiday in Perth;

CEO means the Chief Executive Officer for the time being of the Landlord or any person appointed, authorised or delegated by the CEO to perform any of her or his functions under this Lease;

Commencement Date means the date of commencement of the Term specified in Item 4 of the Schedule:

Further Term means each further term specified in Item 3 of the Schedule;

Land means the land described at Item 1(a) of the Schedule;

Licenced Trades Persons means a person conducting works in trades which are required to be licensed in accordance with the requirements of relevant building and trade regulatory bodies;

Management Order means the management order K744041 made under section 46 of the *Land Administration Act 1997*, under which the Land was vested in the Landlord to be held for the purpose of Recreation;

Premises means the premises described at **Item 1(b)** of the Schedule and edged in red and hachured on a sketch annexed (**Annexure 1**) to this lease for the purpose of identification only;

Rent means the rent specified in **Item 5** of the Schedule;

Term means as specified in Item 2 of the Schedule and any Further Term; and

Termination means expiry by effluxion of time or sooner determination of the Term or any period of holding over;

Tenant's Agents includes the subtenants, employees, agents, contractors, invitees, licensees, hirer of the Tenant; and any person on the Leased Premises by the authority of a person specified in paragraph; and

Tenant's Covenants means the covenants, agreements and obligations set out or implied in this Lease or imposed by law to be performed by any person other than the Landlord.

Approval of the Minister for Lands

This Lease is subject to and conditional on the prior approval of the Minister for Lands under section 18 of the *Land Administration Act 1997*.

Quiet enjoyment

3. Except as provided in the Lease, for so long as the Landlord is registered as the proprietor in fee simple in the Land, and subject to the Tenant performing the conditions of this Lease, the Tenant may quietly hold and enjoy the Premises during the Term without any interruption or disturbance.

Rent and other payments

4.1 Rent

The Tenant must pay the Landlord the Rent set out at Item 5 of the Schedule.

4.2 Outgoings

- (1) The Tenant must pay the Landlord (unless the Tenant pays directly) the following outgoings in respect of the Premises:
 - (a) local government rates and specified area rates and taxes (if applicable);
 - (b) service and other charges and including charges for rubbish and garbage removal charges (if applicable);
 - (c) water, disposal of stormwater, meter rent and excess water charges;
 - (d) telephone, electricity, gas, meter rents and the cost of installation of any meter, wiring, internet connections or telephone connection; and
 - (e) insurance pursuant to **clause 5.**

(2) If the Premises are not separately charged or assessed the Tenant will pay the Landlord a proportionate part of any outgoings, being the proportion that the Premises bears to the total area of the land or premises.

4.3 Costs

The Tenant must pay the Landlord all costs incurred by or for which the Landlord is liable in connection with:

- (a) all registration fees in connection with this Lease (if applicable);
- (b) any breach of covenant by the Tenant or the Tenant's Agents; and
- (c) any action or proceedings arising out of or incidental to any matters arising out of this Lease.

Insurance

5.1 Insurance required

The Tenant must effect and maintain the following insurance with an insurer registered with the relevant Australian authorities:

- (a) public liability insurance for a sum not less than that set out at **Item 8** of the Schedule;
- (b) insurance to cover the Tenant's fixtures, fittings, equipment and stock against loss or damage by fire, fusion, smoke, lightning, flood, storm, tempest, earthquake, sprinkler leakage, water damage and other usual risks against which a Tenant can and does ordinarily insure in their full replacement value, and loss from theft or burglary;
- (c) employers' indemnity insurance including workers' compensation insurance where required by law; and
- (d) any other insurance that the Landlord requires because of legislative changes or policy directions.

The Tenant must pay any premiums, excess and other costs associated with the insurance set out in this clause.

5.2 Building Insurance to be effected by Landlord

The Landlord will take out building insurance for the Premises but the Tenant will if requested by the Landlord, reimburse the Landlord for costs associated with:

- (a) making a claim; or
- (b) an increased premium caused by an act or omission of the Tenant.

5.3 Details and receipts

In respect of the insurances required by **clause 5.1** the Tenant must:

- (a) upon request of the Landlord, provide relevant copies of Certificates of Currency;
- (b) notify the Landlord, within 24 hours:

- (i) when an event occurs which gives rise or might give rise to a claim under or which could prejudice an insurance policy; or
- (ii) when a policy of insurance is cancelled.

5.4 Not to invalidate

The Tenant must not do or omit to do any act or thing or bring or keep anything on the Premises which might:

- (a) render any insurance **5.2** on the Premises, or any adjoining premises, void or voidable; or
- (b) cause the rate of a premium to be increased for the Premises or any adjoining premises (except insofar as an approved development may lead to an increased premium).

6. Indemnity

6.1 Tenant's responsibilities

The Tenant is responsible for all acts or omissions of the Tenant's Agents on the Premises and for any breach by them of any terms in this Lease required to be performed by the Tenant.

6.2 Tenant's Indemnity and Release

- (1) The Tenant indemnifies and shall continue to indemnify, the Landlord and the Minister for Lands from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be incurred or suffered by the Landlord and or the Minister for Lands, or brought, maintained or made against the Landlord, in respect of:
 - (a) any loss whatsoever (including loss of use);
 - (b) injury or damage of, or to, any kind of property or thing; and
 - (c) the death of, or injury suffered by, any person,

caused by, contributed to, or arising out of, or in connection with, whether directly or indirectly:

- (d) the use or occupation of the Premises by the Tenant or the Tenant's Agents;
- (e) any work carried out by or on behalf of the Tenant on the Premises;
- (f) the Tenant's activities, operations or business on, or other use of any kind of, the Premises;
- (g) the presence of any contamination, pollution or environmental harm in on or under the Premises or adjoining land caused or contributed to by the act, neglect or omission of the Tenant or the Tenant's Agents;
- (h) any default by the Tenant in the due and punctual performance, observance and compliance with any of the Tenant's Covenants or obligations under this Lease; or
- (i) an act or omission of the Tenant.

(2) The Tenant:

- (a) agrees to occupy and use the Premises at its own risk; and
- (b) releases to the full extent permitted by law, the Landlord and the Minister for Lands from:
 - (i) any liability arising from any accident or damage to property, the death, injury or illness of any person occurring on the Premises or arising from the Tenant's use or occupation of the Premises;
 - (ii) damage to the Premises or loss of the Tenant's personal property; and
 - (iii) all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any contamination, pollution or environmental harm in, on or under the Premises or surrounding area.
- (3) The Tenant's obligations and releases under this **clause 6.2** continue after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

6.3 No indemnity for Landlord's negligence

This **clause 6** does not require the Tenant to indemnify or release from liability the Landlord against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the Landlord.

7. Maintenance, Repair and Cleaning

7.1 Generally

- (1) The Tenant agrees to maintain, replace, repair, clean and keep the Premises (including the Landlord's fixtures and fittings) in good tenantable repair.
- (2) The Tenant in maintaining, replacing, repairing or cleaning:
 - (a) electrical fittings and fixtures;
 - (b) plumbing;
 - (c) painting;
 - (d) pest control;
 - (e) air-conditioning fittings and fixtures; and
 - (f) gas fittings and fixtures,

must only use Licenced Trades Persons.

(3) This clause does not require the Tenant to undertake any structural maintenance, replacement or repair, unless it is necessary because of an act or omission of the Tenant or Tenant's Agents.

7.2 Responsibility for Securing the Premises

The Tenant must ensure that the Premises, and the Landlord's and Tenant's fixtures and fittings, are appropriately secured.

7.3 Maintain surroundings

- (1) The Tenant must ensure that the land surrounding any buildings in the Premises is kept clean and tidy and replaced if damaged by the Tenant.
- (2) The Tenant must not remove any trees, shrubs or hedges without obtaining the Landlord's Approval, except if necessary for safety reasons. This clause does not prevent the Tenant from conducting pruning of shrubs and hedges.

7.4 Landlord's Fixtures and Fittings

The Tenant agrees that the Landlord's fixtures and fittings (as determined by the Landlord) will remain the Landlord's property and must not be removed from the Premises.

7.5 Pest control

The Tenant must make reasonable endeavours to keep the Premises free of any pests and vermin and the cost of extermination will be borne by the Tenant (excluding white ant inspection/treatment).

7.6 Painting

The Tenant must paint the internal parts of the Premises only, to the satisfaction of the Landlord, before the repainting date detailed at **Item 9** of the Schedule.

7.7 Drains

The Tenant must ensure that waste pipes, toilets, grease traps, drains and conduits in the Premises do not become blocked and if they do, the Tenant must pay the Landlord the cost of clearing any blockage unless that blockage has been caused without fault of the Tenant or the Tenant's Agents.

8. Use

8.1 Restrictions on use

(1) General

The Tenant must not and must not permit a person to use any part of the Premises for any purpose other than the Permitted Purpose.

(2) Specific

The Tenant must not and must not permit a person to:

- (a) carry out on the Premises any illegal act;
- (b) carry out on the Premises anything causing a nuisance, damage or disturbance to the Landlord or to adjoining properties;

- (c) store any dangerous substance on the Premises, without the prior written consent of the Landlord;
- (d) display from or affix any signs, notices or advertisements on the Premises without the prior written consent of the Landlord;
- (e) smoke inside any building on the Premises; or
- (f) pollute or contaminate the Premises by garbage, waste matter, oil and other pollutants.

(3) Sale of Alcohol

The Tenant will not sell or supply liquor from the Premises or allow liquor to be sold or supplied from the Premises unless permitted under the *Liquor Control Act 1988*, *Liquor Licensing Regulations 1989* and any other relevant written laws.

8.2 No warranty

The Landlord gives no warranty as to the suitability of the Premises for the Permitted Use; or that the Landlord will issue any required consents, approvals, authorities, permits or licences.

9. Alterations

9.1 Restriction

The Tenant must not permit any alteration, addition or improvements to or demolish any part of the Premises, without:

- (a) prior written consent from the Landlord;
- (b) planning or building approval under a local planning scheme of the Tenant (if required); and
- (c) prior written consent from any other person or agency from whom consent is required.

10. Landlord's right of entry

10.1 Entry on Reasonable Notice

The Tenant must permit entry by the Landlord or any Authorised Person onto the Premises without notice in the case of an emergency, and otherwise upon reasonable notice in order to:

- (a) inspect the Premises; or
- (b) carry out work that the Landlord considers necessary (without compensation to the Tenant for inconvenience) noting that the Landlord will ensure that as little inconvenience is caused to the Tenant as is reasonable possible.

10.2 Costs of Rectifying Breach

All costs and expenses incurred by the Landlord as a result of the Landlord or Authorised Persons entering the premises to inspect or carry out works because of any breach of the Lease by the Tenant, will become a debt due to the Landlord and payable by the Tenant on demand.

11. Report to Landlord

The Tenant must promptly report to the Landlord any:

- (a) vandalism and damage (or situations that are likely to cause vandalism or damage) to the Premises; and
- (b) all correspondence, whether written or verbal, received by the Tenant which affects the Premises and which the Landlord as the owner of the Premises ought to be notified of.

12. Default

12.1 Events of Default

A default occurs if:

- (a) any Amounts Payable remain unpaid for 30 days after a Notice has been given to the Tenant that an amount is outstanding;
- (b) the Tenant does not rectify a breach of a Tenant Covenant after 30 days from receiving a Notice requesting the Tenant to rectify the breach;
- (c) the Tenant association is wound up whether voluntarily or otherwise;
- (d) the Tenant passes a special resolution under the *Associations Incorporation Act 2015* altering its rules of association in a way that makes its objects or purposes inconsistent with the use of the Premises permitted by this Lease;
- (e) a mortgagee takes possession of the property of the Tenant under this Lease;
- (f) any execution or similar process is made against the Premises or the Tenant's property; or
- (g) the Premises are vacated, or otherwise not used, in the Landlord's reasonable opinion, for the Permitted Purpose for a 6 month period.

12.2 Forfeiture

- (1) On the occurrence of any of the events of default specified in **clause 12.1** the Landlord may:
 - (a) without Notice enter the Premises and on re-entry, the Term will immediately end; or
 - (b) issue a Notice to the Tenant, which provides that the Term has ended from the date the Notice is given; or
 - (c) issue a Notice to the Tenant, which provides that the Term has been converted to a holding period as described in **clause 14.**
- (2) The carrying out of the above actions does not affect the Landlord's rights in respect of any other breach by the Tenant or releases the Tenant from liability in respect of the breach.

12.3 Landlord may remedy breach

If the Tenant fails to:

- (a) pay an Amount Payable or breaches any of the Tenant's Covenants; and
- (b) the Landlord has given to the Tenant Notice of the breach; and
- (c) the Tenant has failed to rectify the breach within a reasonable time,

the Landlord may pay the money due as if it were the Tenant and the Tenant must pay to the Landlord on demand the Landlord's cost of remedying the breach.

13. Option to renew

If the Tenant (at least one month, but not earlier than 12 months prior to the date of the Further Term) requests in writing that the Lease be extended for the Further Term, the Landlord will grant the Further Term provided there is no existing default or breach by the Tenant.

14. Holding over

If the Tenant remains in the Premises after the Term (or Further Term) expires, the Tenant will be a monthly tenant on the same terms and conditions of this Lease provided there is no existing default or breach by the Tenant.

15. Termination

- (1) The Parties agree that either party may terminate this Lease:
 - (a) for any reason, upon 6 months' notice to the other (or any other period agreed by the Parties in writing); or
 - (b) if the Premises becomes wholly unfit for occupation because of damage, upon 1 months written notice to other party (or any other period agreed by the Parties in writing).

16. Removal of property from Premises

16.1 Remove property prior to termination

Prior to Termination, the Tenant must, in consultation with the Landlord, remove the Tenant's fixtures and fittings from the Premises to the absolute satisfaction of the Landlord, and promptly make good, to the satisfaction of the Landlord, any damage caused by the removal.

16.2 Landlord can remove property on re-entry

On re-entry the Landlord may dispose of any property (including the Tenant's property that was not removed by the Tenant in accordance with **clause 16.1**). Tenant will reimburse the Landlord for any costs incurred in the removal and disposal of Tenant's property.

17. Assignment, Subletting, Charging and Hiring

17.1 Assignment or sub-letting without consent

(1) The Tenant must not assign nor sub-let any part of the Premises without the prior written consent of the Landlord (which may be withheld in its absolute discretion).

- (2) If the Tenant wishes to assign or sub-let, and the Landlord consents, the Tenant must pay the Landlord all costs incurred by the Landlord as a result of the assignment or sub-let including costs associated with:
 - (a) enquiries made by the Landlord as to the respectability, responsibility and financial standing of the proposed assignee or subtenant;
 - (b) any consents required under this Lease or at law;
 - (c) preparation of any legal documents; and
 - (d) all other matters relating to the proposed assignment or sub-letting,

whether or not the assignment or sub-letting proceeds.

17.2 Casual hire of Premises

- (1) The Tenant may hire out a part of the Premises on a casual basis provided that:
 - (a) such hireable use is consistent with the Permitted Purpose; and
 - (b) if the period of hire is greater than 48 hours per month, the Landlord has provided prior written consent to the hire (which may be withheld in the Landlord's absolute discretion).
- (2) At any time, the Landlord may request the Tenant provide:
 - (a) the names and addresses of all persons who hired any part of the Premises; and
 - (b) details of the hire fees charged by the Tenant.

17.3 Property Law Act 1969

Sections 80 and 82 of the Property Law Act 1969 are excluded.

17.4 No mortgage or charge

The Tenant must not mortgage nor charge the Premises.

18. Disputes

- (1) If the Parties are in dispute and one party requires the dispute to be resolved, then that party must give the other party written notice of the details of the dispute (**Dispute Notice**).
- (2) Within 30 Business Days of a party receiving the Dispute notice, the Parties must meet and attempt to resolve the dispute and ensure each Parties' authorised officers or delegates attend.
- (3) If the Parties are unable to resolve the dispute within 30 Business Days from the date of the Dispute Notice, then the dispute shall be determined by an arbitrator appointed under the *Commercial Arbitration Act 1985* and the cost of the arbitrator will be shared equally between the Parties.
- (4) The Parties agree that the decision of the arbitrator is final and binding.

(5) This clause 18 will continue after the expiration or earlier determination of this Lease in respect of any dispute occurring or arising in connection with this Lease, regardless of whether the dispute arose before the expiration or earlier determination or thereafter.

19. Notice

- (1) A notice, consent, approval or other communication (each a **Notice**) must be in writing, signed by or on behalf of a person authorised to give it, addressed to the Party to whom it is to be given and sent by postal or electronic mail to that Party's address.
- (2) A Notice given to a party is deemed to have been given and received:
 - (a) if posted, on the day of delivery if a Business Day, otherwise on the next Business Day;
 - (b) if emailed, (and the sender does not receive a message from its internet service provider or the recipient's mail server indicating that it has not been successfully transmitted), on the day of sending if a Business Day, otherwise on the next Business Day.

20. Miscellaneous

- (1) All things which the Landlord can do under this Lease may be done by the CEO, an officer or the agent, solicitor, contractor or employee of the Landlord.
- (2) This Lease is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia.
- (3) If any part of this Lease is or becomes void or unenforceable, that part is or will be severed from this Lease to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.
- (4) This Lease may be varied only by deed executed by the parties subject to such consents as are required by this Lease or at law.
- (5) Failure to exercise or delay in exercising any right in this Lease by a Party does not operate as a waiver of that right.

21. Additional Terms

Each of the terms specified in **Item 11** of the Schedule are part of this Lease and are binding on the Landlord and the Tenant as if incorporated into the body of this Lease.

Schedule

Item 1 Land and Premises

(a) Land

Portion of Lot 505 on DP 61852, being the whole of the land comprised in Certificate of Title Volume 3155 Folio 377 otherwise known as Reserve 24571.

(b) Premises

The part of the Land which for identification purposes is hachured in Annexure 1 and includes all buildings, structures, alterations, additions and improvements on that part of the Land or erected on that part of the Land during the Term.

Item 2 Term

10 years commencing on [date to be agreed] and expiring on [date to be agreed].

Item 3 Further Term

5 years commencing on [date to be agreed] and expiring on [date to be agreed]

Item 4 Commencement Date

[Date to be agreed]

Item 5 Rent

\$111.00 Per Schedule of Fees and charges 2020/21

Item 6 Rent Review

Not applicable.

Item 7 Permitted purpose

Purposes that in the opinion of the Landlord benefit the Kwinana community generally and without prejudice and include the following uses available to the community:

For bowling and for Club activities associated with bowling and uses reasonably associated with an abovementioned use.

Item 8 Public liability insurance

Twenty Million Dollars (\$20,000,000.00) in respect of any one claim or such greater amount as the Landlord may require.

Item 9 Internal Painting Dates

At the expiry of the Term (or Further Term), unless otherwise provided by the Landlord to the Tenant in writing.

Item 10 Notice Details

Landlord

The City of Kwinana (ABN 13 890 277 321)

Address: PO Box 21 Kwinana WA 6966

Email: tracey.oelofse@kwinana.wa.gov.au

Tenant

The Kwinana Bowling Club Incorporated

Address: 60 Brownell Crescent, Medina WA 6167

Email: Kwinanabc@westnet.com.au

Item 11 Additional terms and covenants

11.1. Liquor licence

The Tenant agrees that if a licence or permit is granted under the *Liquor Control Act* 1988 it must:

- (a) comply with any licence or permit requirements at its cost and where any alteration is required to the Premises **clause 9** will apply;
- (b) comply with the requirements of the Harm Minimisation Policy (as amended from time to time) of the Department of Racing, Gaming & Liquor; and
- (c) indemnify and keep indemnified the Landlord from and against any breach of the *Liquor Control Act 1988, Liquor Control Regulations 1989* or the licence or permit or any conditions imposed thereupon for which it may be liable as the owner of the Premises.

11.2. Provision of information

The Tenant must on request, provide the Landlord with:

- (a) a copy of the Tenant's annual statement of accounts for each year;
- (b) advice of any changes in its office holders;
- (c) hirer details per clause 17.4(2)(c); and
- (d) an annual report outlining the activities occurring on the Premises, participation rates, budgets allocated to maintenance and repair of the Premises and any other information reasonably required by the Landlord.

11.3. Minimise nuisance to neighbours

- (a) The Tenant must take all reasonable action to minimise and prevent disruption, nuisance and disturbance to surrounding residential premises, particularly during and following social events held at the Premises.
- (b) The Tenant must comply with all reasonable conditions and directions that may be imposed by the Landlord from time to time in relation to the minimisation and prevention of disruption, nuisance and disturbance to surrounding residential premises.

11.4. Emergency Use by Landlord

Notwithstanding any other provision in this Lease, in the event of a circumstance that calls for immediate emergency response, including flooding or a bushfire event, the Landlord may require the use of the whole or pan of the Premises for that purpose and the Tenant agrees to surrender use of the whole or part of the Premises for that purpose. If such an emergency occurs and the Landlord enters into possession of the whole or part of the Premises, the Landlord agrees to suspend payment of the Rent and Outgoings Charges (or part thereof dependent on whether the Landlord requires use of the whole or only a part of the Premises) for the duration of the emergency.

EXECUTED BY THE PARTIES AS A DEED on the

day of

2020

Pursuant to Council Resolution # THE COMMON SEAL of CITY OF KWINANA (ABN 13 890 277 321) was affixed in the presence of:	
Signature of Mayor	Print Full Name
Signature of Chief Executive Officer	Print Full Name in BLOCK LETTERS
THE COMMON SEAL of the KWINANA BOWLING CLUB INCORPORATED. (ABN 68 757 591 851) was hereunto affixed pursuant to the constitution of the Tenant in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the Tenant indicated under his or her name-	
Signature of Office Holder	Signature of Office Holder
Name of Office Holder in BLOCK LETTERS:	Name of Office Holder in BLOCK LETTERS:
Address:	Address:
Office Held:	Office Held:

CONSENT OF THE MINISTER FOR LANDS

See Annexure 2

Annexure 1 – Sketch of Premises



Annexure 2 – Minister's Consent



WESTERN



AUSTRALIA

REGISTER NUMBER 505/DP61852 DUPLICATE EDITION DATE DUPLICATE ISSUED N/A N/A

> VOLUME LR3155

FOLIO

337

RECORD OF CERTIFICATE OF **CROWN LAND TITLE**

UNDER THE TRANSFER OF LAND ACT 1893 AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



LAND DESCRIPTION:

LOT 505 ON DEPOSITED PLAN 61852

STATUS ORDER AND PRIMARY INTEREST HOLDER:

(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: TOWN OF KWINANA OF PO BOX 21, KWINANA

(XE K744041) REGISTERED 16/10/2008

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

K744040 RESERVE 24571 FOR THE PURPOSE OF RECREATION REGISTERED 16/10/2008. 1.

K744041 MANAGEMENT ORDER, CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO

LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE

MINISTER FOR LANDS. REGISTERED 16/10/2008.

LEASE TO SCOUT ASSOCIATION OF AUSTRALIA, WESTERN AUSTRALIAN BRANCH OF 581 2. I380877

MURRAY STREET, WEST PERTH EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED

28/8/2003.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP61852 PREVIOUS TITLE: LR3132-122

PROPERTY STREET ADDRESS: 46 GILMORE AV, MEDINA.

LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA

END OF PAGE 1 - CONTINUED OVER



ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 505/DP61852 VOLUME/FOLIO: LR3155-337 PAGE 2

RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K744038 SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES

NOTE 2: CORRESPONDENCE FILE 01749-1955-02RO



ORIGINAL

K744041 XE

6 Oct 2008 14:45:35 Mid



MANAGEMENT ORDER (XE)

LODGED BY State Land Services

ADDRESS DPI - Metro - Box 98C

PHONE No. FAX No.

REFERENCE No. Jan Pruyn File 01749-1955-02RO, *** Phone 9347 5062, *** Fax 9347 5002

ISSUING BOX No.

PREPARED BY State Land Services

ADDRESS DPI - Metro - Box 98C

PHONE No. FAX No.

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

4/6

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. Dup MO	_Received Items
2	_Nos.
3	_ 14 /
4	_ Receiving Clerk
5	- 01
6	- <i>'f</i>



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

INSTRUCTIONS

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

NOTES

1. RESERVE DESCRIPTION

Reserve number and details to be stated. The Volume and Folio numbers to be stated.

2. MANAGEMENT BODY

State the full name and address of the management body.

3 CONDITIONS

Specify all conditions to be observed by the lessee in the operation of the area affected by this permit.

4. EXECUTION

A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED





FORM LAA-1023

ORIGINAL

SECTION 46

WESTERN AUSTRALIA LAND ADMINISTRATION ACT 1997 TRANSFER OF LAND ACT 1893 AS AMENDED

MANAGEMENT ORDER (XE)

RESERVE DESCRIPTION (NOTE 1)	EXTENT	VOLUME	FOLIO
24571	Whole	3155	337
MANAGEMENT BODY (NOTE 2)			
Town of Kwinana, PO Box 21, KWINANA WA 6966			
CONDITIONS (NOTE 3)			
(ii) To be used for the designated purpose of "Re (ii) Power to lease for the designated purpose the whole or any portion thereof for any term not the date of the lease subject to the approval in first obtained to each and every lease or assign provisions of Section 19 of the Land Administrate.	(or sub-lease cost exceeding two writing of the goment of lease	or licence) is venty-one (21) he Minister fo	years from r Lands being

THE MINISTER FOR LANDS (IN THE NAME OF AND ON BEHALF OF THE STATE OF WESTERN AUSTRALIA) ORDERS THAT THE CARE, CONTROL AND MANAGEMENT OF THE ABOVE RESERVE BE PLACED WITH THE ABOVE DESCRIBED MANAGEMENT BODY FOR THE PURPOSE FOR WHICH THE LAND IS RESERVED UNDER SECTION 41 OF THE LAND ADMINISTRATION ACT 1997, AND FOR PURPOSES ANCILLARY OR BENEFICIAL TO THAT PURPOSE SUBJECT TO THE **CONDITIONS STATED ABOVE**

Dated thi	is 14	day of SEPTEME	SED in the year 2008
ATTESTAT	TION		
		\cap	
	XIII VI	tue .	
	STATE LAND OFFICER STATE LANDS - METROPO	LITANI	

STATE LAND SERVICES

- 19 Notices of motions of which previous notice has been given
- 20 Notices of motions for consideration at the following meeting if given during the meeting

21 Late and urgent Business

Note: In accordance with Clauses 3.13 and 3.14 of Council's Standing Orders, only items resolved by Council to be Urgent Business will be considered.

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That Council deal with the items of urgent business as presented in the Addendum to the Agenda.

- 22 Reports of Elected Members
- 23 Answers to questions which were taken on notice
- 24 Mayoral Announcements

25 Confidential items

25.1 Opposition to Applications for Exploration Licences

This report and its attachments are confidential in accordance with Section 5.23(2)(f) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (f) a matter that if disclosed, could be reasonably expected to
 - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law; or
 - (ii) endanger the security of the local government's property; or
 - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;

12.7 Internal Audit Report – Quarter Three of 2019/2020

This report and its attachments are confidential in accordance with Section 5.23(2)(e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

- (e) a matter that if disclosed, would reveal -
 - (i) a trade secret; or
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person.

12.8 Internal Audit Report – Quarter Four of 2019/2020

This report and its attachments are confidential in accordance with Section 5.23(2)(e) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following:

- (e) a matter that if disclosed, would reveal -
 - (i) a trade secret; or
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person.

12.9 Risk Report – OneCouncil Project

This report and its attachments are confidential in accordance with Section 5.23(2)(c) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and

26 Close of meeting