

Ordinary Council Meeting

23 September 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 Sandra Lee 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 9 September 2020:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That the Minutes of the Ordinary Meeting of Council held on 9 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

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

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

When the minutes or recommendations of a Committee are placed before the Council, the adoption of recommendations of the Committee is to be moved by -

- (a) the Presiding Member of the Committee if the Presiding Member is a Council member and is in attendance: or
- (b) a Council member who is a member of the Committee, if the Presiding Member of the Committee is not a Council member, or is absent; or
- (c) otherwise, by a Council member who is not a member of the Committee.

13 Enbloc reports:

Nil

14 Reports - Community

14.1 City of Kwinana Community Funding Policy and Memorandum of Understanding (MOU) with Kwinana Community Chest PTY LTD

DECLARATION OF INTEREST:

SUMMARY:

In 2017 the City of Kwinana signed a Memorandum of Understanding (MOU) with the Kwinana Community Chest Pty Ltd and Kwinana Community Financial Services Ltd (trading as Bendigo Bank) in order to distribute funding to community groups and individuals for capacity building projects and events, and minor equipment (Kwinana Community Funding Program). The MOU has now expired and it is proposed to enter into a new arrangement with the Kwinana Community Chest Pty Ltd only, with Kwinana Community Financial Services Ltd advising that it wishes to withdraw from the program.

A revised MOU has been prepared reflecting a new term and change in parties, and the Community Funding Policy has been revised in its entirety to reflect current practice. It is recommended that Council authorise the Mayor and Chief Executive Officer to sign the Memorandum of Understanding (Attachment A) detailing the arrangements of the funding program, and adopt the revised City of Kwinana Community Funding Policy (Attachment B).

OFFICER RECOMMENDATION:

Assessment Panel.

That Council:

- 1) Enter into a Memorandum of Understanding as detailed in Attachment A with the Kwinana Community Chest Pty Ltd to continue the Kwinana Community Funding Program.
- 2) Authorise the Chief Executive Officer of the City of Kwinana to sign the Memorandum of Understanding as detailed in Attachment A.
- 3) Adopt the revised City of Kwinana Community Funding Policy as detailed in Attachment B.
- 4) Note the revised Community Funding Guideline (Attachment D) and the Sponsorship, Contributions and Donations Guideline (Attachment E) documents.

| 5) | Appoint Cr | and Cr | as its representative on the |
|----|---------------|---------------------|------------------------------|
| | Kwinana Commu | nity Funding Progra | am Panel. |
| 6) | Appoint Cr | and Cr | to the Minor Capital Works |

| 7) | Appoint Cr | and Cr | to the Community Events and |
|----|-----------------|--------------------|-----------------------------|
| | Neighbour Day E | vents Assessment P | anel. |
| 8) | Appoint Cr | and Cr | to the Cash Donations and |
| | Sponsorship Ass | essment Panel. | |

9) Vary the current 2020/21 budget by reducing the allocation to Local Community Events Grants by \$15,000 and increasing the allocation to Neighbour Day, Neighbour Day Every Day and Placemaking Grants by \$15,000, as outlined in the table below:

| Budget Acc.# | Account Description | Original Budget | Variation Amount | Revised Budget |
|-----------------|---|--------------------|---------------------|-------------------|
| W13727 | Community Event Fund (Local Community Events) | \$50,000 | -\$15,000 | \$35,000 |
| W13728 | Neighbour Day Fund (Neighbour Day (March), Neighbour Day Every Day and Placemaking Grants) | \$15,000 | +\$15,000 | \$30,000 |

NOTE - AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

In 2017 the City of Kwinana signed a Memorandum of Understanding (MOU) with the Kwinana Community Chest Pty Ltd and Kwinana Community Financial Services Ltd (trading as Bendigo Bank) in order to distribute funding to community groups and individuals for capacity building projects and events, and minor equipment (Kwinana Community Funding Program). The MOU has now expired and Kwinana Community Financial Services Ltd has advised that it will not continue with the arrangement, whereas Kwinana Community Chest Pty Ltd has advised that it wishes to renew the MOU under terms and conditions similar to the now expired MOU.

In order to continue with this beneficial community funding program, it is proposed that a new MOU be signed between the City of Kwinana and Kwinana Community Chest Pty Ltd for a further three year term (Attachment A). To support the new arrangement, the City's Community Funding Policy will require amendment to reflect the change in member parties. It is proposed that the revised joint funding program commence in October 2020.

Officers have also taken the opportunity to review and update the Community Funding Policy in its entirety to reflect changes in the City's approach to community funding, and stakeholder feedback. A copy of Council's existing policy is included at Attachment C, with the proposed revised policy at Attachment B. Given the policy already promotes use of themes that are relevant to Kwinana, the revised policy includes minor changes to existing programs and the addition of a new funding program of Placemaking grants.

Community Funding Guideline documents have also been developed to support the revised policy, these can be noted as follows:

- Community Funding Guidelines marked at Attachment D;
- Sponsorship, Contributions and Donations Guidelines marked at Attachment E.

A summary of the recommended changes to the Community Funding Policy are listed below:

1. Grants and Subsidies

Kwinana Community Fund

- The policy has been amended to reflect changes to the Kwinana Community Funding Program and renewal of the MOU with the Kwinana Community Chest PTY Ltd. This has also been reflected in the guidelines of the Kwinana Community Funding Program.
- 'Events' have been removed from the Kwinana Community Funding Program. Programs and workshops will still be eligible for funding.
- The program name has been amended from Community Development Fund to Kwinana Community Fund.

Minor Capital Works

- Applications will be assessed on a case-by-case basis; the current policy states applications for funding will be called for once per year.
- The Minor Capital Works selection panel will be comprised of two Elected Members and two City Officers from the City Engagement Directorate who will assess applications against the stated criteria. This was previously one Elected Member and has been amended to two Elected Members in order to maintain consistency across all funding programs.

Active Participation Fund

 This program has been removed from the Policy as the City does not contribute financially to the Active Participation Fund (Kidsport). This is now an operational / administration process only, with the State Government funding participants directly.

Seniors Security Subsidy Scheme

 Roller shutters have been removed from those items eligible to be subsidised based on feedback from WA Police Crime Prevention Unit due to Crime Prevention Through Environmental Design (CPTED) issues.

Subsidy for Representative Athletes

- Arts / culture and academia (not just sport) have been added to the eligibility criteria.
- The program has been re-named 'Achievement Grant' to reflect the addition of arts / culture and academia achievements.
- Team level contributions have also been added.

Waste Collection and Disposal Assistance Scheme

• Donations for event bin costs have been capped based on the size of the event. (maximum of 20 waste and 20 recycle bins for eligible applicants).

Planning, Building, Health, Waste and Food Fees Reimbursement

No change.

Events Fund

- No change.
- It is proposed that the Councillors nominated to the Events Fund panel also undertake the allocations for the Neighbour Day Events.

Neighbour Day Events Fund

- It is proposed to reduce the maximum application request to \$2,000.
- The event / program / initiative must align with the annual national Neighbour Day campaign theme.
- It is proposed that Councillors nominated to the Events Fund panel also undertake the allocations for the Neighbour Day Events.

Neighbour Day Everyday Fund

- The guidelines for Neighbour Day Everyday were previously adopted by Council on 3 September 2017.
- This was previously part of the Neighbour Day program for street level activities. This funding will now be open all year round.

Placemaking Grant (Community Project)

- This is a new funding category
- Provision has been made for a Placemaking Fund (community project)
 - o Grants up to \$500
 - Community-led projects
 - Applications open all year round.

The Greening Fund

No change.

2. Donations

No change.

3. Waiving of fees for City Managed Facilities

The approvals procedure for fee waivers has been amended so that applications are assessed against a matrix to determine a percent of fee waiver eligible. The percentage is based on a value and impact matrix to assess and recommend the amount of funding for each application.

4. Educational Scholarships

No change.

5. Sponsorship

No change.

6. Loan Funding

No change.

Proposed Assessment Panels / Delegation of Authority:

As part of the revisions to the Community Funding Policy and programs, the proposed assessment / decision making delegations are outlined below:

| Program | Up to \$500 | Up to \$1,000 | Over \$1,000 Up to \$2,500 | Up to \$2,500 | Over \$2,500 | Up to Max Value |
|--|----------------|------------------|-------------------------------------|------------------|-----------------|--|
| Kwinana Community Fund | | | | | | 2 Councillors 2 Comm. Chest |
| Minor Capital Works | | | | | | 2 Councillors 2 City Officers |
| Seniors Security Subsidy Scheme (No change) | | | | | | Del. Authority (Director) |
| Achieveme nt Grant (No change) | | | | | | Del. Authority (Director) |
| Waste Collection (No change) | | | | | | Del. Authority (Director) |
| Planning/B uilding Fees (No change) | | | | | | Del. Authority (Director) |
| Community Events Fund | | | | | | 2 Councillors 2 City Officers |
| Neighbour Day (March) | | | | | | 2 Councillors 2 City Officers |

| Neighbour Day Everyday | 2 City Officers Del. Auth. (Director) | | | | | |
|-------------------------------------|--|--------------------------|---------------------|--------------------------------------|----------------------|---|
| Placemakin g Grant | 2 City Officers Del. Auth. (Director) | | | | | |
| Greening Fund (No change) | | | | | | 2 Councillors 2 City Officers |
| Cash Donations | | | | 1 Councillor 1 City Officer | Report to Council | |
| Non-cash Donations (No change | Del. Auth. (Director) | | | | | |
| Fee Waivers | | Del. Auth. (Director) | Del. Auth. (CEO) | | Report to Council | |
| Scholarship s (No change) | | | | | | 3 City Officers 4 external stakeholder s |
| Sponsorshi p (No change) | | | | | | 2 Councillors 2 City Officers up to \$10,000 then report to Council |

LEGAL/POLICY IMPLICATIONS:

It is proposed to amend the City of Kwinana Community Funding Policy and enter into an MOU with the Kwinana Community Chest Pty Ltd.

FINANCIAL/BUDGET IMPLICATIONS:

The existing budget allocation for the Community Event Fund is \$50,000.

It is proposed that:

\$26,000 is distributed through Local Community Events;

\$15,000 is distributed through Neighbour Day events:

Up to \$9,000 is distributed to support resident / progress associations with up to a \$1,000 contribution per group towards operational costs due to Covid-19 impacts.

The existing budget allocation for the Neighbour Day Fund is \$15,000.

It is proposed that these funds be distributed through the Neighbour Day Every Day Grants (up to \$150 per activity) and the new Placemaking (Community Project) Grants (up to \$500 per project).

| Budget Acc.# | Account Description | Original Budget | Variation Amount | Revised Budget |
|-----------------|---|--------------------|---------------------|-------------------|
| W13727 | Community Event Fund (Local Community Events) | \$50,000 | -\$15,000 | \$35,000 |
| W13728 | Neighbour Day Fund (Neighbour Day (March), Neighbour Day Every Day and Placemaking Grants) | \$15,000 | +\$15,000 | \$30,000 |

ASSET MANAGEMENT IMPLICATIONS:

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

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.

| 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 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 beautiful environment | 3.1 Improve conservation of biodiversity and protection of native vegetation whilst achieving high levels of environmental protection in new developments. |

COMMUNITY ENGAGEMENT:

Community engagement was undertaken with local resident groups and regular users / applicants of the City's funding programs.

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 | Community funding is not distributed to community groups |
|--|---|
| Risk Theme | Inadequate engagement practices |
| Risk Effect/Impact | Reputation |
| Risk Assessment Context | Operational |
| Consequence | Minor |
| Likelihood | Unlikely |
| Rating (before treatment) | Low |
| Risk Treatment in place | Avoid - remove cause of risk |
| Response to risk treatment required/in place | Communication plan and MOU put into place to manage administration of the program |
| Rating (after treatment) | Low |

ATTACHMENT A

KWINANA COMMUNITY FUNDING PROGRAM

MEMORANDUM OF UNDERSTANDING

BETWEEN

CITY OF KWINANA

and

KWINANA COMMUNITY CHEST PTY LTD

September 2020

Kwinana Community Funding Program Memorandum of Understanding

1. Statement of Understanding

The purpose of this Memorandum of Understanding **(MOU)** is to outline the relationship between the parties in relation to the Kwinana Community Funding Program (**Funding Program**).

2. Parties

The parties to this MOU are:

- City of Kwinana (City); and
- Kwinana Community Chest Pty Ltd ACN 609 852 066 (KCC), (together the Parties)

3. Term

This MOU shall commence on the date of signing by the Parties and expires 30 June 2023 (**Term**).

At the expiry of the Term and with their mutual agreement, the Parties shall make all reasonable endeavours to enter into a new MOU on the same or similar conditions as this MOU.

4. Deliverables

The deliverables of this MOU will be:

- A community engagement process targeting community groups and organisations;
- Funding guidelines for the distribution of funding to community groups and organisations;
- An allocation process for the assessment of applications against the funding guidelines and decision making with respect to the granting of funding to community groups and organisations; and
- An acquittal process for the expenditure of the funding.

5. Funding Program Arrangement

The Parties each agree to contribute an annual allocation of funds to the Funding Program for distribution in accordance with the terms of the agreed Kwinana Community Funding Program Guidelines.

Allocations by the Parties for the 2020/21 financial year shall be:

\$20,000.00 from the City; and





• up to \$40,000.00 from KCC (subject to sufficient funds being generated by the investments made by the Trust),

(the Allocations).

The Parties agree to review the amount of Allocations contributed by them on 30 June 2021 and 30 June 2022, or such other date(s) as mutually agreed.

6. Governance

A panel comprised of two (2) representatives from each Party, or such other number as may be mutually agreed (**Panel**) shall be established to oversee:

- the implementation of the responsibilities contained in this MOU;
- the community engagement process;
- the funding allocation process;
- the acquittal of funds distributed to community groups and organisations to ensure they have been spent in accordance with the agreed Kwinana Community Funding Program Guidelines; and
- such further or other matters as may be required to give effect to the intent of this MOU.

Panel meetings will be chaired by each Party on a rotational basis with the first meeting determining the order of chairing.

Decision making will be by simple majority. In the event of a tied vote the chair of the meeting will have a casting vote.

Meetings will be held no less that each six (6) month period from the commencement of this MOU, on such date and at such location as may be agreed between the parties.

7. Administration

Administrative arrangements (including acquittal of funds for each project) for the management of the Funding Program will be undertaken by the City.

The application and assessment process shall occur using the Smarty Grants online portal, to be supplied by the City.

The City will process payments to successful applicants to the Funding Program via Electronic Funds Transfer.

The Community Chest Allocation is to be paid to the City upon them providing an invoice to the Community Chest.





An invoice is to be issued by the City for each funding round in accordance with decisions of the Panel with respect to grants allocated by the Funding Program.

A copy of proof of payment shall be submitted to the Community Chest by the City to assist with the acquittal process.

Each funding round is to be advertised in such manner as may be agreed between the parties, the cost of which is to be shared equally between the parties. Advertising may occur through either a newspaper with the best circulation in the district, via social media and joint press release.

Joint promotional banners will be made available for collection by community groups and organisations at suitable funded events for the purpose of promoting the Funding Program, the cost of which is to be shared equally between the Parties.

8. Dispute Resolution

If a dispute arises out of or in relation to this MOU, the Parties shall first attempt to resolve such dispute through friendly consultation. Failing that, the Parties may appointing a mutually agreed independent arbitrator, the cost of which is to be shared equally between the Parties.

9. Not Binding

This MOU is not binding on any Party but rather acts as a statement of their current intention. This MOU is not intended to be and neither is it legally or contractually binding, nor does it impose any legal liability of obligations on any of the Parties or their representatives.





Signing Page

| EXECUTED by the Parties: | | | | | |
|------------------------------------|-------------------------|--|--|--|--|
| CITY OF KWINANA | | | | | |
| | | | | | |
| Chief Executive Officer | Print Full Name | | | | |
| THE MANNA ANA COMMUNITY OFFICE DEV | / L TD A CN COO 050 050 | | | | |
| THE KWINANA COMMUNITY CHEST PTY | 7 LID ACN 609 852 066 | | | | |
| | | | | | |
| Signature | Print Full Name | | | | |





ATTACHMENT B

Council Policy

Community Funding



| Council Policy | |
|-----------------|---|
| Legal Authority | Local Government Act 1995 Sections 2.7, 6.7(2), 6.8 & 6.11(1) |
| Department | City Engagement |

1. Title

Community Funding Policy

2. Purpose

To provide an equitable framework for the allocating of funds to support the Kwinana community in achieving the aspirations of the Strategic Community Plan.

3. Scope

The City has a number of funding opportunities available to assist and encourage the provision of services and achievement of goals, including:

- 1. Grants and subsidies
- 2. Provision of cash and in-kind donations
- 3. Waiving of fees for use of community facilities
- 4. Educational scholarships
- 5. Sponsorship
- 6. Loan funding

4. Definitions

| Criteria | The conditions applicants will need to meet to be eligible to apply for a grant/funding. |
|-----------------|---|
| Donation | A contribution towards a pre-determined cause or expense – usually in the form of cash, deposited into a nominated account, unless otherwise specified. |
| Event | A larger activity that occurs on a single day or weekend, usually only once or twice a year. Usually with over 50 attendees e.g. the Alcoa Children's Festival |
| Fund | A pool of money to be distributed to approved applicants for a specific purpose that will benefit the Kwinana community. |
| Grant | The amount of money and the associated conditions on how it should be used, that is made to a group or organisation. |
| In-kind | A donation made in the form of physical objects or services (e.g. an entry pass to the swimming pool; volunteer hours). |
| Matrix | A range of criteria and the value assigned to each criterion used to guide the assessment of an application. |
| Program | An activity that is smaller than an event and usually held over a number of shorter sessions e.g. a grandparents group that is held once a week for 10 weeks. |
| Scholarship | A donation made to an individual student to assist with their education goals. |
| Selection panel | The group of appropriately skilled, experienced or qualified people chosen to make assessments and decisions regarding |

| | presented applications. |
|-------------|---|
| Sponsorship | A program or event where the City agrees to partner with the applicant, taking on a larger role than just providing a cash payment. |
| Waiver | An exemption from paying the required fees and/or charges (or part thereof). |

5. Funding Programs

5.1. Grants and Subsidies

5.1.1. Kwinana Community Fund

The City has entered into a Memorandum of Understanding with the Kwinana Community Chest for the collective distribution of the annual community funding allocation.

Purpose - to assist local community groups and organisations to enhance community life and strengthen community connections though the provision of a financial grant to projects that meet the City's objectives of facilitating community development.

- a) To encourage local community organisations to engage in capacity building and community engagement projects and programs, maximising the potential for collaboration between multiple groups.
- b) To provide local groups and organisations access to a local funding source for the acquisition or replacement of minor equipment.

Assessment

A selection panel comprised of two representatives from each organisation has been formed to assess applications made to the Kwinana Community Funding Program. Two Elected Members will represent the City of Kwinana on this assessment panel.

5.1.2. Minor Capital Works

Purpose – to encourage local community organisations using City owned or managed facilities, or facilities where an agreement is in place between the City and another public entity (such as the Department of Education) for the joint use of the facilities, to maintain the facility to service levels sufficient to meet community need.

Assessment

A selection panel comprised of two Elected Members and two City Officers from the City Engagement Directorate will assess applications against the stated criteria.

5.1.3. Seniors Security Subsidy Scheme

Purpose – to assist City of Kwinana Seniors to improve the level of security within their home by subsidising the purchase of home security devices.

Assessment

The Chief Executive Officer or their delegate will assess applications against the stated criteria.

5.1.4. Achievement Grant

Purpose - to assist local Kwinana residents who have been selected to represent Western Australia or Australia at an elite level of competition with the costs of attending a regional, national or international sporting, academic or arts/cultural competition or event.

Definitions:

An *international* event is any competition or event that occurs outside of Australian borders.

A *national* event is any competition or event that occurs outside of the Western Australian border.

A *regional* event is any competition or event that occurs within Western Australia (outside the Perth metropolitan area).

Assessment

The Chief Executive Officer or their delegate will assess applications against the stated criteria.

5.1.5. Waste Collection and Disposal Assistance Scheme

Purpose – to assist Kwinana-based community groups with waste and recycling collection and disposal costs.

Any organisation staging a free community event in Kwinana may apply for 240-litre general waste bins and 360-litre recycling bins, including collection services, for their event, free of charge. One application up to a maximum of 20 general waste bins and 20 recycling bins can be made per financial year.

Assessment

The Chief Executive Officer or their delegate will assess applications against the stated criteria.

5.1.6. Planning, Building, Health, Waste and Food Fees Reimbursement Scheme - Community Organisations

Purpose - to reimburse a percentage of the planning, building, health, waste and food fees paid by local community groups and organisations on development of new facilities (including extensions and alterations to existing facilities) within the City of Kwinana.

The amount to be reimbursed per application is to be 50% of the fees paid, to a maximum of \$1,000.

Assessment

The Chief Executive Officer or their delegate will assess applications against the stated criteria.

5.1.7. Community Events Fund

Purpose – to assist community groups to enhance community life, create more connected communities, and strengthen community identity through the provision of financial grants for the hosting of local, Place-based community events in Kwinana.

Assessment

A selection panel comprised of two Elected Members and two City Officers from the City Engagement Directorate will assess applications against the stated criteria.

5.1.8. Neighbour Day Events Fund

Purpose - to encourage and support community members to organise and host activities in their streets and local parks to celebrate Neighbour Day in keeping with the annual (March) Neighbour Day Campaign theme. The principal aim of Neighbour Day is to build stronger relationships with the people who live around us, especially the vulnerable and elderly.

Assessment

A selection panel comprised of two Elected Members and two City Officers from the City Engagement Directorate will assess applications against the stated criteria.

5.1.9. Neighbour Day Everyday Grant

Purpose - to encourage community connection between neighbours. The grant provides the community with the opportunity to build stronger social networks on their streets and encourage more on-street social activity.

Assessment

A selection panel comprised of two City Officers from the City Engagement Directorate will assess applications against the stated criteria. The Chief Executive Officer or their delegate will approve applications.

5.1.10. Placemaking Grant (Community Projects)

Purpose - to facilitate innovative community-led projects that develop and strengthen community identity and nurture a sense of belonging by creating great public spaces. These small incentive grants provide the community with the opportunity to lead the change they want to see in their neighbourhood.

Assessment

A selection panel comprised of two City Officers from the City Engagement Directorate will assess applications against the stated criteria. The Chief Executive Officer or their delegate will approve applications.

5.1.11. The Greening Fund

Purpose – the Greening Fund has been provided by the State Government to give community groups access to funding to plant trees native to the Perth metropolitan area or undertake other projects aimed at preserving or rehabilitating natural bushland.

Assessment

A selection panel comprised of two Elected Members, the Director City Development and Sustainability, and the Manager Environment and Health Services will assess applications against the stated criteria.

5.2. City of Kwinana Donations Program

Purpose - to provide for generic, discretionary and small donations to be made to any cause which merits the involvement of the City and which will be of direct or indirect benefit to the City, in instances where other grants are not suitable or available.

The City of Kwinana Donations Program is divided into two principal areas:

- Cash donations: and
- Non-cash donations of in-kind goods and services.

5.2.1. Cash Donations

Requests will be considered for 'one off' donations to local individuals and organisations, or to other community groups and services that provide support to local residents.

Generally, the maximum amount per cash donation will be \$500, however, applications for higher amounts will be considered on their merit.

Assessment

A selection panel comprised of one Elected Member and the Director City Engagement will assess requests for donations up to \$2,500 against the stated criteria.

All cash donations above \$2,500 must be approved by Council.

5.2.2. Non-cash donations

Purpose – the City may make non-cash donations of goods and services up to the value of \$500, to be used as prizes by local organisations in fundraising efforts.

Assessment

The Chief Executive Officer or their delegate will assess applications against the stated criteria.

5.2.3. Emergency Relief Reserve Fund

Council by resolution may consider making a donation to disaster relief appeals upon being given approval by the Ministerial body at the time. Such donations are to be drawn from the Emergency Relief Reserve Fund.

5.3. Waiving of fees for City managed facilities

Purpose – to support and encourage community groups and organisations to provide a range of activities across a broad spectrum of interest areas, for the benefit of the community.

5.3.1. One off waiver

Requests for a fee reduction or full fee waiver of hire fees will be assessed on a scale MATRIX model taking into consideration the group's / organisation's capacity to self-fund, the benefit to the community and past hire history of the group or organisation.

Where a community group or organisation is funded under the Community Events Fund to host a local community event, consideration will be given to waiving hire fees if the event is to be hosted in a City managed facility.

Assessment

The Director City Engagement will assess and approve applications for fee waivers up to \$1,000 against the stated criteria.

The Chief Executive Officer will assess and approve applications for fee waivers above \$1,000 and up to \$2,500 against the stated criteria.

All fee waiver requests above \$2,500 must be approved by Council.

5.3.2. Ongoing fee waiver

The following organisations are to be provided with an annual hire fee waiver as detailed below:

- Kwinana Schools Granting of a waiver of hire fees on one occasion per year for every school within the City of Kwinana, for the purpose of one school organised event per year. The booking may be made through the relevant school or its P & F Association.
- Progress Associations / Residents Groups Granting of a waiver of hire fees for Progress Associations / Residents Groups based in the City of Kwinana for three hours per month for the purpose of conducting monthly meetings of residents.
- Granting of a waiver of hire fees on one occasion per year, for hire of the Medina Hall and complex, to conduct an ANZAC Day function.

Assessment

The Director City Engagement will assess and approve applications for fee waivers up to \$1,000 against the stated criteria.

The Chief Executive Officer will assess and approve applications for fee waivers above \$1,000 up to \$2,500 against the stated criteria.

All fee waiver requests above \$2,500 must be approved by Council.

5.3.3. Other Waiver

In order to support the establishment of a new community group, or to support vulnerable communities without the financial resources, or a new community or sporting activity for which demand is untested.

Assessment

The Director of City Engagement will assess and approve applications for fee waivers up to \$1,000 against the stated criteria.

The Chief Executive Officer will assess and approve applications for fee waivers above \$1,000 up to \$2,500 against the stated criteria.

All fee waiver requests above \$2,500 must be approved by Council.

5.4. Educational Scholarships

Purpose - to recognise educational achievement and encourage attainment of entrylevel qualifications to further education institutions by young people from Kwinana, with the long-term goal being to raise the educational standard of residents and assist local people to compete effectively in the employment market.

5.4.1. City Educational Scholarships

The City provides scholarships to promote educational development and skill enhancement amongst local young people.

Scholarships will be allocated in consultation with all secondary education providers currently located within the City of Kwinana.

Scholarships will recognise vocational subjects as well as academic achievement as a means of gaining entry-level qualifications.

Assessment

A selection panel comprised of a minimum of three City Officers and four external stakeholders will assess applications against the stated criteria. The Chief Executive Officer or their delegate will approve applications.

5.4.2. Murdoch University Scholarship

The City also offers one scholarship to a Murdoch University student who must be:

- Enrolled full-time at any of Murdoch University's campuses in any course or year at the census date;
- A resident of the City of Kwinana for at least two years prior to accepting the scholarship;
- In circumstances of personal and/or financial hardship; and
- An Australian Citizen or Permanent Resident with a Humanitarian visa.

Assessment

The process for awarding and administering this scholarship lies with Murdoch University.

5.5. Sponsorship

Purpose – to enter into sponsorship arrangements with organisations or individuals to support new or existing programs, services, facilities or events that contribute to the quality of life of residents of the City of Kwinana. Sponsorship arrangements will only be considered when there is an alignment with the objectives outlined in the City of Kwinana's Strategic Community Plan and the benefits to residents of the City are clearly demonstrable.

All sponsorship proposals should generally fall into one of the following categories:

- Business, industry or economic;
- Cultural, social or the arts;
- Sporting or healthy lifestyle orientated; or
- Environmental.

Assessment

Sponsorship proposals less than a total value of \$10,000 (including cash and in-kind contributions) will be considered by a panel comprised of two Elected Members and two City Officers (relevant to the sponsorship proposal) of the City of Kwinana.

Sponsorship proposals in excess of a total value of \$10,000 (including cash and inkind contributions) will be considered by Council.

5.6. Local Organisations Financial Assistance via Loan Funds

Purpose – to assist local organisations based in Kwinana by raising loans on their behalf for items of capital expenditure.

Clubs or local organisations requesting Council by resolution to raise loans on their behalf will be required to:

- Provide the past three years audited trading and balance sheet statements along with a business plan.
- Be an incorporated body.
- Satisfy Council that the purpose of the loan lends itself to municipal purposes as identified in the Strategic Community Plan.

6. References

| Date of adoption and resolution No. | 16/12/2015 #084 |
|-------------------------------------|--|
| Review dates and resolution No. | 13/09/2017 #587 14/03/2018 #116 |
| Next review due date | June 2023 |
| Related documents | Acts/Regulations Local Government Act 1995 Sections 2.7, 6.7(2), 6.8 & 6.11(1) |
| | Plans/Strategies/Policies/Processes |

| | Sponsorship, Contributions and Donations Guidelines. |
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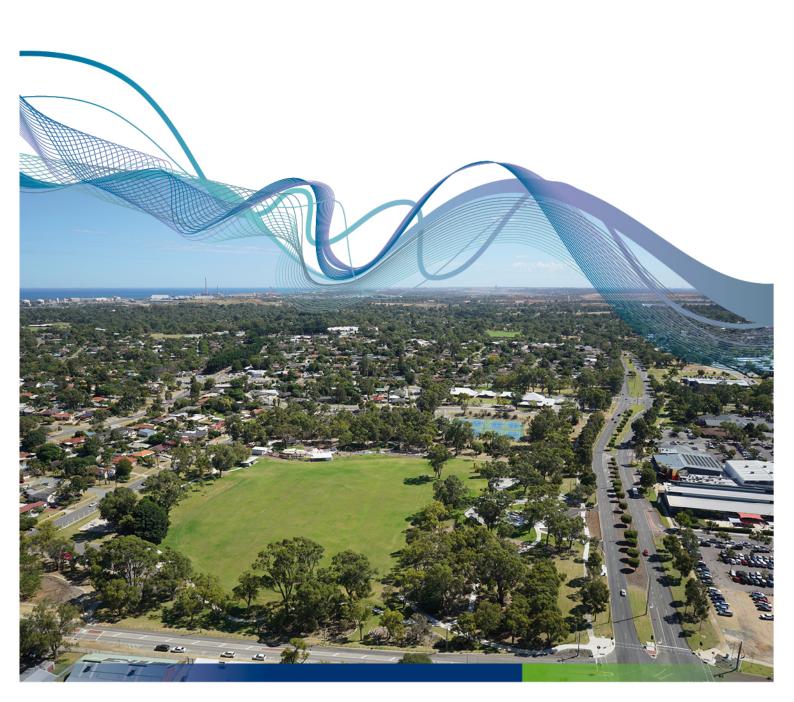
Note: Changes to references may be made without the need to take the Policy to Council for review.

ATTACHMENT C



Policy

Community Funding



Community Funding

To provide an equitable framework for the allocating of funds to support the Kwinana community in achieving the aspirations of the Strategic Community Plan.

| Adopted: | 16/12/2015 #084 |
|------------------|---|
| Last reviewed: | 13/09/2017 #587 14/03/2018 #116 |
| Legal Authority: | Local Government Act 1995 Sections 2.7, 6.7(2), 6.8 & 6.11(1) |

Policy:

To establish criteria for the allocation of funding to community based organisations, groups and individuals.

Council is to allocate each year in the financial budget, funding for community activities to satisfy the objectives of this Policy and to ensure that these funds are distributed in an equitable manner to assist the City and the community as a whole to achieve the goals and aspirations, as detailed in the Strategic Community Plan.

The City has a number of funding opportunities available to assist and encourage the provision of services and achievement of goals, including:

- 1. Grants and subsidies
- 2. Provision of cash and in kind donations
- 3. Waiving of fees for use of community facilities
- 4. Educational scholarships
- 5. Sponsorship
- 6. Loan funding

In all instances, where support is provided under the provisions of this Policy appropriate acknowledgment of the City's contribution is to be undertaken by the recipient.

The purpose, criteria, eligibility and method of assessment for each funding group are detailed below:

1. Grants and Subsidies

1.1 Community Development Fund

Purpose - to assist community groups to enhance community life and strengthen community connections though the provision of a financial grant to projects that meet Council's objectives of facilitating community development.

- a) To encourage local community organisations to engage in capacity building and community engagement projects, events and programs, maximising the potential for collaboration between multiple groups. Examples of suitable projects include:
 - · Community events and initiatives
 - Pilot programs such as homework groups or breakfast clubs
 - Community arts projects
 - · Community workshops and training courses
- b) To give local groups and organisations access to a local funding source for the acquisition or replacement of minor equipment. Examples of suitable projects include:
 - Replacement or new sporting equipment for junior sporting clubs
 - · gardening tools for community gardens
 - · tables and chairs for community halls
 - · trailers.

The City of Kwinana has entered into a Memorandum of Understanding with the Kwinana Community Bank and the Kwinana Community Chest for the collective distribution of the three organisations' annual community funding allocation. The Kwinana Community Funding Program has been established as the mechanism through which the allocations will be made.

A panel comprised of two representatives from each organisation has been formed to administer the Kwinana Community Funding Program including:

- Engagement with community groups and organisations to attract applications to the funding program;
- Determining allocations to be made from the funding program as per the guidelines of the funding program; and
- Ensuring grants from the funding program are adequately acquitted.

Two Councillors will represent the City of Kwinana on the Allocations Panel.

1.2 Minor Capital Works

Purpose – to encourage local community organisations using City facilities, or facilities where an agreement is in place between the City and another public entity (such as the Department of Education) for the joint use of the facilities, to maintain the facility to service levels sufficient to meet community need.

Criteria

- Minor capital works will only be considered for City owned/controlled reserves, road reserves and property, or where a joint use agreement is in place for use of the facility by the community at large.
- It is a requirement that the applicant provides at least 50% of the total project cost. Applicant contributions can be either cash or in - kind such as donated supplies, materials or services eg labour.

City contribution to the project will be a maximum of \$5,000 per project.

Examples of suitable projects include:

- Installing benches in a park
- · Additional play equipment in a playground
- · Installing reverse cycle air conditioning in clubrooms
- Cleaning courts
- · Relaying cricket wicket surfaces
- Installing a basketball hoop
- · Building a community barbeque

Applications for funding will be called for once in each year. A selection panel comprised of two elected members and one Officer of the City from the City Engagement Directorate will assess applications against the stated criteria. Applicants will be notified of the outcome of their submission within six weeks of the closing of the funding round.

1.3 Active Participation Fund

Purpose - to improve the health of Kwinana residents by increasing participation in sport through the provision of financial assistance to low income families who their children in sports clubs.

- Council will support children and young people to participate in community sport through the provision of a club fee subsidy program.
- Funding will be provided on a needs basis to children aged between 5 and 18 years of age.
- Applications must be made on the appropriate form and can only be for participation in sport and recreation clubs that are incorporated not for profit groups. Fees will not be subsidised for participation in activities run by commercial entities.
- Applicants should be made aware of local clubs and be directed to these clubs for registration where possible, however funding will also be provided for participation in clubs outside of the City.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

1.4 Seniors Security Subsidy Scheme

Purpose – to assist Seniors improve the level of security within their home by subsidising the purchase of home security devices through the Seniors Security Subsidy Scheme.

- Eligible applicants must hold a valid Pensioners Concession Card or Seniors Card.
- A subsidy (currently maximum \$250 per application) will be paid toward the
 cost of installing a range of security items such as window and door
 deadlocks, security screens, home intruder alarms, meter box locks and
 roller shutters.
- Security items must be installed and the invoice dated no more than 3
 months prior to the application being lodged. Only one claim per household
 per year is permitted.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

1.5 Subsidy for Representative Athletes

Purpose - to assist local Kwinana residents who have been selected to represent Western Australia or Australia at an elite level of competition with the costs of attending a regional, national or international sporting competition or event.

Definitions:

International event means any sporting competition or event that occurs outside of Australian borders.

National event means any sporting competition or event that occurs outside of the Western Australian border.

Regional event means any sporting competition or event that occurs within Western Australia.

- Applications are to be made in writing on the appropriate form.
- Every application for assistance must be accompanied by verification from the relevant peak or sporting body or Club President.
- Individuals and/or groups are eligible to receive a subsidy once per financial year.
- Should an individual or a group not compete in the event after having received funding from the City to attend, all funds must be returned to the City.
- On return from competition, successful applicants must be able to provide proof of participation in the competition, for example, air ticket, medals, photograph, etc.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

- 1.6 Waste Collection and Disposal Assistance Scheme Purpose to assist community groups with waste and recycling collection and disposal costs.
 - Any organisation staging a free community event in Kwinana may apply for 240 litre waste and 360 litre recycling collection services for their event, free of charge once per financial year.
 - A journal transfer from the City of Kwinana Donations account will be made to the relevant business unit's income account for an amount equivalent to the value of the waste collection services provided.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

1.7 Planning, Building, Health, Waste and Food Fees Reimbursement Scheme - Community Organisations

Purpose - to reimburse a percentage of the planning, building, health, waste and food fees paid by local community groups and organisations on development of new facilities (including extensions and alterations to existing facilities) within the City of Kwinana.

- The City of Kwinana will reimburse local groups, volunteer organisations, religious groups and not for profit organisations with a percentage of the fees paid by them to the City, on development of new facilities (including extensions and alterations to existing facilities) within the City of Kwinana.
- Applications are to be made in writing in the financial year in which the fees are paid.
- The amount to be reimbursed per application is to be 50% of the fees paid, to a maximum of \$1,000.
- A journal transfer from the City of Kwinana Donations account will be made to the relevant business unit's income account for an amount equivalent to the value of the fees waived.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

1.8 (a) Local Events Fund – Place Based Events

Purpose – to assist community groups to enhance community life and strengthen community connections through the provision of financial grants for the hosting of local, place based community events.

- Funding of projects is to a maximum of \$5,000 per event.
- One application per community group will be accepted per annum.
- Community groups and organisations must be Kwinana based incorporated not for profit entities, and must provide proof of public liability insurance to \$10m.
- Projects for which funds are being sought are to provide benefits for residents of Kwinana.

- Collaborative projects between multiple groups will be viewed favourably.
- The proposal should be in writing on the applicable form and should address the following:
 - A statement detailing a description of the event, including date/time, location, theme, audience, proposed activities and entertainment, etc including the objectives of the event and the expected outcomes and benefits that will be delivered to the residents of the area in which the event will be held.
 - Demonstrated ability of the group/organization to achieve timeframes and budgets outlined in the proposal.
 - The organisation's capacity to administer the project.
 - The events viability in terms of support from any other relevant organisations.
 - Appropriate marketing and communications acknowledgement of the City's support.
- Details of other sponsors, proposed or confirmed, involved with the event.

(b) Local Events Fund - Neighbour Day Events

Purpose – to assist individuals and community groups to enhance community life and strengthen community connections through the provision of financial grants for the hosting of local, Neighbour Day events.

- Funding of projects is to a maximum of \$150 for events organized by individuals at a street level and \$3,000 for events organized by community groups at a community level.
- One application per event will be accepted.
- Community groups and organisations must be Kwinana based incorporated not for profit entities, and must provide proof of public liability insurance to \$10m.
- Events for which funds are being sought are to provide benefits for residents of Kwinana at a neighbourhood level.
- The proposal should be in writing on the applicable form and should address the following:
 - A statement detailing a description of the event, including date/time, location, theme, audience, proposed activities and entertainment, etc including the objectives of the event and the expected outcomes and benefits that will be delivered to the residents of the area in which the event will be held.
 - Demonstrated ability of the individual/group/organization to achieve timeframes and budgets outlined in the proposal.
 - The individual/group/organisation's capacity to administer the project.

 Appropriate marketing and communications acknowledgement of the City's support.

A selection panel comprised of three elected members and two Officers of the City from the City Engagement Directorate will assess applications made under Section 1.8 (a) and (b) against the stated criteria. Applicants will be notified of the outcome of their application within four weeks of the closing date for applications.

1.9 The Greening Fund

Purpose – The green canopy of Kwinana is easily identifiable and valued by the residents of Kwinana. Kwinana has a relatively high retention rate of tree canopy for an urban area (comparable to some Western Suburbs). The Greening fund has been provided by the State Government to create a fund for community groups to apply for funding to plant trees native to the Perth metropolitan area or undertake other projects aimed at preserving or rehabilitating natural bushland. The Fund is for community groups to green up spaces special to them.

Project Criteria:

- Projects should aim to increase the urban tree canopy or restore areas of bushland primarily
- Funding of projects is from a pool with a total of \$95,000 available
- Community groups can apply for several projects, each project can be between 1-3 years in duration, OR several projects can be combined together.
- Community groups and organisations must be Kwinana based incorporated not for profit entities, and must provide proof of public liability insurance to \$10m.
- Projects for which funds are being sought are to provide benefits for residents of Kwinana.
- Collaborative projects between multiple groups will be viewed favorably.
- The proposal should be in writing on the applicable form and should address the following:
 - A statement detailing a description of the project, including the objectives
 of the project, the location of the project, an indicative area, expected
 timeframes and the expected outcomes and benefits that will be delivered
 to the residents of the area in which the project will be implemented.
 - Demonstrated ability of the group/organization to achieve timeframes and budgets outlined in the proposal.
 - The organisation's capacity to administer the project.
 - The projects viability in terms of support from any other relevant organisations.

- Appropriate marketing and communications acknowledgement of the City's support.
- Details of other sponsors, proposed or confirmed, involved with the project.
- Species selection should primarily be from local natives (or approved street trees if it is a verge project). Regeneration of bushland areas should attempt to replicate local vegetation communities
- Projects should occur on Council managed land or Crown land, with the landowners permission i.e. Department of Biodiversity, Conservation and Attractions
- Applicants should consider weed control, watering, site preparation, timing, plant selection, purchasing (City of Kwinana would be able to assist organising purchasing and delivery of tube stock in some cases, and some contracts with suppliers might also be utilisable).

A selection panel comprised of two elected members, Director City Regulation and Manager Environment Services will assess applications made under Section 1.9 against the stated criteria. Applicants will be notified of the outcome of their application within four weeks of the closing date for applications.

The Greening Fund is funded for 3 years, expiring 30 June 2021. After this date, the Greening Fund will either be removed from this Policy, if no funding source is identified, or remain in the Policy if suitably funded.

2. City of Kwinana Donations Programme

Purpose - to provide for generic, discretionary and small donations to be made to any cause which merits the involvement of the City and which will be of direct or indirect benefit to the municipality, in instances where other grants are not suitable or available. For example, the donations could be for the development and implementation of a local scheme, project or initiative; for the provision of assistance in instances of individual or group hardship or to assist individuals to achieve their full potential; or where the provision of assistance will be for the greater benefit of the local community.

- The City of Kwinana Donations Programme is divided into two principal areas; cash donations and donations of in-kind goods and services.
- Donations will only be made to individuals and organisations that are based in, or undertake their activities in the City of Kwinana.

2.1 Cash Donations

- A panel is to consider requests for 'one off' donations to local individuals and organisations, or to other community groups and services that provide support to local residents.
- · Generally, the maximum amount per cash donation will be

\$500, however, applications for higher amounts will be considered on their merits. All cash donations above \$1,000 must be approved by Council.

- Ineligible requests include donations for:
 - Unspecified purpose or general fundraising drive
 - Organisations that do not provide support to local residents.
 - Religious or political activities or entities
 - Activities for private or commercial gain
 - Bonds or insurance for hire of facilities
 - Backdated events
- Requests for ongoing donations or donations greater than the maximum value detailed above should be made through other relevant City of Kwinana Funding Programs.
- A panel comprised of two elected members and one Officer of the City from the City Engagement Directorate will assess requests against the stated criteria.

2.2 Non cash donations

Purpose – the City may make non-cash donations of goods and services to the value of \$500, to be used as prizes by local organisations in fund raising efforts. An example of this could be a 3 month Bronze membership to the Recquatic Centre or merchandise from City teams such as branded drink bottles.

In the case of non-cash donations, a journal transfer from the City of Kwinana Donations account will be made to the relevant business unit's income account for an amount equivalent to the value of the non- cash donation.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

2.3 Emergency Relief Reserve Fund

Council by resolution may consider making a donation to disaster relief appeals upon being given approval by the Minister for Local Government; Heritage, Culture and the Arts. Such donations are to be drawn from the Emergency Relief Reserve Fund.

3. Waiving of fees for City managed facilities

Purpose – to support and encourage community groups and organisations to provide a range of activities across a broad spectrum of interest areas, for the benefit of the community.

Generally fees will only be waived for hire of facilities; other fees and charges may apply to a booking of a facility including a bond, or a liquor licence, as specified in the City's adopted Schedule of Fees and Charges. Consideration may be given to waiving bond requirements taking into consideration the activity proposed and past hire history of the group or

organisation. All hire is subject to facility availability and all booking requirements and Terms and Conditions of Hire apply to any booking covered under this policy.

Where fees are waived for the hire of facilities, a journal transfer from the City of Kwinana Donations account will be made to the relevant business unit's income account for an amount equivalent to the value of the hire fee.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

3.1 One off waiver

- Requests for waiving of hire fees will be assessed taking into consideration the group's/organisation's capacity to self fund, the benefit to the community and past hire history of the group or organisation.
- Each group or organisation is eligible for one hire fee waiver per year to a maximum value of \$500. Extraordinary circumstances for additional waiving of hire fees may be considered at the City's discretion.
- Where a community group or organization is funded under the Place Based Events Fund to host a local community event, consideration will be given to waiving hire fees if the event is to be hosted in a City managed facility.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

3.2 Ongoing fee waiver

The following organisations are to be provided with an annual hire fee waiver as detailed below:

- Kwinana Schools Granting of a waiver of hire fees on one occasion per year for every school in the City of Kwinana for the purpose of one school organised event per year. The booking may be made through the relevant school or it's P & C Association.
- Progress Associations/Residents Groups Council grants a waiver of hire fees for Progress Associations/Residents Groups based in the City of Kwinana for three hours per month for the purpose of conducting monthly meetings of residents.
- Kwinana R.S.L Council grants a waiver of hire fees on one occasion per year, for hire of the Medina Hall, to conduct an ANZAC day function.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

3.3 Other Waiver

In order to support the establishment of a new community group without financial resources or a new community or sporting activity for which demand is untested, consideration may be given to waiving hire fees and charges on up to twelve occasions.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

4. Educational Scholarships

Purpose - to recognise educational achievement and encourage attainment of entry level qualifications to further education institutions by young people from Kwinana with the long term goal of raising the educational standard of residents and assisting local people to compete effectively in the employment market.

- Council will provide scholarships to promote educational development and skill enhancement amongst local young people.
- Scholarships will be allocated in consultation with all secondary education providers currently located within the City of Kwinana.
- Council is seeking to encourage young people and their parents to value the importance of gaining basic or entry level qualifications and to provide young people with opportunities to compete for a range of life enhancing opportunities, including employment.
- Scholarships will recognise vocational subjects as well as academic achievement as a means of gaining entry level qualifications.
- Whilst financial hardship is not the primary motive for awarding scholarships, where this information is supplied, it will form part of the decision-making process.
- As other secondary education providers are established in the City, this scheme will be opened to students attending these institutions. This will lead to greater competition and may not necessarily require additional Council funding.
- The number of scholarships and the eligible categories will be reviewed annually during the budget development process.
- The Scholarship Program will be publicised to students and parents in Term 3 with applications to be received by a working group comprised of staff from Gilmore College, Peter Carnley Anglican Community School, Kings College and City Officers to allow for presentation of scholarships to successful students in Term 4.
- Council also offers one scholarship to a Murdoch University student who must be:
 - Enrolled full-time at any of Murdoch University's campuses in any course or year at the HECS census date
 - A resident of the City of Kwinana for at least two years prior to accepting the scholarship
 - In circumstances of personal and/or financial hardship
 - An Australian Citizen or Permanent Resident with an Humanitarian visa
- The process for awarding and administering this scholarship lies with Murdoch University.

The Chief Executive Officer or their delegate will assess applications against the stated criteria and will notify applicants of the outcome of their application.

5. Sponsorship

Purpose – to enter into sponsorship arrangements with organisations or individuals to support new or existing programmes, services, facilities or events which contribute to the quality of life of residents of the City of Kwinana. Sponsorship is defined as an arrangement in which the sponsor provides a contribution in money or in-kind, to support a service, event, program or facility in return for specified benefits. Sponsorship differs from a grant or a donation.

- Sponsorship arrangements will only be considered when there is an alignment with the objectives outlined in the City of Kwinana's Strategic Community Plan and the benefits to residents of the City are clearly demonstrable.
- All sponsorship proposals should generally fall into one of the following categories:
 - Business, industry or economic;
 - Cultural, social or the arts;
 - · Sporting or healthy lifestyle orientated; or
 - Environmental.
- Sponsorship proposals should be in writing and should address the following:
 - A statement of the objectives and detail of the sponsorship activity;
 - A detailed statement outlining the outcomes and benefits that will be delivered over the short/medium/long term to the residents of the City of Kwinana;
 - Demonstrated ability to achieve timeframes and budgets outlined in the proposal;
 - The organisation's capacity to administer the project;
 - The activity's viability in terms of support from any other relevant organisations;
 - Appropriate marketing and communications acknowledgement of the City's sponsorship support; and
 - Details of other sponsors, proposed or confirmed, involved with the activity.
- Sponsorship proposals in excess of a total value of \$10,000 (including cash and in-kind contributions) will be considered by Council. Sponsorship proposals less than a total value of \$10,000 (including cash and in-kind contributions) will be considered by a panel comprised of two elected members and two Officers (relevant to the sponsorship proposal) of the City of Kwinana.

6. Local Organisations Financial Assistance via Loan Funds

Purpose – to assist local organisations based in Kwinana by raising loans on their behalf for items of capital expenditure.

Clubs or local organisations requesting Council by resolution to raise loans on their behalf will be required to:

- provide the past three years audited trading and balance sheet statements along with a business plan;
- be an incorporated body; and
- satisfy Council that the purpose of the loan is to lend itself to municipal purposes as identified in the Strategic Community Plan.



Artwork Approval

All efforts are made by the Marketing Team to ensure the highest quality work at all times and avoid costly mistakes. However, if you sign and approve this artwork and then find an error after production has commenced, we cannot accept responsibility. **Your signature is final acceptance of correct artwork.** Any alterations or additions thereafter may incur extra printing costs and/or deadlines to be missed.

Therefore:

- please check all details thoroughly including spelling of words and names, dates, locations and prices where applicable;
- raise any concerns you may have about colours or general layout of graphics;
- if any amends are necessary, please let the Marketing Team know as soon as possible;
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Community Grants and Funding Guidelines



Community Grants and Funding Guidelines

The Community and Grant Funding Program supports requests for financial assistance for projects, events and initiatives that contribute to the delivery of the City's Strategic Community Plan and aims to optimise the use of City funds to support community groups, organisations and individuals to deliver social, environmental, cultural and economic benefits.

The funding program aims to acknowledge and strengthen the valuable contribution that community groups and their volunteers make towards Kwinana being a vibrant, inclusive and connected community.

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Introduction

These guidelines detail how the City responds to requests for financial assistance to optimise the use of City funds to support community groups, organisations and individuals to deliver social, environmental, cultural and economic benefits.

This guideline document outlines the relevant selection criteria, evaluation and limitations of each funding program.

Applications will only be considered for funding if they can show achievable objectives and clear benefits for the community in line with the priorities and objectives of the specific fund under which the application is submitted. Previous grants must be acquitted.

General Eligibility and Exclusions*

Eligibility

Applications for Community and Grant Funding need to satisfactorily address the following criteria before being considered by the City.

- The project, event or initiative has meaningful and measurable benefits for the Kwinana community;
- The project, event or initiative takes place within the boundaries of the City of Kwinana;
- The applicant must have met acquittal conditions for previous City funding.
- Applicants are strongly encouraged to indicate contributions to the project, either financial or in-kind, including volunteer hours; and

General Exclusions

Grant funding will not be considered for:

- · Commercial organisations or activities;
- · Fundraising activities;
- Retrospective funding (i.e. projects, events or initiatives that have already commenced or been completed);
- · Recurrent salaries and operational costs;
- Projects, events or initiatives that denigrate, exclude or offend minority groups;
- Projects, events or initiatives that present a danger to public health or safety;
- Projects, events or initiatives that contravene the policies of the City;
- Previous recipients who have not fulfilled the conditions of their previous funding;
- Projects, events or initiatives for which the funds being sought do not provide benefits for residents of Kwinana;
- Projects, events or initiatives where multiple applications have been submitted across multiple programs for the same event/initiative in the same financial year;
- Schools are unable to apply (exception if there is no Parents and Friends (P&F) Association at the school); and
- Incomplete applications or applications which do not meet the closing date (where applicable).

* Please note - additional eligibility and inclusions may apply to specific funding programs.





How to Apply?

The City of Kwinana uses an online grant application service powered by Smarty Grants. Applications are submitted via the online Smarty Grants portal on the City's Website. Visit www.kwinana.wa.gov.au/smartygrants to register an account.

For queries about the guidelines, deadlines, or questions in the application form, please contact the City of Kwinana and quote your application number which will be displayed once an application has been started in Smarty Grants. If you need more help completing the online application form, download the Smarty Grants-Help Guide for Applicants or check our Applicant Frequently Asked Questions (FAQs) at the back of this document.

Before submitting a proposal, applicants should be familiar with the grant or funding guidelines relevant to the program for which they are applying. All applicants must discuss their application with the City's Grants Administrator on 9439 0251 or at grants@kwinana.wa.gov.au prior to submission.

Please note that applications which do not meet the closing dates or eligibility criteria will not be assessed.

Other handy tips when submitting an application:

- Once you have registered an account with Smarty Grants you are able to preview the application form before starting the application;
- Have all your attachments/supporting documentation (quotes, budget etc.) on hand when you start your application;
- A strong and accurate budget for your proposed project, event or initiative is an important part of the application. Applicants are to indicate contributions to the project by their organisation either financial or in-kind, including volunteer hours. This will be reported on as part of the acquittal and evaluation to finalise your funding application at the completion of your project, event or initiative.

The application should address the following:

- A statement detailing a description of the project, event or initiative including date/time, location, theme, audience, proposed activities and entertainment, etc.;
- Applications will need to include an overview of the proposed project, event or initiative outlining how it will meet the objectives of the funding program, and how it will be delivered to the residents of the area in which it will be held;
- Demonstrated ability of the individual/group/ organisation to achieve timeframes and budgets outlined in the proposal;
- The applicant/organisation's capacity to administer the project;
- Appropriate marketing and communications acknowledgement of the City's support; and
- Details of other sponsors or partners (proposed or confirmed) involved in the project, event or initiative.

Kwinana Community Fund

The City has entered into a Memorandum of Understanding with the Kwinana Community Chest for the collective distribution of the annual community funding allocation.

Objectives

To assist local community groups and organisations to enhance community life and strengthen community connections through the provision of a financial grant to projects that meet funding partners' objectives of facilitating community development.

- a) To encourage local community organisations to engage in capacity building and community engagement projects and programs, maximising the potential for collaboration between multiple groups.
- b) To provide local groups and organisations access to a local funding source for the acquisition or replacement of minor equipment.

What funding is available?

Up to \$5,000 per application.

Who can apply?

- Community groups and organisations must be Kwinana based, incorporated and not for profit entities. Organisations who are not incorporated may ask another organisation to auspice their application; and
- School P & F Associations, Resident Groups/ Associations and Town Teams.

When can I apply?

Two rounds per year.

Round One

- Applications open October 2020
- Applications close November 2020
- Notified of outcomes December 2020

Round Two

- Applications open March 2021
- Applications close April 2021
- Notified of outcomes June 2021

Eligibility for this funding program

Funding will only be considered if:

- The applicant can provide proof of public liability insurance to \$10m, current at the time the initiative is taking place. If your organisation does not have insurance, another insured organisation can auspice the application;
- The applicant has supplied quotes for all expenses over \$500; and
- The planned project or initiative allows for a timeframe of a minimum of six weeks after the closing date of the funding round before it is due to start.

Achievement Grant

Objective

This program supports individuals and teams who are performing, competing or representing the Kwinana Local Government area at regional, national or international competitions, conferences and events.

Individuals must be selected by a recognised State, or national body and provide a letter of selection. Funding will assist with expenses incurred while attending the activity.

What funding is available?

- Regional: up to \$100 per person/\$400 per team
- National: up to \$175 per person/\$525 per team
- International: up to \$250 per person/\$750 per team

Definitions:

International event means any competition or event that occurs outside of Australian borders.

National event means any competition or event that occurs outside of the Western Australian border.

Regional event means any competition or event that occurs within Western Australia (outside the Perth metropolitan area).

Who can apply?

Individuals/teams representing the City of Kwinana at regional, national or international competitions, conferences and events.

If the applicant is under 18 years of age, a parent/guardian is required to complete the application.

- where no recognised governing body (State or national) exists.
- The applicant must be a resident of the City of Kwinana.
- The individual/team has not received an Achievement Grant in the current financial year (1 July to 30 June).

Note: Activities that have already commenced prior to a grant application being submitted are not eligible for Achievement Grant funding (allow four weeks for processing of applications and payments).

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

Eligibility for this grant

- The applicant is an individual or team who is performing, competing or representing the Kwinana Local Government Area at a regional, national or international competition, conference or event.
- Individuals/teams must be selected by a recognised State, or national body and provide a letter of selection for verification.
- In exceptional circumstances, a letter of support from a Club President may be considered

Grand conditions

- Upon return from performing or competing, successful applicants must provide proof of participation, for example, air ticket, medals, photographs;
- Should an individual or group not compete in the event after receiving funding from the City (due to last minute injury etc.), all unspent funds must be returned to the City; and
- Individuals/teams are eligible to receive one grant per financial year.





Community Event Fund

Objectives

To assist community groups to enhance community life, and create more connected and vibrant communities through the provision of a financial grant for the hosting of local, neighbourhood-based community events.

- To support and strengthen community organisations and networks through active community participation;
- To encourage volunteering;
- To help facilitate active, confident, resilient, cohesive and inclusive communities;
- To celebrate and connect community members; and
- To assist in developing and strengthening community identity and community spirit.

Example projects

Family fun days, concerts, markets, multicultural celebrations, or any event that brings the community together.

What funding is available?

Up to \$5,000 per application.

Who can apply?

- Community groups and organisations must be Kwinana based, incorporated and not for profit entities. Organisations who are not incorporated may ask another organisation to auspice their application; and
- School P & F Associations, Resident Groups/ Associations and Town Teams.
- The project can be a partnership between two or more community groups. Joint projects are encouraged.

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

Eligibility for this funding program

Funding will only be considered if:

- The applicant has current public liability insurance to the value of a minimum \$10m at the time of the event or initiative. If your organisation does not have insurance, another insured organisation can auspice the application;
- The event has meaningful and measurable benefits for the Kwinana community;
- The applicant has supplied quotes for all purchases over \$500;
- The event takes place within the boundaries of the City of Kwinana;
- The application is received a minimum of six weeks prior to the planned event date; and

Neighbour Day Fund

Neighbour Day is Australia's annual celebration of community, bringing together the people next door, across the street or on the next farm for a BBQ or just a cuppa.

Traditionally held on the last Sunday in March every year, it's the perfect day to say thanks for being a great neighbour and for being there when needed the most.

The actual meaning of Neighbour Day is so much more...

Neighbour Day is all about building better relationships with the people who live around us, especially the elderly and vulnerable.

Neighbours are important because good relationships with others can and do change communities. Social connection also makes us feel better as it helps prevent loneliness, isolation and depression.

Objectives

To encourage and support community members to organise and host activities in their streets and local parks to celebrate Neighbour Day in keeping with the annual Neighbour Day campaign theme. The principal aim of Neighbour Day is to build better relationships with the people who live around us, especially the vulnerable and elderly.

- To encourage and support community members to connect with their neighbours particularly those who may not have strong social connections;
- To provide ideas and resources to community members to assist in connecting with their neighbours;
- To support and strengthen community organisations and networks through active community participation;
- To encourage volunteering to help facilitate active, confident, resilient, cohesive and inclusive communities;
- To celebrate and connect the community;
- To assist in developing and strengthening community identity and community spirit.

Applicants are strongly encouraged to indicate contributions made to the project by their organisation, either financial or in-kind (including volunteer efforts).

What funding is available?

Up to \$2,000 per application.

Who can apply?

- Community groups and organisations must be Kwinana based, incorporated and not for profit entities. Organisations who are not incorporated may ask another organisation to auspice their application;
- School P & F Associations, Resident Groups/ Associations and Town Teams; and
- The project can be a partnership between two or more community groups. Joint projects are encouraged.

When can I apply?

One funding round per year.

2021 Neighbour Day event timelines:

- Applications open October 2020
- Applications close 5pm Friday, 13 November 2020
- Notified of outcomes December 2020

Eligibility for this funding program?

Funding will only be considered if:

- The event or initiative is held on Saturday, 27
 March or Sunday, 28 March 2021 to celebrate
 in conjunction with the national Neighbour Day 2021 campaign;
- The event or initiative aligns directly to the Neighbour Day 2021 theme;
- The applicant can provide proof of public liability insurance to \$10m, current at the time the initiative is taking place. If your organisation does not have insurance, another insured organisation can auspice the application; and
- The applicant is able to supply quotes for all purchases over \$500.

Neighbour Day Everyday Grant

We understand that 'getting to know your neighbours' is important and we encourage you to hold your own neighbourhood get together. The City of Kwinana is keen to support local residents and groups develop a strong community atmosphere. The 'Neighbour Day Everyday' grant is a mini-grant initiative (up to the value \$150) with the aim being to provide financial reimbursement for residents to hold small gatherings with neighbours to encourage social interaction and togetherness.

Objectives

Residents are encouraged to host a Neighbour Day Everyday get-together or activity, focusing on small, simple street-based initiatives such as a BBQ at a park or street book exchange. By coming together, community members are able to forge strong, lasting friendships and new social networks that increase personal and community connection and cultivate a sense of wellbeing while improving safety.

The Neighbour Day Everyday grants aim to:

- Provide local residents with resources and support to organise activities in their streets and local parks;
- Assist community members to create connections with others living in their neighbourhoods;
- Increase the number of street activities happening in Kwinana;
- Increase feelings of safety through increased levels of connection and passive surveillance;
- · Reduce feelings of isolation;
- Identify community leaders and community assets; and
- Build capacity of our community leaders.

The City of Kwinana will provide up to \$150 (as a reimbursement after the activity) to encourage and support community members to organise and host street-level activities in their streets and local parks and invite their neighbours to attend or participate.

Refer to the City's website for <u>Neighbour Day</u> <u>Every Day</u> information and resources to get to know your neighbours:

www.kwinana.wa.gov.au/our-city/funding-and-grants/communityeventfund



Example projects

BBQ in the park, social activities in the front garden or on the footpath, driveway concerts, book exchanges, street bake-offs, busy bee or street clean up, new resident's welcome lunch. Check out the 52 Ways to Connect with your Neighbours via the following link:

www.kwinana.wa.gov.au/our-city/fundingand-grants/community-funding-program/ Documents/52%20Ways%20to%20Connect%20 with%20your%20Neighbours.pdf

For more great ideas and resources on ways to connect with your neighbours visit the www.kwinana.wa.gov.au/our-city/funding-and-grants/communityeventfund

What funding is available?

Up to \$150 per event, reimbursed after the activity for eligible items.

Who can apply?

Residents of the City of Kwinana.

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

Eligibility for this grant

Reimbursement will only be considered if:

- 1. Neighbours must live on the same street in Kwinana or in close proximity to each other; or
- 2. A minimum of four households must attend the event in order to be eligible for the grant.

Grant conditions

 Should multiple individuals living in close proximity to each other apply for a grant in the same timeframe, they will be encouraged to collaborate on a combined event.

- 2. Applicants must complete the online application form and agree to all the terms and conditions at least four weeks prior to the event date.
- 3. Funds cannot be used for the purchase of alcohol or tobacco products. The City encourages the purchase of healthy food choices.
- 4. Funds can be used to purchase goods and services that enable a neighbourhood gathering (for example a BBQ gas bottle refill, party games, eco-friendly disposable cutlery, plates and cups, food, drink and entertainment).
- 5. The Neighbour Day Everyday grant will be paid into the applicants nominated bank account after the City receives receipts of purchases, a feedback form, photographs of the event and is satisfied that the applicant has met the agreed terms and conditions.
- 6. The City reserves the right to refuse reimbursement for inappropriate/unsuitable items. The City will not be liable for any costs incurred by the grant recipient.
- 7. A residence can apply for a maximum of one Neighbour Day Everyday grant per financial year.
- 8. The City of Kwinana will not be held responsible for loss or injury as a result of the activity/ gathering.



Placemaking Grant (Community Project)

What is Placemaking?

Placemaking is about creating great places that people love. This might be through how they look or how they are used. It is about strengthening the connection between people and the places we share, and creating public spaces where we feel welcome (and want to return to). Most importantly, it puts people first. If you have a great idea for your community, we want to hear from you.

Objectives

To facilitate innovative community-led projects that develop and strengthen community identity and nurture a sense of belonging by creating great public spaces. These small incentive grants provide the community with the opportunity to lead the change they want to see in their neighbourhood.

The Placemaking Grant aims to:

- Provide funding support to enable the community to participate in, and feel ownership for community projects;
- Encourage community-led projects to enable local residents/groups to work together on a shared vision for their neighbourhood, developing a sense of pride by delivering improvements that benefit everyone.

The Placemaking Grant supports community-led projects, activations and installations that employ a *Lighter, Quicker, Cheaper* approach to:

- Activate public spaces;
- Create entertaining, engaging and inclusive town centres;
- Enhance streetscapes and/or improve walkability;



- Encourage/increase participation in community life and social inclusion;
- Increase skills, knowledge and leadership capability within the community;
- Celebrate and connect the community; and
- Create or foster the distinctive character of the place.

Example projects

Activities which support the City's Place Plans, small-scale greening projects (verge plantings/gardens), small-scale arts, cultural, or initiatives, little libraries, long-table community lunches/dinners, small-scale beautification projects, or other creative activities or initiatives.

What funding is available?

Up to \$500 per project.

Who can apply?

- Community groups and organisations must be Kwinana based, incorporated and not for profit entities. Organisations who are not incorporated may ask another organisation to auspice their application;
- School P&F Associations, Resident Groups/ Associations, Town Teams; and
- The project can be a partnership between two or more community groups. Joint projects are encouraged.

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

Additional program information

The City may request that the applicant submit quotations relating to the project.

As a part of the applicant process, the City will determine if public liability insurance is required based on the nature/level of risk associated with the project.



The Greening Fund

The Kwinana Greening Fund provides financial support to community groups to plant trees native to the Perth Metropolitan area or undertake other projects aimed at preserving or rehabilitating natural bushland. Provided by the State Government, the Kwinana Greening Fund is for community groups who are looking to 'green up' spaces that are special to them.

Objectives

The green canopy of Kwinana is easily identifiable and valued by its residents.

The Greening Fund has been provided by the State Government to encourage community groups to plant trees native to the local area or undertake projects aimed at preserving or rehabilitating natural bushland. The Fund enables community groups to green spaces special to them.

What funding is available?

Funding of projects is from a pool of state government approved grant funds.

Who can apply?

Community groups and organisations must be Kwinana based incorporated or not for profit entities. Organisations who are not incorporated may ask another organisation to auspice their application.

When can I apply?

Open all year round (or until the funding allocation is exhausted).

Eligibility for this funding program

Funding will only be considered if:

- The community group/organisation can provide proof of public liability insurance to \$10m, current at the time the project is taking place;
- The applicant has supplied quotes for all purchases over \$500; and
- The application is received a minimum of six weeks prior to the planned event date.

Project criteria

- Projects should aim to increase the urban tree canopy or restore areas of bushland primarily.
- The proposal should be in writing on the applicable form and should address the following:
 - A statement detailing a description of the project, including the objectives of the project, the location of the project, an indicative area, expected timeframes and the expected outcomes and benefits that will be delivered to the residents of the area in which the project will be implemented;
 - Demonstrated ability of the group/ organisation to achieve timeframes and budgets outlined in the proposal;
 - The organisation's capacity to administer the project;
 - The projects viability in terms of support from any other relevant organisations.
 - Appropriate marketing and communications acknowledgement of the City's support;
 - Details of other sponsors, proposed or confirmed, involved with the project;
 - Species selection should primarily be from local natives (or approved street trees if it is a verge project). Regeneration of bushland

- areas should attempt to replicate local vegetation communities;
- Projects should occur on Council managed land or Crown land, with the landowner's permission i.e. Department of Biodiversity, Conservation and Attractions; and
- Applicants should consider weed control, watering, site preparation, timing, plant selection, purchasing (City of Kwinana could assist with purchasing and delivery of tube stock in some cases).

Application information

- There is a limit of one successful application per organisation per 12-month period.
- Applicants may seek assistance from the relevant City of Kwinana staff member.
- All applicants will be notified of the outcome of their application within one month of the decision regarding applications.
- Applicants are strongly encouraged to indicate contributions to the project by their organisation either financial or in-kind, including volunteer hours.
- The project acquittals are received by the 31 May 2022.

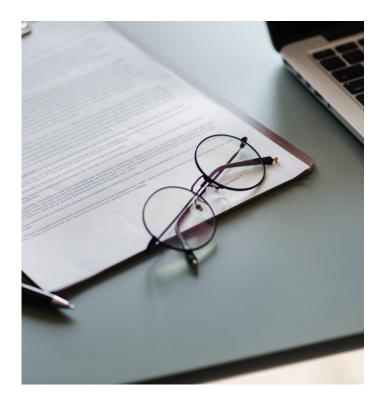


Information for Grant Funding Applicants

How are applications assessed?

The following will be considered when assessing applications:

- Demonstration of community priority and how the project, event or initiative will address this;
- Alignment to the priorities and objectives specific to the fund under which the application is submitted.
- Demonstration that the broader community will be engaged, informed or involved in the project, event or initiative;
- Extent to which the applicant has made other attempts to seek funding, provided a cocontribution or in-kind support;
- Other financial support the applicant has received from the City in the same financial year (1 July to 30 June);
- If the program or service/s is already offered in the City of Kwinana, and whether partnership opportunities have been considered; and
- Due to demand on available funding, not all applications which meet the criteria may be successful in receiving funding. Projects will be prioritised according to greatest demonstrated benefits and alignment with the priorities and objectives of the fund.



Application information

To ensure your application is eligible:

- Applications must be completed and submitted online through the Smarty Grants portal. <u>www.</u> <u>kwinana.wa.gov.au/smartygrants;</u>
- All questions and sections appropriate to your application and program must be completed in order to submit your application;
- Remember to attach all supporting documentation;
- Incomplete or late applications will not be accepted;
- Applications must be submitted and be received by 3.00pm on the date of closure (where applicable), late applications will not be accepted;
- Applications will be accepted until the annual funding allocation for the year has been exhausted; and
- Where applicable, applications are to be submitted no less than six weeks prior to the start of the proposed initiate. In the case of the Kwinana Community Fund, applications must be received with a minimum of six (6) weeks lead-time prior to the start of the initiative, at the time of the close of the funding round closes.

Funding conditions

- All applicants must discuss their project, event of initiative with the Grants Administrator prior to applying on 9439 0251 or grants@kwinana.wa.gov.au.
- The project, event or initiative must occur within the specified time frame, as outlined in the application, unless otherwise approved by the City of Kwinana.
- Funding must be spent wholly on the project, event or initiative as described in the funding agreement.
- Any variations to the project, event or initiative scope must be advised to, and approved by, the City of Kwinana.
- The City reserves the right to be reimbursed and/or withdraw funding if grant conditions are not complied with.
- Funds that remain unaccounted for, or remain unspent in the custody of the applicant, at the conclusion of the project, event or initiative shall be returned to the City for reallocation within 60 days from completion of event or initiative.
- The City may offer applicants an amount less



than they have applied for and reserves the right to stipulate what aspect(s) of the project, event or initiative the funding may be used for.

- The City reserves the right to decline funding for the purchase of food and drinks deemed to be unhealthy, such as fairy floss or soft drinks. The City encourages event/initiative organisers to provide water and fruit.
- If this application for funding is successful, applicants will still be required to complete and submit a facility booking form and/or event application form to the City. Funding approval does not confirm any facility bookings or exempt the applicant from completing relevant event application forms. These forms can be found on the City's website by searching 'Organising an Event' or via the following link: www.kwinana.wa.gov.au/our-services/ organising-an-event

Payment

Payment will be made to the nominated applicant's account, as specified on the application.

If the applicant is being auspiced, payment will be made to the auspicing organisation.

Grant program funds must be claimed within two months of notification, except where an extension has been granted.

Acknowledgement of the City of Kwinana

Applicants are to acknowledge the City, through means such as advertising, promotion and any media publicity associated with any project, event or initiative.

The City of Kwinana logo will be provided via email, upon receipt of the signed agreement, and must be used as stipulated in the accompanying guide.

All marketing and promotional material must be approved by the City of Kwinana prior to being distributed. Details of how to gain this approval will be sent with the logos. Details of these acknowledgements must be included as part of the acquittal of funds.

The City of Kwinana is entitled to publicise financial support provided to applicants for their project, event or initiative.

Applicants may be asked to provide images to feature in stories in various publications and online sites.

In addition, funding recipients must also ensure that the City's positive reputation is maintained at all times.

Acquittal

The requirement for an applicant to submit a funding acquittal will vary for each funding program. Where relevant, organisations/groups/individuals who are successful in their application for funds may be required to provide a completed Acquittal and Evaluation Form. The requirement for this will be confirmed if your application is successful.

If you are required to submit an Acquittal and Evaluation Form to the City, this will include receipts or tax invoices, together with a report outlining the success of the project, event or initiative in meeting its objectives, as provided within the application. The Acquittal and Evaluation Form is accessed through the applicant's Smarty Grants account and is to be submitted within six weeks of completion of the project, event or initiative.

Frequently Asked Questions

How do I submit an application?

The City of Kwinana uses an online grant application portal powered by Smarty Grants. To apply online visit the <u>SmartyGrants</u> website and register an account.

For queries about the guidelines, deadlines, or questions in the application form, please contact the City of Kwinana and quote your application number which will be displayed once an application has been started in Smarty Grants. If you need more help completing the online application form, download the Help Guide for Applicants or check out Smarty Grants user Frequently Asked Questions (FAQ>s).

Before submitting a proposal, applicants should be familiar with the grant or funding guidelines relevant to the program under which the application is submitted. All applicants must discuss their application with the Grants Administrator prior to submission. Please note that applications which do not meet the closing dates or eligibility criteria will not be assessed.

Does fundraising mean raising funds for other activities, or does it include funds raised by the project for its own sustainability?

The City will not contribute to any form of fundraising. Therefore, if your activity involves collecting donations or profiting funds it is not eligible. Revenue raising for cost recovery of the event (e.g. ticket sales to your event) is acceptable.

Does an applicant need to enter into a contract or agreement if successful in funding?

Yes. Applicants seeking funds through the Community Grant Funding Program must agree to the funding terms and conditions.

Does an applicant need an ABN or ACN to receive funding?

This is dependent on the grant you are applying for – refer to the 'Who can apply' section of the individual programs in this document.

Will an applicant need to acquit the funds after the program is complete?

Yes. Successful applicants will need to complete a short report (*Acquittal and Evaluation Form*) and outline the success of the project, event or initiative in meeting its objectives. Tax invoices are to be provided to confirm expenditure of the funds and any promotional materials acknowledging the City's contribution should also be provided. The acquittal is to be submitted via the *Smarty Grants* online portal within six weeks of completing the project, event or initiative. Any unspent funds or funds not accounted for must be returned to the City.

Can there be an extension on the funding period for a successful application?

Yes, by negotiation. If you require an extension to expend your funds past the date stated in your application, you can contact the Grants Administrator to discuss arrangements.

Does the City need to be publicly thanked for the funding received?

Applicants should acknowledge the City, through means such as advertising, promotion and any media publicity associated with any project, activity or event. Approval must be sought to use the City's logo on promotional material.

Should applicants liaise with the City's Grants Administrator or Place Leader?

Yes. Applicants must contact the City's Grants Administrator or Place Leader to discuss their relevant project idea.

If an organisation's office is not located in the City of Kwinana, are they still eligible?

Yes, if over 50% of your membership are City residents, or if the project, activity, or event is carried out within the City's boundaries or will primarily benefit City residents. This will need to be demonstrated at the time of your application.

Can an applicant use community funding to buy equipment?

Capital items, including equipment are eligible for funding through the Kwinana Community Fund Program.

Purchase of minor equipment may also be considered as part of Placemaking Grants.

Should the application budget include GST?

No, the budget is to be excluding GST.

Can multiple grants/funding be applied for?

A project, event or initiative cannot receive funding from multiple City of Kwinana grant programs in the same financial year.

Only one Kwinana Community Fund and Greening Fund application will be funded per organisation in any financial year.

Any other financial support (e.g. sponsorship, contribution or donation) from the City needs to be recognised/included in the budget of the funding application.

Other financial support the applicant has received from the City in the same financial year does not preclude you from applying but may be considered when your application is being assessed.



Need some help with your application?

For further information and assistance, visit the City's website on www.kwinana.wa.gov.au or contact the City's Grants Administrator on 9439 0251 email grants@kwinana.wa.gov.au.

If you do not have access to your own computer, you can access a computer at the Darius Wells Library and Resource Centre, Wellard Community Centre and the Bertram Community Centre.



Sponsorship, Contributions and Donations Guidelines



Sponsorship, Contributions and Donations Guidelines

The Sponsorship, Contributions and Donations Program supports requests for financial assistance for projects, events and initiatives that contribute to the delivery of the City's Strategic Community Plan and aims to optimise the use of City funds to support community groups, organisations and individuals to deliver social, environmental, cultural and economic benefits.

The funding program aims to acknowledge and strengthen the valuable contribution that community groups and their volunteers make towards Kwinana being a vibrant, inclusive and connected community.

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Introduction

These guidelines detail how the City responds to requests for financial assistance to optimise the use of City funds to support community groups, organisations and individuals to deliver social, environmental, cultural and economic benefits.

This guideline document outlines the relevant selection criteria, evaluation and limitations of each funding program.

Applications will only be considered for funding if they can show achievable objectives and clear benefits for the community in line with the priorities and objectives of the specific fund under which the application is being submitted. All previous City grants must be acquitted.

General Eligibility and Exclusions*

Eligibility

Applications for City sponsorship, contributions or donations need to satisfactorily address the following criteria before being considered by the City.

- The program, event or initiative is consistent with the City's sponsorship, contributions and donations objectives.
- The audience for the project, event or initiative should reach one or more of the City's target markets.
- Requests for sponsorship, contributions and donations should be for a project, event or initiative located within the City of Kwinana and which provides a significant return to the general and/or business community. *
- Tangible benefits for the City, its residents and/or local businesses need to be associated with and demonstrated by the program, event or initiative.
- The program, event or initiative must demonstrate positive exposure for the City and its corporate brand and image. The program, event or initiative should provide opportunity to create long-term value to the City, its residents and/or businesses.

General Exclusions

The City will not consider or provide sponsorship, contributions or donations for projects, events or initiatives that involve:

- Commercial organisations or activities.
- Retrospective funding (i.e. projects, events or initiatives that have already commenced or been completed).
- Projects, events or initiatives that denigrate, exclude or offend minority groups.
- Projects, events or initiatives that present a danger to public health or safety.
- Projects, events or initiatives that contravene the policies of the City.
- Previous recipients who have not fulfilled the conditions of their previous funding.
- Projects, events or initiatives for which funds are being sought that do not provide benefits for residents of Kwinana.
- Projects, events or initiatives where multiple applications have been submitted across multiple programs for the same event / initiative in the same financial year.
- An applicant that has previously submitted, and been successful, with an application for a sponsorship, contribution or donation within the same financial year.
- An unspecified purpose or general fundraising campaigns (e.g. for State, national or international causes).
- Recurrent salaries and operational costs.
- The total cost of the event, program or initiative (contributions could include cash, in-kind, volunteer hours etc.).
- Costs already being covered by another sponsor or government body.
- Program, event or initiative is occurring outside of the City's boundaries*.

^{*} The City will only consider sponsorship agreements located outside the City if the sponsorship provides clear benefits to the residents of the City and/or an opportunity to market the City to a relevant target market outside of the City's boundaries.

Donations

The City of Kwinana will consider requests for donations (both cash and in-kind) to any cause which merits the involvement of the City and which will be of direct or indirect benefit to the local residents, in instances where other grants are not suitable or available.

Donations will only be made to individuals and organisations that are based in, or undertake their activities within the City of Kwinana.

What funding is available?

Generally, the maximum amount per 'one-off' cash donation will be \$500, however, applications for higher amounts will be considered on their merits.

The City may also make non-cash / in-kind donations of goods and services up to the value of \$500, to be used as prizes by local organisations in fundraising efforts. For example, a City of Kwinana Recquatic membership or service voucher up to \$500 in value, or merchandise from City teams such as branded drink bottles.

How do I apply?

The Application Form can be accessed by contacting the City's Grants Administrator on 9439 0251 or at grants@kwinana.wa.gov.au to discuss your request.

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

Please note: Applications can take up to four weeks to process, please allow sufficient time when submitting an application.



Fee Waivers

A fee reduction or full fee waiver will only be considered for the hire of City owned and managed facilities. Other fees and charges may still apply for the booking of a facility. Additional charges could include a bond or liquor license, as specified in the City's adopted Schedule of Fees and Charges.

Please note, hire is subject to facility availability, regardless of the outcome of the Fee Waiver Application. All booking requirements and terms and conditions of hire will still apply to any booking approved for a fee waiver. The *Standard Booking Application* and *Terms and Conditions of Hire* can be found at the follow link:

www.kwinana.wa.gov.au/our-facilities/ halls-facilities-hire/Documents/CommS-F-Standardbookingform-2020-21.pdf

What funding is available?

One off waiver

Requests for waiving of hire fees will be assessed taking into consideration organisation's/group's capacity to self-fund, the benefit to the community and past hire history of the group or organisation.

Extraordinary circumstances for additional waiving of hire fees may be considered at the City's discretion.

Ongoing fee waiver

The following organisations will be provided with an annual hire fee waiver as detailed below; a *Standard Booking Application* for the facility hire and an application for waiving of the fees will still need to be completed by the following groups:

Kwinana Schools – every school in the City
of Kwinana is eligible for hire fee waivers on
one occasion (of up to two days per year), for
the purpose of a school organised event. The
booking may be made through the relevant
school or its P&F (Parents and Friends)
Association.

- Kwinana Interschool events hire fee waivers for up to five bookings per year for Kwinana schools to host interschool events, tournaments or carnivals, with 70% of the schools based in the City of Kwinana.
- Progress Association's/Residents Groups/ Towns Teams – hire fee waivers for Progress Association's/Residents Groups/Towns Teams based in the City of Kwinana for three hours per month for the purpose of conducting monthly meetings of residents.
- Hire fee waiver for the RSL on one occasion per year, for the hire of the Medina Hall complex, to host ANZAC day functions.

Other Waivers

In order to support the establishment of a new community group or to support vulnerable communities without financial resources, or a new community or sporting activity for which demand is untested, consideration may be given to waiving hire fees and charges until sustainability is achieved by the group.

Facility bonds for the hire of facilities may be waived under some circumstances.





How do I apply?

The Application Form can be accessed by contacting the City's Bookings Team at bookings@kwinana.wa.gov.au or on 9439 0407 to discuss your request.

When can I apply?

Open all year round.

Please note: Applications can take up to four weeks to process, please allow sufficient time when submitting an application.

Program specific exclusions

Ineligible requests include:

 Programs, events and initiatives that are funded from grant moneys, including both City of Kwinana grants and external grants.

Please note: Hire fees should be factored into the project costs in the budget section of any grant application.

Sponsorship

The City of Kwinana will consider entering into sponsorship arrangements with organisations or individuals to support new or existing programs, services, facilities or events that contribute to the quality of life of residents of the City of Kwinana.

Sponsorship arrangements will only be considered when there is an alignment with the objectives outlined in the City of Kwinana's Strategic Community Plan and the benefits to residents of the City are clearly demonstrable.

All sponsorship proposals should generally fall into one of the following categories:

- Business, industry or economic.
- Cultural, social or the arts.
- Sporting or healthy lifestyle orientated.
- Environmental.

Sponsorship proposals should address the following:

- A statement of the objectives and detail of the sponsorship activity;
- A detailed statement outlining the outcomes and benefits that will be delivered over the short/medium/long term to the residents of the City of Kwinana;
- Demonstrated ability to achieve timeframes and budgets outlined in the proposal;
- The organisation's capacity to administer the project;
- The activity's viability in terms of support from any other relevant organisations;
- Appropriate marketing and communications acknowledgement of the City's sponsorship support; and
- Details of other sponsors, proposed or confirmed, involved with the activity.

How do I apply?

A Sponsorship Proposal Request can be accessed by contacting City's Grants Administrator at grants@kwinana.wa.gov.au or on 9439 0251 to discuss your request.

When can I apply?

Open all year round.

Please note: Applications can take up to four months to process, please allow sufficient time when submitting an application.

The City will consider sponsorship proposals up to the value of \$10,000 (total including cash and inkind contributions) on a case-by-case basis.

Exclusions

Ineligible requests include:

- Events, programs and activities that are funded from other City of Kwinana grant moneys.
- Organisations that do not provide benefits to local residents.
- Religious or political activities or entities.
- Activities for private or commercial gain.
- Backdated events or activities.





Waste Collection and Disposal Assistance Scheme

The City of Kwinana will consider requests from community groups who are hosting free community events within the City, to assist with waste and recycling collection and disposal costs.

What funding is available?

Any organisation staging a free community event in Kwinana may apply for up to 20 x 240-litre waste and 20 x 360-litre recycling bin collection services for their event, free of charge once per financial year.

How do I apply?

The application can be made whilst completing the City's Environmental Health Forms, to be submitted to the City at least 60 days prior to your event date.

For further information phone 9439 0200 or email customer@kwinana.wa.gov.au.

When Can I Apply?

Open all year round.

Educational Scholarships

The City of Kwinana Scholarship program aims to recognise educational achievement and encourage attainment of entry level qualifications and further education places by young people from Kwinana. It also has long-term goal of raising the educational standard of residents and assisting local people to compete effectively in the jobs market.

City of Kwinana Educational Scholarships

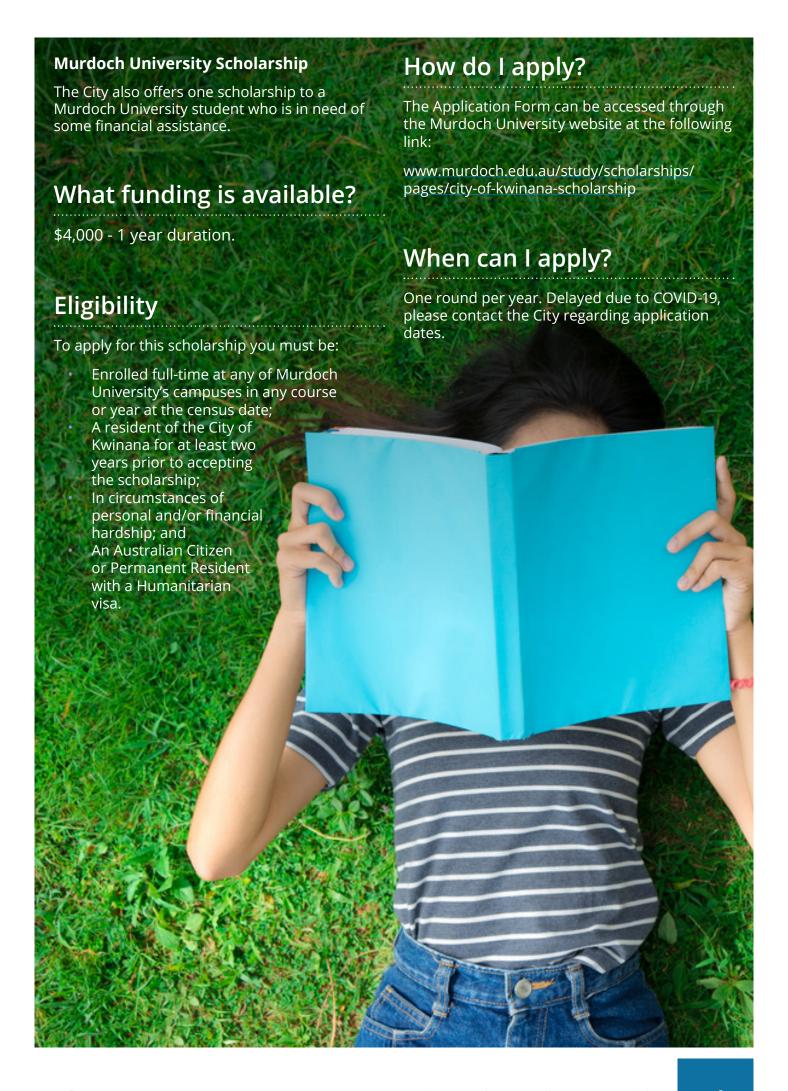
The City offers scholarships to promote educational development and skill enhancement amongst local young people.

Scholarships will be allocated in consultation with all secondary education providers currently located within the City of Kwinana.

Scholarships will recognise vocational subjects as well as academic achievement as a means of gaining entry-level qualifications.

Please refer to the Educations Scholarship Program Guidelines <u>here</u> or visit the City's website at the following link:

www.kwinana.wa.gov.au/our-services/youth-services/youth-development/educational-scholarships





Planning, Building, Health and Food Fees Reimbursement Scheme – Community Organisations

The City of Kwinana will reimburse a percentage of the planning, building, health, waste and food fees paid by local community groups and organisations on development of new facilities (including extensions and alterations to existing facilities) within the City of Kwinana.

Eligible groups include:

- Not-for-profit organisations;
- Community groups;
- Volunteer organisations, and
- Religious groups.

What funding is available?

A reimbursement of 50% of the fees paid, to a maximum of \$1,000 per year.

When can I apply?

Open all year round (or until the annual funding allocation is exhausted).

How do I apply?

Liaise with the relevant City Officer for your project. Applications are to be made in writing in the financial year in which the fees have been paid.

For further information phone 9439 0200 or email <u>customer@kwinana.wa.gov.au</u>.

Minor Capital Works

The Minor Capital Works Fund is to encourage local community organisations using City facilities, or facilities where an agreement is in place between the City and another public entity (such as the Department of Education) for the joint use of the facilities, to maintain the facility to service levels sufficient to meet community need.

Program specific criteria

Minor capital works will only be considered for City owned/controlled reserves, road reserves and property, or where a joint use agreement is in place for use of the facility by the community at large.

It is a requirement that the applicant provides at least 50% of the total project cost. Applicant contributions can be either cash or in-kind, such as donated supplies, materials or services e.g. labour.

Examples of suitable projects include:

- Installing benches in a park;
- Additional play equipment in a playground;
- Installing reverse cycle air conditioning in clubrooms:
- Cleaning courts;
- Relaying cricket wicket surfaces;
- Installing a basketball hoop; and
- Building a community barbeque.

What funding is available?

The City contribution to the project will be to a maximum of \$5,000 per project. Applicants will need to provide at least 50% of the total project cost.

How do I apply?

Applications are to be made in writing in the financial year in which the project is undertaken. For further information contact the Community Development Officer Recreation and Inclusion on 08 9439 0283 or grants@kwinana.wa.gov.au.

When can I apply?

Open all year round.



Local Organisations Financial Assistance via Loan Funds

The Loan Funds scheme aims to assist local organisations based in Kwinana by raising loans on their behalf for items of capital expenditure.

Clubs or local organisations requesting the City to raise loans on their behalf will be required to:

- Provide the past three years audited trading and balance sheet statements along with a business plan;
- · Be an incorporated body; and
- Satisfy the City that the purpose of the loan lends itself to municipal purposes as identified in the City of Kwinana Strategic Community Plan.

What funding is available?

The City will consider requests on a case-by-case basis.

How do I apply?

Please contact the City's Grants Administrator on 9439 0251 or at grants@kwinana.wa.gov.au to discuss your request.

When can I apply?

Open all year round.

Please note: Applications can take up to three months to process as a formal Council resolution is required to support the loan process. Please allow sufficient time when submitting an application.

Information to Applicants

How are applications assessed?

The following will be considered when assessing applications:

- Demonstration of community priority and how the project will address community priority;
- Alignment to the priorities and objectives specific to the fund under which the application is made;
- Demonstration that the broader community will be engaged, informed or involved in the project;
- Extent to which the applicant has made other attempts to seek funding, provided a cocontribution or in-kind support;
- Other financial support the applicant has received from the City in the same financial year (1 July to 30 June);
- If the program or service/s is already offered in the City of Kwinana and whether partnership opportunities have been considered; and
- Due to demand on available funding, not all applications which meet the criteria may be successful in receiving funding. Projects will be prioritised according to greatest demonstrated benefits and alignment with the priorities and objectives of the relevant fund.

Application information

To ensure your application is eligible:

- All questions and sections appropriate to your application and program must be completed before submitting your application;
- Remember to attach all supporting documentation; and
- Incomplete or late applications will not be accepted.

Funding conditions

- All applicants must discuss their project, event or initiative with the Grants Administrator prior to applying on 9439 0251 or at grants@kwinana.wa.gov.au.
- The project, event or initiative must occur within the specified time frame, as outlined in the application, unless otherwise approved by the City of Kwinana.
- Funding must be spent wholly on the project, event or initiative as described in the funding agreement.
- Any variations to the project, event or initiative scope must be advised to, and be approved by, the City of Kwinana.
- The City reserves the right to be reimbursed and/or withdraw funding if grant conditions are not complied with.
- Funds that remain unaccounted for, or remain unspent in the custody of the applicant, at the conclusion of the project, event or initiative shall be returned to the City for reallocation in the future, within 60 days from completion of the event.
- The City may offer applicants an amount less than they have applied for and reserves the right to stipulate what aspect(s) of the project, event or initiative the funding may be used for.
- The City reserves the right to decline funding for the purchase of food and drinks deemed to be unhealthy, such as fairy floss or soft drinks. The City encourages project, event or initiative organisers to provide water and fruit.
- If this application for funding is successful, applicants will still be required to complete and submit a facility booking form and/or event application forms to the City. Funding approval does not confirm any facility bookings or exempt the applicant from completing relevant event application forms. These forms can be found on the City's website by searching 'Organising an Event' or via the following link: www.kwinana.wa.gov.au/our-services/organising-an-event

Payment

Payment will be made to the nominated applicant's account, as specified on the application.

If the applicant is being auspiced, payment will be made to the auspicing organisation.

Grant program funds must be claimed within two months of notification, except where an extension has been granted.

Acknowledgement of the City of Kwinana

Applicants are to acknowledge the City, through means such as advertising, promotion and any media publicity associated with any project, event or initiative.

The City of Kwinana logo will be provided via email, upon receipt of the signed agreement, and must be used as stipulated in the accompanying guide.

All marketing and promotional material must be approved by the City of Kwinana prior to being distributed. Details of how to obtain this approval will be supplied with the logos.

The acknowledgements must be included as part of the acquittal of funds (where required).

The City of Kwinana is entitled to publicise financial support provided to applicants for their project, event of initiative.

Applicants may be asked to provide images to feature in stories in various publications and online sites.

In addition, funding recipients must also ensure that the City's positive reputation is maintained at all times.

Acquittal

The requirement for an applicant to submit a funding acquittal will vary for each funding program. Where relevant, organisations/groups/individuals who are successful in their application for funds may be required to provide a completed Acquittal and Evaluation Form. The requirement for this will be confirmed if your application is successful.

If you are required to submit an Acquittal and Evaluation Form to the City, this will include receipts or tax invoices, together with a report outlining the success of the project, event or initiative in meeting its objectives provided as per the application. The Acquittal and Evaluation Form is accessed through the applicant's Smarty Grants account and is to be submitted within six weeks of completion of the project, event or initiative.

Frequently Asked Questions

How do I submit an application?

Refer to individual funding programs in this document.

Before submitting a proposal, applicants should be familiar with the grant or funding guidelines relevant to the program under which the application is submitted. All applicants are strongly advised to discuss their application with the Grants Administrator prior to submission. Please note that applications which do not meet the closing dates or eligibility criteria will not be assessed.

Does fundraising mean raising funds for other activities, or does it include funds raised by the project for its own sustainability?

The City will not contribute to any form of fundraising. Therefore, if your activity involves collecting donations or profiting funds it is not eligible. Revenue raising for cost recovery of the event (e.g. ticket sales to your event) is acceptable.

Does an applicant need to enter into a contract or agreement if successful in funding?

Yes. Applicants seeking funds through the City's funding programs must agree to the funding terms and conditions.

Does an applicant need an ABN or ACN to receive funding?

This is dependent on the grant you are applying for – refer to the 'Who can apply' section of the individual programs in this document.

Will an applicant need to acquit the funds after the program is complete?

Yes. Successful applicants may need to complete a short report (*Acquittal and Evaluation Form*) and outline the success of the project, event or initiative in meeting its objectives (depending on your funding program. Tax invoices are to be provided to confirm expenditure of the funds and any promotional materials acknowledging the City's contribution should be provided. This is to be submitted via the *Smarty Grants* online portal within six weeks of completing the project, event or initiative. Any unspent funds or funds not accounted for must be returned to the City.

Can there be an extension on the funding period for a successful application?

Yes, by negotiation. If you require an extension to expend your funds past the date stated in your application, you can contact the Grants Administrator on 9439 0251 to discuss arrangements.

Does the City need to be publicly thanked for the funding received?

Yes. Applicants should acknowledge the City, through means such as advertising, promotion and any media publicity associated with any project, activity or event. Approval must be sought to use the City's logo on promotional material.

Do applicants liaise with the City's Grants Administrator or Place Leader?

Yes. Applicants must contact the City's Grants Administrator on 9439 0251 to discuss their relevant project idea.

If an organisation's office is not located in the City of Kwinana, are they still eligible?

Yes, if over 50% of your membership are City residents, or if the project, activity, or event is carried out within the City's boundaries or will primarily benefit City residents. This will need to be demonstrated at the time of your application.

Should the application budget include GST?

No. The budget is to be excluding GST.

Can multiple grants/funding be applied for?

A project, event or initiative cannot receive funding from multiple City of Kwinana grant programs in the same financial year.

Other financial support (for different projects, events or initiatives) the applicant has received from the City in the same financial year does not preclude you from applying but may be considered when your application is being assessed.

Need some help with your application?

For further information and assistance, visit the City's website on www.kwinana.wa.gov.au or contact the City's Grants Administrator on 9439 0251 or email grants@kwinana.wa.gov.au.

If you do not have access to your own computer, you can access a computer at the Darius Wells Library and Resource Centre, Wellard Community Centre and the Bertram Community Centre.



15 Reports - Economic

Nil

16 Reports – Natural Environment

Nil

17 Reports – Built Infrastructure

17.1 Adoption of Local Development Plan, Stage 37B, The Village at Wellard

DECLARATION OF INTEREST:

SUMMARY:

A Local Development Plan (LDP) for Stage 37B, The Village at Wellard, has been received for consideration under the City of Kwinana's Local Planning Scheme No. 2 (LPS2) (refer Attachment A for Location Plan).

The LDP (refer to Attachments C and D) comprises of residential zoned lots that received subdivision approval from the Western Australian Planning Commission (WAPC) in November 2016 (City Ref: S154137). This subdivision application was approved with a condition requiring the preparation of an LDP. The LDP has a combination of Residential (R25 and R40) zoned lots, corresponding with the zonings prescribed on the approved Wellard Village Local Structure Plan (LSP) (refer to Attachment B).

The LDP sets out design requirements for future development on the lots in Stage 37B of the subdivision. These requirements apply in addition to, or replace, existing residential development planning requirements. The provisions permit certain variations to the provisions in order to guide a desired and consistent built form outcome in The Village.

The LDP has been reviewed against State Planning Policy 7.0 - Design of the Built Environment (SPP7) and State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes) in addition to 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 LDP is considered to meet the provisions set out in the abovementioned state and local planning policies and is therefore supported by City Officers and recommended for approval.

OFFICER RECOMMENDATION:

That Council approves the Local Development Plan for Stage 37B, The Village at Wellard, (as per Attachments C and D), 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

Metropolitan Region Scheme: Urban Local Planning Scheme No. 2: Residential

Background

An LDP for Stage 37B The Village at Wellard has been received for the consideration of Council under LPS2 (refer Attachments C and D). The LDP is the latest stage of the Wellard Village development, located towards the south west of the development area and includes Calne Court and a portion of Bellingham Parade (refer to Attachment C and D). The LDP is adjacent to previously approved LDP's for Stages 33 and 37A, The Village at Wellard.

The LDP has a combination of Residential R25 and R40 zoned lots, corresponding with the zonings prescribed on the approved Local Structure Plan (LSP) (refer to Attachment B). In November 2016, the WAPC approved a subdivision application (City Ref: S154137) that includes the lots shown on the LDP. This subdivision application contains a number of stages of The Village at Wellard development and includes a condition requiring the preparation of an LDP.

In May 2020, the proponent requested a minor modification to the lot layout of the approved subdivision. No changes were proposed to the total number of lots as per the approved subdivision plan. City Officers and the WAPC considered the amendment to be minor and it was supported. The subdivision layout is consistent with this LDP and this will be reflected on the final subdivision plan at Deposited Plan stage.

Planning Assessment

The LDP has been assessed in accordance with Schedule 2 (Part 6) of the Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). Part 6 of the Regulations provides guidance for processing of Local Development Plans. Therefore, consideration has been given to LPS2, State and Local Planning Policy requirements as outlined below.

Local Planning Policy No.1 - Landscape Feature and Tree Retention

The objective of LPP1 is primarily for the retention of significant trees and landscape features. Under this policy, the proponent is to undertake measures to seek the retention of significant trees prior to subdivision works being undertaken.

To date, City Officers have liaised with the proponent regarding the retention of existing trees within the LDP area. At the initial subdivision stage, up to three established trees were identified for retention within the LDP area. Since this time, the proponent has provided a certified report outlining one of the three trees to be removed as it is in decline and unable to be saved. Based on the findings in the report, City Officers are satisfied this tree can be removed and have advised the proponent of this. The remaining two trees for retention are located within the road reserves. Future development (such as crossovers and driveways) on the lots adjacent to the retained trees will be required to be located so as to ensure no impacts on these trees. The retained trees are indicated on the LDP.

Local Planning Policy No.2 – Streetscapes

LPP2 aims to enhance streetscapes across the City through provisions relating to road design, landscaping and built form outcomes. The engineering drawings for Stage 37B have been reviewed and are considered to comply with LPP2 in terms of road infrastructure, location of footpaths and sufficient road reserve widths to accommodate street trees. Street tree locations stipulated on the LDP are also consistent with the provisions of LPP2 at a minimum rate of one per lot frontage. LPP2 also incorporates a number of model provisions for LDP's in relation to dwelling façades, fencing and garage setbacks.

In relation to dwelling façade treatment, LPP2 states the following:

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:

- Articulation in dwelling facade (i.e. varied wall setbacks);
- A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
- Major habitable room openings incorporating large windows to provide surveillance;
- Roof forms that incorporate gables;
- A balcony, portico, or verandah; or
- A built in planter box.

The LDP incorporates the above model provision as seen in Element 3(c). Compliance with these provisions detail how dwellings within the LDP area could be designed to help provide for a more attractive and interesting streetscape. The option to include large windows also promotes passive surveillance.

In relation to fencing, the model provisions of LPP2 (as applicable to this LDP) state the following:

Fencing

- Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 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.

These provisions are seen in Element 5 of the LDP. This fencing design provides passive surveillance for both primary and secondary streets as required under LPP2. Compliance with these provisions will also work to provide appropriate fencing that delivers open and more attractive streetscapes in the LDP area.

LPP2 outlines the following model provisions in relation to garages:

Garages

- 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.
- 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.
- 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, forward of the dwelling alignment with a minimum depth of 1.5 metres.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment.

- 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.
- 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.
- For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

The above provisions have been incorporated into the LDP and can be seen in Element 4. The intent of garage setbacks under LPP2 is to ensure parked vehicles do not obstruct footpaths when they are parked in front of the garage. Footpaths are boundary aligned in accordance with LPP2 and therefore garages are to be setback a minimum of 4.5m from the front boundary to allow adequate space for vehicles parked in driveways. These provisions also work to reduce the impact of garages on the streetscape by pushing them further from the front of the lot.

Collectively, these provisions satisfy the requirements of LPP2, and ultimately seek to provide for a more attractive streetscape.

Local Planning Policy No. 8 - Designing Out Crime

In working to reduce the likelihood of crime occurring, LPP8 sets out design guidelines for consideration in assessing LDPs, subdivisions and development applications. The major design elements that should feature on new dwellings are building orientation and surveillance. In this respect, the LDP includes provisions that require both primary and secondary street façades of new single houses to be articulated and incorporate at least one major opening that overlooks the street (refer to Elements 3(a) and 3(b) of the LDP). These provisions complement the R-Codes which require clearly articulated entrances and at least one major opening to face the street. The LDP also permits relatively low fencing in the front setback area to provide adequate surveillance. These provisions address the objectives of LPP8 and ultimately work to reduce the likelihood of crime occurring.

<u>State Planning Policy No.7 – Design of the Built Environment</u>

SPP7 provides the broad framework for design of the built environment by incorporating 10 overarching design principles that have been considered in the assessment of the amended 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 retention of trees and provision
 of street trees within the amended LDP area in addition to provisions regarding
 built form outcomes ensure these design principles of SPP7 are satisfied.
- Design Principles 4 (Functionality and build quality); 6 (Amenity); 10
 (Aesthetics): The LDP satisfies these three design principles through a number of
 provisions that encourage adequate private outdoor living areas that are
 functional. The design principles regarding amenity and aesthetics are
 adequately implemented through the City's LPP2 and provisions requiring
 architectural features on the front façade of dwellings.
- Design Principles 7 (Legibility); 8 (Safety): The LDP addresses the design principles of safety and legibility through the application of LPP8 as outlined above.

Design Principles - 3 (Built form and scale); 9 (Community): The LDP addresses
these design principles suggesting energy efficient design and orientation of
buildings and proposing design features for dwellings that match the applicable
density and provide for an attractive streetscape.

State Planning Policy 7.3 (R-Codes)

The LDP proposes variations to a number of deemed to comply requirements of the R-Codes relating to:

- Lot Boundary Setbacks
- Open Space
- Street Setbacks

The LDP varies lot boundary setback provisions as prescribed in the R-Codes by permitting longer nil setback walls (i.e. parapet walls). All lots zoned R40, or with a frontage of 11m or less are also permitted to have nil setbacks to both side boundaries (refer to Element 2 of the LDP). The boundary wall provisions in the LDP are acceptable considering R40 zoned lots are generally smaller in size and provide for higher density living. Additionally, in order to ensure better use of the site, lots with a frontage of 11 metres or less are permitted to have boundary walls to both side boundaries. The LDP also clarifies that for lower density lots (R25), boundary walls are not permitted within the rear four metres of the lot. The intention of this provision is to promote functional private outdoor living areas to the rear of the lot and provide for development that is consistent with the lower density, R25 zone.

The open space requirements are permitted to be reduced as part of the LDP, where a sufficient outdoor living area is provided. These variations for both the R25 and R40 lots seek to promote better use of the site and intend to provide for more usable outdoor living spaces. 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 for the smaller 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 required to be open to sunlight and ventilation which aligns with the relevant design principles of the R-Codes.

It should also be noted that the Department of Planning, Lands and Heritage has recently released the draft amendments to the R-Codes that seek to reduce the open space requirements and place a greater emphasis on providing a compliant private outdoor living area that can be adequately used for recreation.

It should be noted that the street setback, lot boundary setback and open space provisions as varied in the LDP are all consistent with previously approved LDP's across Wellard Village. Consistency throughout Wellard Village is seen as a key in pursuing good development outcomes and ultimately promote good and proper planning.

Conclusion

The LDP has been assessed by City Officers and is considered to be consistent with relevant local and state planning policies. The LDP will be a single point of reference that provides clarity and certainty to builders, property owners and City Officers.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a declaration of interest, the land owner is Peet Limited and Department of Housing Joint Venture and the proponent is Creative Design and Planning.

The following strategic and policy based documents were considered in assessing the application:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

State Planning Policies

State Planning Policy No. 7.0 – Design of the Built Environment

State Planning Policy No. 7.3 – Residential Design Codes of Western Australia Volume 1

Schemes

Metropolitan Region Scheme

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

Local Planning Policy No. 8 – Designing Out Crime

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, by including a provision encouraging dwellings to be orientated to take advantage of a northern aspect. The LDP also identifies street trees to be provided in the verge, in addition to the retention of two existing trees.

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 LDP has been prepared by the developer and the lots have not yet been created and are all in the ownership of the developer. The LDP was not advertised as it is not considered to adversely affect any owners or occupiers within the surrounding area. The application is considered to be of low impact and is generally consistent with previously approved LDP's in the surrounding area. Therefore, it is considered unnecessary to advertise the LDP.

PUBLIC HEALTH IMPLICATIONS:

The recommendations of this report have the potential to help improve on the following determinants of health –

- Built Environment Built Environment Quality and Neighbourhood Amenity; and
- Socio-economics Community Safety.

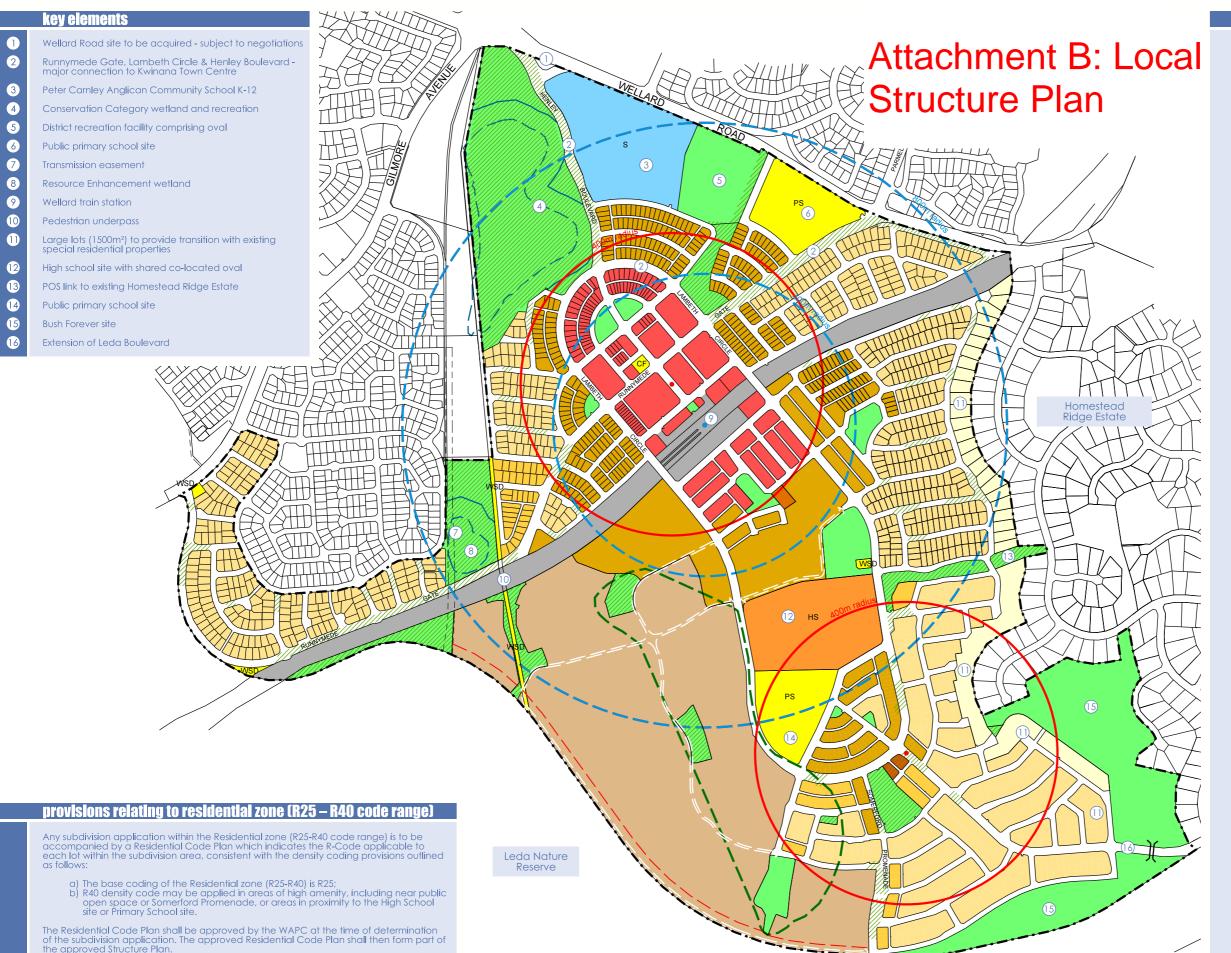
RISK IMPLICATIONS:

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

| Risk Event | Appeal of Council's decision on the LDP. |
|---------------|--|
| Risk Theme | Failure to fulfil statutory regulations or compliance requirements |
| | Providing inaccurate advice/ information. |
| Risk | Reputation |
| Effect/Impact | Compliance |
| Risk | Strategic |
| Assessment | |
| Context | |
| Consequence | Minor |
| Likelihood | Possible |
| Rating | Low |
| (before | |
| treatment) | |
| Risk | Reduce - mitigate risk |
| Treatment in | |
| place | |

| 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 LPS2, R-Codes, Bushfire Guidelines and relevant Policies. Liaising with the proponent throughout the application process. |
|--|--|
| Rating (after treatment) | Low |





Public Purposes Denoted As Follows: HS High School

Railways

LOCAL SCHEME RESERVES

METROPOLITAN REGION SCHEME RESERVES

Public Purposes Denoted As Follows: CF Community Facility PS Primary School

Park, Recreation & Drainage

WSD Water Supply Sewerage & Drainage

ZONES AND R-CODES

Residential R10 (large lots) Residential R20 Residential R25-R40 Residential R30 Residential R40 Residential R80 Special Use

Denoted As Follows:

School

OTHER Neighbourhood Centre R60 (Neighbourhood Node)

> Neighbourhood Centre R80 (Incorporating retail, office, residential

and community facilities) Easement

Wetland boundary Wetland Buffer

Possible Tree Retention Area Indicative Neighbourhood Centre 400m

walkable catchment Indicative Train Station 400m & 800m walkable

catchment Key Movement Network

(subject to detailed subdivision design) Bushfire Setback (in accordance with approved Fire Management Plan/Bushfire Attack Level Assessment)

— • — Structure Plan Boundary

CF COMMUNITY PURPOSE FACILITY

Denotes a community purposes site of 5000m² to be vested free of cost in the Crown in accordance with section 152 (1) (f) of the Planning and Development Act 2005, or granted freehold to the Town of Kwinana. This site may be reduced in land area subject to the following requirements being met:

i. The Council of the Town of Kwinana agrees to the reduction;

ii. The reduction is not more than 3800m² (i.e. a minimum site area 1200m²);
iiii. The land owner makes a reasonable financial contribution to the Town of Kwinana as agreed to by Council, with this based upon an

to by Council, with this based upon an equitable funding arrangement for a community facility to be developed on the site; iv. The community facility under iii is that chosen by the Council of the Town of Kwinana; v. The land owner enters into a suitable agreement with the Town of Kwinana

guaranteeing requirements i to iv are met.

IMPORTANT VEGETATION AREA

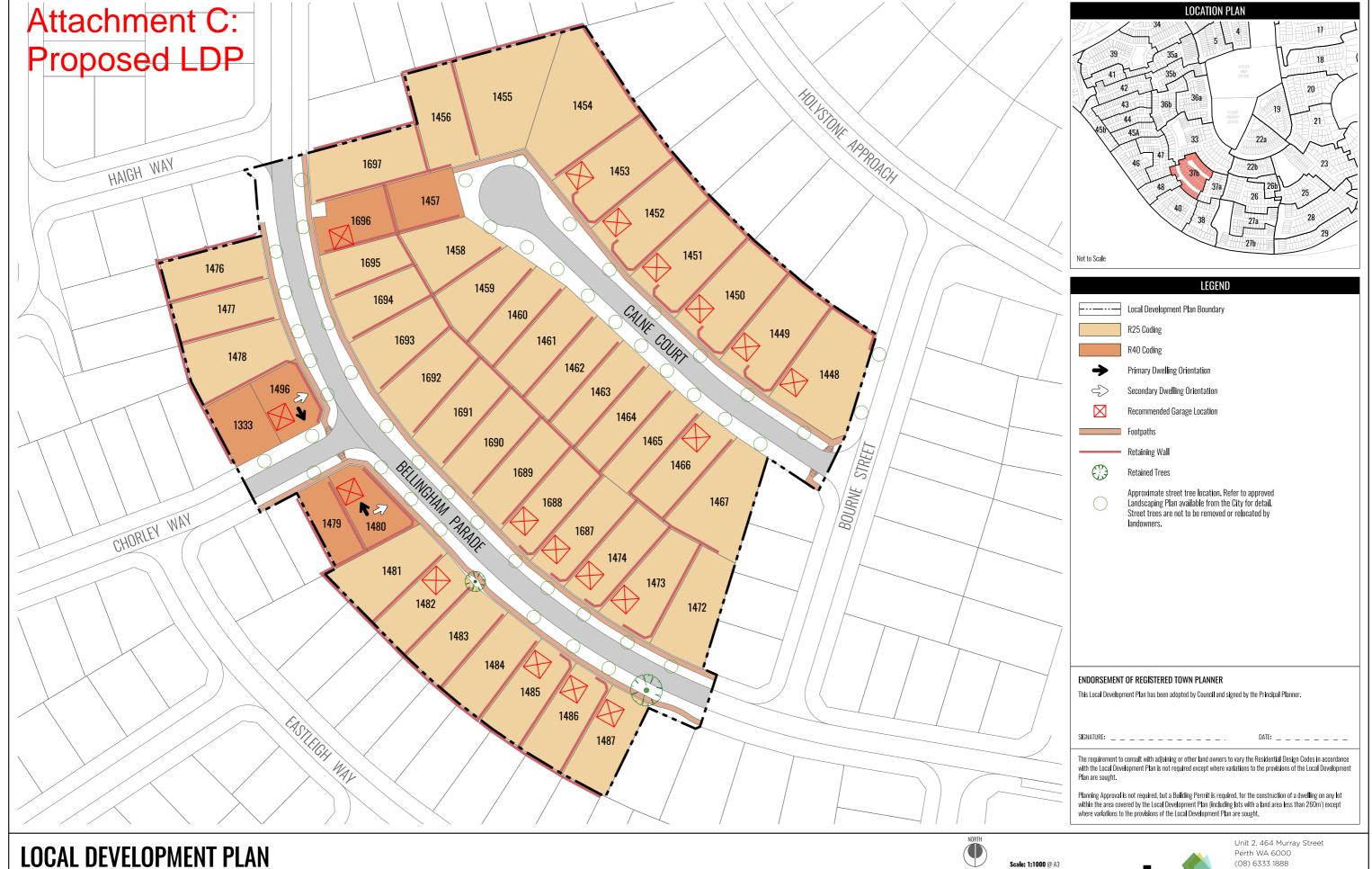
Existing linear Public Open Space and adjacent road reserves will incorporate and protect vegetation where practical. The ability to protect vegetation will be determined through a detailed tree survey at the subdivision design stage, with the final subdivision design being articulated to ensure the practical protection of vegetation.

DEDICATED FAUNA UNDERPASS

Denotes location for dedicated fauna underpass to be provided as part of extension of Leda Boulevard. The underpass is to facilitate fauna connectivity either side of Leda Boulevard within the Bush Forever Site. The underpass is to be located, designed and constructed to the satisfaction of the Department of Environment and Conservation and Town of Kwinana.



Subdivision Approval has been issued where lot layout shown.



Stage 37B, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project



DATE: 02/09/2020 DRAWN: JP PROJECTION: PCG 94 PLANNER: MT



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LDP PROVISIONS – VILLAGE AT WELLARD STAGE 37B

The provisions addressed below and on the reverse plan relate to Stage 37B within The Village at Wellard Estate, Wellard. The requirements of the Residential Design Codes (R-Codes) apply unless otherwise provided for below. The following standards represent variations to the R-Codes and constitute 'Deemed-to-Comply' requirements pursuant to the Codes.

| 1. R-CODE VARIATIONS | | |
|---|-------------|---------|
| a) Minimum Open Space i. R25: | *. | 40% |
| ii. R40: | | 35% |
| 2. SETBACK PROVISIONS | | |
| | Minimum | Maximum |
| a) Dwelling: i. Primary Street: | | |
| - R25: | 3.0m | 5.0m |
| - R40: | 2.0m | 4.0m |
| b) Garage Setbacks: i. Primary Street: ii. Secondary Street: | 4.5m Nil | - - |
| Boundary Walls: (Parapets) For all R40 lots, lot boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear setback requirements (with the exception of side street boundaries). For all R25 lots with a frontage of 11m or less, lot boundary walls are permitted to both side boundaries for a maximum length prescribed by a 4m setback from the rear boundary and the front setback requirements. | | |

NOTES – MINIMUM OPEN SPACE

*NB:

- For R25 lots, minimum open space may be reduced to 40%, subject to the provision of a 30m² Outdoor Living Area.
- For R40 lots, minimum open space may be reduced to 30%, subject to the provision of a 20m² Outdoor Living Area.
- In both instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

3. BUILDING FORM, ORIENTATION & DWELLING FACADE

- a) The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the Local Development Plan. The front elevation shall consist of at least one major opening to a habitable room overlooking the 'Primary Dwelling Orientation'.
- b) The design of dwellings on applicable lots shall include a side elevation, which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the Local Development Plan.
 - The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- c) 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:
 - i. Articulation in dwelling facade (i.e. varied wall setbacks);
 - A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);

- Major habitable room openings incorporating large windows to provide surveillance:
- iv. Roof forms that incorporate gables;
- v. A balcony, portico, or verandah; or
- vi. A built-in planter box.
- d) Where possible, dwellings are to be designed to take advantage of northern solar orientation.

4. VEHICULAR ACCESS & GARAGES/CARPORTS

- a) All garages are to have doors to enclose them.
- b) Recommended garage locations apply to lots identified on the Local Development Plan; this referencing the side of the lot to which the garage location is recommended. Recommended garage locations do not prescribe boundary walls.
- c) 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.
- d) 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.
- e) Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - A clear indication of the dwelling entrance.
 - ii. The dwelling entrance shall be the dominant feature of the facade, and shall include a portico or veranda, forward of the dwelling alignment with a minimum depth of 1.5 metres.
 - iii. Garages are to be set back at least 0.5 metres behind the dwelling alignment.
- f) 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.
- g) 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.
- h) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m, where it adjoins the primary street boundary.

5. FENCING

- a) 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.
- b) For secondary street boundaries, fencing 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.

6. STREET TREES

a) In accordance with the City's Streetscape Policy, a minimum of one street tree is required per lot (or as agreed with the City). Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established (or as agreed with the City). Street trees are to be generally located as shown on the Local Development Plan, subject to detailed landscape design and crossover locations. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.

7. NOTIFICATION TO PROSPECTIVE PURCHASERS

a) The Developer is required to give prospective purchasers a complete copy of all the requirements of this Local Development Plan prior to Offer and Acceptance being made.

Attachment D: Proposed LDP

LOCAL DEVELOPMENT PLAN

Stage 37B, The Village at Wellard Page 2 of 2

A PEET Limited and Department of Housing Joint Venture Project

Not to Scale @ A3

PLAN: PACWE-4-035C REVISION: C DATE: 02/09/2020 DRAWN: JP PROJECTION: PCG 94 PLANNER: MT cdp
Town Planning & Urban Design

Unit 2, 464 Murray Street Perth WA 6000 (08) 6333 1888 info@cdpaus.com.au www.cdpaus.com.au

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17.2 Submission on proposed amendments to the Planning and Development (Local Planning Schemes) Regulations 2015

DECLARATION OF INTEREST:

SUMMARY:

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) took effect on 19 October 2015, replacing the Town Planning Regulations 1997. The Regulations include model provisions (a template for new local planning schemes) and deemed provisions (mandatory provisions that apply to all local planning schemes), as well as procedural provisions relating to the creation and amendment of local planning schemes.

The state government released an Action Plan for Planning Reform in 2019, which sought to streamline the planning system in Western Australia. In response to the COVID-19 State of Emergency, a number of measures are being brought forward for implementation in 2020. Many of these reforms relate to reducing the number unnecessary planning applications and processes to assist in the delivery of small projects and to support small businesses.

Specifically, a number of amendments are being made to the Regulations which detail when development applications are required, as well as the procedures required for advertising planning documents and applications. The following changes are of note:

- Demolition of non-residential buildings to be exempt from needing development approval.
- Minor excavation and fill on non-residential sites to be exempt from needing development approval.
- Home occupations to be exempt from needing development approval in all zones (where permissible in LPS2).
- Optional check of house plans to determine if application meets deemed to comply criteria of R-Codes, and is therefore exempt from needing development approval.
- Extension of advertising period over holiday periods.
- Recreation-private exempt from needing development approval in light industry zones.
- Parking provisions not applicable where a land use is exempt from needing approval.
- Advertised planning documents no longer needing hard copies at the Council
 office.

City officers have reviewed the advertised amendments and are supportive of most provisions, noting that some exemptions should be reconsidered and/or removed as they are not suitable in all settings. These changes should contribute to less development applications for minor applications and some efficiencies in processing of applications.

OFFICER RECOMMENDATION:

That Council adopt the submission responding to the proposed modifications of *Planning and Development (Local Planning Schemes) Regulations 2015* as detailed in Attachment A.

DISCUSSION:

Current provisions

The Regulations outline standardised planning requirements for decision makers in Western Australia. In addition to procedures which outline the requirements for adoption and review of local planning schemes and local planning strategies, the Regulations include model provisions for the creation of new local planning schemes, and deemed provisions which apply to all local planning schemes, regardless of their age or content.

The deemed provisions include procedural requirements for the processing of development applications and also the adoption of structure plans, local development plans and local planning policies. Additionally, they include a list of works and uses that do not require development approval. The current exemptions mostly relate to residential development, meaning that minor applications for commercial and/or industrial developments often require approval.

Proposed amendments

In order to streamline the planning system and assist in economic recovery post COVID 19, the Regulations are proposed to be amended. Most of the changes to existing clauses are minor, however there are additional clauses which add extra exemptions or processes for local government. In some instances, these changes result in a positive change for all parties, but there are some which may result in unintended consequences. The following table details the most significant changes, but it is noted that there are further changes which are elaborated in the submission (Attachment A).

| Proposed change | Officer comment |
|--------------------------------------|--|
| Demolition of non-residential | The demolition of buildings is generally of no |
| buildings to be exempt from the need | planning consequence – rather it is the new |
| to obtain development approval | construction that requires detailed assessment. |
| (where of no heritage significance) | This provision enables applicants to proceed straight to lodging a demolition permit |
| | (building), and removes the need to pay |
| | application fees to planning. It also reduces the |
| | number of unnecessary applications to |
| | planning. |
| | Supported |
| Minor site works on non-residential | Fill or excavation of no more than 500mm is |
| sites to be exempt from the need to | unlikely to have a significant impact on the |
| obtain development approval. | amenity of a place. For commercial and/or |
| | industrial development, this is often required to |
| | just provide at-grade car parking even on |
| | relatively flat sites. |
| | Supported |
| Home occupations exempt in all | Home occupations are limited in their amenity |
| zones. | impact by the definition (i.e. limited in size, |
| | employees). Where possible under the |
| | Scheme, this exemption will assist small business operators by removing the need to |
| | pay application fees and ensure people can |
| | adapt in times of hardship. |
| | Supported |

An optional service for applicants The introduction of the check, will assist provided by local government to applicants by helping them check their review single house plans to development proposal before lodging a building determine if they are deemed-topermit. The service is proposed to be optional, comply and therefore exempt from and will help them by giving them a set needing a development application. response about whether or not they meet all the deemed-to-comply criteria and can proceed straight to lodging a building permit. The fee proposed is less than a DA costs and the timeframe is limited to 14 days. Supported Currently the Regulations outline required Extension of advertising period for all timeframes for advertising of applications and planning documents over holiday other planning documents. When these periods. documents are advertised over holiday periods (I.e. Christmas and Easter), residents are often away and businesses shut down, meaning the reach of the advertising is limited. The additional timeframe is expected to improve the level of consultation with the community. Supported Recreation-private is typically businesses like Change of use to Recreation-private in Light Industry zone proposed to be gyms or dance studios. These uses are quite exempt from needing development different to those typically found in a light industry zone and have the potential to result in approval. conflict. While there may be some pockets of light industry zones where these uses could be appropriate, this should be considered through a detailed development application. Not supported Some of the exempt land uses proposed have Additional land uses proposed to be exempt from needing planning the potential to generate quite high parking approval in certain zones, noting that demand, particularly in locations not well these new uses will also not need to serviced by public transport. While reductions in comply with car parking parking could be appropriate, this should be requirements. reviewed in a development application. Alternatively the exemption should only apply where the use complies with the parking table of the scheme. Not supported

LEGAL/POLICY IMPLICATIONS:

The relevant legislation applicable to this item is as follows: Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications in preparing this report, but it is anticipated that the financial implications arising from the proposed amendments may result in a modest reduction in income from planning service fees.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications that have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications that have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome/s and objective/s detailed in the Strategic Community Plan.

| Plan | Outcome | Objective |
|--------------------------|----------------------------|---|
| Strategic Community Plan | A well planned City | Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity |
| Strategic Community Plan | Innovative approval system | Provide a best practice development approval system that attracts and retains business investment in the area |

COMMUNITY ENGAGEMENT:

The proposed amended Regulations are being publically advertised by the Department of Planning Lands and Heritage.

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 | Failure to provide a response to DPLH may result in unwanted or unworkable deemed-to-comply provisions once adopted |
|--------------------------|---|
| Risk Theme | Failure to fulfil statutory regulations or compliance requirements |
| Risk Effect/Impact | Property |
| Risk Assessment | Operational |
| Context | |
| Consequence | Moderate |
| Likelihood | Possible |
| Rating (before | Moderate |
| treatment) | |
| Risk Treatment in place | Reduce - mitigate risk |
| Response to risk | Prepare detailed submission for lodgement on |
| treatment required/in | behalf of the City. |
| place | |
| Rating (after treatment) | Low |



Feedback Form

Planning Regulations Amendment Regulations 2020 - Proposed Amendments to the Planning and Development (Local Planning Schemes) Regulations 2015 ('the regulations') and other associated Regulations

Introduction

This feedback form is divided into the following sections:

| Section 1 | Submitter's details |
|-------------|---|
| Section 2 - | Questions seeking specific views and comments on the proposed |
| Section 8 | amendments to the regulations |
| Section 9 | Consequential Amendments to DAP regulations |
| Section 10 | General comments |

The description of the proposed amendments to the regulations, contained within Sections 2 to 8, are a summary and general in nature, and are not a legal description of the proposal. References are provided to specific regulations to assist in explaining the proposed amendments. The 'track changes' version of the regulations document should also be referred to, which indicates all of the proposed amendments to the regulations (see Attachment 1).

The feedback form is to be emailed to <u>planningreform@dplh.wa.gov.au</u> by **5:00pm Friday 18 September 2020**, along with any associated documents, such as resolutions made regarding feedback on the proposed amendments.

All feedback, comments and suggestions will be considered prior to the finalisation of the proposed amendments to the regulations.

For any enquiries regarding the completion of this form, please contact the Planning Reform Team on 6551 9915.

Abbreviations and acronyms

For the purposes of this feedback form, the following abbreviations and acronyms are used:

Action Plan – Action Plan for Planning Reform (2019)

DPLH - Department of Planning Lands and Heritage

PD Act – Planning and Development Act 2005

Regulations - Planning and Development (Local Planning Schemes) Regulations 2015

WAPC – Western Australian Planning Commission

SECTION 1 | SUBMITTER DETAILS

| Question 1 Submitter Name |
|---------------------------------|
| City of Kwinana |
| Question 2 Email Address |
| planning.team@kwinana.wa.gov.au |
| Question 3 Organisation Name |
| City of Kwinana |
| Question 4 Organisation Type |
| Local Government Council |

SECTION 2 | LOCAL PLANNING STRATEGIES

Question 5 | Manner and Form for Local Planning Strategies

Proposal: **AMEND:** r.11(2) – insert r.11(2)(aa) to require a local planning strategy to be prepared in a manner and form approved by the WAPC.

Explanation:

This change will provide a statutory head of power for the WAPC to determine a set manner and form for local planning strategies and will contribute to the achievement of the objectives outlined in the Action Plan for greater consistency across the planning system.

The manner and form for local planning strategies, and associated guidance, are currently being prepared by DPLH. It will be finalised next year following consultation with local governments and other key stakeholders.

| governments and other key stakeholders. | |
|---|-----------------------|
| Response to proposal | Conditionally Support |

Comments

The City recognises the need for more consistency across the planning system but cautions that Local Planning Strategies will still need to deal with localised issues and a one size fits all template for Local Planning Strategies may not always be practical or appopriate to deal with specific issues.

Notwithstanding this, City officers have been in discussion with the Department of Planning, Lands and Heritage throughout the drafting of a new local planning strategy. The City is well progressed in it preparation of a local planning strategy and should not be delayed or impacted by the need to confirm with a preferred template.

Administration - DPLH Proposal Ref: A

Question 6 | Inclusion of Local Planning Strategy as a Planning Consideration

Proposal: **AMEND: cl.67** (deemed provisions) – insert sub-clause 67(3)(fa) 'any local planning strategy for this Scheme endorsed by the Commission'.

Explanation:

This amendment will list the local planning strategy for a local planning scheme as being a matter that the local government is to have regard to when considering an application for development approval.

The purpose of this amendment is to elevate the importance of strategic planning and provides a clear line of sight to strategy, consistent with initiatives of the Action Plan

| relating to planning being strategically-led and local planning frameworks being more legible. | |
|--|-----------------------|
| Response to proposal | Conditionally Support |

Why would this only apply to a Local Planning Strategy endorsed 'for this Scheme'? Given the lag time between preparation and endorsement of Schemes following Strategies there should be a need for Schemes to have due regard to the most recently endorsed Local Planning Strategy.

Administration - DPLH Proposal Ref: 94

SECTION 3 | STRUCTURE AND PRECINCT PLANS

Question 7 | One Process for Structure and Precinct Structure Plans

Proposal: **AMEND:** Part 4 - Structure plans and **DELETE:** Part 5 - Activity centre plans (deemed provisions).

Explanation:

Comments

The existing provisions in Part 4 (structure plans) and Part 5 (activity centre plans) of the regulations are practically identical, with the primary difference being that activity centre plans can set out built form and development standards. These amendments will include definitions for a precinct structure plan and standard structure plan. Standard structure plans will not be able to include development requirements and are suited to greenfield areas. Precinct structure plans are an expanded version of an activity centre plan and will replace activity centre plans. These plans will be able to include development requirements and are suited to infill areas and areas requiring more detailed planning for built form.

There is a need to amend the statutory procedures in the regulations to facilitate the processing of precinct structure plans, prepared in accordance with the proposed State Planning Policy 7.2 – Precinct Design (SPP 7.2) and the Precinct Design Guidelines.

The opportunity exists to streamline and consolidate the existing requirements of Parts 4 and 5 into a single set of procedures and utilise these consolidated provisions for the processing of precinct plans.

| Response to proposal | Conditionally Support |
|----------------------|-----------------------|
| Comments | |

It is acknowledged that the Deemed Provisions detail procedures for the creation of Structure Plans, and do not necessarily deal with the detail and content of the plans. The amendments are supported provided that appropriate detail is provided in the relevant state planning policies about the hierarchy of the different types of structure plans, and that there are requirements for when each type of structure plan should be created.

In fringe growth areas in particular, it will be important to have the ability to have both standard and precinct structure plans, so that built form provisions are detailed and well planned for. Specifically, there will need to be a trigger for when a precinct structure plan must be created to ensure more detailed planning of centres.

Administration - DPLH Proposal Ref: H

Question 8 | Revocation of Structure Plans

Proposal: **AMEND: cl.28** (deemed provisions) - to allow the WAPC to revoke a structure plan under additional specified circumstances (e.g. when a new structure plan is approved in relation to the area to which the structure plan to be revoked relates).

Explanation:

Currently the effect of cl.28(4) is that a structure plan can only be revoked if it cannot be effectively implemented because of a legislative change or a change in a State planning policy. Greater flexibility is sought to be able to revoke a structure plan that no longer has utility.

Response to proposal Conditionally Support

Comments

Under clause 28(3)(d) the City requests that there is the ability for a structure plan to be revoked without the need for an applicant's agreement, particularly where further information has been requested and not provided within a nominated timeframe

Administration - DPLH Proposal Ref: I

SECTION 4 | BROADER RANGE OF PLANNING APPROVAL EXEMPTIONS

Question 9 | Broader Range of Exemptions for Small Projects

AMEND: cl.61(1) (deemed provisions) – to provide additional exemptions for certain works or small projects.

Explanation:

- Removing unnecessary red tape to make it easier for people to do small improvements to their homes and/or businesses.
- Clause 61(1) of the regulations already provide exemptions from planning approval requirements for small residential and non-residential projects. The list is proposed to be expanded to include the following:
 - Site works for non-residential development where the excavation or fill is 0.5m or less.
 - Demolition of non-residential buildings that are not attached to another building.
 - Installation of water tanks that are less than a certain height (2.4m or 1.8m depending on location), not in front of a building.
 - Change to the wording of signage.
 - Cubby houses with a wall height of less than 2.4m and overall height of 3.0m, provided the floor level is no more than 1.0m above ground and the cubby house abuts no more than one boundary and is no less than 1m from other boundaries.
 - The installation of solar panels on non-residential buildings (must be flush with the roof).
 - The installation of a flagpole (1 per property and no more than 6.0m in height
 - Maintenance and repair works.
 - Works that are urgently necessary for public safety, the safety or security of plant or equipment, the maintenance of essential services or the protection of the environment.

The above exemptions generally do not apply where the works are in a heritage protected place.

| A table is to be inserted into cl 61(1) to make it clear what works are exempted under what conditions. | | |
|---|-----------------------|--|
| Response to proposal | Conditionally Support | |

Comments

The additions to exemptions are generally supported as it removes red tape for small residential developments and larger commercial developments alike. The table format assists with clarity and the provisions are simply worded. For some elements there are additional conditions or clairification suggested-

- For exempt political signage, conditions relating to protection of vehicle and/or pedestrian sightlines are recommended to avoid signage in dangerous locations.
- For exempt signage alterations, the conditions should specify that the
 exemption does not apply to a change to a third party advertising sign (ie.
 shouldn't start to advertise a business, product or service not available on site),
 as these signs require more scrutiny and assessment.
- For exempt rainwater tanks, the conditions should also specify that the tanks should be located within a building envelope if applicable.

Administration - DPLH Proposal Ref: K. Also, proposal 82 – exemption for internal building work where interior of the building is not specified as not being of heritage value. Proposal 86 - clarify works associated with single residential development. Proposal 84 - clarify that the single house exemption applies where it is a 'P' use in the relevant zone.

Question 10 | Exemptions for Change of Use Applications

Proposal: **AMEND: cl.61(2) and new cl.61(2A)** (deemed provisions) - additional exemptions for certain uses in specified zones of a local planning scheme.

Explanation:

- Removing unnecessary red tape (approvals) to make it easier for appropriate businesses to establish and start operating.
- Introducing a new clause 61(2A) in the deemed provisions to exempt appropriate uses from development approval in commercial, centre and mixed use zones, and light industrial zones.
- The uses in commercial, centre and mixed use zones include shops of less than 400m², restaurant/cafés, convenience stores, consulting rooms, office (not on ground floor), recreation private (only in Perth and Peel, not on ground floor and less than 400m²) liquor store small, small bar, hotel and tavern (all licensed premises are only in Perth and Peel, last three cannot be next to a residential zone, and the last two can be no more than 400m². This is shown in the regulations as a table. The exemptions are subject to conditions for the different uses to minimise any adverse amenity impacts.
- The uses in the light industrial zones include recreation private (less than 400m²) and bulky goods showroom.
- These exemptions apply where the use is:
 - the use is 'D' or discretionary and where there are no changes to the building such as an increase in size or noticeable changes to the front of the building, or where such changes are exempt from approval.
- Permitted or 'P' uses are already exempt.
- Where a use is either permitted or covered by the new exemption in clause 61(2A) there will be no parking requirements.
- New definitions for zones and uses are also included so new exemptions can apply broadly in all applicable areas.

| Response to proposal | Conditionally Support |
|----------------------|-----------------------|
| Comments | |

The introduction of additional land use exemptions is broadly supported to assist appropriate businesses occupy existing, vacant tenancies with limited red tape. Generally, the list includes uses that are encouraged in centre and mixed use zones, and the inclusion of exempting Home Occupations from needing approval is supported, particularly to assist people adapt to new business operations in times of hardship.

There are some uses however, that are should be limited to centre and mixed use zones, rather than commercial. For example, a small bar and liquor store-small is not recommended to be included in the commercial zone, noting these zones (like the City's service commercial zone), are broadly characterised by big box showrooms or similar. While in some locations, the uses may be suitable, they should require a DA to enable the appropriate assessment to be undertaken.

Additionally, the exemption for consulting rooms in these zones, is supported but the condition around having an "open frontage" needs some clarification. It is assumed that this is to encourage street front activitation and avoid blank walls or obscured windows, but some additional wording should be included to explain further.

A number of the entertainment uses refer to the use only being exempt if not directly adjoining a residential zone. As residential uses are often located in centre or mixed use zones, an option could be to ensure they are not adjacent to residential uses (as opposed to the general zone). As many entertainment uses, particularly Taverns, often have live music, they are a common source of noise complaints, and require careful consideration through a DA. Restricting the exemption to less sensitive areas of centres should assist with reducing the potential for ongoing issues, while still assisting business owners.

One element that is is not supported is the inclusion of Recreation-private in the light industry zone as a use that does not require planning approval. These uses are sometimes suitable in these zones, but require careful scrutiny of parking, opening hours and conflict with existing industry uses. It is recommended that this use be removed from the exemption table so future proposals can be reviewed through a DA.

In order to avoid potential planning and amenity issues, the exempt land uses could be limited to larger centres, where parking, public transport and a large mix of uses already exist.

Administration - DPLH Proposal Ref: L

SECTION 5 | DEVELOPMENT APPLICATION PROCESSES

Question 11 | Deemed to Comply Checks for Development Applications

Proposal: **New cl.61A** (deemed provisions) to introduce deemed to comply checks for single houses.

Explanation:

- New clause 61A being introduced for deemed to comply checks for single houses.
- Will allow people to find out from local government if their proposed new house, extension or other minor works need planning approval or whether they can proceed straight to a building permit.
- Will only apply to single dwellings and proposals relating to single dwellings in the Perth and Peel regions, and other local governments which give notice of the intention to provide this service.
- The process will check whether the proposal meets the deemed to comply requirements of the R-Codes for a fee of \$295

• The local government will provide advice as to whether or not a planning approval is required within 14 days.

Response to proposal Support

Comments

The introduction of this service is supported as it will assist home builders to review their proposal to check for compliance. Additionally, the requirement for this service to be provided subject to a fee is again supported as it takes substantial officer time to review single house proposals, particularly in fringe growth councils where this housing product is common.

Administration - DPLH Proposal Ref:S

Question 12 | Acceptance of Development Applications

Proposal: **New cl.63A** (deemed provisions) - Action by local government on receipt of application

Explanation:

New clause 63A specifies the procedures and timeframes for a local government to accept a development application for assessment.

Response to proposal Conditionally Support

Comments

It is common for applications to be lodged with insufficient information, incorrect fees or incomplete application forms. This new provision assists local government, by providing a statutory mechanism to require applicants to provide the correct information before the application can be accepted.

One suggested alteration, is to include the 'excluded holiday period' (i.e. Christmas shutdown/Easter), in the timeframe for local government to ask the applicant for the additional information. The lodgement of applications lacking in information just prior to Christmas is a common phenomena, and the ability to still use this mechanism during the period where this is commonly a problem is recommended.

Administration - DPLH Proposal Ref: M

Question 13 | Additional Information Requested by Local Government

Proposal: **New cl.65A and cl.65B** (deemed provisions) - to specify the circumstances where the local government may request additional information after an application for development has been accepted for assessment and provide the applicant the opportunity to either agree or refuse a request for additional information.

Explanation:

Outlines the proposed procedures for additional information requests. The local government may request any further information reasonably required to determine the application. Such a request must state the time period for submission of the information and this time is not counted as part of the statutory timeframe. An applicant has 14 days to agree or refuse a request and if no response is received within 14 days the request is taken to be refused.

Only 1 request can be made for applications that are not defined as complex, that do not require advertising under clause 64(2)(b) or a referral under clause 66.

The changes will also provide greater clarity for applicants and local governments regarding when, and the terms on which, additional information can be requested.

Response to proposal Conditionally Support

Comments

The introduction of a 'stop the clock' mechanism when the applicant is preparing additional information is supported. The provision may encourage applicants to liaise with local government earlier in the design phase to ensure they are addressing all requirements, and therefore avoid hold ups during the application assessment process.

The first part of this provision is a fourteen day period for the applicant to consider if they will agree to the request for additional information. If they do not agree, the timeframe does not stop and local government continues to process the application without the information. The time for the applicant to consider the request is excessive and should be limited to seven days as it does not get included in the stopping of the clock. As the timeframe is only for the applicant to decide if they are going to prepare or provide the information (not actually the time for them to prepare/provide), this shortened timeframe is not considered to be an issue.

Administration - DPLH Proposal Ref: W

Question 14 | Advertising Arrangements for Development Applications

Proposal: **Amend cl.64** - to change the requirements relating to the advertising of development proposals, which include inserting a definition for a 'complex application' and the associated advertising requirements for complex and non-complex applications.

Explanation:

Changes are proposed to the required advertising arrangements to ensure effective and appropriate consultation for different types of applications with varying complexities of planning issues.

Note: Amendments to the regulations are also proposed to address the use of electronic notification (see question 22).

Response to proposal Support

Comments

Separating out the advertising requirements for complex and non-complex applications is a positive change. Additionally, the extension of the length of advertising periods over holiday periods (i.e. Christmas and Easter) is supported, to ensure as many people in the affected community have the opportunity to review the application and lodge a submission.

Administration - DPLH Proposal Ref: M

Question 15 | Streamlined Referral Processes for Development Applications

Proposal: **Amend cl.66** – to specify that the local government may grant an extension of 14 days to the 42 day referral period for a public authority to provide comment on an application and that if the public authority does not provide comment within the time allowed, then the local government must determine that the authority is taken to have no objections or recommendations to make.

Explanation:

The purpose of this amendment to the regulations is to limit potential delays in the processing of development applications due to local government waiting for referral comments from a government agency or public authority. The local government may only grant one 14 day extension under the proposed new clause.

Also, sub-clause (4) of clause 66 is to be amended to substitute the word 'may' with 'must' in situations where the public authority does not provide comment within the time allowed. In such circumstances the local government will be required to the determine that the authority is taken to have no objections or recommendations to make in this situation.

Response to proposal Conditionally Support

Comments

Where applications are required to be referred to another public authority/agency, there can often be delays with receiving a response. While it is supported for some measures to be included to require prompt responses, it is anticipated that in most cases requests for the additional fourteen days may be submitted without clear reason. To assist in reducing timeframes for the approval of applications, it is suggested that the referral timeframe be reduced from 42 to 30 days with the 14 day extension.

Additionally, in order to resolve issues or address comments, applicants are often provided with the opportunity to respond to the agencies submission. This can take time, and can involve a number of referrals back to the referral agency to ensure issues are dealt with as required. If the application has been referred to the referral agency with the full 42 + 14 days, on the submission of amended plans, there may not be scope to re-refer the plans to the agency.

Administration - DPLH Proposal Ref: O

Question 16 | Determination Timeframes for Development Applications

Proposal: **AMEND:** cl.75 – to specify that the timeframes for determination of applications for development commences from the day on which the application is accepted for assessment as opposed to when the local government receives the application. Also amended to clarify that the 90 day timeframe only applies to applications where advertising is required by the scheme.

Explanation:

With the proposed introduction of a specific procedure for accepting applications under proposed clause 63A (Question 12 refers), there is a need to amend clause 75 to reflect this proposed change.

Clause 75(1)(a) has also been amended to specifically reference an advertising requirement under the scheme.

Response to proposal Support

Comments

This is supported as per Question 12.

Administration - DPLH Proposal Ref: Q

Question 17 | Timeframes for Substantial Commencement

Proposal: **AMEND:** cl.71(a) – to provide the "default" approval period to be 4 years for an application determined by a DAP and 2 years for other approvals – insertion of new r.16A of the *Planning and Development (Development Assessment Panel)*Regulations 2011 (DAP Regulations)

Explanation:

There is a need to ensure that the default approval time is commensurate with the complexity of the application.

| A note has been included under clause 71 referencing the DAP Regulations and the 4 year default time period. | | |
|---|-----------------------|--|
| Response to proposal | Conditionally Support | |
| Comments | | |
| The additional timeframe for complex DAP applications is supported, and could be expanded to all applications (as included in the current State of Emergency notice). | | |
| Administration - DPLH Proposal Ref: Q | | |

SECTION 6 | CAR PARKING

Question 18 | Exemptions for Car Parking Requirements in Certain Circumstances

Proposal: **New Part 9A** (in particular new clause 77C) - will exempt car parking requirements for all 'P' Uses and those uses that are exempt from development approval under new clause 61(2A).

Explanation:

- For non-residential development there is a new clause 77C exempting car parking requirements for all 'P' Uses and those uses that are exempt from planning approval under new clause 61(2A).
- In all other cases there is a standard and consistent variation clause. This clause allows variations to minimum car parking standards where:
 - o Reasonable efforts have been made to provide required parking on site
 - The car parking to be provided will meet the demands of the development having regard to the likely use of parking, the availability of off-site parking, and the likely use of alternative means of transport.

| | · · |
|----------------------|--------|
| Response to proposal | Object |
| Comments | |

Some of the new exempt land uses will generate substantial car parking demand, particularly in locations that are not well serviced by public transport. Under the proposed provisions, an existing building with limited car parking (for example an office with only five staff members), could be changed to private-recreation (i.e. a gym) that has significant parking demand during peak times. While the use changes and parking reductions could be acceptable and justified, it is considered necessary to undertake a detailed planning assessment and advertise a proposal during a formal development application to ensure this is the case. As such, the proposed exempt uses should also have condition that they are to comply with the parking requirements of the Scheme.

The introduction of the standard variation clause is supported as it provides a basic framework for assessment of a parking shortfall in a DA.

Administration - DPLH Proposal Ref: T

Question 19 | Consistent Cash in Lieu Requirements for Car Parking

Proposal: **New Part 9A** (in particular new clause 77D) – introduce consistent cash in lieu provisions for car parking.

Explanation:

- A new clause 77D will introduce consistent cash in lieu provisions.
- This clause will allow the local government to accept 'cash in lieu' of providing car parking on site.
- In such circumstances a condition will be included on a development approval.

- This can only be applied where the local government has prepared a payment in lieu of parking plan (Parking Plan) in accordance with new clause 77D
- A consistent formula for calculating cash in lieu is also being introduced shortfall x [(27m² x value of land per m² in the area) + construction cost of a car bay]. This will also include a reduction of 10 bays or 50% whichever in the lesser.
- The Parking Plan must be in a manner and form approved by the WAPC and set out the following matters:
 - What the money will be used for. It can only be used for the provision and maintenance of public parking and other transport infrastructure in the locality of the development.
 - For the purposes of the cash in lieu formula the value of land in the area/s
 that are subject to the parking plan and the construction cost of a car bay.
 This will allow the cash in lieu formula to be responsive to and reflective of
 the actual type of car parking the money is intended to contribute towards
 (i.e. at grade or multi deck).
- Any money taken as a cash in lieu payment will be paid into a separate reserve account and must be spent within 10 years.
- The above applies where there is no exemption for car parking (automatic or approved).

| Response to proposal | Support | |
|--|---------|--|
| Comments | | |
| A standard approach to calculating and charging cash in lieu is supported. | | |
| Administration - DPLH Proposal Ref: U | | |

Question 20 | Cash in Lieu for Car Parking Plan

Proposal: **New Part 9A** (in particular new clause 77E) – introduces provisions regarding the preparation and approval of cash in lieu car parking plan.

Explanation:

The proposed amendment specifies what a cash in lieu car parking plan should address and that it should be prepared in the manner and form approved by the WAPC.

Response to proposal Support

Comments

The requirement to have a "payment in lieu of parking plan" is supported, as it will provide guidance for developers as to which areas the requirement may apply.

Administration - DPLH Proposal Ref:

Question 21 | Shared Car Parking Arrangements

Proposal: **New Part 9A** (in particular new clause 77G) – introduce consistent cash in lieu provisions for car parking.

Explanation:

- New clause 77G will introduce consistent shared parking arrangement provisions.
- Such arrangements allow a parking shortfall to be accommodated on another site where there is agreement between the two landowners, and may be required as a condition of approval.
- If such a condition is included these arrangements, it must be applied for and approved by the local government. New clause 77G outlines what such applications need to address and what the local government will consider when determining these applications.

| Response to proposal Support | | | |
|---|--|--|--|
| Comments | | | |
| The ability for applicants to have an alternate arrangement for car parking is supported. | | | |

The ability for applicants to have an alternate arrangement for car parking is supported. This adds additional flexibility for applicants trying to meet planning requirements on constrained sites, and encourages efficient use of sites whose car parks may sit empty outside of peak hours.

Administration - DPLH Proposal Ref: V

SECTION 7 | AMENDMENTS TO CONSULTATION AND ADVERTISING

Question 22 | Exclusion of Holiday Periods for Consultation Timeframes and changes to wording for advertising timeframes

Proposal: Amend all regulations and clauses relating to advertising—to provide a mechanism to factor in the Easter and Christmas holiday periods for when public submission periods for any applications or proposals include these holiday periods. This is done by way of introducing a definition for 'excluded holiday period day'. Regulations and clauses relating to advertising timeframes have also been reworded

Explanation:

The proposed 'excluded holiday period day' relates to the Christmas and Easter holiday periods. Where public submissions periods for applications or planning proposals include these specified holiday periods, these periods will be factored into when calculating the actual advertising dates for a particular proposal based upon any required advertising period specified in the regulations (e.g. regulation 13 (2) for advertising a local planning strategy and regulation 22 (4) advertising of a local planning scheme).

All regulations and clauses relating to advertising timeframes have also been modified to provide a set advertising timeframe and the ability to extend this by agreement between either the WAPC or the local government and applicant. This will provide greater consistency with advertising timeframes.

| Response to proposal | Support |
|----------------------|---------|
| Comments | |

This provision is supported, as it provides assistance both to assessing officers with timeframes, and also provides a consistent approach across local government to ensure community members can be consulted appropriately. Easter and Christmas are peak holiday times, so to reduce the impact of local residents and business operators missing a consultant period, this minor extension is a positive amendment.

Administration - DPLH Proposal Ref: X

Question 23 | Requirements for Hard Copy Electronic Notification

Proposal:

AMEND: r.13(1)(a) and (b); r.13(2)(a) and (b); r.16(2)(a); r.18(b)(ii); r.20(1)(a); r.22(2)(a) and (b); r.22(3)(a) and (b); r.33(2)(a); r.38(2)(a) and (b); r.38(3)(a) and (b); r.38(4); r.47(2)(a) and (b); r.47(3); r.47(4); r.64(2)(a); r.67(2)(b) – insertion of a new Regulation 76A

AMEND: cl.4(1)(a); cl.4(4); cl.6(b)(ii); cl.8(b); cl.9(b)(i); cl.18(3)(a); cl.34(3)(a); cl.50(4)(a); cl.64(5)(a); cl.86(3) - display of hard copy notice (deemed provisions)

AMEND: cl.24(3)(b); cl.25(2)(a); cl.27(2)(a); cl.29(2)(a); cl.31(3)(a) – insertion of clause 87 under Part 12 Miscellaneous display of hard copy notice (model provisions)

Explanation:

Current requirements rely on the inspection of hard copy documents at a physical location as the primary source of information for the public. This is important but must be balanced with a more pragmatic approach that recognises the availability of electronic notification. This change will also provide greater flexibility regarding these notification requirements in areas that may not have a local newspaper (or which may have limited circulation).

Response to proposal Support

Comments

The current pandemic has highlighted the restrictions imposed on approval authorities in the Regulations. During the period of shutdown, for documents being advertised (eg. Local Structure Plans) a hard copy was still required to be available at the front counter. While it is acknowledged the COVID-19 state of emergency is highly unusual, it did highlight the inflexibility of the Regulations. The removal of the requirement to have hard copy documents does not mean that Council offices cannot have the documents available for accessibility reasons, but rather encourages alternatives (i.e. digital display on a website).

Administration -

DPLH Proposal Ref: B (regulations for scheme, local planning strategy and amendments), Proposal Ref: G, D

SECTION 8 | TERMINOLOGY AND SPECIFIC CLARIFICATIONS

Question 24 | Requirements for Deemed-to-Comply

Proposal:

AMEND: cl.1 (deemed provisions): to clarify where a development is considered to meet the deemed-to-comply requirements of the R-Codes, and clarify that it includes requirements in an approved local development plan, precinct structure plan or local planning policy development.

A definition for deemed to comply has also been included.

Explanation:

The proposed amendment will remove uncertainty about when a residential development can be determined to be deemed-to-comply under the R-Codes.

Response to proposal Support

Comments

Clarification addition only.

Administration - DPLH Proposal Ref: 84

Question 25 | Application of clause 67

Proposal: **AMEND: cl 67** - to 67 clarify that the clause only applies where there is discretion for the local government to approve the development.

Explanation:

This amendment clarifies that clause 67, relating to consideration of an application for development approval, does not apply where a local government does not have the power to approve a development application, but rather sets out the planning considerations that are relevant to the exercising of discretion, where that discretion exists.

Response to proposal Support

Comments

Clarification addition only.

Administration - DPLH Proposal Ref: 93

Question 26 | Reference to Desired Future Character in Clause 67(m)

Proposal: **AMEND: cl.67(m)** - include reference to the desired future character of the development's setting.

Explanation:

Elevates the importance of strategic planning and the need to consider the 'future state'.

Response to proposal Support

Comments

Planning provisions often deal with a change in the existing setting. For example, existing rural areas may be rezoned to residential. When reviewing initial applications in areas with new provisions, the existing list of "matters to be considered" seem to focus more on the existing character of the area. The addition of this clause, supports applications seeking to implement a new vision for an area.

Administration - DPLH Proposal Ref: 95

SECTION 9 | CONSEQUENTIAL AMENDMENTS TO DAP REGULATIONS

Question 27 | DAP Regulations changes to facilitate new requirements under clauses 63A, 65A and 65B

Proposal:

AMEND: r.9; r.11(1); r.11(1)(d); r.11(2); r.12(3)(a)-(c); r.12(4A); r.16(2B); r.16(2C)

DELETE: r.11A

Explanation:

The consequential amendments to the DAP Regulations reflects the revised procedures and timeframes for a local government to accept a development application for assessment under **cl.63A**. The calculation of the statutory timeframe for DAP applications commences on the date the application is accepted for assessment.

Outlines where additional information for a DAP application has been requested by the local government, under **new cl.65A and cl.65B** (deemed provisions), the calculation of that period provided in the notice is excluded from the calculation period. The DAP presiding member is to determine any dispute that arises in the calculation of a period as to whether, or when, an applicant complied with a notice.

Response to proposal Support

Comments

| Supported as per Question 12 | |
|---------------------------------------|--|
| Administration - DPLH Proposal Ref: Q | |

SECTION 10 | GENERAL COMMENTS

| Question 28 Any Miscellaneous Matters Relating to the Proposed Amendments? |
|--|
| N/A |
| |

| Question 29 General Comments Relating to the Proposed Amendments? | | | | |
|---|--|--|--|--|
| N/A | | | | |
| | | | | |

17.3 Adoption of Revised Cost Apportionment Schedule - Development Contribution Area 1 (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 Area 1 (DCA1). DCA1 comprises the areas of Bertram, Wellard, Parmelia (North East) and Orelia (East) under Schedule V of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

Council most recently affirmed the CAS for DCA1 at its Ordinary Meeting of 28 August 2019 following the adoption of Planning Scheme Amendment 132 in 22 May 2019. The Development Contribution Plan (DCP) and resultant CAS is 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, and following the annual review there is an additional \$5,636,302.00 required to be funded by the DCP.

This is largely due to the increase in the cost of Wellard Road resulting from the preparation of detailed engineering designs rather than conceptual designs. Further explanation is provided below along with a list of all DCP items and the reviewed costs.

A full breakdown of items and cost estimates is provided in Attachment B - 2019/20 DCP Cost Review - Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space.

It is recommended that Council affirms and endorses the July 2020 revised CAS for DCA1.

OFFICER RECOMMENDATION:

That Council affirms and adopts the revised Cost Apportionment Schedule for Development Contribution Plan 1 (as per Attachment A), which comprises the areas of Bertram, Wellard, Parmelia (North East) and Orelia (East) under Schedule V of the City of Kwinana Local Planning Scheme No. 2.

BACKGROUND:

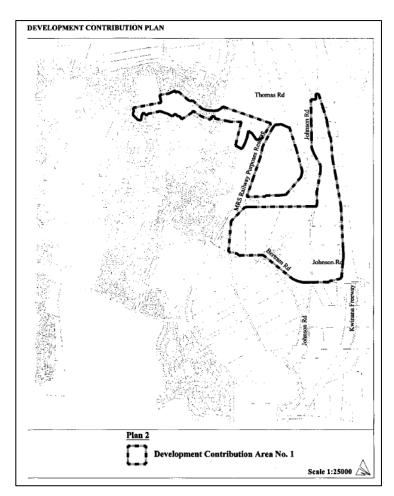
The City of Kwinana currently operates 15 Development Contribution Plans (DCPs) over 15 separate Development Contribution Areas (DCAs).

Original Development Contribution Plan 1 – 2004

Development Contribution Plan 1 (DCP1) was gazetted into Local Planning Scheme No. 2 (LPS2) on 24 December 2004 by way of Amendment No. 87. DCP1 coordinates the funding, to support urban development within the Bertram locality, of the following standard infrastructure items:

- 1. Sulphur Road bridge;
- 2. Nutrient stripping basin on the Peel Main Drain north of Bertram Road;
- 3. Upgrades to Mortimer / Bertram Road (between Kwinana Freeway and Challenger Avenue);
- 4. Upgrades to Johnson Road (between Mortimer / Bertram Road and Thomas Road); and
- 5. Construction of two road linkages across the Parks and Recreation Reserves in the Bertram locality as per the Casuarina Structure Plan.

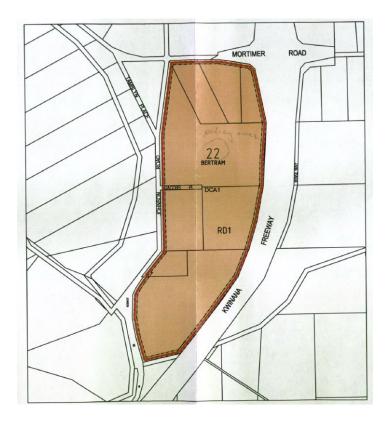
The original DCA1 area is shown as follows:



Original DCA 1 boundary

Amendment 91 – 2007

DCP1 was amended on 22 June 2007 by way of Amendment No. 91 to LPS2. DCA1 was extended to include the Wellard West Local Structure Plan area (also referred to as 'Emerald Park'). The land added to DCA1 under Amendment 91 is shown as follows:



Land added to DCA1 (Amendment 91 Report)

In addition to the extended area, DCP1 was amended to include new infrastructure items:

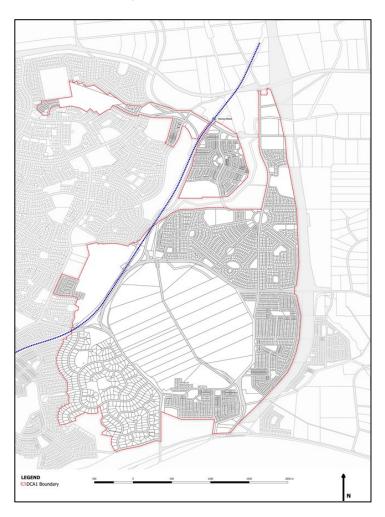
- 1. Upgrades to Johnson Road (between Bertram Road and Millar Road)
- 2. Undergrounding of powerlines:
 - a) On both sides of Johnson Road (between Bertram Road and Millar Road)
 - b) On the southern side of Mortimer Road (between Kwinana Freeway and Johnson Road)

<u>Amendment 132 – 2019</u>

Amendment 132 amended the boundary of DCA1 to include the Bollard Bulrush area and adjacent areas within Wellard as well as a large undeveloped land parcel in Parmelia, modified existing infrastructure items and added new infrastructure items, and extended the operational timeframe from 5 years to 20 years.

The new infrastructure items added where:

- 1. Bertram Road Challenger Ave to Wellard Road
- 2. Wellard Road Bertram Road to Cavendish Boulevard
- 3. Wellard Road Cavendish Boulevard to Millar Road
- 4. New road culvert and road crossing over the Peel Main Drain linking L661 and L670 Bertram Rd



Land included in DCA1 via Amendment 132

DISCUSSION:

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 included 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 70 lots have been created and 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 C - 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 a \$460,000/ha rate to the CAS. For comparison, the existing rate applied to the August 2019 CAS was \$540,000/ha.

The City had the individual Infrastructure items independently reviewed by Turner & Townsend Pty Ltd, the results are contained as Attachment B - 2019/20 DCP Cost Review - Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space. 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 \$5,636,302.02 as detailed below. Items with a cost change are indicated in bold:

| Description | Ref | Aug 2019 revised CAS cost | June 2020 Revised CAS Cost | Comments on variance | |
|---|-----|---------------------------------|----------------------------------|---|--|
| Sulphur Road Bridge over railway | Α | \$1,914,745.27 | \$1,914,745.27 | Complete – cost recovery required | |
| Stormwater Management Infrastructure (formally Nutrient Stripping Basin) on the Peel Main Drain north of Bertram Road | В | \$586,617.25 | \$506,520.81 | \$80,096.44 decrease 50% / 50% City and Developer funded. No further implications on DCP liabilities as all funds collected. Refunds to be reconciled at completion of DCP. | |

| | | | | Escalation of 0.63% applied to all existing preliminaries. Actual costs used as this project is progressing to design/construction. Cost difference in 150 PVC subsoil drain work. Cost difference in 525 Dia class 2 pipe work. |
|---|---|----------------|----------------|--|
| Upgrades to Bertram Road - Johnson Rd to Challenger Rd | С | \$1,719,000.18 | \$1,719,000.18 | Complete – cost recovery required |
| Upgrades to Mortimer Road - Johnson Rd to Freeway | С | \$619,944.87 | \$619,944.87 | Complete – cost recovery required |
| Johnson Road Upgrade - North of Peel Lateral Drain to Holden Close - eastern side | D | \$28,562.31 | \$28,562.31 | Complete – no further financial implications |
| Johnson Road Upgrade - South of Peel Lateral Drain to Bertram Road - both sides | E | \$16,518.17 | \$16,518.17 | Complete – no further financial implications |
| Johnson Road Upgrade - South of Peel Lateral Drain to Bertram Road - roundabouts (2) | Е | \$165,018.05 | \$165,018.05 | Complete – no further financial implications |
| Dual Use Path on eastern side Johnson Road - North of Peel Lateral Drain to Holden Close | F | \$0 | \$0 | Complete – no further financial implications |
| Dual Use Path on eastern side Johnson Road - South of Peel Lateral Drain to Bertram Road | F | \$0 | \$0 | Complete – no further financial implications |
| Johnson Road, Upgrade - South Bertram Road to eastern edge Johnson Road culvert crossing over Peel Main Drain | G | \$2,824,910.44 | \$2,817,123.56 | \$7,786.88 decrease 100% developer funded item. Completed using actual costs following construction plus this year's maintenance cost added |

| labora D | | <u> </u> | | | |
|--|--|----------------|-----------------|--|--|
| Johnson Road construction - South of Johnson Rd culvert crossing over west side Peel Main Drain to Millar Road - The DCP item is the difference between a Neighbourhood Connector A and an Access Street B | Н | \$233,835.00 | \$233,835.00 | Complete – cost contributions required/partially recovered | |
| Construction of a Road linkage across the Parks and Recreation Reserves in Bertram - Price Parkway Road | uction of a inkage across rks and ation Reserves ram - Price \$392,695.00 \$392,695.00 | | \$392,695.00 | Complete – no further financial implications | |
| Wellard Road - Bertram Road to Cavendish Boulevard | J | \$9,481,433.63 | \$13,103,681.28 | \$3,622,247.65 increase 58.5118% City funded = \$7,667,199.78 Proportionate increase = \$2,119,442.30 41.4882% developer funded item = \$5,436,481.50 Proportionate increase = \$1,502,805.34 Costs now based on detailed design quantities which includes increases from the previous estimate for Traffic Management, Line Marking, Underground Power and Lighting, Sewer Pressure Main and Water Services relocation, Pedestrian Safety Barrier, Drainage Sump Wall. | |
| Wellard Road - Cavendish Boulevard to Millar Road | J | \$5,283,950.41 | \$7,328,776.72 | \$2,044,826.31 increase 72.2055% City funded = \$5,438,355.41 Proportionate increase = \$1,476,477.06 25.7945% Developer funded = \$1,890,421.31 Proportionate Increase = \$487,624.72 | |

17.3 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREA 1 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

| | | | | Costs now based on detailed design quantities which includes increases from the previous estimate for Traffic Management, Line Marking, Underground Power and Lighting, Sewer Pressure Main and Water Services relocation, ATCO Services relocation, Pedestrian Safety Barrier, Drainage Sump Wall. |
|---|---|-----------------|-----------------|--|
| Bertram Road - Challenger Ave to Wellard Road | к | \$4,188,259.62 | \$4,315,469.00 | \$127,209.38 increase 59.931% City funded = \$2,586,303.73 Proportionate increase = \$76,237.85 40.0690% developer funded = \$1,729,165.27 Proportionate increase = \$50,971.52 Includes relocation/protection of communications cables not included in the original estimate. Larger allowance for relocation of existing overhead lines. |
| Johnson Road new culvert and road crossing over Peel Main Drain | L | \$1,495,690.00 | \$1,407,592.00 | \$88,098.00 decrease Completed using actual costs following completion plus this year's maintenance cost added |
| New road culvert and road crossing over the Peel Main Drain linking L661 and L670 Bertram Rd | М | \$651,000.00 | \$669,000.00 | \$18,000.00 increase 100% developer funded item. Variance to allow for street lighting. |
| TOTALS | | \$29,602,180.20 | \$35,238,482.22 | \$5,636,302.02 |

As a result of the review there is an additional \$5,636,302.02 required to be funded by the DCP, approximately 36% of which is developer funded with 64% funded by the City.

The proportional increase is approximately \$2,029,068.72 to be funded by developer contributions and \$3,607,233.30 to be funded by City contributions.

The increase to the DCP costings are largely due to Wellard Road being able to be estimated from detailed engineering designs, rather than conceptual designs.

The City applied for MRRG (Metropolitan Regional Road Group) Road Improvement grant funding for the design of Wellard Road in 2018. The cost design, survey and other preliminary works to progress the project to construction tender ready stage was estimated to be \$880,125. The City was successful in its application where it was allocated \$586,750 grant funding (2/3 of the total \$880,125 estimated cost) for the design work. The remaining 1/3 of the cost was funded through DCP. The detailed design part of the project is now completed.

The City will submit a new grant funding application for the construction of Wellard Rd which will be similar to the initial application. The total constriction cost of the project is estimated to be around \$16M. If the grant application is successful, 2/3 of the project cost (\$10.7M) will be funded by MRRG program and 1/3 (\$5.3M) by DCP. The new grant funding application will be submitted when the following conditions are met:

- MRS amendment is approved, and
- Funding for the non-grant component of the project construction cost (1/3 of total cost) is available.

It is difficult to predict the outcome of the grant funding application for construction at this stage, which could be several years away. The outcome of the application will depend on several factors including the amount of available funding in the MRRG program and ranking of this project in comparison with other competing projects, at the time of submission of application. However, as the project has already been assessed as a concept, and the design component of the project has been funded by MRRG, this would suggest the construction component of the project has a higher likelihood of being granted MRRG funding.

A full breakdown of items and cost estimates is provided in Attachment B - 2019/20 DCP Cost Review - Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space.

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

<u>Schemes</u>

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 revised CAS be affirmed and adopted. This will ensure that the Developer Contributions continue to be costed and distributed in an equitable, timely and appropriate basis, and gives surety to the City, landowners and developers.

All infrastructure items revised costings 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 DCA1 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 DCA1 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/s and objective/s 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 revised CAS will be available on the City's website and associated informing documents (including land valuation, actual costings and estimates) can 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 | DCA1 CAS not be updated and adopted to reflect contextually significant changes to cost apportionment. |
|---------------------------|--|
| 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 | changes have been identified |
| place | |
| Rating (after treatment) | Moderate |

| Amendment 87 & 91 Costing | Road Bridge over railway line 8,01,E,FAND1 Control to a single carriageway urban standard to a line single carriageway urban standard carriageway urban standard carriageway urban standard | North - works on eastern side South - both sides (2) North of Lateral Drain to Bertram Rod Rod Bertram Rod to east side PMD | Peel Main Drain to Millar Road road crossing over Peel Main Drain Ave to Wellard Road Boulevard to Millar Road | Road to Cavandish Boulevard L670 Bertram Rd Total Liability before Administration Total Liability Administration Fee 4132 |
|--|--|--|---|---|
| Original | based on trips per day-LOTS IN AREA A Area Developer Por ha-pro contribution pro rata land basis rata land basis and basis rata land basis rat | Tendrage to Developer contage to making to developer production and pha on Contribution and Pha on Contribution and Contribut | per Lot Yield III Land darea per Developer corpor calcineter. Land value de l'au l'au l'au l'au l'au l'au l'au l'au | Traffic generated Developer acthemen to visit Contribution to visi |
| UCDD06/ 12/2013 June U | Amendment 87 Costing 5 1,464,100.00 5 140,776.34 5 816,896.96 5 113,091.35 5 49,463.63 5 49,463.63 | glan D2 | | \$ 7,357,426.89 \$ 49,463.63 |
| 32 - | | | | \$ 49,463.63 \$ - - - - - - - - - - - - - - - - - - - |
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| A87 Ciedla for constructed or provide Remain Net contribution payable (1202 A81 | | | | S - |
| DEPT OF HOUSING & WORKS - Bulgarisk Cent (211 AP1 6.0820 - 2.3224 3.7596 - 38.18% 2 - WORTH | 1,021.65 \$ 42,554.73 2.3224 \$ 2,070.38 2.3224 \$ 8,816.05 2.32 \$ 1,220.50 | 53,60.01 | | \$ 54,651.66 \$ 1,021.65 \$ 53,640.01 |
| Net contribution payable 1216 A91 | 563,189.98 \$ 409,677.97 29.4473 \$ 26,251.81 29.4473 \$ 111,784.71 29.45 \$ 15,475.49 | | | 5 0.00 \$ 563,189.98 \$ 563,189.98 |
| AR7 Onetho for construction or provision Evens Net Contribution payable (151 AP1 4. BOMBARA - SHELL PETROL STATION Lot 68 Thomas - 0 0 0 100.00% | | | | 5 - 5 0.00 |
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| ### BUSINES Grass contribution paid FT Let 29 Selected Grass Contribution paid Grass Contribution paid Grass Contribution paid Grass Contribution paid Grass Contribution Grass Con | | | | |
| Add | | | | |
| Net contribution payable | | 136.74 \$. \$. | | |
| AB7 VITOS COMPUNICAMO PARA Net contribution payable Lot 54 Johnson A91 DEPT OF HOUSING & WORKS Lot 53 Johnson A91 4.0570 - 4.0570 0 - 100.00% | 86,100.35 \$ 47,092.88 4,0570 \$ 3,616.75 4,0570 \$ 15,400.75 4.06 \$ 2,132.08 4,0570 \$ - | 178.84 \$ 9.015.33 4.0570 \$ 6.538.11 4.0570 \$ 2.304.45 | | \$ 86,100.35 |
| 10 Gross contribution paid AST Consists for constitution or paid the paid AST Consists for constitution or provided these | | | | \$ 86,100.35 \$ |
| Net contribution payable Let 53 Johnson APT 11. MAN ROADS DEPARTMENT - Now part of the KE 20 Tohus Orios contribution paid Orios contribution paid ART | | 5 . | | |
| AS7 Gross contribution paid NYARRA SEED & GAZANG COR VARRA SEED & GAZANG COR (at 1 Jahrson A51 7,7301 - 7,3032 0,4969 0 94,725 12 - 7,7301 | 143,946.88 \$ 77,493.93 | 261 5 12,462.65 73032 5 11,769.56 73032 5 4,148.35 | | \$ 143,945.88 \$ 143,945.88 |
| AS7 Coeds for constructed or provided hams Net contribution payable [cot 1.chmson A91 NAVARAC PF11 Johnson 9.6700 5.3605 4.3095 0 0 100.00% | 70,387.57 \$ 35,820.87 4.3095 \$ 3,841.85 4.3095 \$ 16,359.27 4.31 \$ 2,264.78 4.3095 \$ - | 310.00 5 2,707.90 4.3095 5 6,945.03 4.3095 5 2,447.87 | | \$. \$. \$ 70,387.57 |
| 13 - Gross contribution paid A87 Credits for constructed or provided forms Most capital for constructed or provided forms Most capital for any public for 15 July 2009 Most capital forms any public for 15 July 2009 Most capital forms any public for 15 July 2009 Most capital forms any public for 15 July 2009 Most capital forms any public for 15 July 2009 Most capital forms any public forms and public forms any public forms any public forms and public forms and public forms any public forms and public forms | | | | \$ 70,387.57 \$ - \$ |
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| AB7 Cuests for constructed or provised terms Net contribution payable (Ex. Lot 12 Johnson NAVARAC Lot 3 Johnson 9.8490 8.5410 1.3080 0 0 100.00% | 15,203.05 \$ 3,445.71 1.3080 \$ 1,166.06 1.3080 \$ 4,965.29 1.31 \$ 687.40 1.3080 \$ - | 239.00 \$ 2,087.70 13080 \$ 2,107.92 13080 \$ 742.97 | | \$ 15,00.05 \$ 15,00.05 |
| 15 - Gross contribution paid AR7 - Chells for constituted or product flustron paid Net contribution papidals (Let 3 Johnson Net Contribution papidals (Let 3 Johnson Let 3 Johnson NAVARAC 9,8490 1,0332 8,8386 0 0 100,00% | 75,105.92 \$ 7,728.95 | 250.00 5 2,183.79 8,8186 5 14,211.73 8,8186 5 5,009.12 | | \$ 15,203.05 \$ - -5 0.00 \$ 5,75,105.92 |
| 16 - STRUCTURE Gross contribution paid | /2,105.92 5 //(28.95) | 250.00 S 2,182.79 8.8186 S 14,211.73 8.8186 S 5,009.12 | | \$ 75,105.92 \$ 75,105.92 \$ |
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| AB7 Coeffix for constructed or provided home | 108,336.10 \$ 22,950.33 11.5500 \$ 10,286.64 11.5500 \$ 43,844.88 11.55 \$ 6,069.89 11.5500 \$ - | 11.5500 \$ 18,613.55 11.5500 \$ 6,560.61 | | \$ - \$ - \$ 108,336.10 |
| 18 - Gross contribution paid AS7 Cuells for constructed or provided bars Net contribution payable Lot 7 Bertram | | | | \$ 108,336.10 \$ 0.00 |
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| 20 - Gross contribution paid AB7 Checits for constructed or provided being paid Net contribution payable (Ex. Let 9 Betrum A91 | | | | \$ 110,757.27 \$ \$ 0.00 |
| 21 - BERTRAM HEIGHTS P.L. Pits 15 Bertwan 7.6300 7.6300 0 0 0 100.00% A87 Section 1.00 Sec | | \$. | | |
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| | | | | |
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| | 198,600.37 \$ 5,027.33 | \$.7361 105 | 015.13 5.7361 11,239.12 5.7361 52,529.51 | \$ 0.00 \$ 198,600.37 \$ 198,600.37 |
| 25 - EMERALD Grass Contribution paid ASS PARK Contribution provide lines New Contribution paid New Contribution provide lines New Contribution Ne | 225,605.32 \$ 5,964.07 6.8049 \$ 25,832.04 6.80 \$ 3,576.19 | 6.6049 124 | 522.47 6.8049 13,333.29 6.8049 62,317.26 | 3 296,000-37 5 0.00 5 225,005.32 |
| 29 - Gross contribution paid | (23,007-34) 3,794.07 b 8049 3 23,654.04 b 80 3 3,576.19 | 6,000 124 | 0.0047 15,555.09 0.0049 02,517.00 | \$ 235,605.32 \$ 235,605.32 \$ |
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| A91 Credits for constructed or provided items A91 (A91) Credits for constructed or c | 5 2,604,223.96 5 971,384.45 134.88 5 120,239.30 156.60 5 594,454.60 156.60 5 82,296.39 97.7 5 - | 566.00 5 21,477.98 1,891 5 16,518.17 97.7 5 157,661.76 . 5 5 . 97.71 5 53,499.60 . 21.72 5 397 | 552.83 - 21.72 \$ 42.559.39 - 21.72 \$ 198.914.50 | \$ 0.00 \$ 0.00 2,658,468.97 |
| Less 32 and 33 156.60 58.60 215.1941 Difference between GL & pa 1-23 lanc 134.8754 23.0369 157.9123 SUM | Expayments in CAS 55,456.01 55,456.01 | \$. \$. | - Adjusted | \$ 19,566,623.30 Total Liability of Developers for Infra \$ 2,558,468.97 Total Payments and Credits from AB7 |
| 9:23 lanc 97:7075 4.8888 102:3963 24:31 lan 21.71 35:608 57:2818 INTEREST FOR DC check 0.0000 - Les City Contribu | Check 0.00 LOCAL PRE A132 32,107.44 \$ 11,932.40 \$ 1,452.00 \$ 7,179.00 \$ 994.00 \$ - Inbulsons for A87 362,695.81 \$. \$ 79,785.49 \$ 232,286.36 \$ 50,623.96 \$ | S 259.00 | 03.00 \$ 514.00 \$ 2,402.00 | \$ 2,638,468.97 Total Psyments and Credits from A87 \$ 32,107.00 Total Interval Control |
| | | | | 16,493,351.12 Amount to apply to A132 |

| | × | | Item A 2.1 Sulphur Road | Item C - 2.2.23 Bertram Road - Item C - 2.2.23 Mortime Iohnson Rd to Challenger Rd- Upgrade pro rata land basis - Cost Upgrade pro rata land basis - Cost Upgrade pro rata land to sixele | isis - Read North - 2.2.3.1 Johnson Item D - 2.2.3.2 Johnson Ros | d Rem E - 2.2.4.1 Johnson Road fee South - both sides | oad Rem F- 2.2.6 Johnson Road Dual Use Path Idle Eastern Side South Peel Lateral Drain be Bertram road linkage road linkage | G 2.3.1 Upgrading of Johnson Road - south Bertram Road to east side PMD | | Is 1. Ichnoon Road new cubert and Issen E-Bertram Road -Challenger Road - Challenger | Road to Cavandish Boulevard Main Drain linking | er the Peel Administration g L661 and Costs |
|--|---|---|--|---|--|---|---|--|---|--|---|---|
| AMENDMENT 132 | remainin LOT YIELD glot to be N TRAFFIC develope develope develope develope develope develope develope develope | Date Paid Amount | Bridge over railway line Item B 2.2.1: immediately south of area basi | Basin (pro rata land carriageway urban standard single carriageway ur U.E.F AND I Developer Develop | an Length Frontage to Developer LOT Developer | Length (2) Holden Clase | Rd Lot Yie | ld in Land area per ha Developer | Lot Yield in Land area per ha in Developer Lot Yield in | Land area per ha in Developer generated for generated for | Traffic Developer LOT Developer generated | Total Liability Total Liability |
| | Costings for Amendment 132 - C Amount Applied to Amendment 132 - C | AS Adopted in May 20: | 19 \$ 1,914,745.27 19 \$ 931,428.42 | LOT YIELD Contribution LOT YIELD Contribution \$ 586,617.25 \$ 1,719,000.18 \$ 619,94 \$ 385,140.46 \$ 885,080.22 \$ 486,03 | plan D2 4.87 \$ - \$ 28,562 | plan E 2.31 \$ 16,518.17 \$ 165,018.05 \$ | in YIELD Contribution VIELD Contribution Catchr 5 - \$ 392,695.00 \$ - \$ 336,525.40 | nent in catchment G, H, L Contribution \$ 2,814,008.5 \$ 2,411,542.7 | G, H, L H, L G, CONDIDUOUS G, H, L G, H, L | G, H, L Contribution locality Contribution for locality | 41 41.4882% \$ 9,481,433.63 \$ | tribution 2.00% 651,000.00 \$ 29,570,511.47 51,000.00 14,538,434.11 290,768.34 |
| 32. EAST DEPT OF HOUSING & WORKS - WINDSOR HILL! STRELIA - VACANT A132 A87 ORELIA Lot E6 Durrant ST ints created already - 2 yet 4.5109 | 57 \$ 1,772.50 57 101,032.30 | 101,032.3 31/08/2019 \$ 101,032.3 | 0 \$ 101,032.30 0 \$ 101,032.30 | | | | | | | | | \$ 99,051.30 \$ 1,981.00 \$ 101,032.30 \$ 99,051.30 1,981.00 \$ 101,032.30 |
| (VACANT) ARDP PTV LTD Lot 1 Mortimer Road A132 ARDP PTV LTD Lot 21 Mortimer Road A132 ARDP PTV LTD Lot 21 Mortimer Road A132 4.1270 A81 | 53 \$ 3,178.11 100.00% 67 66 \$ 3,174.62 | 168,439.9 209,524.7 | 7 | 53.00 11,825.22 53.00 €, | 93.67 | | | 3.00 4.03 61,051.5 66 4.1270 76,026.5 | 9 53.00 4.0340 4.801.93 53.00 1 66 4.1270 5,979.76 66 | 4.0340 32.528.34 0.7142% 29.912.55 0.4454% 7.57 4.1270 40.631.51 0.8861% \$ 37,112.17 0.1779% \$ 9.40 | .18 0.1144% 10,848.76 .15 0.1419% \$ 13,454.15 | \$ 165,137.23 3,302.74 168,439.97 \$ 205,416.45 \$ 4,108.33 \$ 209,524.78 \$ 4,108.33 \$ 4,108.33 \$ 0.00 |
| ARDP PTY LTD Part Lot 22 Mortimer Road A15 2.5500 26 Gross contribution paid Insert Invoice number and developer and stage | 100.00% 50 50 \$ 3,160.76 | 158,037.7 | 6 | 50 \$ 11,155.87 50 \$ 6, | 26.10 | | | 50 2.5500 57,595.8 | 4 50 2.5500 4,530.12 50 | 2.5500 30,781.45 0.661314 \$ 27,696.96 0.13274 \$ 7,01 | 80 0.1059% \$ 10,040.84 | \$ 154,938.98 \$ 3,098.78 \$ 158,037.76 |
| Conds for constructed or provided flows payable Part Lot 22 Mortiner Road A132 EEDAR WOODS Part Lot 8 Johnson Road A132 11.2560 Gross contribution past | 64.16% 223 223 \$ 3,295.79 | - 1,636,553.8 | 7 | 223 \$ 49,755.17 223 \$ 27, | 22.41 | | | 223 11.2580 256,877.4 | 5 223 11.2580 20,204.33 223 | 11.2500 137,285.26 2.8837% \$ 120,776.84 0.8149% \$ 43,05 | 91 0.6884% \$ 65,270.19 | \$ 3,98.78 \$ 3,098.78 \$ 0.00 \$ 720,550.56 \$ 14,411.01 \$ 734,961.57 |
| SEMERALD SEM | 11.72% 17 17 5 3,295.76 | 56,027.8 | 6 | 17 \$ 3,792.99 17 \$ 2, | 52.87 | | | 17 0.9032 19,582.5 | 9 17 0.9032 1,540.24 17 | 0.9032 10,465.69 0.2198N \$ 9,205.79 0.0621N \$ 3,28 | 33 0.0525% \$ 4,977.75 | \$ 14,411.01 \$ 14,411.01 \$ 0.00 \$ 54,929.27 \$ 1,098.59 \$ 56,027.86 |
| Net contribution payable part Lot 65 Jacobs Place A122 WELLARD FAMILY PTY LTD Gross contribution paid Deals for constructed or provided hares Net contribution paid Net contribution paid Net contribution paid Net contribution payable in et 800 horsy Way - Lot 155 Johnson Read | 10.15% 5 4 5 4,125.25 | 16,500.9 | 9 | 4 \$ 892.47 4 \$ | 30.09 | | | 4 0.1827 4,607.6 | 7 4 0.1827 362.41 4 | 0.1827 2,462.52 0.0492N \$ 2,060.62 0.0413N \$ 2,18 | 27 0.0329% \$ 3,119.39 | \$ 1,098.59 \$ 1,098.59 \$ 0.00 \$ 16,177.44 \$ 323.55 \$ 16,500.99 |
| 30 - GRADEWEST Gross contribution paid A91 - GRADEWEST Gross contribution paid 1 8000 - 1 800 | 89.85% 37 37 \$ 3,229.89 | 119,506.0 | 6 | 37 \$ 8,255.34 37 \$ 4, | 33.32 | | | 37 1.6173 42,620.9 | 2 37 1.6173 3,352.29 37 | 1.6173 22,778.27 0.3441% \$ 14,411.80 0.1651% \$ 8,72 | 80 0.13% \$ 12,487.05 | 5 117,162.79 5 2,343.26 5 119,506.05 |
| Net contribution payable Lot 155 Johnson Read A132 | 79.03% 144 144 \$ 3,295.76 | 474,589.7 | 8 | 144 \$ 32,128.90 144 \$ 17, | 83.17 | | | 144 10.8886 165,876.0 | 2 144 10.8886 13,046.74 144 | 10.8886 88,650.57 1.8621% \$ 77,989.58 0.5262% \$ 27,80 | .15 0.4445% \$ 42,144.97 | \$ 2,343.26 \$ 2,343.26 \$ 0.00 \$ 465,284.10 \$ 9,305.68 \$ 474,589.78 |
| Destroy for constanted or provided Passes Net Contribution payable Part Lot ET Johnson ASS2 PARMELIA DEPT OF HOUSING Net Contribution pay Possess of the Part Net Experiment of the Par | 438 161 \$ 530.48 615 615 \$ 2.702.77 | 88,978.2 1.662.205.9 | 4 | 161 \$ 34,947.29 161 \$ 19, 615 \$ 74,967.42 615 \$ 41, | | | | | | 0.0000% \$ - 0.1669% \$ 9.18 \$ 5 6.9814% \$ 292,399.16 4.9113% \$ 299,59 | 24 0.2421% \$ 23,909.30 .66 10.14% \$ 961.569.07 | 5 9,305.68 \$ 9,305.68 \$ 0.00 5 87,233.62 \$ 1,744.62 \$ 88,978.24 \$ 1,629,613.72 \$ 32,592.27 \$ 1,662,205.99 |
| HOMESTEA D RIDGE "Seals for constructed or provision payable Net Contribution payable WELLARD RESIDENTIAL. Unit S Wallard Rd (now Lot 900 7.7347) | 104 25 \$ 4,745.62 | 118,640.5 | 5 | 25 \$ 5,577.93 25 \$ 3) | 53.05 | | | 25 1.8593 28,797.9 | 2 25 1.8593 2,265.06 25 | | 97 0.5129% \$ 48,630.27 | \$ 5 32,592.27 \$ 32,592.27 \$ 0.00 \$ 116,315.84 \$ 2,324.71 \$ 118,640.55 |
| WELLARD RESIDENTIAL TO TIONS CONTRIBUTION DATE TO THE TOTAL CONTRIBUTION DATE ON THE TOTAL CONTRIBUTION DATE TO THE TOTAL C | 218 87 \$ 4,722.88 | - 1,316,450.5 | 1 | 87 \$ 19,411.21 87 \$ 10, | 59.42 | | | 87 6.0300 100,216.7 | 6 87 6.0300 7,882.41 87 5 233,835.00 1 179 4,9775 (5,17.72) 178 | 6.0300 53,559.72 0.1848N \$ 7,739.90 0.6751N \$ 35,67 \$ 1,493.505.00 \$ 10,1075 0.2700N \$ 15,000.07 1,205.00 \$ 72,20 | 95 1.7687% \$ 167,698.12 | \$ 402,839.48 \$ 8,051.01 \$ 410,890.49 \$ 1,727,341.00 \$ 277,942.50 \$ 16,559.77 \$ 944,471.07 |
| PROVIDEN E Cross contribution paid Cross contribution paid Cross contribution paid Cross contribution payable WELLAND RESIDENTIAL Lot 92 William Rd 11.9531 | 195 197 \$ 4,720.26 | 929,891.6 | 8 | 197 \$ 43,954.11 197 \$ 24, | 36.84 | | | \$ 450,280.0 197 11.9531 226,927.6 | 1 197 11.9531 17,848.67 197 | 11.9531 121,278.91 0.4179% \$ 17,502.74 1.5270% \$ 80,68 | 92 4.0007% \$ 379,323.72 | \$ 822,913.65 \$ 16,558.27 \$ 844,471.92 \$ 394,191.92 \$ 5 450,220.00 \$ 5 16,558.27 \$ 16,558.27 \$ 0.00 \$ 9 11,668.51 \$ 18,233.17 \$ 929,891.68 \$ 5 922,891.68 \$ 922,891.68 |
| 88 Control for constructed or provided promotions and Control for constructed or provided pro | 780 785 4 4 106 17 \$ 4,668.77 | 53 lots as at 19 June 2019 79,369.1 | 1 | 17 \$ 3,541.99 17 \$ 1, | 45.04 | | | | | 0.5860N \$ 24,542.65 0.2286N \$ 12,08 | 06 0.1925% \$ 18,247.29 17 \$ | \$ 929,891.68 |
| BOLLARD Not contribution paid SELECT OF Western Brown Contribution paid FERT OF PAID OF Western Bry LES FERT OF PAID OF THE PAID OF TH | 415 141 \$ 2,295.30 68 8 \$ 5.670.88 | 328,827.4 45,367.0 | 6 | \$ 3,541.99 \$ 1,141 \$ 17,141 \$ | 45.04 18.85 | | | 141 18.3405 \$ 162,383.8 8 2.8469 \$ 9.215.3 | 6 141 18.3405 \$ 12,999.78 141 3 8 2.8469 \$ 724.82 8 | \$ 24,542.65 \$ 12,08 18.3405 \$ 86,509.44 0.1991N \$ 8,333.82 0.0278N \$ 1,46 2.8469 \$ 4.925.03 0.287N \$ 12,008.48 0.1119N \$ 5.931 | .06 \$ 18,247.29 96 0.0222% \$ 2,107.67 .56 0.0942% \$ 8.928.16 | \$. \$. \$. \$. \$. \$. \$. \$. \$. \$. |
| Chedits for constructed or genetical states Net contribution paid Interest Earned | Total Cash Payments Made Credits for constructed or provided items | \$ 1,998,127.1 | 1 101,032.30 | \$ - 2,024 \$ 388,010.79 2,024 \$ 213, | 71.12 \$ - \$ - \$ - \$ | . 5 . 5 . 5 . 5 . 5 | - \$ - \$ - \$ - \$ - 1,23 | 1.00 \$ 91.52 \$ 1,417,973.1 \$ 2,821,795.4 | 7 \$ 1,231.00 \$ 91.52 \$ 111,756.35 \$1,231.00 4 \$ 233,835.00 | \$ 5 - | \$ | 17,455.82 \$ 6,418,890.87 \$ 128,372.68 \$ 6,547,263.55 |
| | | 0 \$ 8,722.9 Paid - Actuals \$ 2,006,850.0 | | \$ 516.95 \$ 5 5 - \$2,024.00 \$ 388,527.73 2,024 \$ 213, | | . \$. \$. \$. \$. \$. \$. \$. \$. \$. \$ | - \$ - \$ | 1.00 \$ 91.52 \$ 1,419,862.3 | Total Develope | | 57 \$ 2,820.57 \$ 34 22.3185% \$ 2,119,884.05 17.00 \$ 7.72 41.4882% \$ 13,103,681.28 | |
| 22 DEPT OF HOUSING & WORKS - WINDSOM HELT OFFEIA - VACANT A132 6-7513 - Gross Contribution paid AP7 Codes for constituted or provided paid | Amount Applied to Remaining Lots to be dec 52.68% 32 \$ 1,767.98 | ostings for Amendment 13 reloped for Amendment 13 . | 2 \$ 830,261.51 \$ 55,466.00 | \$ 506,520.81 \$ 1,719,000.18 \$ 619,9 \$ 305,044.02 \$ 496,552.48 \$ 272,6 | 4.87 5 - 5 28,562. 5.52 5 - 5 6,825. | 33 \$ 5 5,654.29 \$ | 5 - \$ 392,695.00 - \$ - \$ 336,525.40 | \$ 2,817,123.5 \$ 994,795.4 | 6 \$ 233,835.00 0 \$ 78,856.37 | \$ 1,407,592.00 23.3597% \$ 4,315,469.00 14.5004% \$ 7,328,776 \$ 447,721.19 \$ 1,028,408.85 \$ 1,292,485 | 97 \$ 3,316,597.44 \$ | \$ 55,466.00 \$ 1,109.32 \$ 56,575.32 \$. |
| EAST Not contribution payable LORELIA - VACANT A132 ORELIA - | 34.98% 38 \$ 1,767.98 | | \$ 65,866.00 | | | | | | | | | \$ 55,466.00 \$ 1,109.32 \$ 56,575.32 \$ 65,866.00 \$ 1,317.32 \$ 67,183.32 \$ |
| DEPT OF HOUSING & WORKS - Septemble COMPELA: VAXAWI A132 DEPT OF HOUSING & WORKS - Septemble COMPELA: VAXAWI A132 A87 A87 A87 A87 A87 | 47.52% 121 5 3,720.78 | 131,088.1 | 2 \$ 209,732.00 | \$ 90,245.00 121 \$ 27,015.67 121 \$ 14, | 35.31 | | 121 \$ 99,558.86 339,054.99 | | | | | 5 63,866,00 5 1,317,52 5 67,183,52 5 67,183,52 5 5 443,286,84 5 8,827,74 5 450,214,58 5 131,088,12 5 339,054,99 5 28,755,627 5 8,827,74 5 19,928,53 |
| BERTRAM DEPT OF HOUSING & WORKS - Belgravia Centri (128 A132 3.7596 - 2. A87 Codes for constancia or provider fams Net contribution payable (126 A132) | 61.82% 127 \$ 3,720.78 | 83,033.1 | 0 \$ 220,132.00 | \$ 94,720.00 127 \$ 28,355.29 127 \$ 15, | 70.95 | | 127 \$ 104,495.66 | | | | | \$ 463,273.90 \$ 9,265.48 \$ 472,539.38 \$ 83,033.10 \$ |
| 5 - GOMBARA Cross contribution past AST Contribution for provided fame Net contribution payable (Let 87 Johnson A132 2.2413) - Net contribution payable (Let 87 Joh | 100.00% 10 \$ 3,720.73 | | \$ 17,333.00 | \$ 7,458.00 10 \$ 2,232.70 10 \$ 1; | 25.06 | | 10 \$ 8,228.00 | | | | | \$ 36,477.76 \$ 729.56 \$ 37,207.32 \$ |
| 6 | 100.00% 24 \$ 3,720.80 | | \$ 41,600.00 | \$ 17,500.00 24 \$ 5,358.48 24 \$ 2, | 12.54 | | 24 \$ 19,747.21 | | | | | \$ |
| 7 - Gross contribution park AST Contribution park Contribution or provided proper park Contribution purpose per Lot 20 Holden A132 MINISTRY FOR PLANNING PT20 Holden A132 0.7556 . | 100.00% | | 5 . | 5 - 05 - 05 | | | - \$ - | | | | | \$ - \$ 5 87,548.23 \$ 1,750.96 \$ 89,299.19 \$ 5 - \$ 5 \$ 5 |
| AS7 Ceeds for construction of control payable F7209 Holden A132 HOMANOS INVEST. HOLDENGS Gross controlled control payable F7209 Holden A132 HOMANOS INVEST. HOLDENGS Gross controlled c | 100.00% 99 \$ 3,794.81 | | \$ 171,599.00 | \$ 73,837.00 99 \$ 22,103.73 99 \$ 12, | 37.98 99 \$ - 126.76 \$ 2,231 | .22 99 \$ 4,953.76 | 99 \$ 81,457.25 | | | | | 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - |
| AS7 Cashs for constructed or procled flows Net contribution payable Let 54 Johnson A132 Let 34 Johnson A132 Let 54 Johnson A132 Let 34 Johnson A132 O.4069 CASULARINA LARRA SEED & GRAZING CO Pit. Let 1 Johnson A132 O.4069 CASULARINA LARRA SEED & GRAZING CO Pit. Let 1 Johnson A132 O.4069 Let 34 Johnson A132 O.4069 Le | 5.28% 12 \$ 4,162.34 | | \$ 20,800.00 | \$ 8,950.00 12 \$ 2,679.24 12 \$ 1, | 71.27 12 5 - 261 5 4,594 | 11 12 5 600.46 | 12 \$ 9,873.61 | | | | | \$ 368,319.95 \$ 7,366.40 \$ 375,686.35 \$ 48,968.68 \$ 979.37 \$ 49,948.05 |
| Net contribution payable Lot 1 Johnson A132 | 1.06% 2 \$ 3,772.18 | | \$ 3,467.00 | \$ 1,492.00 2 \$ 446.54 2 \$ | 15.21 2 5 - | 2 5 100.08 | 2 \$ 1,645.60 | | | | | \$ 48,968.68 \$ 979.37 \$ 49,948.05 \$ 7,396.43 \$ 147.93 \$ 7,544.36 \$ 5 . |
| AB7 Codes for constructed or provided terms Net contribution papable (Ex. Lot 9 Berram A132 DEPT OF HOUSING LOT 9237 Parmella Ave CASSIA RISE FARMELIA Codes for constructed or provided terms Codes | | | | 277 \$ 61,845.79 277 \$ 33, | 51.83 | | | | | 0.0000N \$ - 0.2871N \$ 25,59 | .44 0.4164% \$ 72,042.38 | 5 7,396.43 \$ 147.93 \$ 7,544.36 \$ 193,440.44 \$ 3,868.81 \$ 197,309.25 \$ 5 \$ 5 \$ 193,440.44 \$ 3,868.81 \$ 197,309.25 |
| Net contribution payable MELLARO RESIDENTIAL Gross contribution paid Card 197 Wellard Rd pnew Let 20 1.5784 270 270 270 270 270 270 270 27 | 8 8 5 6,559.69 | | | 8 5 1,786.16 8 5 | 90.85 | | | 8 1.8784 9,126.5 | 6 8 1.8784 723.45 8 | | 80 0.1641% \$ 28,391.34 | 5 195,400.44 5 3,868.81 5 197,409.25 5 51,448.53 \$ 1,028.97 \$ 52,477.50 5 |
| WELLARD RESIDENTIAL Gross contribution paid Consider or constructed or provided items Net contribution payable | | | | 21 \$ 4,688.67 21 \$ 2, | | | | | | 2.2270 10,782.28 0.0450% \$ 1,981.12 0.1644% \$ 14,65 | | \$ 135,070.51 \$ 2,701.41 \$ 137,771.92 \$. \$. \$ 135,070.51 \$ 2,701.41 \$ 137,771.92 |
| SELLAND RESIDENTIAL. Cert 159 Weitland for power Let 19 2,7604 Certific constitution paid Death for constitution proceed times Net contribution payable WELLAND RESIDENTIAL. Let 179 Weitland fit (now Let 19) 4,2695 | 25 25 \$ 6,561.23 32 32 \$ 6,561.09 | | | 25 \$ 5,581.75 25 \$ 3, 32 \$ 7,144.64 32 \$ 3, | | | | | 1 25 2.7604 2,260.79 25 5 32 4.2696 2,893.81 32 | | .49 0.5129% \$ 88,738.08 0.6565% \$ 113,582.66 | \$ 160,814.55 \$ 3,216.29 \$ 164,030.84 \$ 5 \$ |
| 94 Gross contribution paid Contils for contribution paid Contils for contribution payable WELLARD RESIDENTIAL Lot 83 Waited Rd (now Lot 80) 7.7347 | | | | 24 3 7,144.09 24 3 3; 79 \$ 17,638.33 79 \$ 9; | | | | | 1 79 7.7347 7,144.10 79 | | | 3 203,030.00 5 4,116.76 5 203,934.60 5 5 5 5 205,838.00 5 4,116.76 5 209,954.80 5 5 508,165.42 5 10,163.31 5 518,328.73 |
| 93 PROVIDENCE Gross contribution paid | | | | 133 \$ 29,694.91 133 \$ 16, | | | | | | 15.1096 68,287.75 0.2824% \$ 12,432.65 1.0320% \$ 91,98 | | \$ - \$ 508,165.42 \$ 10,163.31 \$ 518,328.73 \$ 5 850,255.98 \$ 17,005.12 \$ 867,261.10 |
| 87 Centils for constituted or provided branch Net contribution payable Seth Authority Bombara Unit 2 Johnson Rd 1.0321 Seth Au | 19 19 5 3,795.92 | | | 19 \$ 4,242.13 19 \$ 2, | 29.51 | | | 19 1.0321 21,675.5 | \$ 233,835.00 9 19 1.0321 1,718.20 19 | \$ 1,405,408.00 1.0321 9,755.38 0.0000% \$ - 0.1452% \$ 12,94 | 29 0.1043% \$ 18,045.20 | 5 1,639,243.00 \$ 188,897.02 \$ 17,005.12 \$ 771,981.90 \$ 70,708.31 \$ 1,414.17 \$ 72,122.48 \$ 5 - |
| Assands Regers Assands Deliver Control Con | 14 14 \$ 3,795.32 | 16,300.0 | 6 | | | | | 14 0.6939 15,971.4 | 9 14 0.6939 1,266.04 14 | | 36 0.0768% \$ 13,287.35 | 5 70,708.31 \$ 1,414.17 \$ 72,122.48 \$ 5 22,092.69 \$ 1,041.85 \$ 53,134.54 \$ 5 16,300.06 |
| Net Contribution payable Anthony R Eddleston Gross contribution paid S9 Net Contribution paid | 21 21 \$ 3,795.32 | 77,344.1 | 8 | 21 \$ 4,688.67 21 \$ 2, | 74.72 | | | 21 0.8872 23,957.2 | 3 21 0.8872 1,899.06 21 | | 05 0.1152% \$ 19,931.03 | \$ 35,792.63 \$ 1,041.85 \$ 36,834.48 \$ 5 78,139.04 \$ 1,562.78 \$ 79,701.82 \$ 5 77,344.18 \$ 5 |
| To Cakebella - LWP Wellard Py Ltd Lots 503-505, 507 and 500 (was 18.3405 St. 18.3405 Lots 503-505, 507 and 500 (was 18.3405 St. 18.3405 Lots 503-505, 507 and 500 (was 18.3405 | | 82,830.4 | 1 | 277 \$ 61,845.79 277 \$ 33, | 51.83 | | | 277 18.3405 316,007.2 | 5 277 18.3405 25,049.56 277 | 18.3405 142,223.36 0.3909% \$ 17,209.35 0.0547% \$ 4,87 | 64 0.0437% \$ 7,555.55 | \$ 794.86 \$ 1,562.78 \$ 2,357.64 \$ 5 608,728.34 \$ 12,174.57 \$ 620,902.91 \$ 82,830.41 \$ 5 525,897.93 \$ 12,174.57 \$ 538,072.50 |
| Welfard Resident Bry Ltd. (Controllution payable Welfard Resident Bry Ltd. (Controllution payable Controllution Payable Controllution Payable Controllution Payable Controllution Controllution Payable Controllution Controllutio | 120 120 5 3,560.11 | - | | | | | | | 5 120 7.8464 10,851.79 120 | 7.8464 61,613.01 0.4916N \$ 21,642.67 0.6191N \$ 55,18 | 02 0.53% \$ 91,142.95 | \$ 418,837.00 \$ 8,376.74 \$ 427,213.74 \$ |
| Asceri Developments Pty Ltd Lot 502, 14 Tamblyn Pf 2.8469 Gross contribution paid Credits for constructed or provided items | | | | | | | | 60 2.8469 68,449.2 | | | 72 0.7052% \$ 122,181.38 | \$ 417,061.53 \$ 8,341.23 \$ 425,402.76 5 - 5 - 5 417,061.53 \$ 8,341.23 \$ 425,402.76 |
| BURKENS Bollard (WA) Pey Ltd Gross contribution payd Lot 501, 214 Bertram Rd 3.9366 GROSS contribution payd EAST OF PELE MAN. Net contribution payable | | | | 63 \$ 14,066.01 63 \$ 7; 63 \$ 14,066.01 63 \$ 7; | | | | 63 3.9166 71,871.6 | 9 63 3.9166 5,697.19 63 | | | \$ 437,934.20 \$ 8,758.68 \$ 446,692.88 \$. \$. \$ 5 . \$ 437,934.20 \$ 8,758.68 \$ 446,692.88 |
| Net contribution payable El Shaddal 2 7000 | 63 63 5 6,387.84 145 145 5 6,387.72 | | | 63 \$ 14,066.01 63 \$ 7; 140 \$ 32,374.15 145 \$ 17, | | | | | | | 36 0.7416% \$ 128,306.02 63 \$ | \$ - \$ - \$ 394,543.32 \$ 7,890.87 \$ 402,434.19 |
| 77 Ceeds for constructed or provised barns Net contribution payable Python Holdings Pty Ltd Lot 670, 150 Bertram Rd 5.0028 Systom Holdings Pty Ltd Lot 670, 150 Bertram Rd 6.0028 | 89 89 5 5,476.78 | | | | | | | | | | | 135,112.70 \$ 908,057.56 \$ 18,161.15 \$ 926,218.71 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ |
| Gross contribution paid Ovedta for constructed or provided items | 437 | | | | | | | | | | | \$ - |

| Net contribution payable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ 477,875.73 \$ 9,55 | 57.51 \$ 487,43 |
|---|--------------------------------|----------|--------------|-----------------|--------|----------|---|---------------|------------|--------------------|------------|---------|-----------|-----------|-------------|---------------|--------|-------------|---------------|--------------|---------------|----------|-------------------|-----|-------------------|-----------------|---------------|---------------|------------------|----------------|-------------|--------------|---------------------|------------------------------|--------------------|
| Accounting Management Services Pty Ltd L | Lot 661 Bertram Rd - Oct 201 | 5 7.4589 | | 198 | 198 \$ | 5,890.11 | | - | | | 198 \$ 44, | ,207.46 | 198 \$ | 24,275.97 | | | | | | | | | | | | | | 5.2606% \$ | 231,597.65 2.64 | 1% \$ 235,439 | .21 2.3049% | 398,776.36 | 198 \$ 209,078.03 | \$ 1,143,374.68 \$ 22,88 | 67.49 \$ 1,166,2 |
| Gross contribution paid | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ - | |
| Credits for constructed or provided items | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ - | |
| Net contribution payable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ 1,143,374.68 \$ 22,88 | 67.49 \$ 1,166,2 |
| Guantal Investments Pty Ltd | Lot 81, 79, 77, 75,73,71,70 &6 | 9.7710 | | 171 | 171 \$ | 7,908.07 | | - | | | 171 \$ 38, | ,179.17 | 171 \$ | 20,965.61 | | | | | | | | | | | | | | 2.1141% \$ | 93,067.98 2.51 | 5% \$ 224,399 | .17 4.7415% | 820,327.24 | 122 \$ 128,825.86 | \$ 1,325,765.02 \$ 26,55 | 15.30 \$ 1,352,2 |
| Gross contribution paid | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ - | |
| Credits for constructed or provided items | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ - | |
| Net contribution payable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \$ 1,325,765.02 \$ 26,53 | 15.30 \$ 1,352,2 |
| | | TC | OTAL AMD 132 | lots 32.33. 1-2 | 479 | | 5 | 390.595.87 \$ | 830.262.00 | 305.044.00 2.3 | 224 \$ 496 | .552.48 | 2 224 5 2 | 72 675 52 | 113 \$. \$ | 387.76 \$ 6.8 | 825.33 | \$. 113 \$ | 5,654.29 · \$ | \$ - 409 | \$ 336,525,40 | 877 69.5 | 434 \$ 994,795,40 | 877 | 59.5434 \$ 78.856 | .37 872 69.5434 | \$ 447 721 19 | 23.3598% \$ 1 | 028 408 85 14 50 | 1% 5 1 292 489 | 97 19.1698% | 3.316.597.44 | 617 \$ 651 520 9236 | \$ 10.063.925.1739 \$ 201.23 | 78 SO \$ 10 265 20 |





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



Simon Monaghan

Director of Cost Management

Turner & Townsend Pty Ltd

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Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

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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

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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.

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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;

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- 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.

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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.

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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.

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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.

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- 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) |

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| 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:

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| 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 | Excluded from review – these assets (Lyon, Honeywood and Peel Main) did not form part of the DCA1 – DCA6 Road Landscaping estimate template received as part of our scope of services brief. | | | | | |
| 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.

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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.

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- 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.

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Development Contribution Plan – Roads, Open Drains, Road Landscaping and Public Open Space

Appendix A - Roads

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Summary

Roads

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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

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Roads

| 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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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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Roads

| Item | Description | Quantity | Unit | Rate | Total (AUD) |
|--------|---|----------|------|-----------|-------------|
| | Bertram Road | | | | |
| 2.4.1 | Relocate pressure main from proposed carraigeway | 971 | m | 310.50 | 301,496 |
| 2.4.1 | area | 771 | ''' | 310.30 | 301,470 |
| | 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 |
| | | | 1 | | |

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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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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 |



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Roads

| Item | Description | Quantity | Unit | Rate | Total (AUD) |
|--------|--|----------|--------------|--------|-------------|
| | Wellard Road | | | | |
| 0.040 | | | | | |
| 3.3.12 | 220 v. 175 Carri Mayortable Karls 201m also | F 000 | | 17.00 | 101 010 |
| 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 | <u>'</u> | 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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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 |
| | Roadworks | | | | |
| 4.2.1 | | 2 401 | 0 | 2.40 | 0.007 |
| 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 (red carbolt) | 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 | | 14.18 | 7,289 |
| 4.3.7 | Street signs | 2 | no | 1,010.00 | 2,020 |
| 4.3.8 | Semi mountable kerb | 514 514 | m | 36.98 56.15 | 19,008 |
| 4.3.9 | Flush kerb Verge treatment | | m | | 28,861 |
| 4.3.10 4.3.11 | Tie road into existing | 1,541 | m2 | 10.00 5,000.00 | 15,410 30,000 |
| 4.3.11 | Total - Roadworks | 6 | no | 5,000.00 | |
| | iotai - Roduwoiks | | | | 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

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| 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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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 |
| | | <u> </u> | | <u> </u> | |

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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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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 DCP Rev3

| 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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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

| 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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| 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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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

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| 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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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 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 | | | | |
| 13.2.1 | Allowance for stormwater drainage | 21 | m | 366.08 | 7,688 |
| 13.2.2 | Dewatering and temporary bypass pumping | 1 | item | | 24,501 |
| 13.2.3 | Crushed limsestone base | 408 | | 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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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



| | Hall Box - Total Cox - Hall Box - Total Cox - Hall Box - Total Cox | | | | | | | | | | | | |
|--------|--|------------------|---------------------|----------------------|---------------------|----------------------|-----------------------|------------------------|--|--|--|--|--|
| 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 | Unit Rate \$2018 | Total Cost \$2018 | Unit Rate \$2 | 2020 | Total Cost \$2020 | Unit Rate Variance | Total Cost Variance | Comments & Assumptions |
|---------------|---|---------------|------|---------------------|----------------------|---------------|---------|----------------------|-----------------------|------------------------|--|
| 1 Cc | onstruction cost per 10 m sections <1000mm deep | | | | | | | | | | |
| 2 Ea | arthworks and Site Preparation | | | | | | | | | | |
| 3 | bulk earthworks (cut to spoil, compact and final grade) | 140 | m3 | \$ 53.00 | \$ 7,420.0 | | 6.88 \$ | 5,163.20 | -\$ 16.12 | -\$ 2,256.80 | Rate obtained from in-house data |
| 4 | fine grading | 200 | m2 | \$ 1.38 | \$ 276.0 |) \$ | 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 | \$ 1,200.0 |) \$ 120 | 0.76 \$ | 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 | \$ 4,800.0 |) \$ 18 | 8.60 \$ | 3,720.00 | -\$ 5.40 | · | Rate obtained from in-house data |
| 7 | tubestock x 3/m2 | 200 | m2 | \$ 10.50 | \$ 2,100.0 |) \$ 10 | 0.57 \$ | 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 | \$ 1,050.0 | \$ 35. | 2.20 \$ | 1,056.60 | \$ 2.20 | \$ 6.60 | Rate obtained from in-house data for 100L trees |
| 9 | Mulch - (Inorganic) | 200 | m2 | \$ - | \$ - | | 1.07 \$ | 2,214.00 | \$ 11.07 | \$ 2,214.00 | Rate obtained from in-house data |
| 10 | Contingency 10% | | % | 10 | \$ 1,684.6 |) \$ 10 | 0.00 \$ | 1,575.34 | \$ - | -\$ 109.20 | Remains at 10% due to design of scope |
| 11 to | tal cost per 10 lineal meters | | | | \$ 18,530.60 | | \$ | 17,328.70 | | -\$ 1,201.90 | |
| 12 | | | | | | | | | | | |
| 13 Cc | onstruction cost per 10 m sections 1000 - 1500mm deep | | | | | | | | | | |
| 14 E a | arthworks and Site Preparation | | | | | | | | | | |
| 15 | bulk earthworks (cut to spoil, compact and final grade) | 240 | m3 | \$ 53.00 | \$ 12,720.0 | 30 | 6.88 \$ | 8,851.20 | -\$ 16.12 | -\$ 3,868.80 | Rate obtained from in-house data |
| 16 | fine grading | 200 | m2 | \$ 1.38 | \$ 276.0 | \$ | 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 | \$ 2,400.0 | \$ 120 | 0.76 \$ | 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 | \$ 4,800.0 | \$ 18 | 8.60 \$ | 3,720.00 | -\$ 5.40 | -\$ 1,080.00 | Rate obtained from in-house data |
| 19 | tubestock x 3/m2 | 200 | m2 | \$ 10.50 | \$ 2,100.0 | \$ 10 | 0.57 \$ | 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 | \$ - | \$ - | \$ 1 | 1.07 \$ | 2,214.00 | \$ 11.07 | \$ 2,214.00 | Rate obtained from in-house data |
| 21 | advanced tree planting (no.) | 3 | m2 | \$ 350.00 | \$ 1,050.0 | D \$ 353 | 2.20 \$ | 1,056.60 | \$ 2.20 | \$ 6.60 | Rate obtained from in-house data for 100L trees |
| 22 | 10% Contingency | | % | \$ 10.00 | \$ 2,334.6 | \$ 10 | 0.00 \$ | 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 | | \$ 30 | 1.89 | | | | |
| 27 | | | | | | | | | | | |
| 28 | Subtotal | | m2 | | \$ 22,705.60 | | \$ | 20,625.03 | | -\$ 2,080.57 | |
| 29 | | | | | | | | | | | |
| 30 Tc | otal cost for construction of a 20m wide x 10m length Living Stream | 10 r | n | | \$ 22,700 | 5 | \$ | 20,625.03 | | -\$ 2,080.57 | Total for 10m section |
| 31 | | | | | | | | | | | |
| | otal cost for Peel Sub-Drain N – 1,112m x 20m wide; Living Stream | 1112 r | n | | \$ 2,524,862.72 | 2 | \$ | 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



| Code | 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 E | 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 | | | | | | 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 | | | | | | | | | | |
| | 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 | | | | | | | | | | |
| 70 | Total cost for Peel Sub-Drain N2 - 356m and 111m x 8m wide; Living 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 | t Rate 18 Dec | Total Cost \$2018 Dec | Unit Rat | te \$2020 | | ol Cost 2020 | Unit Rate Variance | | tal Cost ariance | Comments & Assumptions |
|--------------|--|-----|------|----------------------|--------------------------|----------|-----------|---------|-----------------|-----------------------|-------|---------------------|--|
| 1 Co | nstruction cost per 10 m sections <1000mm deep | | | | | | | | | | | | |
| 2 Ea | rthworks 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 -\$ | | Rate obtained from in-house data |
| 4 | fine grading | 200 | m2 | \$ 1.38 | \$ 276.00 | \$ | 1.39 | \$ | 278.00 | \$ 0.0 | 1 \$ | 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 | 5 \$ | 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 | 0 -\$ | 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 | \$ 0.0 | 7 \$ | 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 | \$ 11.0 | 7 \$ | 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 tot | al cost per 10 lineal meters | | | | \$ 18,530.60 |) | | \$ 1 | 7,328.70 | | | | |
| 12 | | | | | | | | | | | | | |
| 13 Co | nstruction cost per 10 m sections 1000 - 1500mm deep | | | | | | | | | | | | |
| 14 Ea | rthworks 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 | 2 -\$ | 3,868.80 | Rate obtained from in-house data |
| 16 | fine grading | 200 | m2 | \$ 1.38 | \$ 276.00 | \$ | 1.39 | \$ | 278.00 | \$ 0.0 | 1 \$ | 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 | 5 \$ | 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 | \$ 0.0 | 7 \$ | 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 | \$ 11.0 | 7 \$ | 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 |) | | \$ 2 | 2,713.81 | | -\$ | 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 |) | | \$ 2 | 0,625.03 | | -\$ | 2,080.57 | |
| 28 | | | | | | | | | | | | | |
| | tal cost for construction of a 20m wide x 10m length Living Stream | 10 | m | | \$ 22,705.60 | | | \$ 20 | 0,625.03 | | -\$ | 2,080.57 | Total for 10m section |
| 30 31 To | tal Cost for Peel Sub-Drain P – 630m x 20m wide; Living Stream | 630 | m | | \$ 1,430,452.80 | | | \$ 1,29 | 9,377.14 | | -\$ 1 | 31,075.66 | 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 | nit Rate 2018 Dec | Total Cost \$2018 Dec | Unit Rate \$2020 | | Total Cost \$2020 | Unit Rate Variance | Total Cost Variance | Comments & Assumptions |
|---------------|---|-----|------|----------------------|---|------------------|------|----------------------|-----------------------|------------------------|---|
| | onstruction cost per 10 m sections <1000mm deep | | | | | | | | | | |
| 2 Ea | rthworks and Site Preparation | | | | | | | | | | |
| 3 | bulk earthworks (cut to spoil, compact and final grade) | 140 | m3 | \$ 53.00 | | | \$ | 5,163.20 -\$ | | · | obtained from in-house data |
| 4 | fine grading | 200 | m2 | \$ 1.38 | | | \$ | 278.00 \$ | | | provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 5 | rockpitching | 10 | m2 | \$ 120.00 | • | | \$ | 1,207.56 \$ | | | provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate |
| 6 | landscaping/ planting (140mm x 3/m2) | 200 | m2 | \$ 24.00 | <u> </u> | | \$ | 3,720.00 -\$ | | , | 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 \$ | | | obtained from in-house data for 100L trees |
| 9 | Mulch - (Inorganic) | 200 | m2 | \$ - : | * | \$ 11.07 | \$ | 2,214.00 \$ | 11.07 \$ | | obtained from in-house data |
| 10 | Contingency 10% | | % | 10 | , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | \$ 10.00 | \$ | 1,575.34 | -\$ | 109.26 Rema | ains at 10% due to design of scope |
| 11 to | tal cost per 10 lineal meters | | | | \$ 18,530.60 | | \$ | 17,328.70 | | | |
| 12 | | | | | | | | | | | |
| 13 Cc | onstruction cost per 10 m sections 1000 - 1500mm deep | | | | | | | | | | |
| 14 E a | rthworks and Site Preparation | | | | | | | | | | |
| 15 | bulk earthworks (cut to spoil, compact and final grade) | 240 | | \$ 53.00 | | | \$ | 8,851.20 -\$ | | | obtained from in-house data |
| 16 | fine grading | 200 | m2 | \$ 1.38 | | | \$ | 278.00 \$ | | | provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 17 | rockpitching | 20 | m2 | \$ 120.00 | • | | \$ | 2,415.12 \$ | | 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 \$ | | | provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 20 | Mulch - (Inorganic) | 200 | m2 | \$ - : | * | \$ 11.07 | \$ | 2,214.00 \$ | | 2,214.00 Rate | obtained from in-house data |
| 21 | advanced tree planting (no.) | 3 | m2 | \$ 350.00 | • | \$ 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 Rema | ains 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 To | otal cost for construction of a 20m wide x 10m length Living Stream | 10 | m | | \$ 22,705.60 | | \$ | 20,625.03 | -\$ | 2,080.57 Tota | Il for 10m section |
| 30 31 To | otal 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 Tota | Il 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 | 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 Con | struction cost per 10 m sections <1000mm deep | | | | | | | | | | |
| 2 Ear | hworks and Site Preparation | | | | | | | | | | |
| 3 | bulk earthworks (cut to spoil, compact and final grade) | 140 | m3 | \$ 53.00 | | | | \$ 5,163.20 | | | Rate obtained from in-house data |
| 4 | fine grading | 200 | m2 | \$ 1.38 | | | 1.39 | \$ 278.00 | | | Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 5 | rockpitching | 10 | m2 | \$ 120.00 | | | 120.76 | \$ 1,207.56 | | \$ 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% | | % | 10 | \$ 1,684.60 | \$ | 10.00 | \$ 1,575.34 | | -\$ 109.26 | Remains at 10% due to design of scope |
| 11 tota | I cost per 10 lineal meters | | | | \$ 18,530.60 | | | \$ 17,328.70 | | | |
| 12 | | | | | | | | | | | |
| 13 Con | struction cost per 10 m sections 1000 - 1500mm deep | | | | | | | | | | |
| 14 Ear | hworks 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 | 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 10m | | | \$ 300.00 | | \$ | 301.89 | | | | |
| 27 | Subtotal | | m2 | | \$ 22,705.60 | | | \$ 20,625.03 | | -\$ 2,080.57 | |
| 28 | | | | | | | | | | | |
| | Il cost for construction of a 20m wide x 10m length Living Stream | 10 m | ١ | | \$ 22,705.60 | | | \$ 20,625.03 | | -\$ 2,080.57 | Total for 10m section |
| 30 31 Tota | al Cost for Peel Sub-Drain P1A – 547m x 20m; Living Stream | 547 m | 1 | | \$ 1,241,996.32 | | | \$ 1,128,189.36 | | -\$ 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

Total Cost for Peel Sub-Drain O – 500m x 20m wide; Living Stream

500 m



| Code | Description | Qty | Unit | | nit Rate | Total Cos | | nit Rate \$2020 | | Total Cost | Unit Rate | | Total Cost | Comments & Assumptions |
|-------------------|---|------|-------|------|----------|----------------|---------|-----------------|----|------------|---------------|-------|------------|--|
| 1 | | | | \$20 | 018 Dec | \$2018 De | С | | | \$2020 | Variance | | Variance | |
| | cost per 10 m sections <1000mm deep | | | | | | | | | | | | | |
| | nd Site Preparation | | 2 | 4. | | ф 7 .40 | 00 0 | . 00 | Φ. | F 1/2 20 | ф 4 /4 | 2 6 | 2.257.00 | Data abtains different in bassa data |
| | hworks (cut to spoil, compact and final grade) | 140 | m3 | \$ | 53.00 | \$ 7,42 | | 0.88 | \$ | 0,.00.20 | | 2 -\$ | | Rate obtained from in-house data |
| 4 fine grad | - | 200 | m2 | \$ | 1.38 | | 0.00 \$ | 1.39 | \$ | | |)1 \$ | | Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 5 rockpitch | 0 | 10 | m2 | \$ | 120.00 | | | 120.76 | \$ | 1,207.56 | | 6 \$ | | Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate |
| | ng/ planting (140mm x 3/m2) | 200 | m2 | \$ | 24.00 | | | 18.60 | | 3,720.00 | | 0 -\$ | | Rate obtained from in-house data |
| 7 tubestock | | 200 | m2 | \$ | 10.50 | | | 10.57 | | 2,114.00 | | 7 \$ | | Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| | I tree planting (no.) | 3 | m2 | \$ | 350.00 | | 0.00 \$ | 352.20 | \$ | 1,056.60 | | 0 \$ | | Rate obtained from in-house data for 100L trees |
| | Inorganic) | 200 | m2 | \$ | | \$ | - \$ | 11.07 | \$ | 2,214.00 | \$ 11.0 | 7 \$ | <u> </u> | Rate obtained from in-house data |
| 10 Continge | ncy 10% | | % | | 10 | + .,, | | 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 a | nd Site Preparation | | | | | | | | | | | | | |
| 15 bulk eart | hworks (cut to spoil, compact and final grade) | 240 | m3 | \$ | 53.00 | \$ 12,72 | 0.00 | .88 | \$ | 8,851.20 | -\$ 16.1 | 2 -\$ | 3,868.80 | Rate obtained from in-house data |
| 16 fine grad | ing | 200 | m2 | \$ | 1.38 | \$ 27 | .00 \$ | 1.39 | \$ | 278.00 | \$ 0.0 | 1 \$ | 2.00 | Rate provided is fair and reasonable, escalated City of Kwinana rate to 2020 |
| 17 rockpitch | ing | 20 | m2 | \$ | 120.00 | \$ 2,40 | 0.00 \$ | 120.76 | \$ | 2,415.12 | \$ 0.7 | 6 \$ | 15.12 | Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate |
| 18 landscapi | ng/ planting (140mm x 3/m2) | 200 | m2 | \$ | 24.00 | \$ 4,80 | 0.00 \$ | 18.60 | \$ | 3,720.00 | -\$ 5.4 | 0 -\$ | 1,080.00 | Rate obtained from in-house data |
| 19 tubestock | x x 3/m2 | 200 | m2 | \$ | 10.50 | \$ 2,10 | 0.00 \$ | 10.57 | \$ | 2,114.00 | \$ 0.0 | 7 \$ | 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 | \$ 11.0 | 7 \$ | 2,214.00 | Rate obtained from in-house data |
| 21 advanced | I tree planting (no.) | 3 | m2 | \$ | 350.00 | \$ 1,05 | 0.00 \$ | 352.20 | \$ | 1,056.60 | \$ 2.2 | 0 \$ | 6.60 | Rate obtained from in-house data for 100L trees |
| 22 10% Con | tingency | | % | \$ | 10.00 | \$ 2,33 | .60 \$ | 10.00 | \$ | 2,064.89 | | -\$ | 269.71 | Remains at 10% due to design of scope |
| | st per 10 meters | | m2 | | | \$ 25,680 | .60 | | \$ | 22,713.81 | | -\$ | 2,966.79 | |
| 24 | • | | | | | | | | | | | | | |
| 25 Mainten | ance cost per annum | | | | | | | | | | | | | |
| | r 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 | | | | | | | | | | - | | | <u> </u> | |
| | construction of a 20m wide x 10m length Living Stream | 10 r | m | | | \$ 22,705 | .60 | | \$ | 20,625.03 | | -\$ | 2,080.57 | Total for 10m section |

\$ 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 | | otal Cost \$2020 | Unit Rate Variance | Total Cost Variance | Comments & Assumptions |
|--------|--|------|------|---------------------|----------------------|---------------------|--------|---------------------|-----------------------|------------------------|---|
| 1 Pip | ing 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 | Allowance 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 will allow for large headwall removal |
| 4 | Clean out existing open drain | 810 | m | \$ 50.00 \$ | 41,000.00 | \$ 50.32 | \$ | 40,755.15 | \$ 0.31 - | \$ 244.85 | Fair 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 | \$ 0.03 - | \$ 421.34 | Fair 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 | \$ 0.16 - | | Fair 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 | \$ 94.50 | \$ 94.50 | Fair 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 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 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 house 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 and reasonable, escalation rate applied |
| 19 | Engineering and Surveying | 1 | item | \$ 60,000.00 \$ | 60,000.00 | \$ 60,000.00 | \$ | 60,000.00 | \$ - | \$ - | In house rate (7.5%) |
| 20 | Contingency | 1 | item | \$ 174,000.00 \$ | 174,000.00 | \$ 174,000.00 | \$ | 174,000.00 | \$ - | \$ - | In house rate (10%) |
| 21 | | | | | | | | | | | |
| 22 | Subtotal | | | \$ | 1,040,000.00 | | \$ 1,1 | 145,188.08 | | \$ 105,188.08 | |
| 23 | | | | | | | | | | | |
| 24 | | | | | | | | | | | |
| | al cost per m of Piping Sub P Drain in Casuarina | | | \$ | 1,276.07 | | \$ | 1,405.14 | | \$ 129.07 | Total cost per m |
| 26 | | | | | | | | | | | |
| 27 Tot | al cost for construction of Piping Sub P Drain in Casuarina | | | \$ | 1,040,000.00 | | \$ 1, | 145,188.08 | | \$ 105,188.08 | Total 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 | Pair and reasonable, escalation rate applied |
| 5 | Clean out existing open drain | 18 | 5 m | 50 \$ | 9,250.00 | \$ 50.32 | \$ | 9,308.28 \$ | 0.31 | \$ 58.27 | 7 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 | 5 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 | 5 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 | 0 m3 | 25 \$ | 22,250.00 | \$ 25.16 | \$ | 22,390.18 \$ | 0.16 | \$ 140.17 | 7 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 | 3 % | \$ | 25,000.00 | | \$ | 17,511.75 \$ | - | -\$ 7,488.25 | In house rate (7.5%) |
| 12 | Contingency | 2 | 0 % | \$ | 43,200.00 | | \$ | 23,349.00 \$ | - | -\$ 19,851.00 | In house rate (10%) |
| 13 | Subtotal | | | \$ | 257,340.00 | | \$: | 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 | 7 Total cost per m |
| 16 | | | | | | | | | | | |
| 17 To | tal cost for construction of Piping Sub P1 Drain in Casuarina | | | \$ | 257,340.00 | | \$ | 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 | 5 543.0 | 708 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 tem \$ 80,503.43 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 Schede | ule 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 | \$ 18.88 |
| 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 | \$ 703.57 |
| 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 | stand \$ 622.49 |
| Drinking fountain | item \$5,000.00 Supply & install - rates obtained through JBA | Drinking fountain | item \$ 4,358.11 Rate obtained from in-house data | -\$ 641.89 |
| BBQ - Small | No \$10,000.00 Rate suggested by Josh Byrne & Associates 2018, Built on Concrete slab and including | ing 50m power run and cabinet BBQ - Small | No \$ 10,062.93 Rate fair and reasonable, escalated City of Kwinana rate to 202 | \$ 62.93 |
| BBQ - Large | No \$15,000.00 Rate suggested by Josh Byrne & Associates 2018, Built on Concrete slab and including | ing 50m power run and cabinet BBQ - Large | No \$15,094.39 Rate fair and reasonable, escalated City of Kwinana rate to 202 | \$ 94.39 |
| 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 | \$ 12.59 |
| 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 202 | 20 \$ 0.02 |
| 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 202 | 20 \$ 0.00 |
| 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 202 | 20 \$ - |

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Bertram Road



27-May-20

| Betram Road, Wellard - Items | | | C | City of Kwinana 2018 | - Items | | T&T 2020 Rate Check | | | | | |
|--|---------------------|-----------|--------------------------------|--|---|---------------------|---------------------|--------------------------------|--|--|--|--|
| | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | 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 | 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 build-up of below items including fine grading, mulch and winter planted tubestock, maintenance Rate build-up of below items including fine grading, mulch and winter | -5,749.74 | | |
| Verges (Honeywood Estate) | 0 | \$34 | | winter planted tubestock | Verges (Honeywood Estate) | 0 | \$33 | | planted tubestock | 0.00 | | |
| Feature tree's at roundabout's supply & install Sub-Tota | 28 I 5218 | \$350 | \$9,800 \$184,34 0 | | Street Trees (Feature tree's at roundabout) Sub-Tota | 28 I 5218 | \$352 | \$9,862 \$178,65 2 | | 61.67 -5,688.07 | | |
| | | | \$0 | | | | | \$0 \$0 | | 0.00 | | |
| Total Footprint Cos | 5218 | | \$184,340 | | Total Footprint Cos | t 5218 | | \$178,652 | 1 | -5,688.07 | | |
| Contingency and Design Fee's | 15% | | \$27,650.96 | | Contingency | 10% | | \$17,865.16 | | -9,785.79 | | |
| Total Project Cos | - | \$41 | \$27,651 \$211,991 | | l ota | | \$37.66 | \$17,865 \$196,517 | | -9,785.79 -15,473.86 | | |

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Wellard Road



| Wellard Road, Wellard - Items | | | Ci | ity of Kwinana 2018 | - Items | | T&T 2020 Rate Check | | | | | |
|--|-------------------|-----------|--------------------------------|---|---|---------------------|---------------------|--------------------------------|---|--|--|--|
| | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | 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 | \$39,642 | 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 | <u> </u> | 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-Tota | 62 I 6132 | \$352 | \$21,837 \$205,22 6 | 7 **Rate to be updated | 136.56 -4,520.40 | | |
| | | | | | | | | \$(\$(| | 0.00 | | |
| Total Footprint Cost | 6132 | | \$209,747 | | Total Footprint Cos | 6132 | | \$205,226 | | -4,520.40 | | |
| Contingency and Design Fee's | 15% | | \$31,461.99 | | Contingency | 10% | | \$20,522.62 | | -10,939.37 | | |
| Total Total Project Cost | | \$39.34 | \$31,462 \$241,209 | | Tota Tota | | \$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



| | | | C | ity of Kwinana 2018 | | | T&T 2020 Rate Check | | | | | |
|---|---------------|-----------|--------------------------------|---|--|---------------|---------------------|--------------------------------|---|--|--|--|
| Millar Road Upgrade | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | 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 | \$0 | 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 | l 0 | \$350 | \$(\$ (| | Street Trees (Feature tree's at roundabout) Sub-Total | 0 | \$352 | \$0 \$0 | | 0.00 | | |
| | | | , | | | - | | \$0 | | 0.00 | | |
| Total Footprint Cos | t 0 | | \$(| | Total Footprint Cost | 0 | | \$0 | | 0.00 0.00 | | |
| | T | T T | | | | | | | 5% design contingency and 5% construction contingency as per previous | | | |
| Contingency and Design Fee's | 15% | | \$0.00 | | Contingency | 10% | | | estimate | 0.00 | | |
| Total Project Cos | | | \$(\$(| | Total | | | \$0 \$0 | | 0.00 | | |

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Mortimer Road



| | | | С | ity of Kwinana 2018 | Items # | | T&T 2020 Rate Check | | | | | |
|---|---------------------|-----------|--------------------------------|---|---|---------------|---------------------|--------------------------------|---|--|--|--|
| Mortimer Road, Wellard - Items | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | 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 Assumptions & Comments (\$2018) | | 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 \$0 Terracottem), maintenance) | Median Swales | 0 | \$24 | | 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 | | Verges | 2074 | \$33 | . , | Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance | -2,297.68 | | |
| Verges (Honeywood Estate) | 0 | \$34 | 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-Total | 34 2108 | \$350 | \$11,900 \$81,649 | Street Trees (Feature tree's at roundabout) Sub-Total | 34 2108 | \$352 | \$11,975 \$79,426 | | 74.89 -2,222.79 | | |
| Total Footprint Cost | 2108 | | \$0 \$0 \$81,649 | Total Footprint Cost | 2108 | | \$0 \$79,426 | | 0.00 0.00 -2,222.79 | | |
| Total Tootprint cost | 2100 | | φυ ι,υ+σ | Total Footprint cost | 2100 | | | 5% design contingency and 5% construction contingency as per previous | -2,222.19 | | |
| Contingency and Design Fee's Total | 15% | | \$12,247.29 \$12,247 | Contingency | 10% | | \$7,942.58 \$7,943 | estimate | -4,304.71 -4,304.71 | | |
| Total Project Cost | | \$44.54 | \$12,247 \$93,896 | I otal | | \$41.45 | | | -4,304.71 -6,527.50 | | |

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Sunrise Boulevard



| | | | C | ity of Kwinana 2018 | Items Ar | | T&T 2020 Rate Check | | | | | |
|---|---------------|-----------|--------------------------------|---|--|---------------|---------------------|--------------------------------|---|--|--|--|
| Sunrise Boulevard, Wellard - Items | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | 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 | | \$0 \$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 \$16,893 | | 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 incl 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 | Rate build-up of below items including fine grading, mulch and winter planted tubestock | Verges | 15800 | \$33 | \$513,850 | Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance | -17,504.01 | | |
| 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 | 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 | 125 I 22065 | \$350 | \$43,750 \$721,72 7 | | Street Trees (Feature tree's at roundabout) Sub-Tota | | \$352 | \$44,025 \$705,391 | | 275.31 -16,336.57 | | |
| Total Footprint Cos | t 22065 | | \$0 \$0 \$721,727 | | Total Footprint Cost | t 22065 | | \$0 \$0 \$705,391 | | 0.00 | | |
| Total Pootprint Cos | 1 22065 | | \$121,121 | | Total Pootprint Cost | 22005 | | | 5% design contingency and 5% construction contingency as per previous | -16,336.57 | | |
| Contingency and Design Fee's Tota | 15% | | \$108,259.08 \$108,25 9 | | Contingency | 10% | | \$70,539.06 \$70,539 | estimate | -37,720.02 -37,720.02 | | |
| Total Project Cos | | \$37.62 | \$829,986 | | lota | | \$35.17 | | | -54,056.59 | | |

Section C1 - Road Landscaping Rate 2020 Cost Review

Cost and Rate Comparison - Anketell Road



| | | | С | ity of Kwinana 2018 | Items A | | T&T 2020 Rate Check | | | | | |
|---|----------------|-----------|--------------------------------|---|---|------------------------|---------------------|--------------------------------|---|--|--|--|
| Anketell Road, Wellard - Items | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments | | Area (m²)/Qty | Unit Rate | Total Unit Cost (\$2020) | Assumptions & Comments | Variance on Total Unit Cost (\$2020 vs \$2018) | | |
| Median Swales | 1970 | \$24 | \$47,044 | 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 1 13919 | \$350 | \$38,150 \$483,373 | | Street Trees (Feature tree's at roundabout) Sub-Tota | 109 II 13919 | \$352 | \$38,390 \$470,782 | **Rate to be updated | 240.07 -12,590.62 | | |
| | | | \$0 | | | | | \$0 | | 0.00 | | |
| Total Footprint Cos | 13919 | | \$0 \$483,373 | | Total Footprint Cos | t 13919 | | \$0 \$470,782 | | 0.00 -12,590.62 | | |
| | | T T | | | | T | | | E0/ design contingency and E0/ construction contingency on nor provious | | | |
| Contingency and Design Fee's | 15% | | \$72,505.92 | | Contingency | 10% | | \$47,078.22 | 5% design contingency and 5% construction contingency as per previous estimate | -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 | Items | Area (m²)/Qty | 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 Kw | inana 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 Kw | inana 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 7 1 |
| 1 | | | \$0 | | |
| Total Footprint Cost | 107,137 | \$114.45 | \$12,261,585 | | -\$100,769 |

| DCP Public Open Space - T&T Rates Schedule 2018 | 8 | City of Kwinana 2018 Rates | City of Kwinana DCP Landscape and Public Open Space - T&T Rate | es Sche | dule 202 | | Kwinana 2020 Rates | Turner & Townsend |
|--|--|---|---|--|---|--|--|---|
| 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 | | Ra | ate obtained from in-house data ate 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 | | | winana 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 Ra | ate obtained from in-house data based on 150mm topsoil | 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 fa | air 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 | \$ 1 | 4.10 Ra | ate 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 gener | Soil conditioner | m2 | \$ | 4.23 ra | ate 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 | | | ate obtained from in-house data | 1.08 |
| Supply and lay high grade mulch by hand Supply and install plants | m2 m2 | \$ 10.25 In hoouse rate suggested by Josh Byrne & Associates, Assume Pine Bark or similar high end mulch \$ 28.25 Price increase to allow 1x100 tree per 40m2 | Supply and lay high grade mulch by hand Supply and install plants | m2 m2 | | | ate obtained from in-house data ate escalated to 2020 due to limited scope provided | 0.18 |
| Fine grading | m2 | | Fine grading | m2 | | | ate 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 | \$ 1 | 1.07 Ra | ate 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 | \$ | | ate obtained from in-house data ate 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 | \$ 1 | 0.57 20 | | 0.07 |
| tubestock (6/m2) incl Terracottem | m2 | | tubestock (6/m2) incl Terracottem | m2 | | 21.13 20 | 020 | 0.13 |
| 100L street tree evenly spaced @ 20m | m2 | | 100L street tree evenly spaced @ 20m | No | | | ate fair and reasonable, escalated City of Kwinana rate to 2020 | 2.20 |
| Feature semi mature tree irrigation | item m2 | \$ 3,500.00 Rate provided by Josh Byrne & Associates 2018 \$ 11.00 Rate provided by Josh Byrne & Associates 2018 | Feature semi mature tree irrigation | m2 | | | ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data | 22.03 |
| turf- village Green | m2 | \$ 10.00 Rate provided by Josh Byrne & Associates 2018 | turf- village Green | m2 | | | ate obtained from in-house data | -1.30 |
| Miscellaneous allowance (kerb edging, feature retaining walls) | m2 | | Miscellaneous allowance (kerb edging, feature retaining walls) | m2 | | | ate fair and reasonable, escalated City of Kwinana rate to 2020 | 0.03 |
| Water Supply & Reticulation | | | Water Supply & Reticulation | COMMUNICATION CONTRACTOR CONTRACT | | | | 0.00 |
| Irrigation | m2 | \$ 10.00 In hoouse rate suggested by Josh Byrne & Associates - includes supply & install of materials | Irrigation | m2 | \$ | 6.52 Ra | ate obtained from in-house data | -3.48 |
| Bore (shallow) - superficial | item | \$ 65,000.00 In hoouse rate suggested by Josh Byrne & Associates - (50m Bore Construction) | Bore (shallow- superficial | item | \$ 65,40 |)9.04 Ra | ate escalated to 2020 due to limited scope provided | 409.04 |
| Bore (Artesian) | | \$ 150,000.00 In hoouse rate suggested by Josh Byrne & Associates | Bore (Artesian) | | | | ate escalated to 2020 due to limited scope provided | 943.94 |
| Iron Bacteria Filtration Unit | item | \$ 80,000.00 In hoouse rate suggested by Josh Byrne & Associates | Iron Bacteria Filtration Unit | item | \$ 80,50 |)3.43 Ra | ate escalated to 2020 due to limited scope provided | 503.43 |
| Turfing 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 R | ate obtained from in-house data | 0.00 |
| Import topsoil and spread (150mm thick) | m2 | \$10.20 In hoouse rate suggested by Josh Byrne & Associates | Import topsoil and spread (150mm thick) | m2 | | | ate obtained from in-house data | 3.90 |
| Soil conditioner | m2 | \$3.00 Rate increased based on validated tenders for stolons | Soil conditioner | m2 | \$ | 4.23 Ra | ate obtained from in-house data | 1.23 |
| Supply and lay turf (roll on) | m2 | \$10.00 In hoouse rate suggested by Josh Byrne & Associates | Supply and lay turf (roll on) | m2 | \$ | 6.69 Ra | ate obtained from in-house data | -3.31 |
| Supply and install stolons | m2 | \$3.75 In hoouse rate suggested by Josh Byrne & Associates | Supply and install stolons | m2 | \$ | 4.00 Ra | ate obtained from in-house data | 0.25 |
| Fertilising | m2 | \$0.20 In hoouse rate suggested by Josh Byrne & Associates | Fertilising | m2 | \$ | 0.20 Ra | ate 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 | | | ate fair and reasonable, escalated City of Kwinana rate to 2020 | 0.00 |
| Weed spraying Hardworks | m2 | \$0.75 In hoouse rate suggested by Josh Byrne & Associates | Weed spraying Hardworks | m2 | \$ | 0.90 Ra | ate obtained from in-house data | 0.15 |
| Active piece of equipment | item | \$28,000.00 Rate recommended by JBA - general allowance - basketball court-BMX jumps- hit up wall, exercise equipme | | item | \$ 28,17 | 76.20 Ci | ity 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 | \$ 65,40 |)9.04 Ra | ate 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 | \$ 59,88 | 34.64 Ra | ate obtained from in-house data based on two cricket nets | 19,884.64 |
| Out aload in the b | | \$28,000.00 Includes the supply and install of an all seasons pitch - rate supply by Josh Byrne & Associates | Cricket pitch | | \$ 20.00 | 00.00 Ra | ate obtained from in-house data | -8,000.00 |
| Cricket pitch | item | Install and supply of lights for active playing field - rate supplied by Josh Byrne & Associates - Lighting to 2 | | item | + =0,00 | | ate fair and reasonable, escalated City of Kwinana rate to 2020 | -0,000.00 |
| 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 | | 87.87 Ra | | 1,887.87 |
| Lighting - training level Lighting - general | item item | \$300,000.00 playing fields only, assume some poles will be common use | Lighting - training level Lighting - general | item item | \$301,88 | | ato obtained from in house data | 1,887.87 |
| Lighting - training level Lighting - general Paths | item item m2 | \$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 | Lighting - training level Lighting - general Paths | item item item m2 | \$301,8 | 14.07 Ra | ate obtained from in-house data ate obtained from in-house data | 1,887.87 0.00 -10.93 |
| Lighting - training level Lighting - general | | \$300,000.00 playing fields only, assume some poles will be common use | Lighting - training level Lighting - general | item item m2 m item | \$301,88 \$ 4 \$ 4 | 14.07 Ra | ate obtained from in-house data ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 | 1,887.87 |
| Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) | m2 m | \$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 | Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) | m | \$301,86 \$ 4 \$ 7 | 14.07 Ra 17.00 Ra 70.44 Ra | ate obtained from in-house data | 1,887.87 0.00 -10.93 2.00 |
| Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole | m2 m | \$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 | Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole | m | \$ 301,88 \$ 4 \$ 7 \$ 9 | 14.07 Ra 17.00 Ra 70.44 Ra 96.00 Ra | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 |
| Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail | m2 m item | \$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 | Lighting - training level Lighting - general Paths Fencing (bollard, post & rail, ringlock) Bollard - Flexipole Fence - Timber Post & Rail | m | \$ 301,86 \$ 4 \$ 7 \$ 9 \$ 9 | 14.07 Ra 17.00 Ra 70.44 Ra 96.00 Ra 91.00 Ra 45.28 20 | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 |
| 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 | m2 m item m m m | \$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 | 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 | m | \$ 301,86 \$ 4 \$ 7 \$ 9 \$ 9 \$ 4 | 14.07 Ra 17.00 Ra 17.00 Ra 17.00 Ra 17.00 Ra 18.00 Ra | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 |
| 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) | m2 m item m m m m m | \$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 \$98.00 Supply & install - rates obtained through JBA | 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) | m | \$ 301,88 \$ 4 \$ 7 \$ 9 \$ 9 \$ 4 | 14.07 Ra 17.00 Ra 70.44 Ra 96.00 Ra 45.28 20 15.28 20 71.00 Ra Ra Ra Ra | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 |
| 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 | m2 m item m m m | \$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 | 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 | m | \$ 301,86 \$ 4 \$ 7 \$ 9 \$ 9 \$ 4 \$ 10 | 14.07 Ra 17.00 Ra 17.00 Ra 17.00 Ra 17.00 Ra 18.100 Ra 1 | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate obtained from in-house data | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 |
| 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) | m2 m item m m m m m | \$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 \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA | 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) | m | \$ 301,88 \$ 4 \$ 7 \$ 9 \$ 9 \$ 4 \$ 10 \$ 46 | 14.07 Ra 17.00 Ra 17.00 Ra 17.00 Ra 18.00 Ra | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate obtained from in-house data ate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for standard pool fencing, escalated City of Kwinana rate | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 |
| 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 | m2 m item m m m m m m m m | \$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 \$98.00 Supply & install - rates obtained through JBA \$100.00 Supply & install - rates obtained through JBA \$450.00 Supply & install - rates obtained through JBA | 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 | m | \$ 301,86 \$ 4 \$ 7 \$ 9 \$ 9 \$ 46 \$ 10 | 14.07 Ra 17.00 Ra 17.00 Ra 17.00 Ra 17.00 Ra 18.100 Ra 1 | ate obtained from in-house data ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate obtained from in-house data ate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for standard pool fencing, escalated City of Kwinana rate | 1,887.87 0.00 -10.93 2.00 0.44 16.00 11.00 0.28 0.28 -27.00 0.63 |
| 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 | m2 m item m m m m m m m m | \$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 \$100.00 Supply & install - rates obtained through JBA \$450.00 Supply & install - rates obtained through JBA \$450.00 Supply & install - rates obtained through JBA \$450.00 Supply & install - rates obtained through JBA | 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 | m item m m m m m m m item | \$ 301,88 \$ 4 \$ 7 \$ 9 \$ 9 \$ 46 \$ 1,61 | 14.07 Ra 17.00 Ra 17.00 Ra 17.00 Ra 18.20 18.28 20 18.28 20 18.28 20 19.00 Ra 18.20 19.00 Ra | ate fair and reasonable, escalated City of Kwinana rate to 2020 ate obtained from in-house data ate obtained from in-house data ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 020 ate obtained from in-house data ate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana ate to 2020 ate obtained from in-house data ate fair and reasonable for standard pool fencing, escalated City of Kwinana rate o 2020 | 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 |
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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 | | 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 A 0 700kg | 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 |
| 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

District Sporting Ground

Total Unit Rate



\$0.00

-\$1.47

\$59.41

| District Sporting Ground - 15.00ha | | | | | | | | | | | |
|--|------------------|------|--------------|-----------------------------|---|--|------------------|--------------|-----------------------------|------------------------|---|
| | | | | T&T 20 | 18 Rate Check | | | | T&T 2020 Ra | te 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) |
| 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 | | \$0.00 |
| Hardcourt | | Item | \$65,000.00 | | | Hardcourt | | \$65,409.04 | \$0 | | \$0.00 |
| Cricket practice nets (2 pitches and net) | 2 | Item | \$40,000.00 | \$80,000.00 | Say 2 sets | Cricket practice nets (2 pitches and net) | 2 | \$59,884.64 | \$119,769 | | \$39,769.28 |
| Cricket pitch (all seasons) | 2 | Item | \$28,000.00 | \$56,000.00 | Say 2 off | Cricket pitch (all seasons) | 2 | \$20,000.00 | \$40,000 | | -\$16,000.00 |
| Lighting - training level for active playing field | | Item | \$300,000.00 | \$450,000.00 | 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 | | \$0.00 |
| Lighting - general (allowance) | 1 | Item | \$50,000.00 | \$50,000.00 | Allowance only | Lighting - general (allowance) | 1 | \$50,315.00 | \$50,315 | | \$315.00 |
| Paths | 11,760 | m2 | \$55.00 | \$646,800.00 | Say 5,880m of 2.0 wide path | Paths | 11,760 | \$44.07 | \$518,263 | | -\$128,536.80 |
| Fencing (bollard, post & rail, ringlock) | 1,500 | m | \$45.00 | \$67,500.00 | Say 1.5km | Fencing (bollard, post & rail, ringlock) | 1,500 | | \$70,500 | | \$3,000.00 |
| Bollard - Flexipole | | Item | \$70.00 | | | Bollard - Flexipole | | \$70.44 | \$0 | | \$0.00 |
| Fence - Timber Post & Rail | 1 | m | \$80.00 | | | Fence - Timber Post & Rail | | \$96.00 | \$0 | | \$0.00 |
| Fence - Steel Post & Rail | 1 | m | \$80.00 | | | Fence - Steel Post & Rail | | \$91.00 | \$0 | | \$0.00 |
| Fence - Reserve (conservation fencing) | 1 | m | \$45.00 | | | Fence - Reserve (conservation fencing) | | \$45.28 | \$0 | | \$0.00 |
| Fence - Rural | 1 | m | \$45.00 | | | Fence - Rural | | \$45.28 | \$0 | | \$0.00 |
| Fence - Chainlink Galvanised (2.4m) | | m | \$98.00 | | | Fence - Chainlink Galvanised (2.4m) | | \$71.00 | \$0 | | \$0.00 |
| Fence - Chainlink PVC Coated (2.4m) | | m | \$100.00 | | | Fence - Chainlink PVC Coated (2.4m) | | \$100.63 | \$0 | | \$0.00 |
| Fence - Steel Balustrade | | m | \$450.00 | | | Fence - Steel Balustrade | | \$465.00 | \$0 | | \$0.00 |
| Fence - Pool Fencing | | m | \$120.00 | | | Fence - Pool Fencing | | \$120.76 | | | \$0.00 |
| Gate - Boom General | | Item | \$1,600.00 | | | Gate - Boom General | | \$1,610.07 | \$0 | | \$0.00 |
| Gate - Reserve | | Item | \$1,100.00 | | | Gate - Reserve | | \$1,106.92 | \$0 | | \$0.00 |
| Gate - Heavy Duty | | Item | \$2,500.00 | | | Gate - Heavy Duty | | \$2,650.00 | \$0 | | \$0.00 |
| Toilets - large | | Item | \$190,000.00 | | Maintenance costs allocated to pavilion maintenance | Toilets - large | | \$191,195.65 | \$0 | | \$0.00 |
| Toilets - small | | Item | \$80,000.00 | | | Toilets - small | | \$80,503.43 | \$0 | | \$0.00 |
| Car parking (includes drainage, signage & landscaping) | 561 | m2 | \$130.00 | | 40 on street bays | Car parking (includes drainage, signage & landscaping) | 561 | | | | \$459.11 |
| Sub total | | | \$9.49 | \$1,423,256.00 | | Sub total | | \$8.82 | \$1,322,263 | | -\$100,993.41 |
| | | | | | | | | | | | |
| Landscape Furniture (supply & install) | | | | | | Landscape Furniture (supply & install) | | | | | \$0.00 |
| Picnic table | 6 | Item | \$5,800.00 | \$34,800.00 | 6 off | Picnic table | 6 | \$5,836.50 | \$35,019 | | \$218.99 |
| Shelter | 6 | Item | \$17,200.00 | \$103,200.00 | 6 off | Shelter | 6 | \$17,308.24 | \$103,849 | | \$649.43 |
| Play equipment (combination with softfall & shade) - Large unit | 1 | Item | \$150,000.00 | \$150,000.00 | 1 off | Play equipment (combination with softfall & shade) - Large unit | 1 | \$150,960.36 | \$150,960 | | \$960.36 |
| Play equipment (combination with softfall & shade) - Small unit | | Item | \$30,000.00 | | | Play equipment (combination with softfall & shade) - Small unit | | \$30,188.79 | \$0 | | \$0.00 |
| Decking & footbridges | | m2 | \$1,200.00 | | | Decking & footbridges | | \$1,207.55 | \$0 | | \$0.00 |
| Seats (Bench) | 20 | Item | \$3,000.00 | \$60,000.00 | 20 off | Seats (Bench) | 20 | \$3,018.88 | \$60,378 | | \$377.57 |
| Bin & dog litter bag dispenser | 8 | Item | \$5,000.00 | \$40,000.00 | 8 off | Bin & dog litter bag dispenser | 8 | \$1,203.57 | \$9,629 | | -\$30,371.44 |
| Bike stand | 6 | Item | \$1,200.00 | \$7,200.00 | 6 off | Bike stand | 6 | \$1,822.49 | \$10,935 | | \$3,734.94 |
| Drinking fountain | 3 | Item | \$5,000.00 | \$15,000.00 | 3 off | Drinking fountain | 3 | \$4,358.11 | \$13,074 | | -\$1,925.66 |
| BBQ - small | | Item | \$10,000.00 | | | BBQ - small | | \$10,062.93 | \$0 | | \$0.00 |
| BBQ - large | 3 | Item | \$15,000.00 | \$45,000.00 | 3 off | BBQ - large | 3 | \$15,094.39 | \$45,283 | | \$283.18 |
| Signage (allowance) | 6 | Item | \$2,000.00 | \$12,000.00 | 6 off | Signage (allowance) | 6 | \$2,012.59 | \$12,076 | | \$75.51 |
| Sub total | | | \$3.11 | \$467,200.00 | | Sub total | | \$2.94 | \$441,203 | | -\$25,997.11 |
| <u>Total Development Costs</u> | | | | \$7,447,654.20 | | <u>Total Development Costs</u> | | | \$7,250,958 | | -\$196,696.68 |
| Indirect Costs | | T | 1 | | | Indirect Costs | | | | | |
| Design, contract administration & construction management - % | 12% | % | | \$893,718.50 | | Design, contract administration & construction management - % of overall project costs | 12% | % | \$870,114.90 | | ¢22.402.40 |
| of overall project costs <u>Sub total</u> | | | \$5.96 | \$893,718.50 | | | | 45.00 | | | -\$23,603.60 |
| Total Overall Costs | 1 | 1 | \$55.61 | \$8,341,372.70 | | Sub total | <u> </u> | \$5.80 | \$870,115 | | -\$23,603.60 |
| Total Overall Costs | 1 | 1 | \$55.0 I | Φ0,341,372.70 | | Total Overall Costs | <u> </u> | \$54.14 | \$8,121,072 | | -\$220,300.29 |
| Maintenance Costs - 2 Years | | | | | | Maintenance Costs - 2 Years | | | | | \$0.00 |
| Turf and gardens (per annum) | 1 | Item | \$675,000.00 | \$675,000.00 | | Turf and gardens (per annum) | 1 | \$675,000.00 | \$675,000 | | \$0.00 |
| Conservation / parkland cleared (per annum) | 1 | Item | \$5,000.00 | \$5,000.00 | | Conservation / parkland cleared (per annum) | 1 | \$5,000.00 | \$5,000 | | \$0.00 |
| Landscape furniture | 2 | Item | \$15,000.00 | \$30,000.00 | Allowance of \$15,000/yr | Landscape furniture | 2 | \$15,000.00 | \$30,000 | | \$0.00 |
| Hardworks | 2 | Item | \$40,000.00 | \$80,000.00 | Allowance of \$40,000/yr | Hardworks | 2 | \$40,000.00 | \$80,000 | | \$0.00 |
| Sub total | | | \$5.27 | \$790,000.00 | | Sub total | | \$5.27 | \$790,000.00 | | \$0.00 |

Total Unit Rate

\$60.88

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 | | <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) | | | | | |
|---|-------|------|--------------|-----------|---|
| 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



| | | | | T&T 20 | 18 Rate Check |
|--|----------------------|------|--------------|--------------------------------|--|
| Items | Area (m²)/Qt y | Unit | Unit Rate | Total Unit Cost (\$2018) | Assumptions & Comments |
| andscape Furniture (supply & install) | | Γ | | | |
| Picnic table | 2 | Item | \$5,800.00 | \$11,600 | 2 off |
| helter | | Item | \$17,200.00 | 4 : 1 | |
| lay equipment (combination with softfall & shade) - Large unit | 1 | Item | \$150,000.00 | 4 - 1 | |
| lay equipment (combination with softfall & shade) - Earge unit | <u>'</u> | Item | \$30,000.00 | | |
| ecking & footbridges | | m2 | \$1,200.00 | | |
| eats (Bench) | 10 | Item | \$3,000.00 | | 10 off |
| Sin & dog litter bag dispenser | | Item | \$5,000.00 | , , | |
| ike stand | | Item | \$1,200.00 | · / | |
| Prinking fountain | | Item | \$5,000.00 | 7 - 1 | |
| BBQ - small | | Item | \$10,000.00 | | |
| BBQ - large | 1 | Item | \$15,000.00 | \$15,000 | 1 off |
| ignage (allowance) | | Item | \$2,000.00 | , ., | |
| Sub total | | | \$3.85 | , , , | |
| | | | | • | |
| Total Development Costs | | | \$46.95 | \$3,380,578 | |
| | | | • | | |
| ndirect Costs | | | | | |
| vesign, contract administration & construction management - % or overall project | | | | | |
| osts | 12% | % | | \$405,669 | |
| <u>Sub total</u> | | | \$5.63 | \$405,669 | |
| otal Overall Costs | | I | \$52.59 | \$3,786,247 | |
| otar overan oosts | | | ψ02.07 | ψ 0 // 00 /2 4 / | <u> </u> |
| Maintenance Costs - 2 Years | | | | | |
| urf and gardens (per annum) | 2 | Item | \$100,000.00 | \$200,000 | |
| onservation / parkland cleared (per annum) | | Item | \$0.50 | | |
| andscape furniture | 2 | Item | \$10,000.00 | | Allowance of \$10,000/yr |
| Hardworks | | Item | \$20,000.00 | | Allowance of \$20,000/yr |
| Sub total | | | \$3.61 | \$260,000 | , and the second |
| | | - | | | |
| Total Unit Rate | | | \$56.20 | | |

| | | 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) | | | |
| Landscape Furniture (supply & install) | <u> </u> | | <u> </u> | | \$0 | | | |
| Picnic table | 2 | \$5,836.50 | \$11,673 | | \$73 | | | |
| Shelter | 2 | \$17,308.24 | \$34,616 | | \$216 | | | |
| Play equipment (combination with softfall & shade) - Large unit | 1 | \$150,960.36 | \$150,960 | | \$960 | | | |
| Play equipment (combination with softfall & shade) - Small unit | <u> </u> | \$30,188.79 | \$0 | | \$0 | | | |
| Decking & footbridges | | \$1,207.55 | \$0 | | \$0 | | | |
| Seats (Bench) | 10 | \$3,018.88 | \$30,189 | | \$189 | | | |
| Bin & dog litter bag dispenser | 4 | \$1,203.57 | \$4,814 | | -\$15,186 | | | |
| Bike stand | 2 | \$1,822.49 | \$3,645 | | \$1,245 | | | |
| Drinking fountain | 2 | \$4,358.11 | \$8,716 | | -\$1,284 | | | |
| BBQ - small | | \$10,062.93 | \$0 | | \$0 | | | |
| BBQ - large | 1 | \$15,094.39 | \$15,094 | | \$94 | | | |
| 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 | | | |
| | | | _ | | | | | |
| Indirect Costs Design, contract administration & construction management - % or overall project | | | | | | | | |
| costs | 12% | | \$389,412.36 | | -\$16,257 | | | |
| Sub total | 1270 | \$5.41 | \$389,412 | | -\$16,257 | | | |
| | | , | ,,,,,, | | | | | |
| <u>Total Overall Costs</u> | | \$50.48 | \$3,634,515 | | -\$151,732 | | | |
| Maintenance Costs - 2 Years | | T | | | | | | |
| Turf and gardens (per annum) | 2 | \$100,000.00 | \$200,000 | | \$0 | | | |
| Conservation / parkland cleared (per annum) | | \$0.00 | | | \$0 | | | |
| Landscape furniture | 2 | \$10,000.00 | \$20,000 | | \$0 | | | |
| Hardworks | 2 | \$20,000.00 | \$40,000 | | \$0 | | | |
| Sub total | | \$3.61 | \$260,000 | | \$0 | | | |
| Tabel Hall Barrie | | * * * * * * * * * * | | | 00.11 | | | |
| 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 | |

| Turfing | | | | | |
|--|-------|----|---------|-----------|-------------------------------|
| 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 de Cample O Santa III | | ı | T | | |
| Landscape Furniture (supply & install) | 2 | Itom | \$5,800.00 | ¢11.400 | 2.0# |
| Picnic table | | Item | \$17,200.00 | | |
| Shelter Should be shown to be shown that the shell of the should be shown to | - | Item | | , , | |
| Play equipment (combination with softfall & shade) - Large unit | | Item | \$150,000.00 | \$150,000 | 1 0ff |
| Play equipment (combination with softfall & shade) - Small unit | | Item | \$30,000.00 | | |
| Decking & footbridges | | m2 | \$1,200.00 | +00.000 | |
| Seats (Bench) | | Item | \$3,000.00 | , , | |
| Bin & dog litter bag dispenser | | Item | \$5,000.00 | , , | |
| Bike stand | | Item | \$1,200.00 | | |
| Drinking fountain | | Item | \$5,000.00 | | 1 off |
| BBQ - small | | Item | \$10,000.00 | | |
| BBQ - large | | Item | \$15,000.00 | \$15,000 | |
| 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 | 1 | | | | |
| 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 ? | \$2.50 | #2.0/0.00 | Assume 0.1144ha | Garden Beds - Landscaped Surrounds Prep of planting area (weed removal & general leveling) | 1111 | #2.F2 | ¢2.070 | | \$0.00 \$18.00 |
| | 1144 | | \$10.20 | | Assume 0.1144ha | Import topsoil and machine spread (150mm thick) | 1144 | \$2.52 | \$2,878 | | |
| Import topsoil and machine spread (150mm thick) | 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 |
| Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install) | 1144 | m ? | \$4.20 | ¢4.004.00 | Assume 0.1144ha | Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install) | 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 | | | <u> </u> | | | 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 Cl | neck | |
|---|---------------|--|--|--|--|--|-------------|--|---|------------------------------------|--|
| ltems | Area | Area (m²)/Qty Unit Unit Rate (\$2018) Total Unit Cost (\$2018) Assumptions & Comments | | | 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> | | | | | | | | | | | |
| ut to fill over 1,000m3 - allowance | 2000 | m3 | \$9.00 | \$18,000 | Allow nominal 2,000m3 | | | | | | |
| Clearing scrub & trees - allowance | | m2 | \$3.00 | | Nil | | | | | | |
| Strip topsoil and respread | | m2 | \$2.00 | | | | | | | | |
| Sub total | | | \$1.80 | \$18,000 | | | | | | | |
| Garden Beds - Landscaped Surrounds | | | | | | | | | | | |
| Prep of planting area (weed removal & general leveling) | 5000 | m2 | \$2.50 | | Allow 50% of POS | | | | | | |
| mport topsoil and machine spread (150mm thick) | 5000 | m2 | \$10.20 | \$51,000 | Allow 50% of POS | \neg | | | | | |
| Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 | | | | | | \neg | | | | | |

| 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 2020 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 | \$C |
| 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 Dec | to Charle | | | | T&T 2020 Rate C | book | |
|---|------------------|--------------|-------------------------------|-----------------------------|------------------------------------|---|------------------|-------------------------------|-----------------------------|------------------------|---|
| | | | | T&T 2018 Rat | te Check | | | | 1&1 2020 Rate C | neck | |
| 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 | Variance on Total Unit Cost (\$2020 |
| <u>Earthworks</u> | | | | | | <u>Earthworks</u> | | | | | vs \$2018) |
| 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 | 1 | \$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 | | Sub total | | \$1.63 | \$4,875 | | \$375 |
| Garden Beds - Landscaped Surrounds | | | | | | Garden Beds - Landscaped Surrounds | | | | | \$0 |
| Prep of planting area (weed removal & general leveling) | | 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 | | m2 | \$10.00 | \$30,000 | Assume 100% of POS | Irrigation - supply & install materials | 3000 | \$6.52 | \$19,560 | | -\$10,440 |
| Bore (shallow - superficial) | | | \$65,000.00 | \$65,000 | Allows 20m (50M) bore construction | Bore (shallow - superficial) | 1 | \$65,409.04 | \$65,409 | | \$409 |
| Bore (artesian) | | | \$150,000.00 | | | Bore (artesian) | | \$150,943.94 | \$0 | | \$0 |
| Iron Bacteria Filtration Unit Sub total | | Item | \$80,000.00 \$31.67 | \$95,000 | | Iron Bacteria Filtration Unit Sub total | | \$80,503.43 \$28.32 | \$0 \$84,969 | | \$0 - \$10,031 |
| Sub total | | | \$31.07 | \$95,000 | | Sub total | | \$20.32 | \$64, 7 67 | | -\$10,031 |
| Turfing | | | | | | Turfing | | | | | \$0 |
| Prep of turfing area (weed removal & general leveling) | | 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) | | m2 | \$10.20 | \$15,300 | Allow 50% of POS | Import topsoil and spread (150mm thick) | 3000 | \$14.10 | \$21,150 | | \$5,850 |
| Soil conditioner | | m2 | \$3.00 | \$4,500 | Allow 50% of POS | Soil conditioner | 3000 | \$4.23 | \$6,340 | | \$1,840 |
| Supply and lay turf (roll on) Supply and install stolons | | m2 m2 | \$10.00 \$3.75 | \$15,000 | Allow 50% of POS | Supply and lay turf (roll on) Supply and install stolons | 3000 | \$6.69 \$4.00 | \$10,035 \$0 | | -\$4,965 \$0 |
| Fertilising | | m2 | \$0.20 | \$300 | Allow 50% of POS | Fertilising | 3000 | \$0.20 | \$302 | | \$2 |
| Soil Wetting Agent | | m2 | \$0.25 | 4000 | rmov core or rec | Soil Wetting Agent | 0000 | \$0.25 | \$0 | | \$0 |
| Weed spraying | | m2 | \$0.75 | \$1,125 | Allow 50% of POS | Weed spraying | 3000 | \$0.90 | \$1,350 | | \$225 |
| Sub total | | | \$26.65 | \$39,975 | | Sub total | | \$28.92 | \$43,377 | | \$3,402 |
| Hardworks (supply & install) | | | | 1 | | Hardworks (supply & install) | 1 | | | | 1 |
| Active piece of equipment (general allowance - basketball court, BMX jumps, hit | | Item | \$28,000.00 | | | Active piece of equipment (general allowance - basketball court, BMX jumps, hit | | \$28,176.20 | \$0 | | \$0 |
| up wall, exercise equipment) | | | | | | up wall, exercise equipment) | 1 | | | | |
| Hardcourt | | Item | \$65,000.00 | | | Hardcourt | 1 | \$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) Lighting - training level for active playing field | | Item Item | \$28,000.00 \$300,000.00 | | | Cricket pitch (all seasons) Lighting - training level for active playing field | | \$20,000.00 \$301,887.87 | \$0 \$0 | | \$0 \$0 |
| Lighting - general (allowance) | | Item | \$0.00 | | Serviced by street lights | Lighting - general (allowance) | | \$0.00 | \$0 \$0 | | \$0 |
| Paths | | m2 | \$55.00 | \$27,500 | allow 250m | Paths | 250 | \$44.07 | \$22,035 | | -\$5,465 |
| Fencing (bollard, post & rail, ringlock) | | m | \$45.00 | . ,=== | | Fencing (bollard, post & rail, ringlock) | | \$47.00 | \$0 | | \$0 |
| Bollard - Flexipole | 50 I | Item | \$70.00 | \$3,500 | Allowed 50 | Bollard - Flexipole | 50 | \$70.44 | \$3,522 | | \$22 |
| 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) | 1 | \$45.28 | \$0 \$0 | | \$0 |
| Fence - Rural Fence - Chainlink Galvanised (2.4m) | | m m | \$45.00 \$98.00 | 1 | | Fence - Rural Fence - Chainlink Galvanised (2.4m) | 1 | \$45.28 \$71.00 | \$0 \$0 | | \$0 \$0 |
| Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) | | m | \$100.00 | | | Fence - Chainlink Galvanised (2.4m) Fence - Chainlink PVC Coated (2.4m) | | \$100.63 | \$0 \$0 | | \$0 \$0 |
| Fence - Steel Balustrade | | m | \$450.00 | | | Fence - Steel Balustrade | | \$465.00 | \$0 | | \$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 | | | Toilets - large | | \$191,195.65 | \$0 | | \$0 |
| Toilets - small | | Item | \$80,000.00 | | | Toilets - small | | \$80,503.43 | \$0 | | \$0 |
| Car parking (includes drainage, signage & landscaping) | | m2 | \$130.00 | | | Car parking (includes drainage, signage & landscaping) | | \$130.82 | \$0 | | \$0 |
| Sub total | | | \$10.33 | \$31,000 | | Sub total | | \$8.52 | \$25,557 | | -\$5,443 |

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 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | _ |
| | | | |

17.4 Joint Development Assessment Panel development application – Petrol filling station, local shop and drive-in takeaway food shop – Lot 9002 Albina Avenue, Anketell

DECLARATION OF INTEREST:

SUMMARY:

The City of Kwinana (the City) has received an application for a development at Lot 9002 Albina Avenue, Anketell (refer to Attachment 1 of the Responsible Authority Report (RAR) for a site context plan). The proposal is for a petrol filling station, local shop (convenience store) and drive-in takeaway shop (refer to Attachment 2 of the RAR for all development plans). The application has been assessed against relevant planning legislation and is considered to meet the requirements of the City's Local Planning Scheme No. 2 (LPS2) subject to conditions.

As the estimated development cost of this application is in excess of \$2 million, the proponent opted to lodge the development application to the Joint Development Assessment Panel (JDAP). The City is therefore not the determining authority and the application will need to be considered at a Metro Outer JDAP meeting in October 2020. City officers have prepared an RAR in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011* (DAP Regulations) and it is attached for Council's consideration and adoption.

At its Ordinary Council Meeting in August 2020, Council approved a Local Development Plan (LDP) for this site. The LDP sets out development provisions relating to built form design, traffic movements and landscaping. In addition to the LDP, the application has been reviewed against the Anketell North Local Structure Plan (ANLSP), LPS2 and relevant state and local planning policies. A number of matters relating to bushfire protection, public art, traffic management and built form require addressing by the applicant and conditions of approval are therefore recommended.

OFFICER RECOMMENDATION:

That Council resolve to support the development application for a petrol filling station, local shop and drive-in takeaway shop at Lot 9002 Albina Avenue, Anketell as per the recommendation outlined in the Responsible Authority Report (Attachment A) to the Metro Outer Joint Development Assessment Panel.

DISCUSSION:

Background

Lot 9002 Albina Avenue, Anketell (the subject site), is located to the east of the Kwinana Freeway within the area captured by the ANLSP. The site is zoned Service Commercial and is subject to an LDP which was approved by Council in August 2020.

The proposal is for a petrol filling station, with associated local shop (convenience store) and drive-in takeaway shop. The development is expected to generate employment for up to twenty one people across both tenancies. In addition to the main building, the site also accommodates a drive-through access lane, car parking and road access via a reciprocal right of carriageway that links to adjoining development sites. Access to the development will be via an existing roundabout on Albina Avenue.

The ANLSP contemplated bulky goods showrooms on the site that in part would create a shield from traffic noise to the residential lots in the Albero Estate to the south. This development proposal is substantially different in built form to a bulky goods showroom, requiring the LDP for the residential lots to the south to be amended to ensure that the change would not jeopardise the amenity of the new homes to be built. For this development site, there remains the requirement to build an acoustic wall along the southern boundary to contribute to this noise mitigation for the dwellings.

Planning assessment

The RAR in Attachment A includes the detailed assessment of the application and recommends conditional approval. In summary, these are the key issues:

• On site traffic movement

As the site is required to be accessed from the roundabout on Albina Avenue, there are some amendments that need to be made to the plans to enable large fuel delivery vehicles to access the site without obstruction. This issue relates mainly to the entry point of the development and may require minor alterations to the plans. A condition of approval is recommended.

Bushfire management

As the site is within a Bushfire Prone Area, the applicant has submitted a Bushfire Management Plan (BMP) with their development application. The BMP has been referred to the Department of Fire and Emergency Services (DFES) on two occasions, with the key issue relating to the location of the Hazard Separation Zone (HSZ). The HSZ is shown to be partially on the adjoining site which is in separate ownership and currently undeveloped. The applicant has provided a letter stating they have permission from the landowner to access and maintain the HSZ. Tying a third party and site into a development approval is problematic from an enforcement perspective and is not consistent with SPP 3.7 Planning in Bushfire Prone Areas. A condition of approval is recommended for a revised BMP to be submitted that shows the HSZ to be entirely on the subject site. It is noted that should the neighbouring site be developed in the meantime, an alternative could be worked through with the applicant.

• Built form

The LDP for the subject site includes a number of clauses relating to built form. Most significantly, as the site is the entry to a residential estate and will form some of the first development along this section of Anketell Road, there are requirements for landmark features on the site. The current development plans have endeavoured to address the landmark and built form requirements of the LDP by increasing the height of the building itself and adding greater variation in materials, but the canopy is simple in form and not considered to be of landmark quality. A condition of approval is recommended to provide landmark features in the required locations, noting that the canopy provides an opportunity.

Noise

The ANLSP contemplated significant building bulk on the subject site, which would have contributed to reducing noise for the residential lots closest to Anketell Road in Albero Estate. As this proposal does not provide a physical building barrier to noise from Anketell Road, the LDP for the Albero Estate was recently amended by Council, to ensure that any new dwellings in the affected locations would need to be constructed to a higher acoustic standard. To support this noise protection, this development site is also required to have an acoustic wall built along its southern boundary.

Conclusion

The application has been referred to Council as City officers do not have delegation to prepare the RAR under the DAP Regulations. Council should note that if it wishes to modify or make an alternative recommendation, this will sit separate to that of officers in the RAR when it is lodged to JDAP.

LEGAL/POLICY IMPLICATIONS:

The following legislation and/or policy is applicable to this item:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

State Government Policies

SPP 3.7 – Planning in Bushfire Prone Areas SPP 5.4 – Road and Rail Noise

SPP 5.4 – Road and Rail Noise

Structure Plans/Activity Centre Plans

Anketell North Local Structure Plan

Local Policies

Lot 9002 Albina Avenue, Anketell Local Development Plan

LPP 5 – Development Contribution Towards Public Art

LPP 8 – Designing out Crime

LPP 9 – Advertising signage

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:

On advice of the Department of Water and Environmental Regulation (DWER), conditions of approval are recommended to ensure drainage, stormwater and underground tanks are designed and managed to protect the natural environment.

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 thriving local economy | 2.5 Stimulate economic development and encourage diversification. |

COMMUNITY ENGAGEMENT:

Due to the discretionary land uses proposed, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and LPS2, the application was advertised to properties within a 100m radius for a period of 21 days. Two submissions were received and are detailed in the RAR including a Schedule of Submissions which are included as Attachment 3. Both submissions objected to the proposal, with one citing traffic manoeuvring issues and the other advising of concerns regarding the proposed petrol filling station land use adjacent to proposed residential lots.

PUBLIC HEALTH IMPLICATIONS:

The recommendation/proposal has the potential to help improve the following determinants of health -

Socio-economic Factors –Employment

RISK IMPLICATIONS:

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

| Risk Event | Appeal of the JDAP's decision or conditions of approval imposed. |
|----------------------------|---|
| 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 | Moderate |
| treatment) | |
| Risk Treatment in place | Reduce - mitigate risk |
| Response to risk | Work instructions in place and checklists used |
| treatment required/in | when assessing the application |
| place | The recommendation on the application is justified |
| | on the basis of compliance with the Local Planning |
| | Scheme, and the discretion afforded to the JDAP |
| | to vary these documents |
| | Liaising with the applicant throughout the |
| | application process. |
| Rating (after treatment) | Low |

ALBINA AVENUE, LOT 9002 ANKETELL – PETROL FILLING STATION, LOCAL SHOP AND DRIVE-IN TAKEAWAY FOOD SHOP

Form 1 – Responsible Authority Report

(Regulation 12)

| DAP Name: | Metro Outer | | | | |
|--------------------------------|--|--|--|--|--|
| Local Government Area: | City of Kwinana | | | | |
| Applicant: | Metrowest Special Projects | | | | |
| Owner: | Turnstone Nominees | | | | |
| Value of Development: | \$3 million | | | | |
| | ☐ Mandatory (Regulation 5) | | | | |
| | | | | | |
| Responsible Authority: | City of Kwinana | | | | |
| Authorising Officer: | Coordinator Statutory Planning | | | | |
| LG Reference: | DA9627 | | | | |
| DAP File No: | DAP/20/01811 | | | | |
| Application Received Date: | 26 June 2020 | | | | |
| Report Due Date: | 8 September 2020 | | | | |
| Application Statutory Process | 90 Days + additional 4 weeks agreed with | | | | |
| Timeframe: | applicant | | | | |
| | | | | | |
| Attachment(s): | Location aerial plan | | | | |
| | 2. Development Plans | | | | |
| | 3. Schedule of Submissions | | | | |
| Is the Responsible Authority | ☐ Yes Complete Responsible Authority | | | | |
| Recommendation the same as the | □ N/A Recommendation section | | | | |
| Officer recommendation? | | | | | |
| | □ No Complete Responsible Authority | | | | |
| | and Officer Recommendation | | | | |
| | sections | | | | |

Responsible Authority Recommendation

That the Metro Outer resolves to:

Approve DAP Application reference DAP/20/01811 and accompanying plans:

- DA001 Survey
- DA100 Site Plan Revision D
- DA102 Signage and site details Revision C
- DA200 Floor plan Revision D
- DA300 Elevations Revision G

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 6.1 of the City of Kwinana Local Planning Scheme No. 2, subject to the following conditions:

Conditions

- 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
- 2. Prior to lodgement of a building permit or commencement of works (whichever comes first), the Bushfire Management Plan prepared by Strategen JBS & G (11 March 2020) shall be amended to show the entire Hazard Separation Zone to be within the subject development site and the inclusion of a Landscape Management Plan or as otherwise approved to the satisfaction of the City of Kwinana, on advice of the Department of Fire and Emergency Services.
- 3. The requirements of Local Planning Policy No. 5 Development Contribution Towards Public Art (LPP No. 5) shall be met through one of the following options:
 - a. Prior to the lodgement of a building permit application, a Public Art Report shall be submitted in accordance with LPP No. 5 to the City of Kwinana that details the public art to be developed as a component of the development. Prior to the occupation of the development, the approved artwork shall be installed on site to the satisfaction of the City of Kwinana; or
 - b. Prior to the commencement of works, the proponent shall provide a financial contribution of \$30,000 to the City of Kwinana in lieu of installing art work on site to the satisfaction of the City of Kwinana.
- 4. Prior to the lodgement of a building permit, detailed drawings shall be submitted detailing the design of the stormwater drainage system. The stormwater drainage system shall be designed, constructed and managed in accordance with the *Stormwater Management Manual for Western Australia* (DWER, 2004) to the satisfaction of the City of Kwinana on advice from the Department of Water and Environmental Regulation.
- 5. Prior to lodgement of a building permit, tanks systems shall be designed to not be in contact with the watertable or otherwise designed to comply with DWER's Water Quality Protection Note No. 62 'Tanks for underground chemical storage' to the satisfaction of the City of Kwinana, on advice from the Department of Water and Environmental Regulation. All underground tank systems should also have provision for leak monitoring.
- 6. Prior to the lodgement of a building permit, revised plans are to be submitted that show the monolith sign to be no higher than 7m as per LPP 9 Advertising Signage to the satisfaction of the City of Kwinana.
- 7. Prior to the lodgement of a building permit, development plans are to be amended to include at least one translucent window of no less than 1m² on the northern elevation, to the satisfaction of the City of Kwinana.
- 8. Prior to the lodgement of a building permit, development plans are to be amended to include additional emphasis in built form at the landmark locations indicated on the Local Development Plan for Lot 9002 Anketell Road, Anketell to the satisfaction of the City of Kwinana.
- 9. Prior to the lodgement of a building permit, design drawings and specifications prepared by a suitably qualified acoustic consultant shall be lodged for the

mechanical services that demonstrate compliance with the *Environment Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City of Kwinana. The development shall at all times comply with the Regulations.

- 10. Prior to the lodgement of a building permit, a detailed landscaping plan shall be submitted for approval that outlines a minimum 2m wide strip of landscaping along the Anketell Road and Albina Avenue frontages. The proposed species and densities of plants to be used at the time of planting are to be detailed to the satisfaction of the City of Kwinana.
- 11. Prior to the lodgement of a building permit, revised plans shall be submitted that alter the location of the required Reciprocal Right of Carriageway easement, that encompass the exit path for vehicles as shown in t19.271.sk08 and t19.sk02e (Transcore). The Reciprocal Right of Carriageway should be clear of all structures that are not in place for traffic management, including but not limited to the canopy and fuel bowsers, to the satisfaction of the City of Kwinana.
- 12. Prior to occupation of the development, pursuant to Section 129BA of the *Transfer of Land Act 1893* (as amended) a restrictive covenant preventing vehicular access onto Anketell Road being lodged on the certificate of title of the proposed lot (s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of Main Roads WA as shown on the attached plan dated 30 July 2020 and the covenant is to specify:

'No vehicular access is permitted to and from Anketell Road".

- 13. Prior to occupation of the development, a bin storage area/enclosure which complies with the requirements of the City of Kwinana Waste Guidelines for New Developments and Multiple Dwellings shall be installed to the satisfaction of the City of Kwinana.
- 14. Prior to occupation of the development, uniform fencing to provide for noise mitigation shall be installed on the southern boundary in accordance with the Transport Noise Assessment Report prepared by Herring Storer Acoustics (June 2020) to the satisfaction of the City of Kwinana.
- 15. Prior to occupation of the development, a public access easement in favour of the City of Kwinana shall be registered over the land the subject of the development ("the Land"), pursuant to sections 195 and 196 of the Land Administration Act 1997, for the purpose of securing public access over the area of the site depicted on the Local Development Plan for Lot 9002 Anketell Road, Anketell. The public access easement shall ensure that parking on the Land remains available for use for all tenancies and the public. The easement shall be prepared and registered by the City's solicitors at the cost of the owner on terms satisfactory to the City.
- 16. Prior to occupation of the development, landscaping areas shall be installed and maintained thereafter to the satisfaction of the City of Kwinana.
- 17. Within 60 days of commissioning of the plant operations, the proponent shall provide certification to the City of Kwinana for approval, prepared by a suitably qualified acoustic consultant that the noise emissions resulting from the operations of the site comply with *Environment Protection Act 1986* and

- Regulations. The certification shall demonstrate the installed plant and equipment complies with *Environmental Noise Regulations* 1997.
- 18. Any proposed illumination of the signs must not exceed 300cd.m2 (candela per square metre) between sunset and sunrise to the satisfaction of the City of Kwinana, on advice from Main Roads WA.
- 19. No earthworks or stormwater drainage is to be discharged onto the Anketell Road reserve to the satisfaction of the City of Kwinana, on advice from Main Roads WA.
- 20. No waste collection is permitted from Anketell Road Reserve to the satisfaction of the City of Kwinana, on advice from Main Roads WA.
- 21. All outdoor lighting must be installed and operated in accordance with AS4282:2019 'Control of the obtrusive effects of outdoor lighting' to the satisfaction of the City of Kwinana.
- 22. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan prepared by Strategen JBS & G (11 March 2020), as amended, to the satisfaction of the City of Kwinana.

Advice Notes

- 1. The stormwater management plan for the entire development area should demonstrate how and where the small, minor and major rainfall events will be managed and include the following:
 - a. Stormwater runoff be fully contained onsite for small and minor storm events (1 and 0.2 Exceedance per Year runoff). Required storage for each rainfall event, basin sizing and design be detailed.
 - b. The first 15mm of stormwater runoff (1 Exceedance per Year runoff) to undergo water quality treatment via bio-retention.
 - c. Permitted outflow of stormwater runoff from the site.
- 2. The underground fuel tanks should not be located in contact with the watertable unless protected against buoyancy forces and corrosion. If tanks are in contact with the groundwater all tanks and pipe work should be constructed of corrosion-resistant materials that conform to Australian Standard such as reinforced plastic or metal construction with corrosion-resistant coating and cathodic protection.
 - All new tanks and their pipe work (excluding any gas venting and tank fill lines that are normally dry) should have double-walled construction, with an interstitial leakmonitoring space.
- 3. In accordance with the existing Restrictive Covenant on the title of the subject site, the proponent must ensure that the restricted area around the existing substation must be free from structures unless they are appropriately fire rated and have been referred to Western Power for approval to ensure they meet the required fire rating requirements.
- 4. In servicing the petrol station with the use of a 19m semi-trailer petrol tanker, a restricted vehicle access permit is required for vehicles over 42.5 tonnes on Albina Avenue. Main Roads Heavy Vehicle Services department administers the

- application of such permits. They can be contacted at hysrouteassessments@mainroads.wa.gov.au
- 5. The proponent is advised that this approval is not a building permit, which constitutes a separate legislative requirement. Prior to any building work commencing on site, a building permit must be obtained. Significant penalties apply under the *Building Act 2011* for any failure to comply with this requirement.
- 6. The proponent shall submit an application to construct or alter a food premises to the City of Kwinana for approval prior to the lodgement of a Building Permit application. The food businesses shall comply with Food Act 2008, Food Regulations 2008 and Australian New Zealand Food Standards Code.
- 7. The proponent shall submit an application for notification/registration of a food business to the City of Kwinana for approval prior to the lodgement of Building Occupancy Certificate application. The food business shall comply with Food Act 2008 Food Regulations 2009 and Australian New Zealand Food Standards Code.
- 8. The proponent shall provide a copy of Water Corporation Trade Waste Permit to the City of Kwinana prior to the lodgement of a Building Occupancy Certificate approval.
- 9. The proponent should note that in preparing their landscaping plan, species native to the location should be used to reduce maintenance requirements and water demand.
- 10. The development shall implement an Emergency Response Plan in accordance with Water Quality Protection Note No. 10 'Contaminant spills emergency response (February 2006)' (as amended) to the satisfaction of the Department of Water and Environmental Regulation.
- 11. The proposed owner of the service station will need to make application for a Dangerous Goods Site Licence for the storage of fuel products at the site and meet the requirement of the Dangerous Goods Safety (Storage and Handling of non-explosives) Regulations 2017 and approved Codes of Practice.
- 12. In relation to the alterations to the plans required for vehicle manoeuvrability across the Reciprocal Right of Carriageway, the proponent should refer to the Local Development Plan for the site, which includes suggested layout plans.

Reasons for Responsible Authority Recommendation

N/A – To be completed after the Ordinary Council Meeting.

Details: outline of development application

| Region Scheme | Metropolitan Region Scheme |
|-----------------------|-----------------------------|
| Region Scheme - | Urban |
| Zone/Reserve | |
| Local Planning Scheme | Local Planning Scheme No. 2 |
| | _ |

| Local Planning Scheme - Zone/Reserve | Development | | | |
|---|-------------------------------------|--|--|--|
| Structure Plan/Precinct Plan | Anketell North Local Structure Plan | | | |
| Structure Plan/Precinct Plan | Service Commercial | | | |
| - Land Use Designation | | | | |
| Use Class and | Petrol filling station - AA | | | |
| permissibility: | Drive-in takeaway food shop - AA | | | |
| | Local shop - AA | | | |
| Lot Size: | 6030m ² | | | |
| Existing Land Use: | Vacant land | | | |
| State Heritage Register | No | | | |
| Local Heritage | ⊠ N/A | | | |
| | ☐ Heritage List | | | |
| | ☐ Heritage Area | | | |
| Design Review | ⊠ N/A | | | |
| | □ Local Design Review Panel | | | |
| | □ State Design Review Panel | | | |
| | □ Other | | | |
| Bushfire Prone Area | Yes | | | |
| Swan River Trust Area | No | | | |

Proposal:

The City of Kwinana has received an application for a petrol filling station, convenience store (local shop) and drive-in takeaway food shop at Lot 9002 Albina Avenue, Anketell. The development is single storey and includes one building for all uses, with a large canopy on the western side of the property for the petrol filling component.

The proposal includes the following:

- Petrol filling station combined with a local shop.
- Canopy over petrol pumps, with eight filling bays.
- Drive-in takeaway food shop with alfresco dining courtyard and drive-through lane around the rear (western) side of the building.
- Car parking on Anketell Road and Albina Avenue elevations, as well as on the western and southern elevations of the building.
- Shared bin store.
- At least two employees in each of the tenancies at any one time, with an expected total of 21 positions created across the week.

Review plans and include features of development

| Proposed Land Use | Petrol filling station, drive-in takeaway food shop and convenience store (local shop) |
|----------------------------|--|
| Proposed Net Lettable Area | 465m ² |
| Proposed No. Storeys | One |

Background:

The subject site is located on the southern side of Anketell Road, on Albina Avenue in Anketell. The site is located to the east of the Kwinana Freeway and is one of multiple service commercial lots on the northern part of the Albero Estate. The site is 6030m² and is currently vacant, with earthworks to prepare the site for development already completed.

As part of the Anketell North Local Structure Plan (ANLSP), a Transport Noise Assessment (TNA) was prepared by Herring Storer Acoustics (dated October 2018). The assessment outlined the need for the built form on the service commercial zoned lots along Anketell Road to act as a noise shield for the residential zoned lots immediately to the south. In addition to the bulky built form, a 1.8m high acoustic wall between the service commercial zone and the residential zone was advised to be installed (i.e. the southern boundary of the subject site).

Further to the requirements of the ANLSP, a LDP has been adopted by Council for this service commercial lot. As this application for a petrol filling station was substantially different in built form to the expected built form (i.e. open canopy with small building, as opposed to a built out site), the LDP provided a revised TNA to address the potential for increased noise to the residential lots to the south. In response, it recommended that some of the residential lots be upgraded to a higher noise protection package under SPP 5.4 Road and Rail Noise. An amended LDP for the Albero Estate (residential lots) was also lodged and approved, including these measures. Notwithstanding the increased requirements on the residential lots, the 1.8m acoustic fence is still required.

Upon receipt of the application, additional information was requested to address a number of design elements of the LDP. Revised elevations were submitted in an attempt to address the landmark and orientation elements of the LDP and these are discussed in the report below. Additionally, Department of Fire and Emergency Services (DFES) identified a number of issues with the Bushfire Management Plan. In order for the applicant to provide additional information in relation to these matters, an extension of time for the lodgement of the RAR was obtained.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

State Government Policies

SPP 3.7 – Planning in Bushfire Prone Areas

SPP 5.4 - Road and Rail Noise

Structure Plans/Activity Centre Plans

Anketell North Local Structure Plan

Local Policies

Lot 9002 Albina Avenue, Anketell Local Development Plan LPP 5 – Development Contribution Towards Public Art

LPP 8 - Designing out Crime

LPP 9 – Advertising signage

Consultation:

Public Consultation

Due to one of the land uses being an 'SA' use under LPS2, the application was advertised to affected properties. The application was advertised for a period of 21 days, with letters sent to properties within a 100m radius. The notification period closed on 15 July 2020, with two submissions received objecting to the proposal.

Additionally, a briefing was held with Elected Members to discuss the local development plan for this site as well as the development application.

A schedule of submissions has been included as Attachment 3 but a summary of the issues raised is detailed in the below table.

| Issue Raised | Officer comments | |
|--------------------|--|--|
| | Land use is assessed in detail below, however it is noted that the uses are all discretionary and able to be | |
| | supported in the service commercial zone. | |
| | The application has been assessed having regard to on site traffic movements and access/egress to the site and | |
| access to the site | is supported subject to conditions. | |

Referrals/consultation with Government/Service Agencies

Main Roads

The application was referred to Main Roads WA with no objections raised subject to conditions of approval being applied. The conditions relate to the illumination of signage and restricting access and/or works from the Anketell Road reservation.

Conditions have been recommended in accordance with the advice.

- Department of Water and Environmental Regulation (DWER)
 The following comments were provided by DWER (excerpt):
 - DWER recommends that the stormwater drainage system be designed, constructed and managed in accordance with the Stormwater Management Manual for Western Australia (DWER 2004). The planning report has not included any conceptual designs for the management of stormwater within and around the service station and associated infrastructure. The stormwater management plan for the entire development area should demonstrate how and where the small, minor and major rainfall events will be managed.
 - In accordance with DWER's Water Quality Protection Note No. 10 (WQPN 10) 'Contaminant spills emergency response (February 2006)' an effective Emergency Response Plan should be prepared as part of the development approval process. WQPN 10 provides guidance on developing and implementing an effective emergency response plan.
 - In accordance with DWER's WQPN No. 62 'Tanks for underground chemical storage', tank systems should not be located in contact with the watertable (unless protected against buoyancy forces and corrosion). If tanks are in contact with the groundwater all tanks and pipework should be constructed of corrosion-resistant materials that conform to Australian Standard such as reinforced plastic or metal construction with corrosion-resistant coating and cathodic protection.

- All new tanks and their pipe work (excluding any gas venting and tank fill lines that are normally dry) should have double-walled construction, with an interstitial leak-monitoring space.
- All underground tank systems should have provision for leak monitoring.

The comments were provided to the applicant, who provided additional information in relation to the Emergency Response Plan and underground fuel tanks. Advice and/or conditions of approval have been recommended to ensure implementation of these requirements.

Department of Mines, Industry Regulation and Safety

The application was referred to the Department of Mines, Industry Regulation and Safety (DMIRS) who provided comments support of the application, with the following advice as follows:

The proposed owner of the service station will need to make application for a Dangerous Goods Site Licence for the storage of fuel products at the site and meet the requirement of the Dangerous Goods Safety (Storage and Handling of non-explosives) Regulations 2017 and approved Codes of Practice. From the site map of the proposed site, the proposed owner should ensure that a fuel tanker is able to drive out of the site without the need to reverse out of the site. The current traffic access via Albina Avenue may cause some issues with trucks delivering/dispensing fuel.

Westport

The application was referred to the Westport Office for comment, with the following comments received –

- As noted the application adjoins Anketell Road which is planned to be upgraded. However, plans for these upgrades including future road alignment and necessary land requirements are at a preliminary stage. Please continue to liaise with MRWA.

Department of Fire and Emergency Services

The applicant's Bushfire Management Plan (BMP) was referred to the Department of Fire and Emergency Services as the development is considered to be a high risk land use under SPP 3.7 Planning in Bushfire Prone Areas.

In summary, DFES does not support the development and the following comments were provided:

- Details for some of the vegetation classification is unable to be substantiated and further detail is required.
- The Hazard Separation Zone (HSZ) is proposed to extend into the neighbouring Lot 4. Correspondence has been provided from neighbouring owner, granting permission for access to maintain fuel loads, but there is an unacceptable risk that the HSZ will not be prepared to an Asset Protection Zone (APZ) standard prior to use of the Petrol Filling Station commencing. It is unclear what legal mechanism exists to condition this measure outside the subject site and require enforcement in perpetuity.
- A LMP should be prepared that clearly identifies the extent of vegetation to be removed or retained to achieve compliance with APZ standard and ongoing maintenance responsibilities.

- BAL ratings cannot be validated, as the vegetation classification inputs require clarification/modification.

In response to the comments, the applicant's bushfire consultant has advised that they do not wish to make amendments to their BMP for the following reasons (summarised) –

- The vegetation classification is appropriate, notwithstanding that the APZ has taken a cautious approach and gone to a higher classification of vegetation with a greater radiant heat.
- The neighbouring lot is working on obtaining subdivision clearances and will be cleared shortly. It is considered a landowner maintenance agreement in the form of a letter is sufficient.
- An LMP is considered excessive. The proponent and their consultant will undertake clearing and maintenance works within the HSZ.

The applicant's response was sent on to DFES for additional comment. DFES has advised –

Without an enforceable mechanism to ensure that the HSZ is established and; thereafter, maintained to an APZ standard in accordance with Schedule 1 of the guidelines the development design has not demonstrated compliance to Element 1: Location, and Element 2: Siting and Design.

It is not considered consistent with the requirements of SPP3.7 Planning in Bushfire Prone Areas, or the principles of proper and orderly planning to link a development approval with actions on another site, by a separate landowner. As the applicant was unable to provide an extension of time for this matter to be resolved, a condition of approval is recommended to ensure the BMP is amended prior to the lodgement of a building permit or commencement of works, whichever comes first. If an appropriate resolution cannot be obtained by amending the BMP, it is possible that changes to the development design may be required to ensure compliance with SPP 3.7. so the requirement to have this done prior to any works being undertaken or before the lodgement of working drawings with a building permit is recommended.

Western Power

The application was referred to Western Power for review as a restrictive covenant exists on the title. The following comment was received:

In regards to the Restrictive Covenant registered over this lot for Fire Restriction around our substation, the restricted area must be free from structures unless they are appropriately fire rated and have been referred to Western Power for approval to ensure they meet the required fire rating requirements. If the developer proposes to be within this area they must submit an application via the link below to have the plans assessed to ensure it meets these requirements and is safe to do so.

Design Review Panel Advice

Not applicable.

Other Advice

The application has been reviewed from a traffic movement perspective, both for access and egress to the site, and circulation throughout. Specifically, the site is subject to a LDP and the ANLSP that requires the installation of an internal access road via a reciprocal right of carriageway easement (RoC). This RoC is required to link properties to the east with Albina Avenue and Treeby Road, as access directly on to Anketell Road is not permitted. This will mean that vehicles entering the subject site will not all be going to the petrol station or fast food tenancy, and could be continuing to another lot.

In reviewing the drawings and supporting information, the City's Engineers have identified that the proposed development does not allow for the correct exit paths within the RoC. Instead, the traffic movement diagrams provided by the applicant demonstrate that the vehicles will need to enter the development site, which may mean conflict with the proposed canopy and fuel bowsers.

While this is a minor intrusion, a condition of approval is recommended to slightly alter the location of the RoC (and potentially structures of the proposed development), so that the RoC accommodates all required vehicle movements within it.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of LPS2, the ANLSP, state and local planning policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application. Where not referenced, the development application complies with the requirement and needs no further discussion.

| Provision | Requirement | Proposal | Assessment |
|---|--|--|--|
| Land use permissibility (ANLSP) | LSP designates site as service commercial | Petrol Filling Station (AA) Drive-in Takeaway Food Shop (SA) Local Shop (AA) | Land uses were advertised and have been considered against the requirements of the LSP and LPS4. Further discussion is included below. |
| Minimising amenity impacts on residential (LDP) | Built form design Orientation Adequate setback | Open canopy Addresses Albina Avenue Setback 16m from Residential zoned lots | Discussed further below |
| Acoustic wall (LDP) | Uniform fencing to restrict noise from Anketell Road | Not shown on plans | Discussed further below |
| Vehicle access (LDP) | From Reciprocal Right of Carriageway | Proposed from Reciprocal Right of Carriageway | Complies |

| Provision | Requirement | Proposal | Assessment |
|--|--|---|--|
| Reciprocal right of carriageway (LDP) | Easement to be provided | Area shown clear of structures on plans and easement noted | Discussed further below |
| Noise impact (LDP) | Noise impact assessment for development Demonstrate compliance with recommendations of Herring Storer TNA | Noise impact assessment provided. No detail provided on plans. | Condition of approval regarding mechanical services equipment and ongoing compliance with regulations as per recommendations in report. Condition of approval requiring installation of acoustic fence. |
| Landscaping (LDP) | 2m strip on Anketell Road and Albina Avenue frontages | 2m minimum | Condition of approval recommending lodgement of detailed landscaping plan. |
| Building orientation (LDP) | Building articulation Well defined entry points | Some provided Provided – one entry to each tenancy. | Discussed further below. |
| | Variation in materials/colours/textures | Variation in materials/colours and textures provided | |
| | Substantial clear glazing | Substantial clear glazing provided on one elevation | |
| | Use of blank walls is not permitted | Blank wall on rear and partially blank wall on Anketell elevation | |
| Landmark built form (LDP) | Built form to present as a gateway with additional emphasis - required at | Canopy for petrol filling station only built | Discussed further below |

| Provision | Requirement | Proposal | Assessment |
|--|---|---|---|
| | corner of Anketell and Albina, and near entry point | form in landmark areas | |
| Walls adjacent to residential lots (LDP) | Built form treated through use of architectural features/textures/painting | Variations in colour of painted wall | Complies |
| | | Elements of glazing | |
| Traffic management (LDP) | Design of site access/egress to provide for acceptable vehicle manoeuvring and circulation across RoC to other sites | Exit paths not covered by RoC | Condition of approval recommended to ensure appropriate clearance from buildings for delivery vehicles. |
| Rear lot setback (LPS4) | 6m | Nil | Discussed further below |
| Development contribution towards public art (LPP 5) | Artwork on site or contribution to the City for 1% of the estimated cost of construction | Applicant confirmed that they will adhere to the policy and accept a condition of approval. | Condition of approval recommended |
| Designing out crime (LPP 8) | CPTED principles | Built form Materials Fencing Landscaping | Discussed further below |
| Advertising signage (LPP 9) | Monolith sign height – 7m | 8m | Applicant has agreed to amend plans, condition of approval recommended. |
| Waste management (Regulations) | Availability and adequacy for waste management | Applicant shown a bin store and requesting a condition of approval for further details. | Condition of approval recommended regarding the design of the bin store area. |
| SPP3.7 Planning in Bushfire Prone Areas | Bushfire Management Plan | BMP lodged but not supported by DFES. | Discussed further below. |

<u>Land use</u>
The subject site falls within the ANLSP. In accordance with Clause 27 of the Deemed Provisions of the Regulations, the JDAP is to have due regard to the requirements of the structure plan.

The ANLSP designates a Service Commercial zone to the subject site, and advises that land use permissibility should be generally in accordance with the corresponding zoning in LPS2. The three (3) proposed uses are all listed as discretionary and are able to be approved subject to assessment.

In reviewing the uses against the requirements of LPS2, clause 6.6.2 advises that the Service Commercial zone is to promote showrooms and not permit shop uses. The local shop forms part of the same business as the petrol filling station, and is not intended to be a destination in its own right, rather is likely to be used by the same customers. The definition of petrol filling station does not contemplate the selling of convenience goods, and therefore the additional land use of local shop must be included in the assessment.

A local shop is commonly referred to as a convenience store, and has the following definition under LPS2:

Means a shop with or without an attached dwelling wherein the only goods offered for sale are foodstuffs, normally available from a delicatessen, toiletries, stationery or goods of a similar domestic nature intended for day to day consumption or use by persons living or working in the locality of the shop. Corner store shall have the same meaning.

Built form (LDP)

The frequency and volume of freight traffic along Anketell Road is expected to increase over the coming years. For this reason, the ANLSP includes provisions to be addressed by LDP's to protect the residential zone from traffic noise. This site is subject to the recently approved 'Lot 9002 Anketell Road, Anketell Local Development Plan'. Further assessment against some of the provisions below. Where not mentioned, the development complies with the provisions.

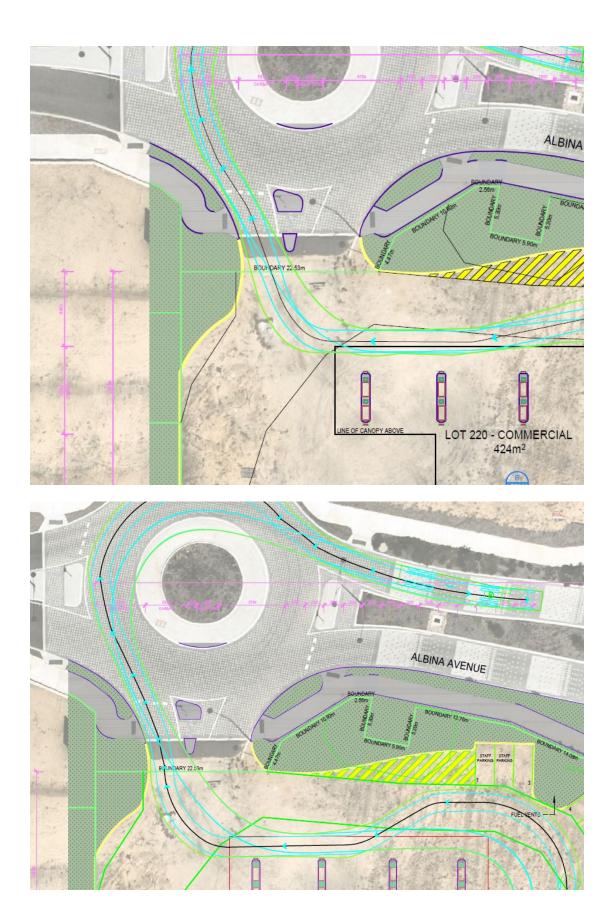
Acoustic wall

As demonstrated in the Herring Storer Transport Noise Assessment that was updated in response to the most recent LDP applications, in order to minimise noise to the residential zoned lots, the construction of a noise wall is required along the southern boundary of the service commercial lots. This wall has not been shown on the proposed development plans, however to address clause 2 of the LDP, a condition of approval for the installation of the 1.8m noise wall is recommended.

Reciprocal right of carriageway

The ANLSP includes a right of carriageway (RoC0 around the perimeter of the service commercial lots between Albina Avenue and Treeby Road. Due to the traffic volumes along Anketell Road, additional access/egress points are not permitted. All the sites, therefore rely on traffic circulation from Albina Avenue and/or Treeby Road. This is required to be implemented via a right of carriageway easement and detailed on the LDP for the site.

Diagrams provided by the applicants' traffic consultant show that exit paths for vehicles will need to leave the RoC and intrude into the development site. The following excerpts demonstrate this, noting the full diagrams are included in Attachment 2.



The location of the RoC as drawn on the plans will need to be amended to ensure vehicle movements can be accommodated within the easement. This is important, as in future, not every vehicle using the RoC will be accessing the petrol station and will

need to be able to circulate around the site without encroaching into the development site.

Orientation of development

The LDP seeks to create an attractive built form that engages with the streetscape. One of the provisions seeking to do this is No. 10 which deals with the orientation of the development. Positive elements that address this provision include the following:

- Increased building bulk by increasing the height of the building from 4.3m to 7.1m.
- Variation of materials on the northern elevation facing Anketell Road, with the inclusion of timber look aluminium slats and a painted facade with a variation of colours and stripes.
- Minor articulation in the building, with varied setbacks from boundary and variations in building height.
- Defined entry points one for the petrol filling station/local shop and one for the drive-through fast food.
- Substantial glazing across the elevation that faces Albina Avenue, noting this is where customers will approach the development from.

The LDP diagram requires that the development address both Albina Avenue and Anketell Road. It is noted that other than a service doorway, there are no openings on the Anketell Road elevation. While there has been an effort to create some interest and variation in the materials and design of this elevation, the lack of interaction with this streetscape is an average outcome. It is acknowledged that access from Anketell Road is not permitted so no entry points have been provided on this elevation, as all traffic (pedestrian and vehicular) will be from Albina Avenue. Also, it is noted that traffic for the drive-in takeaway food shop is directed to this elevation, creating some activity.

The applicant has advised that due to operational requirements, no glazing has been provided on the northern elevation. No elaboration has been provided as to what these operational requirements are and the plans provided advise that the "internal fit out is preliminary and to be approved by United". It is suggested, that a window could be provided to the office space, noting that it could be a highlight window and not operable if required for security reasons. A condition of approval is recommended to improve the development's orientation to this elevation.

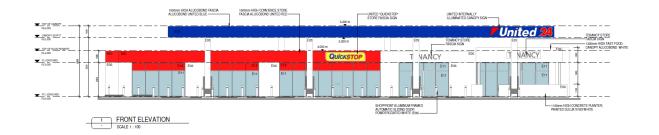
Landmark locations

The subject site is located on the corner of Anketell Road and Albina Avenue and is at the entry to the Albero Estate. The site therefore includes two landmark locations (see red stars in diagram below) that are to assist the lot in being a gateway into the area. In accordance with the LDP, these landmark locations are to:

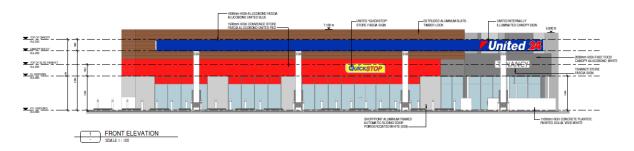
... be treated with additional emphasis such as building articulation, feature landscaping, distinctive roof forms, additional façade height and a contrast in colours and materials.



The original set of plans provided this elevation design -



It is noted that only the canopy over the fuel bowsers is in the location noted as landmark locations, with the main building for the development set back towards the eastern portion of the site. The applicant was asked to address the provision of the LDP and submitted the below revision to the elevation:



While the alterations to the main building, including the increase in height and greater variation in building materials is welcomed, it does not specifically address the landmark provision of the LDP, as the canopy structure has not changed.

In reviewing the canopy structure, it is simple in form with one block colour along its length and no variation in height. There is signage at one end, and the pillars are the same material but in a different colour to the canopy. The canopy is shown to be alucobond, with the sign being internally illuminated. Additionally, the canopy is 6.2m in height, which is roughly the equivalent of a two storey building.

In combination with the amendments to the design of the building, which incorporates a 3m increase in height, painted patterns on side and rear elevations and addition of timber look aluminium slats, on balance the development meets the requirements of the LDP.

Should JDAP determine that further work is required to the design of the canopy, the following condition is included for consideration:

Prior to the lodgement of a building permit, revised elevations shall be submitted for approval that redesign the canopy into a landmark feature to the satisfaction of the City of Kwinana.

Bushfire prone area

The applicant has lodged a BMP with their application. As discussed above, the BMP is not supported in its current form by DFES due to inaccuracies in the assessment and reliance on cleared and maintained land on another lot.

SPP3.7 does not recommend relying on an adjoining site for an APZ and/or HSZ. The BMP provided by the applicant, includes a letter from the owner of the adjoining site (Lot 4 Anketell Road) that confirms they grant permission for access to the site and maintenance of fuel loads. The owner goes on to say that they expect a formal deed to be prepared after the approval of the DA, and that they intend to develop the affected part of Lot 4 with commercial development.

Binding a lot or owner, not the subject of the development application, is not considered to be in accordance with proper and orderly planning. The BMP should be amended to ensure that all bushfire protection measures are wholly contained within the subject site. The condition recommended, allows flexibility for other options to be considered should development on the adjoining site have commenced and DFES are comfortable with an alternative approach.

Rear lot boundary setback

The proposed drive-in takeaway business is proposed to have its drive-through lane along the eastern boundary. A canopy roof structure is proposed over the order area and is proposed to be built to the boundary. In accordance with clause 6.3.2 of LPS2 the nil setback is supported for the following reasons:

- The lot to the east is currently vacant and is also zoned Service Commercial.
- The small canopy structure will not obstruct access to winter sun.
- The canopy is open on all sides not abutting the building, and will allow ventilation to the neighbouring property.
- The canopy is 3m high and 6.5m long, and is not significant in building bulk.
- The other portions of building are setback 4.6m from this boundary.

Designing out crime

The City's LPP8 – Designing out Crime applies to all stages of the development process, including the assessment of development applications. The proposed development is considered to meet the applicable provisions as follows:

- Clear sightlines are provided for pedestrians to access the building from the street.
- Car parking is proposed in front of the building and in the street setback area, with a clear line of sight to the entry point to the building.
- There are limited areas available for entrapment and there is glazing provided on the western and southern elevations to assist with passive surveillance.

Other matters to be considered

Where not discussed throughout the report, the following matters from clause 67 of the Deemed Provisions in the Regulations are also given due regard:

- The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk scale, orientation and appearance of the development. The built form generally accords with that outlined in the local planning framework, with the landmark location provision of the LDP being the exception.
- The amenity of the locality including the environmental impacts of the development, the character of the locality and social impacts of the development.

The subject site abuts an Anketell Road which is likely to be a large noise generator. The proposed land uses are unlikely to be significantly impacted by the traffic noise, as visitors to the uses are expected to only be there for short periods of time. Conversely, the use is not expected to generate significant noise that would impact on the residential lots directly to the south.

The subject site is zoned service commercial under the ANLSP and all the uses proposed are discretionary. At the time of writing this report, no other sites within this service commercial zone had approved development applications and were still in early stages of obtaining subdivision clearance. It has been established that the proposed uses are suitable for the service commercial zone and that with suitable management measures, should not have a significant impact on the amenity of the adjoining residential properties.

 The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or water resource In accordance with advice from DWER, further detail regarding stormwater management and underground tank design is recommended to be provided at building permit stage to protect underground water in the area.

Conclusion:

The development application for a petrol filling station, local shop and drive-in takeaway food shop is recommended for conditional approval. In summary, the key considerations of the proposal are as follows:

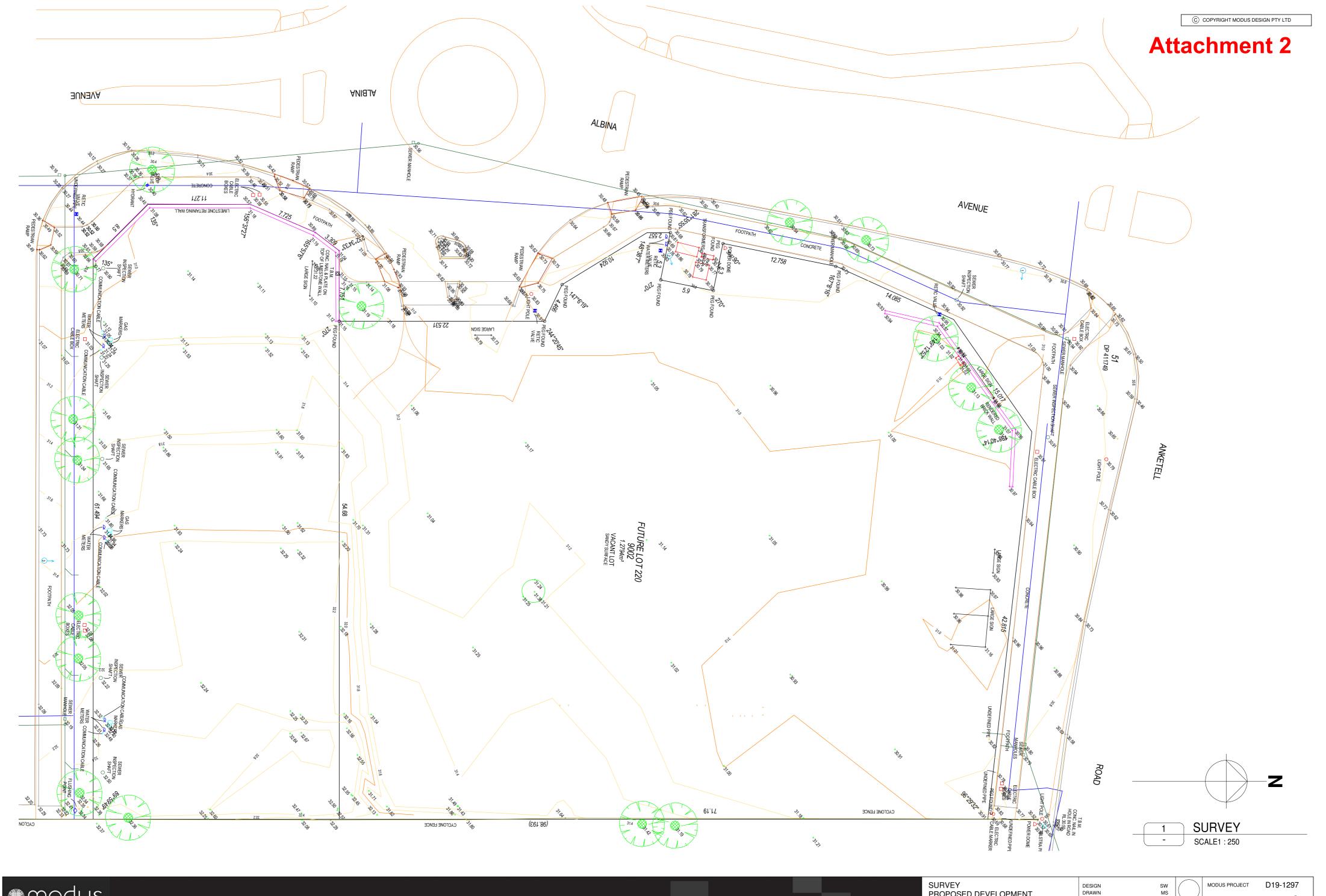
- Built form and landmark locations
- Traffic movement

- Traffic noise
- Bushfire management

It is considered that the development meets the requirements of the planning framework, and where amendments or additional information is required, can be dealt with via conditions of approval.

Attachment 1





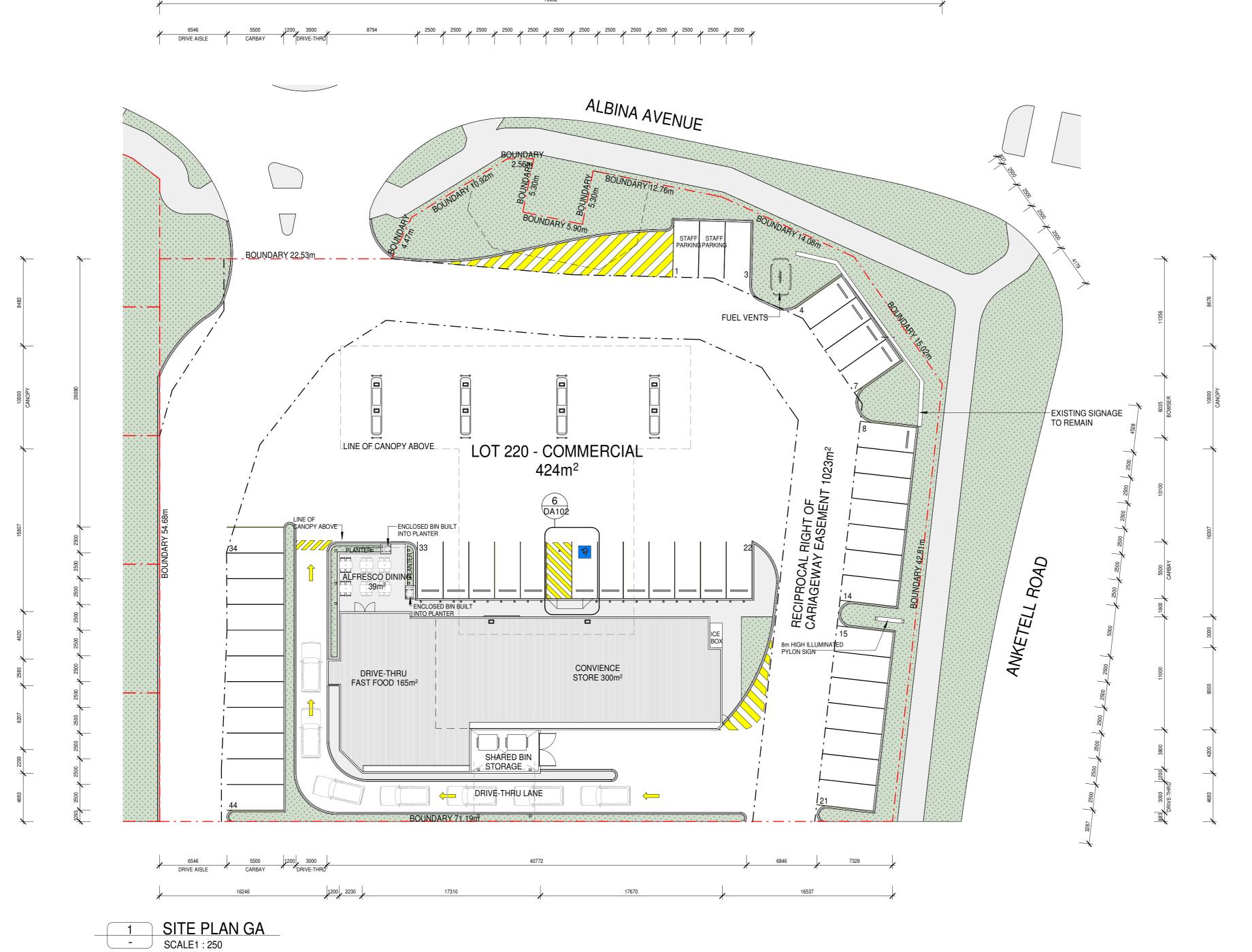


SURVEY PROPOSED DEVELOPMENT LOT 220 ANKETELL ROAD (CORNER ALBINA AVE.), ANKETELL

DESIGN DRAWN CHECKED SCALE DATE SW MS SW 1:250 NOV 2019

A2

-DA001



Modus
design pty Itd

SITE PLAN
PROPOSED DEVELOPMENT
LOT 220 ANKETELL ROAD (CORNER ALBINA AVE.), ANKETELL

DESIGN
DRAWN
DRAWN
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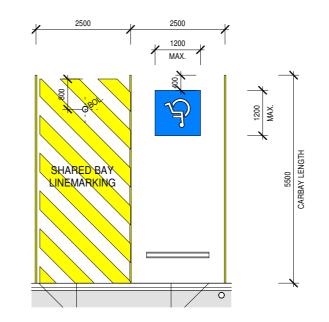
APRIL 2020
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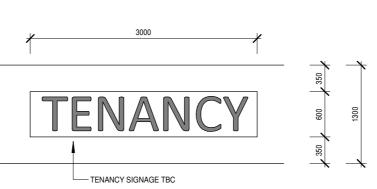
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REVISION SCHEDULE



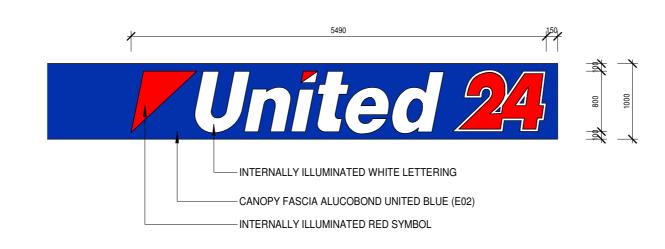
DDA CARBAY SCALE 1:100



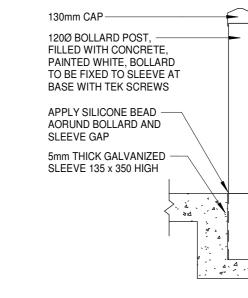
S04 TENANT SIGNAGE TBC SCALE 1:50



S03 FASCIA SIGNAGE SCALE 1:50

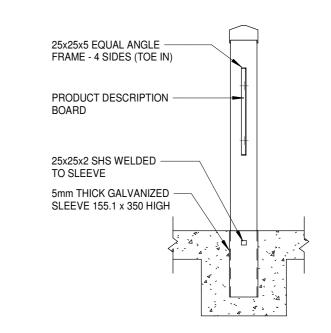


S02 CANOPY SIGNAGE SCALE 1:50

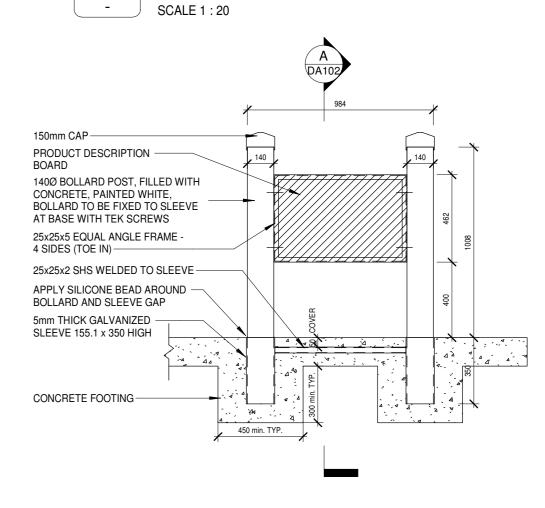


SHOP FRONT BOLLARD ELEV.

SCALE 1:20



PUMP ISLAND BOLLARD SECTION



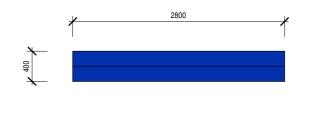
PUMP ISLAND BOLLARD ELEVATION SCALE 1:20

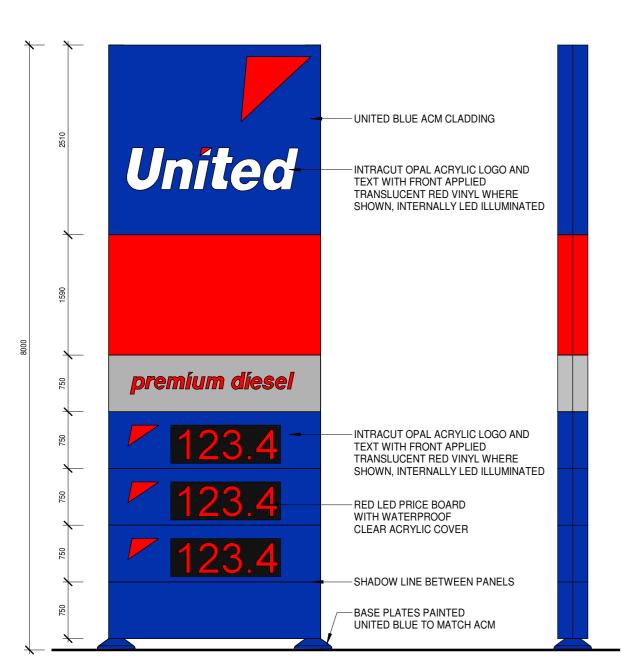
SIGNAGE & SITE DETAILS PROPOSED DEVELOPMENT LOT 220 ANKETELL ROAD (CORNER ALBINA AVE.), ANKETELL

DESIGN DRAWN CHECKED SCALE As indicated DATE NOV 2019

MS A2

D19-1297 MODUS PROJECT С REVISION -DA102 DWG

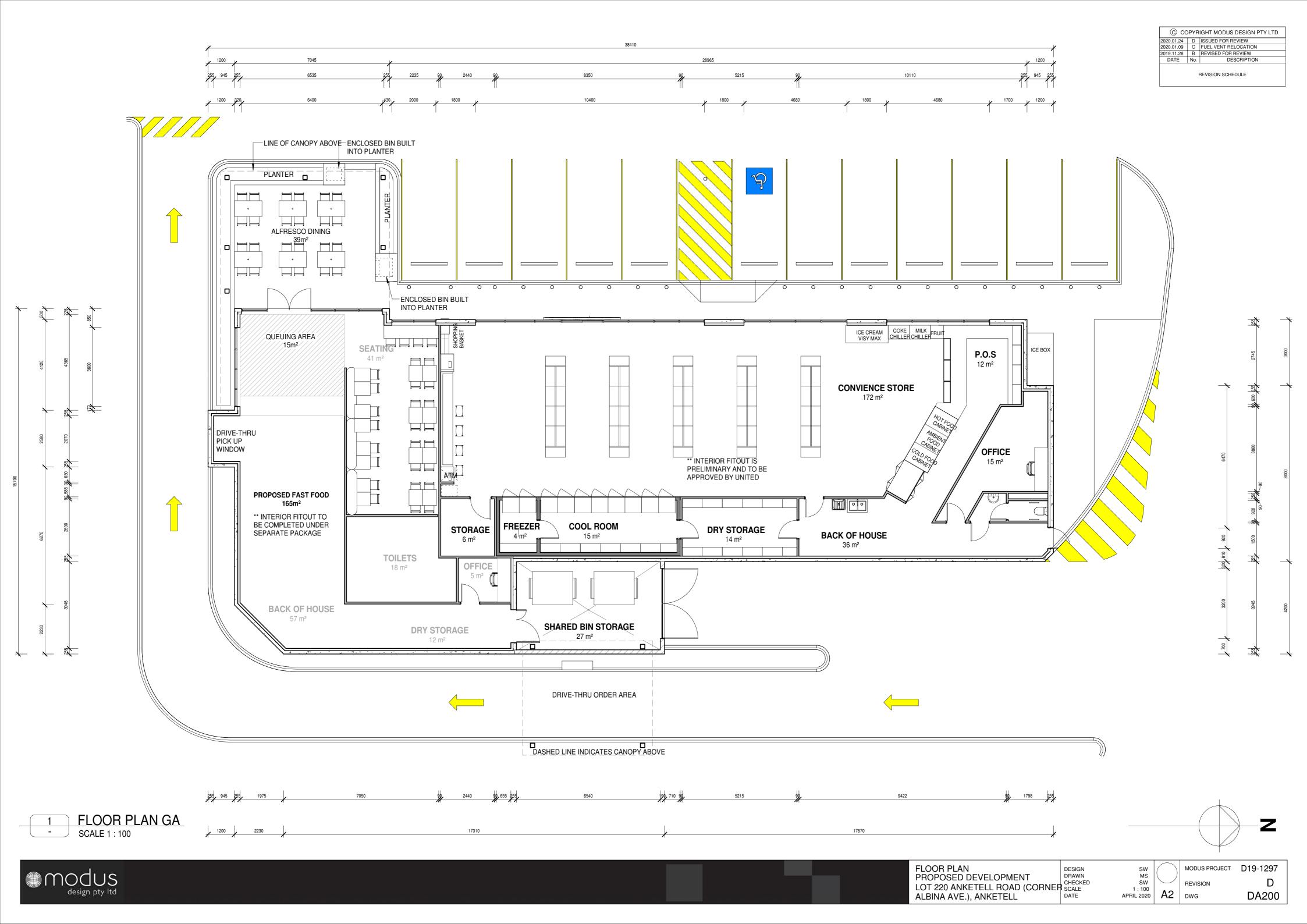


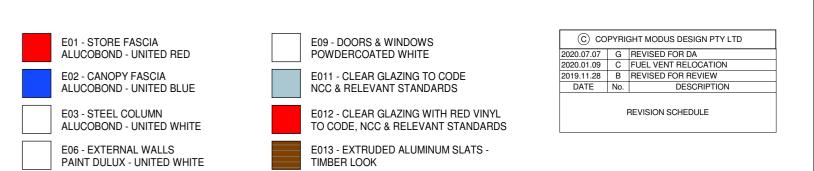


8m HIGH ILLUMINATED SIGNAGE FUEL RETAILER PYLON

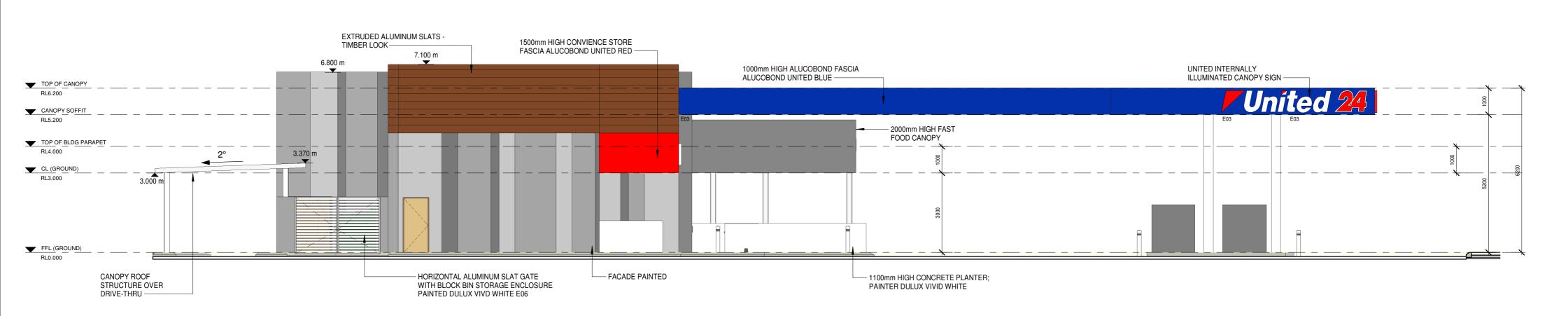
S01 PYLON SIGN SCALE 1:50















E01 - STORE FASCIA
ALUCOBOND - UNITED RED

E09 - DOORS & WINDOWS
POWDERCOATED WHITE

E02 - CANOPY FASCIA
ALUCOBOND - UNITED BLUE

E011 - CLEAR GLAZING TO CODE
ALUCOBOND - UNITED BLUE

E03 - STEEL COLUMN
ALUCOBOND - UNITED WHITE

E04 - CLEAR GLAZING WITH RED VINYL
TO CODE, NCC & RELEVANT STANDARDS

E05 - EXTERNAL WALLS
PAINT DULUX - UNITED WHITE

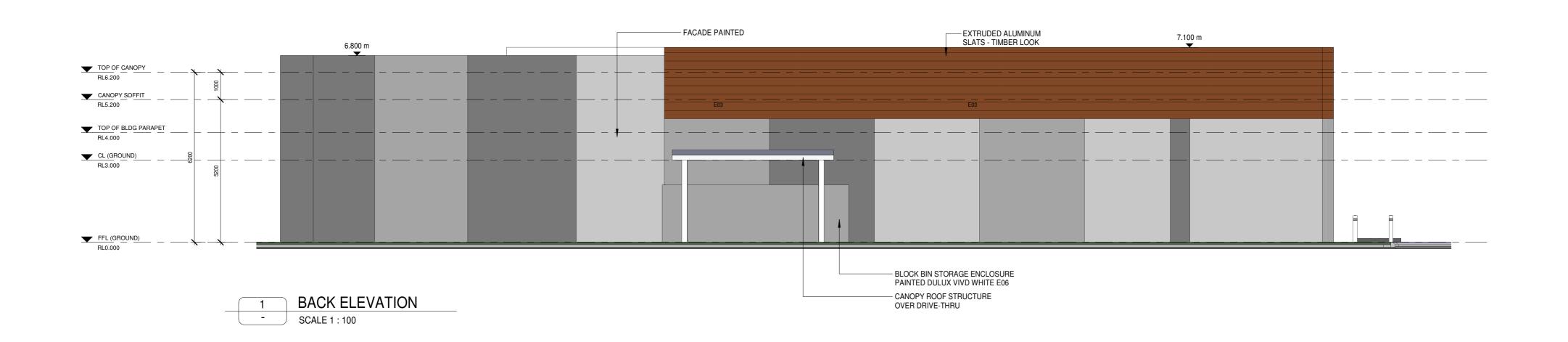
E09 - DOORS & WINDOWS
POWDERCOATED WHITE

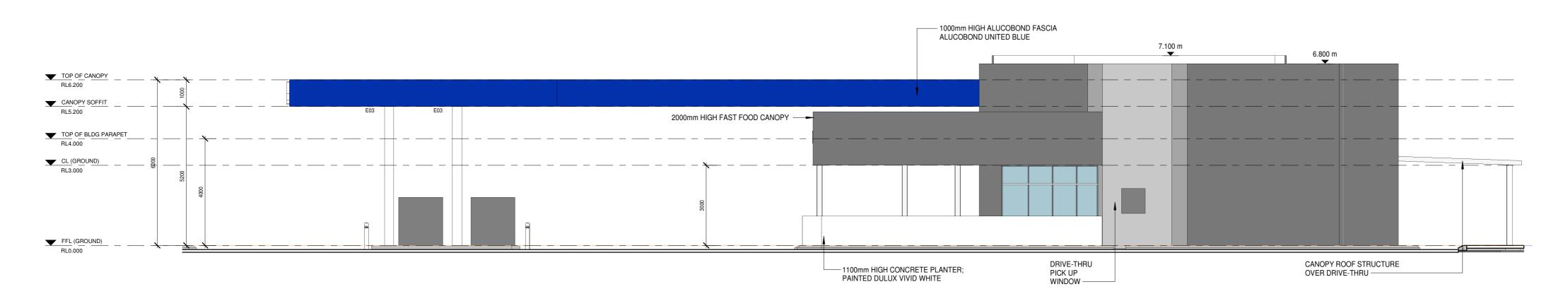
E09 - DOORS & WINDOWS
POWDERCOATED WHITE

E011 - CLEAR GLAZING TO CODE
NCC & RELEVANT STANDARDS

E012 - CLEAR GLAZING WITH RED VINYL
TO CODE, NCC & RELEVANT STANDARDS

E013 - EXTRUDED ALUMINUM SLATS TIMBER LOOK





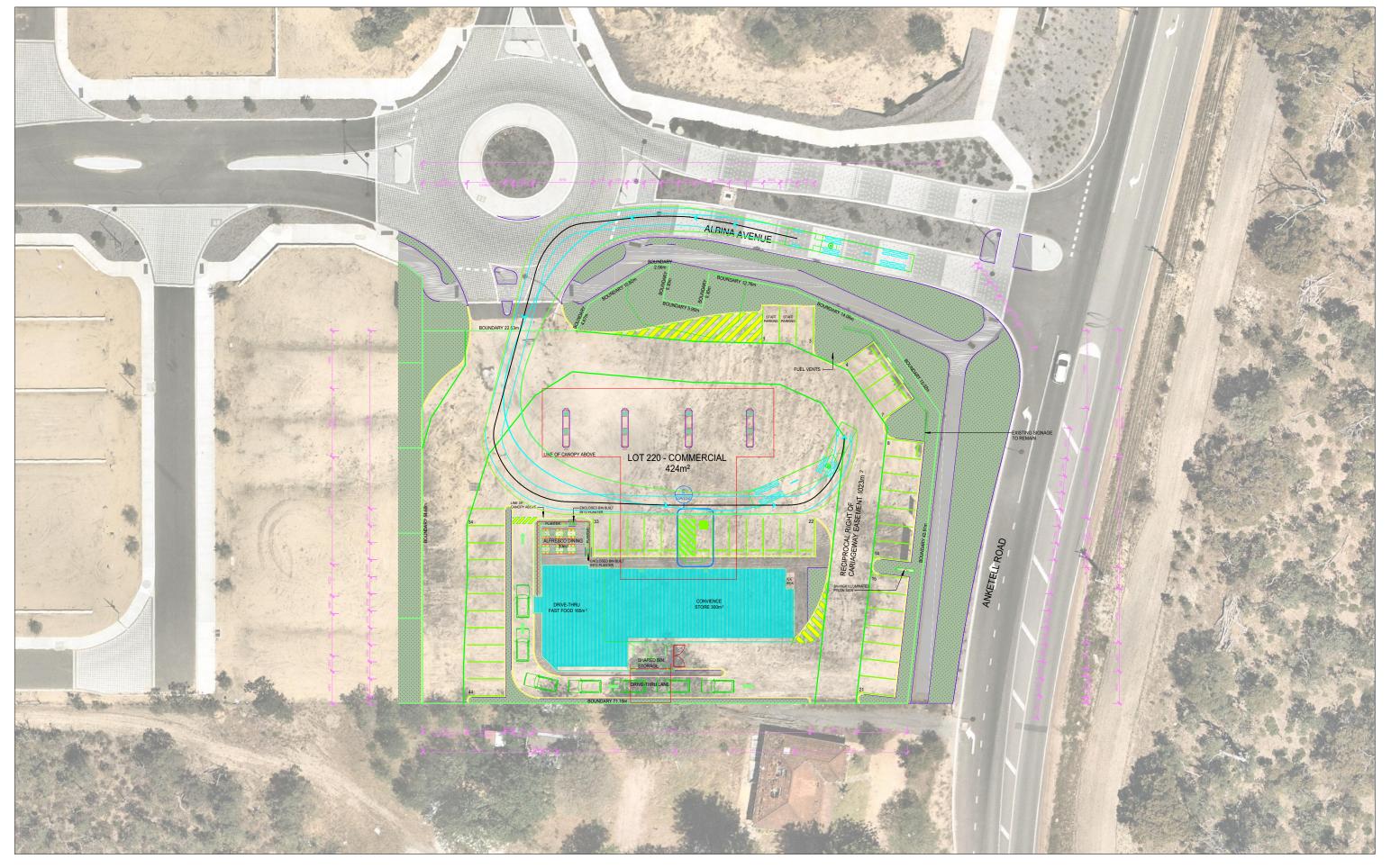
2 SIDE ELEVATION 2
- SCALE 1:100



ELEVATIONS
PROPOSED DEVELOPMENT
LOT 220 ANKETELL ROAD (CORNER
ALBINA AVE.), ANKETELL

DESIGN SW
DRAWN MS
CHECKED SW
SCALE As indicated
DATE APRIL 2020

MODUS PROJECT D19-1297
REVISION G
A2 DWG DA301



Lot 220 Anketell Road, Anketell Austroads 2013: 19.0m Semi-Trailer Fuel Tanker Entry LEGEND Vehicle Body Wheel Path



t19.271.sk01e 16/04/2020 Scale: 1:500 @ A3



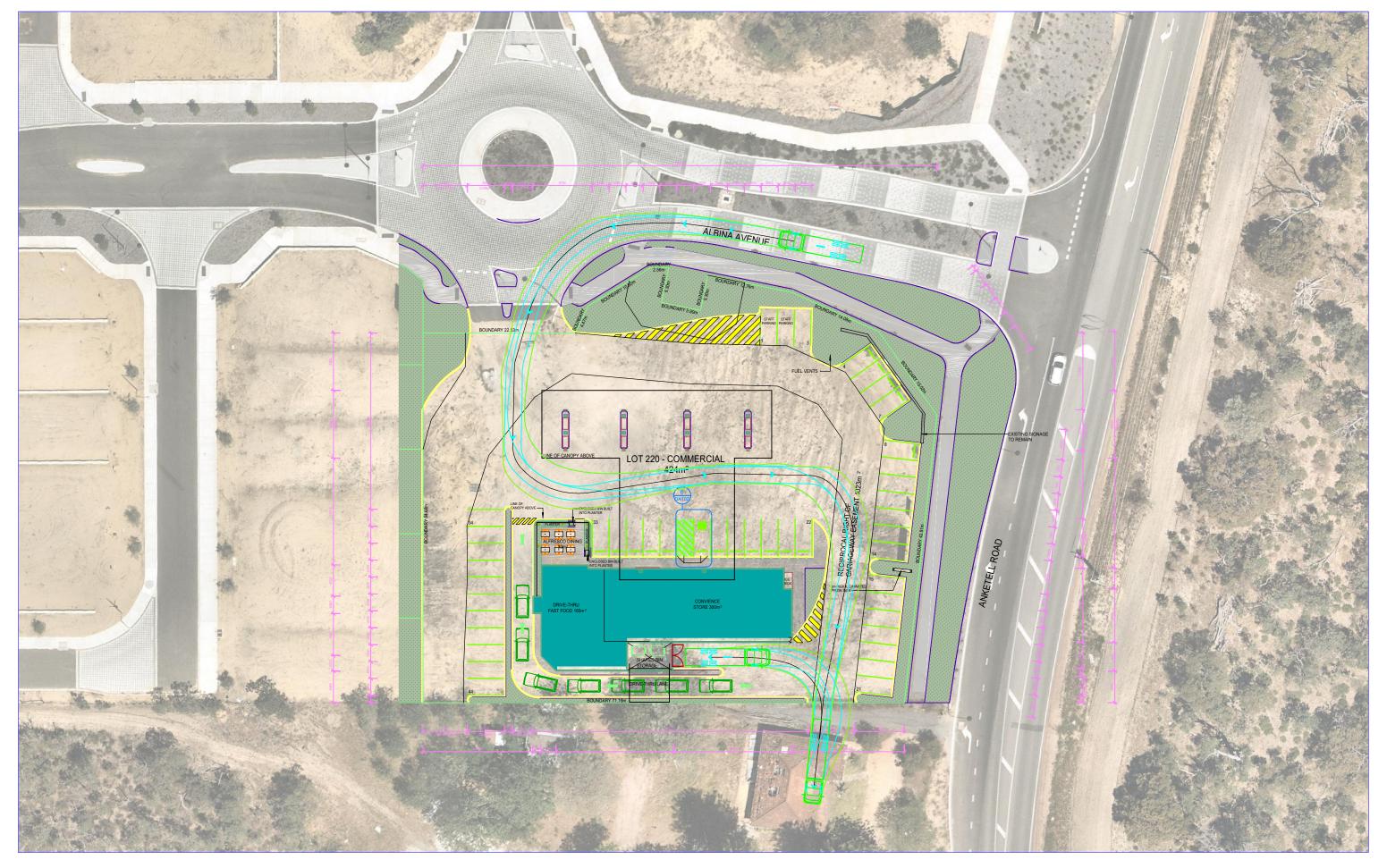


Lot 220 Anketell Road, Anketell Austroads 2013: 19.0m Semi-Trailer Fuel Tanker Exit LEGEND Vehicle Body Wheel Path



t19.271.sk02e 16/04/2020 Scale: 1:500 @ A3



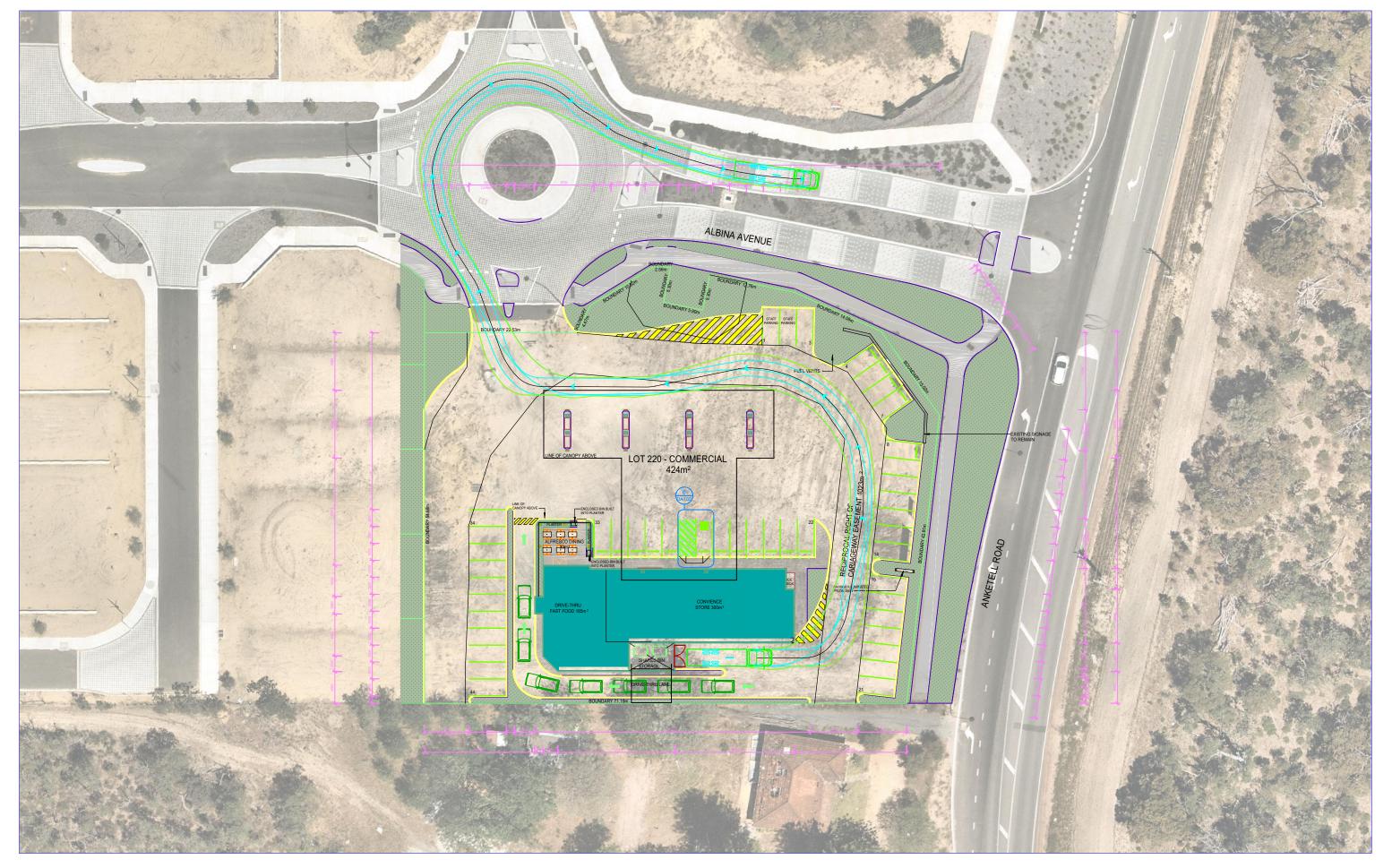


Lot 220 Anketell Road, Anketell Austroads 2013: 12.5m SU Truck Service Truck Entry LEGEND Vehicle Body Wheel Path



t19.271.sk07 15/06/2020 Scale: 1:500 @ A3



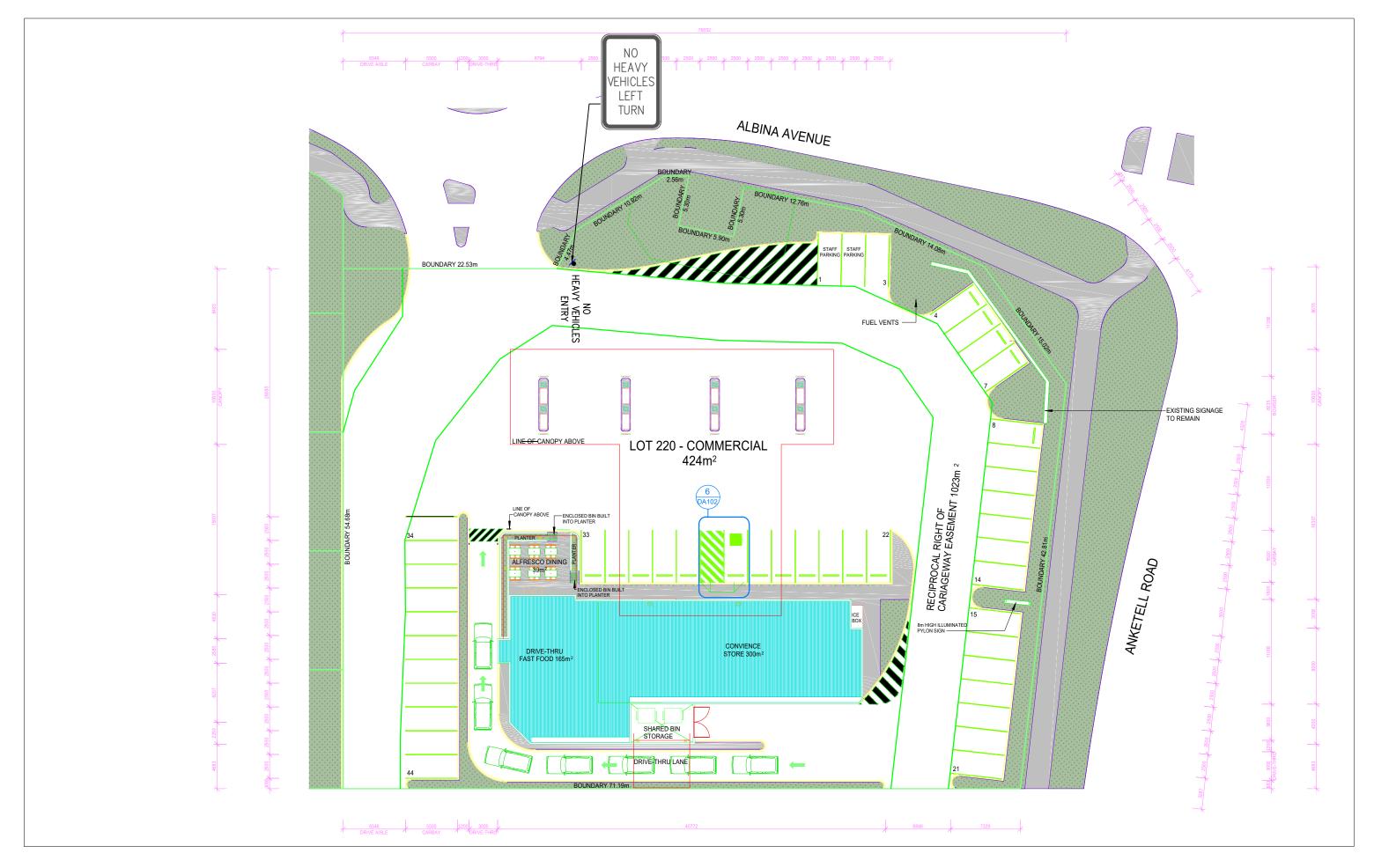


Lot 220 Anketell Road, Anketell Austroads 2013: 12.5m SU Truck Service Truck Exit LEGEND Vehicle Body Wheel Path



t19.271.sk08 15/06/2020 Scale: 1:500 @ A3





Lot 220 Anketell Road, Anketell Traffic Management Plan

t19.271.sk09

15/06/2020

Scale: 1:350 @ A3



Schedule of submissions

| address 5 Narran Street, Anketell | We strongly disagree with a | The subject site is zoned |
|-----------------------------------|--|--|
| | petrol station being that close to the estate and WOULD NOT like to see it happen. We are happy with the rest of the plans, just not the fuel station. I have grown up in Wandi/Anketell all my life. The lovely surrounding "Spectacles" is something we do cherish – but it is also a fire threat in summer. A fuel station that close to our house is not ideal in summer and we would not like to see it happen. We are happy with a fuel station being part of the "Wandi District Shopping Centre" if it is a must. On the other side of Anketell Road. This we are okay with. Just to summarise, we are okay with the plans, just not the fuel station being that close to our homes. We STRONGLY oppose this | Service Commercial under the Anketell North Local Structure Plan. The use of the site as a Petrol Filling Station is discretionary and is supported in this instance. Further detail regarding the use and built form is included within the report. It is acknowledged that the site falls within a Bushfire Prone Area and the applicant was required to lodge a Bushfire Management Plan (BMP) with their application. The BMP has been reviewed by the Department of Fire and Emergency Services (DFES). Details regarding this are included in the officer's report. |
| Lot 188 and 652 Anketell Rd | The proposed layout plan will be compromising the safety of pedestrians by crossing the internal carriageway/access way to enter the various commercial facilities. We therefore recommend serious consideration be given to relocate the internal carriageway/access way adjacent to the Anketell Rd reservation. Horizontal geometry of the | On site traffic movements and access/egress to the site has been reviewed. Further detail on this is included in the report. |
| | 652 Anketell | the plans, just not the fuel station. I have grown up in Wandi/Anketell all my life. The lovely surrounding "Spectacles" is something we do cherish – but it is also a fire threat in summer. A fuel station that close to our house is not ideal in summer and we would not like to see it happen. We are happy with a fuel station being part of the "Wandi District Shopping Centre" if it is a must. On the other side of Anketell Road. This we are okay with. Just to summarise, we are okay with the plans, just not the fuel station being that close to our homes. We STRONGLY oppose this. To proposed layout plan will be compromising the safety of pedestrians by crossing the internal carriageway/access way to enter the various commercial facilities. We therefore recommend serious consideration be given to relocate the internal carriageway/access way adjacent to the Anketell Rd reservation. |

Attachment 3

designed for the proposed application and should be entirely redesigned by adopting good engineering practices to ensure compliance with Austroads standards. Additionally, Auto turn movements of trucks delivery fuel for all types of movements should be checked with the proposed complex.

Entry of fuel delivery trucks to any other adjacent sites should be entirely prohibited and this requirement should become condition of approval including implementation of this requirement by the City at the appropriate time.

17.5 Amendment to Joint Development Assessment Panel Approval for 47 Multiple Dwellings and 52 Grouped Dwellings – Lot 9005 (Previously Lot 503) Berthold Street, Orelia

DECLARATION OF INTEREST:

SUMMARY:

The City has received an application for an amendment to a previously approved development application. The previously approved development was for 47 multiple dwellings and 52 grouped dwellings at Lot 9005 (previously Lot 503) Berthold Street, Orelia (subject site) which was approved by the Joint Development Assessment Panel (JDAP) on 8 November 2017.

The subject site is zoned Development under the City's Local Planning Scheme No. 2 (LPS2) and Urban under the Metropolitan Region Scheme (MRS).

The subject application proposes the following modifications to the development design:

- Alterations to the design of nine two storey grouped dwellings to the mid-west of the subject site (Stage 2b), facing Gilmore Avenue.
- Increased number of bedrooms per dwelling, with a range of 4 and 5 bedroom dwellings (previously approved as 2 bedroom dwellings).

City Officers have considered the proposed amendment against the relevant provisions of LPS2, the Detailed Area Plan (now referred to as a Local Development Plan (LDP)) for the subject site and the Residential Design Codes of Western Australia (R-Codes). The application achieves compliance with deemed-to-comply criteria, or where relevant, has addressed design principles set in the R-Codes. For further information regarding the assessment of the application, please refer to the attached Responsible Authority Report (RAR) (Attachment A).

This application is an amendment to a previous application determined by the JDAP. The applicant has the option under the *Planning and Development (Development Assessment Panel) Regulations 2011 (DAP regulations)* to have either the City or JDAP determine the amendment. In this instance, the applicant has elected for the application to be determined by the JDAP. The application is due to be considered by the JDAP at a meeting in early October. City Officers have prepared the attached RAR in accordance with the DAP regulations and it is attached for Council's consideration and adoption.

The City is required to submit the RAR to the JDAP Secretariat on 30 September 2020. Should the City not submit this report to the JDAP Secretariat within the required timeframe, the Minister for Planning may direct the City to submit any information it has and provide it to the JDAP directly.

City Officers are recommending that the amended application be approved subject to conditions, as per the Officer Recommendation included within the RAR. It represents an amendment to the original application submitted in 2017 which was supported by City Officers at that time.

17.5 AMENDMENT TO JOINT DEVELOPMENT ASSESSMENT PANEL APPROVAL FOR 47 MULTIPLE DWELLINGS AND 52 GROUPED DWELLINGS – LOT 9005 (PREVIOUSLY LOT 503) BERTHOLD STREET. ORELIA

OFFICER RECOMMENDATION:

That Council resolve to support the development application for 47 Multiple Dwellings and 52 Grouped Dwellings at Lot 9005 (previously Lot 503) Berthold Street, Orelia as per the recommendation outlined in the Responsible Authority Report (Attachment A) to the Metro Outer Joint Development Assessment Panel.

DISCUSSION:

Previous Council Resolution

The original application was considered by Council at its Ordinary Council Meeting of 25 October 2017, where Elected Members voted against the item and did not support the Officer Recommendation and Responsible Authority Report (RAR). Then at its meeting on 27 March 2019, Council resolved to refuse an amendment to the original application, citing identical reasons for refusal as per the resolution at the meeting of the original application on 25 October 2017. In this regard, Council's Resolution on the original application is as follows:

'That Council does not support the officer recommendation of the Responsible Authority Report (attached to this report) to the South West Metropolitan Joint Development Assessment Panel for the development application for 47 Multiple Dwellings and 52 Grouped Dwellings – Lot 9005 (previously Lot 503) Berthold Street, Orelia, for the following reasons:

- 1. The application fails to address the objectives set out in the adopted Detail Area Plan (DAP) for Lot 9005 (previously Lot 503) Berthold Place, Orelia. In particular, to 'Achieve a mix of predominantly commercial, institutional/community uses to complement and support the regional function of the Kwinana Town Centre'.
- While the application may seek to address the individual provisions and design requirements of the above DAP, Town Planning Scheme No 2 and Residential Design Codes, as a whole, the application fails to properly meet the built form vision of the DAP. This is because the DAP intended that a different land use mix would prevail and built form being consolidated into taller buildings, with space provided around these buildings for access, parking, servicing and landscaping. Built form was envisaged to be built around the edges of the site to provide a hard built edge to the lot and to help frame the Gilmore Avenue entrance to the Kwinana City Centre. The intent of this arrangement of built form was to enable parking, accessways and servicing areas to be shared between buildings and different land uses and for these facilities to be located behind the built form, screened from public view.
- 3. The development does not suitably address issues including: access, circulation and servicing. The proposed communal street network does not provide suitable street widths to accommodate on site visitor parking, pedestrian access (including access for pedestrians with disabilities), space for street shade trees and landscaping, access for waste collection vehicles and emergency service vehicles.'

17.5 AMENDMENT TO JOINT DEVELOPMENT ASSESSMENT PANEL APPROVAL FOR 47 MULTIPLE DWELLINGS AND 52 GROUPED DWELLINGS – LOT 9005 (PREVIOUSLY LOT 503) BERTHOLD STREET. ORELIA

The Council determination on 27 March 2019 also added the following reason for refusal:

4. The application fails to adequately address, as required under the Residential

Design Codes, the following:

- Bicycle parking;
- Clothes dryer facilities;
- Visually permeable fencing; and
- Screening devices for visual privacy

Notwithstanding the above recommendations made by Council, City Officers recommended the JDAP approve the applications in both instances. In previous determinations, City Officers outlined the development adequately addresses the requirements outlined in relevant planning policies and LPS2. The JDAP subsequently resolved to approve both applications subject to conditions and advice notes at the respective meetings. City Officers note the subject application for another amendment is largely similar in that it is consistent with the applicable LPS2 and planning policy requirements. This is discussed in further detail under the heading 'Planning Assessment' of the attached RAR (Attachment A). Considering the proposal meets relevant planning objectives, City Officers are recommending the JDAP approve the amendment subject to conditions.

The application has been referred to Council prior to the lodgement of the RAR, as City Officers do not have delegation to prepare the RAR under the *Planning and Development (Development Assessment Panel) Regulations 2015.* In the event that Council wishes to modify or make an alternative recommendation to that contained within the RAR, this will form a separate recommendation to that of Officers in the RAR for JDAP's consideration.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a declaration of interest, the landowners are Golden Gateway Pty Ltd and the applicant is Niche Living.

The following legislation and policy based documents were considered in assessing the application:

<u>Legislation</u>

Planning and Development Act 2005

Planning and Development (Development Assessment Panels) Regulations 2011 Planning and Development (Local Planning Schemes) Regulations 2015 City of Kwinana Local Planning Scheme No. 2

State Government Policies

State Planning Policy SPP 3.1 – Residential Design Codes of Western Australia State Planning Policy SPP 5.4 – Road and Rail Noise

17.5 AMENDMENT TO JOINT DEVELOPMENT ASSESSMENT PANEL APPROVAL FOR 47 MULTIPLE DWELLINGS AND 52 GROUPED DWELLINGS – LOT 9005 (PREVIOUSLY LOT 503) BERTHOLD STREET. ORELIA

Local Planning Policies

City of Kwinana Local Planning Policy 8 – Designing Out Crime Detail Area Plan – Lot 503 Berthold Street, Orelia (referred to as a Local Development Plan in this report)

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:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will impact 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 proposal is for an amendment only. Under the City of Kwinana LPS2, the development is not required to be advertised for public comment. Construction of dwellings on the site has not commenced and the proposed amendment is considered to have minimal impact on the surrounding area. Considering the nature of application being an amendment, the City considered it unnecessary to advertise the application.

PUBLIC HEALTH IMPLICATIONS

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

17.5 AMENDMENT TO JOINT DEVELOPMENT ASSESSMENT PANEL APPROVAL FOR 47 MULTIPLE DWELLINGS AND 52 GROUPED DWELLINGS – LOT 9005 (PREVIOUSLY LOT 503) BERTHOLD STREET, ORELIA

RISK IMPLICATIONS:

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

| Risk Event | Appeal of the JDAP's decision or |
|-----------------------------|--|
| THOR EVENT | conditions of approval imposed. |
| Risk Theme | Failure to fulfil statutory regulations or |
| TASK THEITIE | compliance requirements |
| | |
| D: 1 Eff. 1/1 | Providing inaccurate advice/ information. |
| Risk Effect/Impact | Reputation |
| | Compliance |
| Risk Assessment Context | Strategic |
| | |
| Consequence | Minor |
| 1.11 1.11 | D 11 |
| Likelihood | Possible |
| Rating (before treatment) | Low |
| Training (before treatment) | Low |
| Risk Treatment in place | Reduce - mitigate risk |
| | |
| Response to risk treatment | Work instructions in place and checklists |
| required/in place | used when assessing the application. |
| · | The recommendation on the application |
| | is justified on the basis of compliance |
| | with the Local Planning Scheme, and |
| | the discretion afforded to the JDAP to |
| | vary these documents. |
| | Liaising with the applicant throughout |
| | the application process. |
| Rating (after treatment) | Low |
| Training (alter treatment) | LOVV |

Form 2: Responsible Authority Report

(Regulation 17)

Lot 9005 (Previously Lot 503) Berthold Street, Orelia Amendment to Joint Development Assessment Panel Application for 47 Multiple Dwellings and 52 Grouped Dwellings

| DAP Name: | Metro Outer JDAP | | |
|--------------------------------|---|--|--|
| Local Government Area: | City of Kwinana | | |
| Proposed Amendments: | Adjustment to dwelling designs from 2/3 | | |
| r roposed Amendments. | bedrooms to 4/5 bedroom designs for the | | |
| | mid-west portion of the site (Stage 2b). | | |
| Applicant: | Peter Blackall, Niche Living | | |
| Owner: | Golden Gateway Developments | | |
| Value of Amendment: | \$ 2,045,454 | | |
| Responsible Authority: | City of Kwinana | | |
| Authorising Officer: | Jared Veenendaal – A/Senior Planning | | |
| Additionally Officer. | Officer | | |
| LG Reference: | DA8924.3 | | |
| DAP File No: | DAP/17/01215 | | |
| Date of Original DAP decision: | 8 November 2017 | | |
| Application Received Date: | 18 August 2020 | | |
| Application Statutory Process | 60 Days | | |
| Timeframe: | UU Days | | |
| Attachment(s): | 1: Location Plan | | |
| , mail on (0). | 2: Site/strata Plan | | |
| | 3: Overall Floor Plan | | |
| | 4: Overall Elevation Plan | | |
| | 5: Overall Elevation/Concept Plan | | |
| | 6: Floor Plan (House type 1) | | |
| | 7: Elevation Plan (House type 1) | | |
| | 8: Floor Plan (House type 2) | | |
| | 9: Elevation Plan (House type 2) | | |
| | 10: Floor Plan (House type 2m) | | |
| | 11: Elevation Plan (House type 2m) | | |
| | 12: Floor Plan (House type 3) | | |
| | 13: Elevation Plan (House type 3) | | |
| | 14: Floor Plan (House type 3m) | | |
| | 15: Elevation Plan (House type 3m) | | |
| | 16: Floor Plan (House type 4) | | |
| | 17: Elevation Plan (House type 4) | | |
| | 18: Approved Subdivision | | |
| | 19: Previously Approved Form 2 JDAP | | |
| | (Amendment) 20: Previously Approved Form 1 JDAP | | |
| | (Original) | | |
| | 21: Previously Approved Form 1 JDAP | | |
| | (Original) – Plans | | |
| | ☐ Yes Complete Responsible Authority | | |
| | □ N/A Recommendation section | | |
| | □ IV/A TOOSHIITISHIGGIOH SCOUOH | | |

| Is the Responsible Authority | | (NOTE: To be completed after | |
|--------------------------------|------|--------------------------------|--|
| Recommendation the same as the | | OCM meeting). | |
| Officer recommendation? | □ No | Complete Responsible Authority | |
| | | and Officer Recommendation | |
| | | sections | |

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

- 1. **Accept** that the DAP Application reference DAP/17/01215 as detailed on the DAP Form 2 dated 18 August 2020 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011.*
- 2. **Approve** DAP Application reference DAP/17/01215 and accompanying plans (Attachments 2 17) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 6.1 of the City of Kwinana Local Planning Scheme No. 2, for the proposed minor amendment to the approved Grouped and Multiple Dwellings at Lot 9005 (previously Lot 503) Berthold Street, Orelia, subject to:

Amended Conditions

29. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed dwellings on Lots 38 – 46, Lots 6, 17, 18 and 801 - 806. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."

New Conditions

37. Prior to the lodgement of a building permit, the dwellings on Lots 38 and 46 are to incorporate at least one major opening (as defined in the R-Codes) overlooking the adjacent pedestrian accessways to the satisfaction of the City of Kwinana.

All other conditions and requirements detailed on the previous approvals dated 8 November 2017 (Form 1) and 4 April 2019 (Form 2) shall remain and are unaltered by this application.

Reasons for Responsible Authority Recommendation

Not Applicable

Details: outline of development application

| Region Scheme | Metropolitan Region Scheme |
|---------------|----------------------------|
|---------------|----------------------------|

| Region Scheme Zone/Reserve | Urban | |
|---------------------------------------|---------------------------------------|--|
| Local Planning Scheme | City of Kwinana Local Planning Scheme | |
| | No.2 | |
| Local Planning Scheme Zone/Reserve | Development | |
| Structure Plan/Precinct Plan | N/A | |
| Structure Plan/Precinct Plan | N/A | |
| Land Use Designation | | |
| Use Class (proposed) and | Grouped Dwellings (AA) | |
| permissibility: | | |
| Lot Size: | 1.36ha | |
| Net Lettable Area (NLA): | N/A | |
| Number of Dwellings: | 9 (*applicable to this amendment) | |
| Existing Land Use: | Vacant Land | |
| State Heritage Register | No | |
| Local Heritage | ⊠ N/A | |
| | ☐ Heritage List | |
| | □ Heritage Area | |
| Design Review | ⊠ N/A | |
| | □ Local Design Review Panel | |
| | □ State Design Review Panel | |
| | □ Other | |
| Bushfire Prone Area | No | |
| Swan River Trust Area | No | |

Proposal:

The City has received an application for an amendment to a previously approved development application for 47 multiple dwellings and 52 grouped dwellings at Lot 9005 (previously Lot 503) Berthold Street, Orelia (subject site). Attachments 2 - 17 to this report detail the amended proposal. The subject site is zoned Development under the City's Local Planning Scheme No. 2 (LPS2) and Urban under the Metropolitan Region Scheme (MRS).

The amended application proposes the following modifications to the development design, noting that the same number of dwellings are proposed:

- Alterations to the design of nine two storey grouped dwellings to the mid-west of the subject site (Stage 2b), facing Gilmore Avenue (as detailed further below).
- Increased number of bedrooms per dwelling, with a range of four and five bedroom designs (previously approved as two bedroom dwellings).
- All dwellings appear as double storey from both the front and the rear as opposed to the previous approval for a loft design, whereby the rear elevation was single storey.

The following Figure 1 and Figure 2, show the most recently approved elevations versus those proposed in this application:

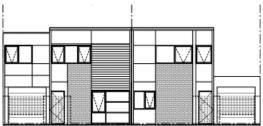


Figure 1a - Front Elevation (approved)

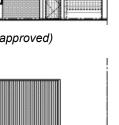


Figure 1a - Rear Elevation (approved)



Figure 1b - Front Elevation (proposed)



Figure 2b - Rear Elevation (proposed)

The alterations that are proposed as part of this amendment, to the design of nine grouped dwellings are detailed below:

- Upper floor:
 - o Larger floor area with four bedrooms (instead of one or two).
 - o The four bedroom typology has two bathrooms on the upper floor.
 - The five bedroom typology has one bathroom on the upper floor.
- Ground floor:
 - Fully enclosed double garage located to the rear of the dwelling
 - The four bedroom typology has no bedrooms on the ground floor.
 - The five bedroom typology has one bedroom and ensuite on the ground floor.
 - o Relocation of storage area (into the garage).
 - Relocation of clothes drying area and bin store location.
 - o Removal of a small rear courtyard.

Detailed plans of the previously approved dwellings across the nine lots can be seen in Attachment 21. The above listed alterations can be seen by comparing Attachments 3 and 21.

The proponent has advised that the above modifications to the development design are in response to market demand for four to five bedroom dwellings in the area. No changes are proposed to the existing lot sizes or layout, rather only the size and design of the approved dwellings are proposed to change.

Additional Recommended Conditions/Condition Modifications

The City recommends the following modification to a condition of the previous development approval and that one additional condition be imposed. The proposed change to the current condition is shown in *red*.

<u>Condition 29 – Transport Noise Notifications</u>

The City recommends this condition be revised to reflect the amended lot numbers shown in the current development application. The intent and purpose of the condition is not changing.

29. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed dwellings on Lots 38 – 46, Lots 6, 17, 18 and 801 - 806. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."

Condition 37 – Surveillance

The below condition is recommended to be added to the approval. These conditions seek to address surveillance requirements.

37. Prior to the lodgement of a building permit, the dwellings on Lots 38 and 46 are to incorporate at least one major opening (as defined in the R-Codes) overlooking the adjacent pedestrian accessways to the satisfaction of the City of Kwinana.

Background:

Site History

The subject site was previously owned by the Department of Education (DET) and formed part of the former Kwinana High School site. In 2007, the site was redeveloped which included the construction of the Kwinana Automotive TAFE and the construction of Gilmore College high school buildings, with the landholding in this application forming part of the remaining land.

The City developed the Town Centre Master Plan and Design Guidelines in 2007 to guide the development of the Kwinana City Centre. The Master Plan identifies the subject site as future development potential, promoting land uses that are compatible with both the adjacent Education Precinct and consistent with the context of the broader City Centre location. In December 2019, Council adopted the Kwinana City Centre Master Plan Vision (CCMPV). Given that substantial development has progressed within the Kwinana City Centre since 2007, this more contemporary master planning document was adopted to guide future development of the City centre and be the first step in updating the 2007 Kwinana Town Centre Master Plan and Design Guidelines. It should be noted that the CCMPV no longer incorporates the subject site with the emphasis being on consolidation of the City Centre. The CCMPV is therefore not applicable to the subject development.

In July 2015, a Local Development Plan (previously referred to as a Detailed Area Plan) was prepared and endorsed for the subject site by Council. This Local Development Plan (LDP) introduces additional provisions to control land use and guide development.

Previous Applications

Below is a summary of the key previous decisions on the subject site:

- 1. The Joint Development Assessment Panel (JDAP) at its meeting on 8 November 2017 granted development approval, subject to conditions, for 47 Multiple Dwellings and 52 Grouped Dwellings on the subject site (refer Attachments 20 and 21). Following the JDAP's determination, the proponent lodged a review with the State Administrative Tribunal (SAT) in regard to a number of the conditions of approval pertaining to vehicle access arrangements and required design changes. JDAP liaised with the applicant resulting in minor amendments to the development plans to meet and comply with the conditions of the original approval. These alterations were undertaken and the applicant subsequently withdrew the SAT application for review. This current application does not propose to change the existing approved vehicle access arrangements and therefore will not influence previous decisions in this regard.
- 2. On 23 March 2018, the WAPC approved a survey strata subdivision to create 52 survey strata lots and areas of common property (including internal roads and open space areas). This subdivision application was for majority of the development area and includes the nine lots that are subject of this application (refer to Attachment 18). It should be noted that a condition of subdivision was for all dwellings to be constructed in accordance with the Responsible Authority Development Approval (DAP/17/01215) or amendments thereof.
- 3. In December 2018, a Form 2 Development Assessment Panel application (amendment) was submitted, proposing alterations to the original Form 1 decision (as approved on 8 November 2017). This proposal included the replacement of 12 two storey multiple dwellings with eight two storey grouped dwellings. It should be noted that these alterations primarily impacted the south east corner of the subject site with no impact on the lots subject to the current application. At its meeting on 4 April 2019, the JDAP granted development approval, subject to conditions, for 47 Multiple Dwellings and 52 Grouped Dwellings on the subject site (refer Attachment 19).

Site Context

The subject site is bound by Gilmore Avenue along its western boundary, Berthold Street to its northern and eastern boundaries and Handford Place to its southern boundary, and is situated approximately 600 metres north of the Kwinana City Centre core (refer to Attachment 1). Gilmore College is located directly to the east of the wider development area. The subject site comprises approximately 1.36 hectares, with a frontage of approximately 186 metres to Gilmore Avenue, and a width varying between 50 and 75 metres. Gilmore Avenue is identified as a Category 2 - Other Regional Road under the MRS. Gilmore Avenue has a large road reservation that is well vegetated/landscaped and provides a buffer for residential development. The subject site is cleared and construction of a number of dwellings to the southern section of the site (Stage 1) has commenced.

Legislation and Policy:

The legislative framework providing for the assessment and determination of the subject application is as follows;

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
City of Kwinana Local Planning Scheme No. 2

State Government Policies

State Planning Policy SPP 3.1 – Residential Design Codes of Western Australia Volume 1

State Planning Policy SPP 5.4 – Road and Rail Noise

Local Planning Policies

City of Kwinana Local Planning Policy 8 – Designing Out Crime
City of Kwinana Local Planning Policy 3.3.24 – Residential Development
Detail Area Plan – Lot 503 Berthold Street, Orelia (referred to as a Local Development
Plan in this report)

Consultation:

Public Consultation

The proposed amendment is for alterations to the design of nine previously approved grouped dwellings. The proposed variations to relevant planning requirements (as detailed in the Planning Assessment section below) are considered to impact on the proposed dwellings only. The land use, approved vehicle access and dwelling yield is unchanged. The proposal is therefore considered minor and it was deemed not necessary to advertise this application.

Referrals/consultation with Government/Service Agencies

As the proposed amendment does not impact on overall dwelling yield, the Form 2 application was not referred to any external agency for comment.

Design Review Panel Advice

Not Applicable

Other Advice

• Waste Management:

A Waste Management Plan (WMP) was previously approved as required under a condition of approval (Condition 18). It is recommended this condition continue to be enforced to ensure the WMP is amended to reflect the proposed design modifications on Lots 38 - 46. When the proponent lodges a building permit for the dwellings on Lots 38 - 46, the WMP will be updated under this existing condition. The amended layout simplifies the waste collection service points and each unit can now present their bins for collection adjacent to their own street frontage. These factors need to be incorporated into the WMP.

• Transport Noise:

Transport noise impacts on the proposed dwellings from Gilmore Avenue have been considered as part of the original application. It is noted that the proposed dwellings

on Lots 38 – 46 are subject to transport noise requirements under State Planning Policy No 5.4 (SPP5.4). As part of the original application for this site, the proponent provided a transport noise assessment to determine the impacts of transport noise from Gilmore Avenue. It should be noted that as part of the subject application, the footprint of the dwellings is generally unchanged, with a two storey design and a private outdoor living area located in the front setback area that is screened by a visually permeable front fence (complying with relevant planning requirements).

The original approval includes a recommended condition for affected dwellings to be constructed to the standards set out in the transport noise assessment. Furthermore, a condition was recommended for Section 70A Notifications to be placed on titles of the dwellings that are impacted by transport noise under SPP 5.4 stating the following (Condition 29): The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. It is considered that impacts due to transport noise on the proposed dwellings do not represent a significant change to what was previously approved in terms of dwelling design and layout. Condition 29 is recommended to be revised to reflect the amended lot numbers shown in the current development application. The intent and purpose of the condition is not changing. No further conditions are recommended in this regard.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of LPS2, State and Local Planning Policies listed in the Legislation and Policy section of this report.

The following matters have been identified as key considerations of the determination of this application:

- Building Setbacks
- Surveillance
- Outdoor Living Areas
- Visual Privacy

These matters are discussed below.

Building Setbacks

Setback requirements for all dwellings are outlined in Clause 5.1.3 of State Planning Policy 7.3: the Residential Design Codes Volume 1 (R-Codes).

| Provision | Requirement | Proposal | Assessment |
|------------------------------------|---|---|---|
| R-Codes: Clause 5.1.3 (C3.2) | Boundary Wall: Walls may be built up to a lot boundary behind the street setback, subject to being no higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary and to one side boundary only. | Proposed Lot 46: a boundary wall is proposed to the northern boundary having a maximum height of 6.7m. A second boundary wall is proposed to the southern boundary also (i.e. boundary walls to | The proposal is considered to meet the design principles of Cl 5.1.3 as detailed below. |

| | | more than one side boundary). All other dwellings have boundary walls that abut walls of the same dimension and therefore are deemed to comply. | |
|------------------------------------|--|--|---|
| R-Codes: Clause 5.1.3 (C3.1) | Upper Floor Lot Boundary Setbacks: Setbacks are to be in accordance with Table 2 of the R- Codes. All dwellings on Lots 38 – 45 are required to have a 1.6m setback for the upper storey from the side boundary. | All dwellings on lots 38 – 45 have a side setback of 1m. | The proposal is considered to meet the design principles of Cl 5.1.3 as detailed below. |

Boundary wall

The proposed variation for a double storey wall on the northern boundary of Lot 46 will have minimal impact on the adjoining property. This is considering the boundary wall abuts a clothes drying area and portion of the dwelling on the adjoining lot with no major openings. Therefore, there will be no impact in terms of access to direct sunlight on the adjoining lot. The proposed boundary wall is not visible from the adjoining property private outdoor living area which is located to the opposite boundary, minimising adverse impacts of building bulk and privacy. In relation to the proposed single storey wall to the southern boundary, this wall abuts an open space area and will therefore have no impact on the amenity of a dwelling. The proposed boundary wall simply makes more effective use of the site to allow for a design that incorporates a double garage and adequate space for outdoor living. The proposal is considered to meet the design principles of CI 5.1.3.

Upper floor lot boundary setbacks

In relation to Clause 5.1.3 (C3.1), the proposed side setbacks for Lots 38 – 45 are considered to meet the relevant design principles. The overall setback between each of the upper storey walls in each situation is a minimum of two metres (i.e. each wall is setback 1m from the boundary). This separation between dwellings is considered acceptable and will have no adverse impact on the adjoining property, also considering it is 'like for like' design. The separation between dwellings will ensure adequate ventilation and access to sunlight for upper storey rooms. Furthermore, the design of the dwellings and location of major openings is such that there will be no loss of privacy. The complementing designs further ensure impacts in terms of amenity and building bulk are minimised. The proposal is therefore considered to meet the design principles of Cl 5.1.3.

Surveillance

The concept of surveillance is considered under Designing out Crime principles (CPTED) outlined in Local Planning Policy No. 8 – Designing out Crime (LPP8).

| Provision | Requirement | Proposal | Assessment |
|-----------|-------------|----------|--------------|
| FIOVISION | Requirement | Fioposai | Assessifient |

| LPP8: | Ensure clear | The dwellings on | A condition of |
|-------------|---|---|--|
| Principle 1 | sightlines to public realm areas from adjacent buildings. Lots should be located to ensure adequate surveillance of public realm spaces. | Lots 38 and 46 are designed to have no major openings overlooking the adjacent pedestrian accessways. | approval is recommended to ensure this element of LPP8 is addressed. |

City Officers have sought to ensure that Designing out Crime principles (CPTED) are considered and implemented as part of the development in accordance with LPP8. In this regard, the maximum possible visual and passive surveillance should be provided to the proposed pedestrian accessways that are adjacent to Lots 38 and 46. The design of dwellings abutting these spaces is critical to enhance passive surveillance opportunities. Considering the open space is predominately for an east/west pedestrian link, it is likely there will be less people recreating and therefore surveillance for the safety of pedestrians is key. In this respect, to provide consistency with CPTED principles and LPP No.8, the City recommends at least one major opening to overlook the pedestrian accessways and has recommended a condition to this effect. Furthermore, it should be noted that a condition of approval on the original application (and is applicable to this amendment) requires the all front fencing to be visually permeable as defined under the R-Codes. This will provide greater surveillance for the Gilmore Avenue road reserve and facilitate a better amenity outcome.

Outdoor Living Areas

Clause 5.3.1 of the R-Codes outlines requirements for the provision of minimum outdoor living areas that can be used for private recreation.

| Provision | Requirement | Proposal | Assessment |
|--------------------------|---|---|--|
| R-Codes: Clause 5.3.1 | Outdoor living areas are to be provided behind the street setback area. | All proposed grouped dwellings have an outdoor living area that complies in terms of area and dimension. However, all outdoor living areas are forward of the dwelling, within the front setback area, adjacent to the Gilmore Avenue road reserve. | The proposed variation is considered to meet the relevant design principles and is therefore acceptable. |

The proposed variation is considered acceptable as the outdoor living area is accessible from the main living area of the dwelling and is adjacent to the large Gilmore Avenue road reserve that could be used in conjunction with the outdoor living area. The proposed outdoor living area complies with all other requirements including total area, uncovered area and minimum dimension. It should be noted that the existing approval was issued with the outdoor living area being located in the same location.

The variation is therefore considered consistent with the existing approval and can meet the relevant design principles, having minimal adverse impact on the area.

Visual Privacy

Clause 5.4.1 of the R-Codes outlines requirements that work to maintain visual privacy for residential developments.

| Provision | Requirement | Proposal | Assessment |
|--------------------------|---|--|--|
| R-Codes: Clause 5.4.1 | Major openings for bedrooms on the upper storey are to have a 3 metre cone of vision setback from the adjoining property. | The upper storey major openings on all dwellings have a minimum cone of vision setback of 3 metres to the adjoining lot. | The development plans indicate the 3 metre cone of vision setbacks for upper storey bedrooms, demonstrating compliance with Clause 5.4.1 of the R-Codes. |

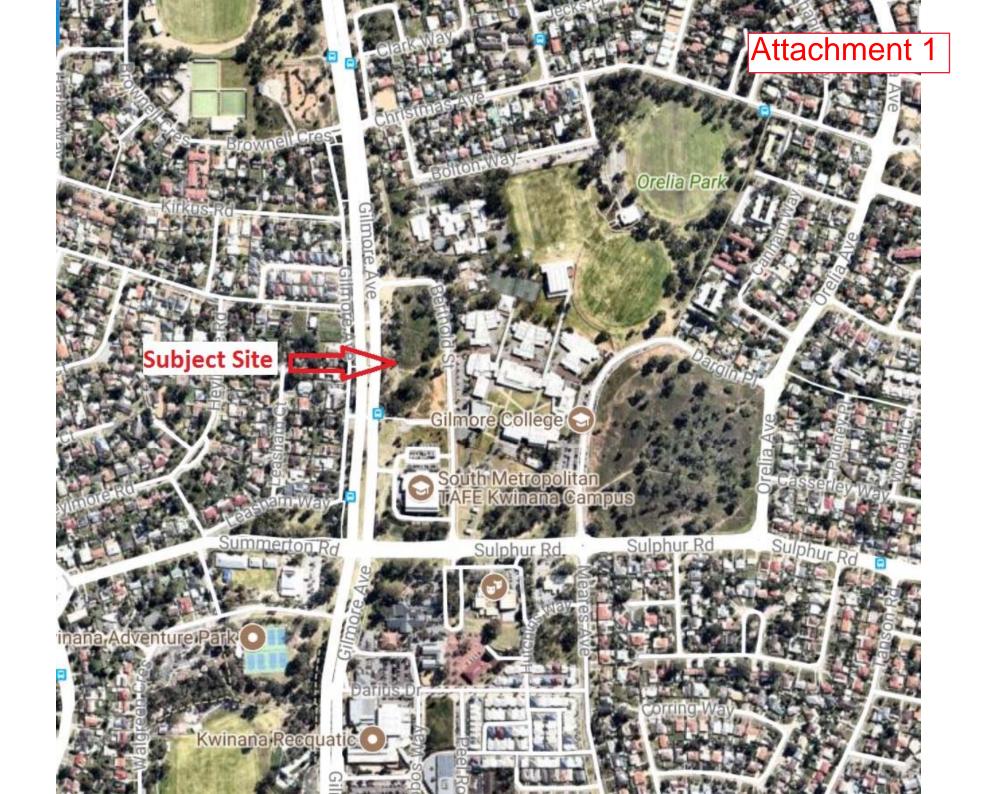
The proposal is considered to comply with the Deemed-to-Comply provisions of the R-Codes regarding visual privacy.

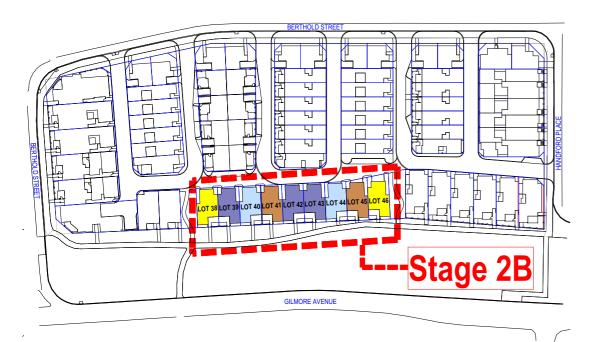
Local Development Plan

The proposed amendment has been considered against the provisions of the LDP applicable for the site. As part of the assessment undertaken for the original approval on the site, the development was considered to adequately meet the provisions of this LDP. The proposed amendment has also been assessed against, and is considered to comply with the relevant provisions of the LDP, further allowing the development to be approved.

Conclusion:

The development as proposed meets either the deemed-to-comply or design principle provisions of the R-Codes and relevant LDP provisions. As the design changes are minor and the overall dwelling yield is unchanged, the amendment is of limited consequence to the built form outcome of the approved development. While a number of aspects of the development require conditions to address planning objectives, the development maintains the two storey design that seeks to be more in line with the objective of the area. In addition the changes proposed seek to provide dwelling diversity into the established areas of the City of Kwinana providing housing options for larger families and multi-generational households to reside together.

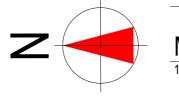




FFL=24.828 FFL=24.912 FFL=25.000 FFL=24.828 FFL=25.000 FFL=25.172 FFL=25.086 LOT 46 **LOT 45** LOT 44 LOT 43 LOT 42 LOT 40 **LOT 39** 4 X 2 (OPTION 4) LOT 38 5 X 2 (OPTION 1) 5 X 2 (OPTION 2) 5 X 2 (OPTION 2) 5 X 2 (OPTION 2) 5 X 2 (OPTION 1) 4 X 2 (OPTION 4) 4 X 2 (OPTION 3)

KEY PLAN 1:1500

GILMORE AVENUE



MASTER SITE PLAN STAGE 2B

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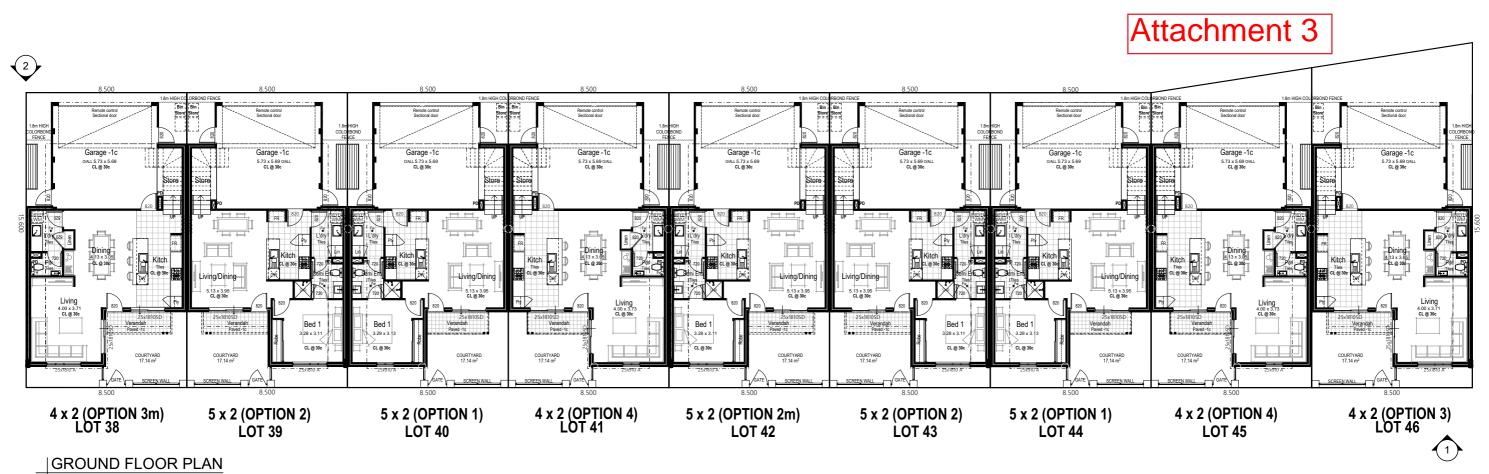
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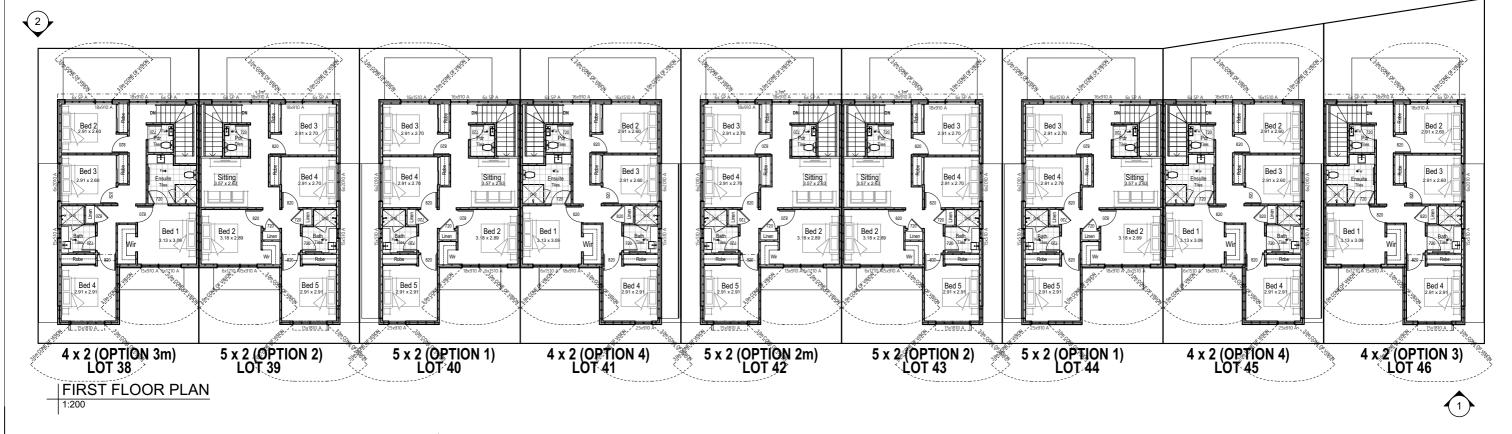
FAX: 08 9483 0090 180 Newcastle Street, www.nicheliving.com.au

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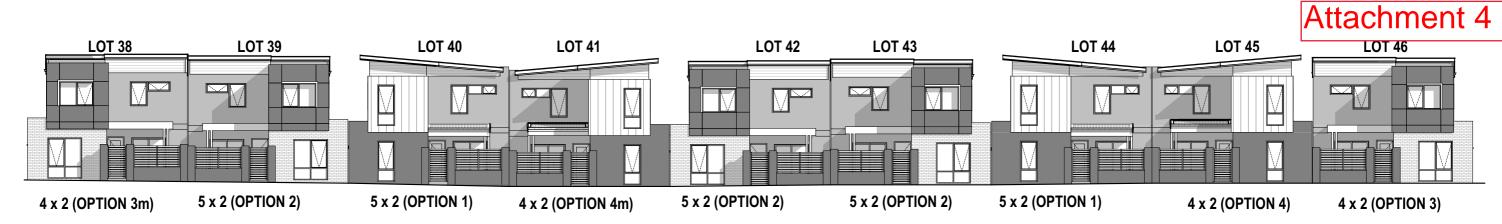
PRELIMINARY





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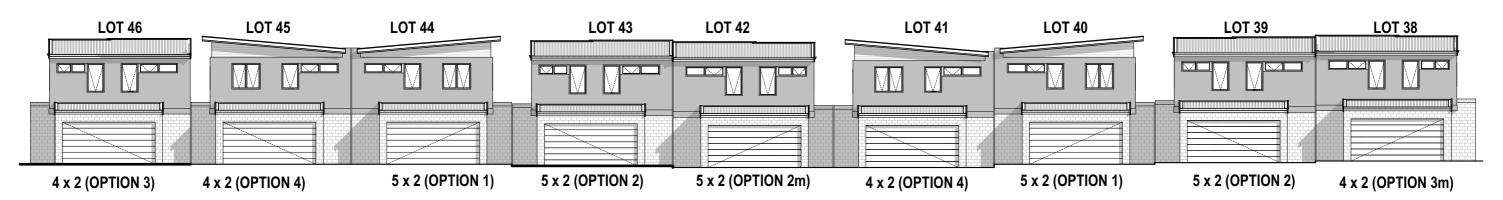




STREETSCAPE ELEVATION WITH FENCING (1)

1:200





REAR LANEWAY ELEVATION (2)

1:20

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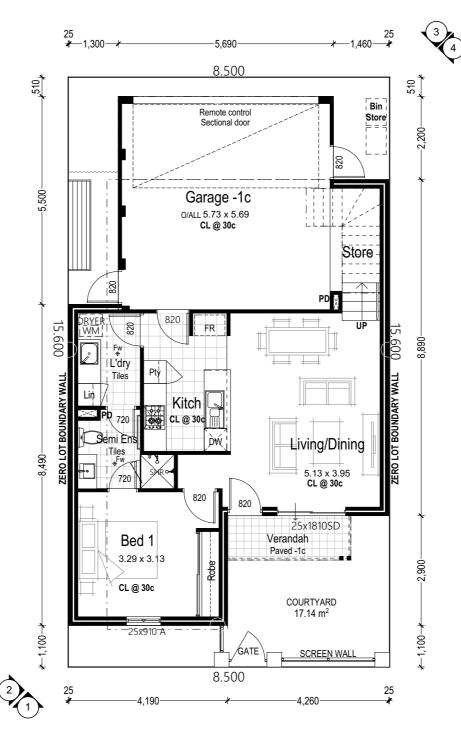




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1,025→ Bed 3 2.91 x 2.70 Bed 4 2.91 x 2.70 Sitting 3.57 x 2.63 Bed 2 3.18 x 2.89 Bed 5

GROUND FLOOR PLAN

FIRST FLOOR PLAN

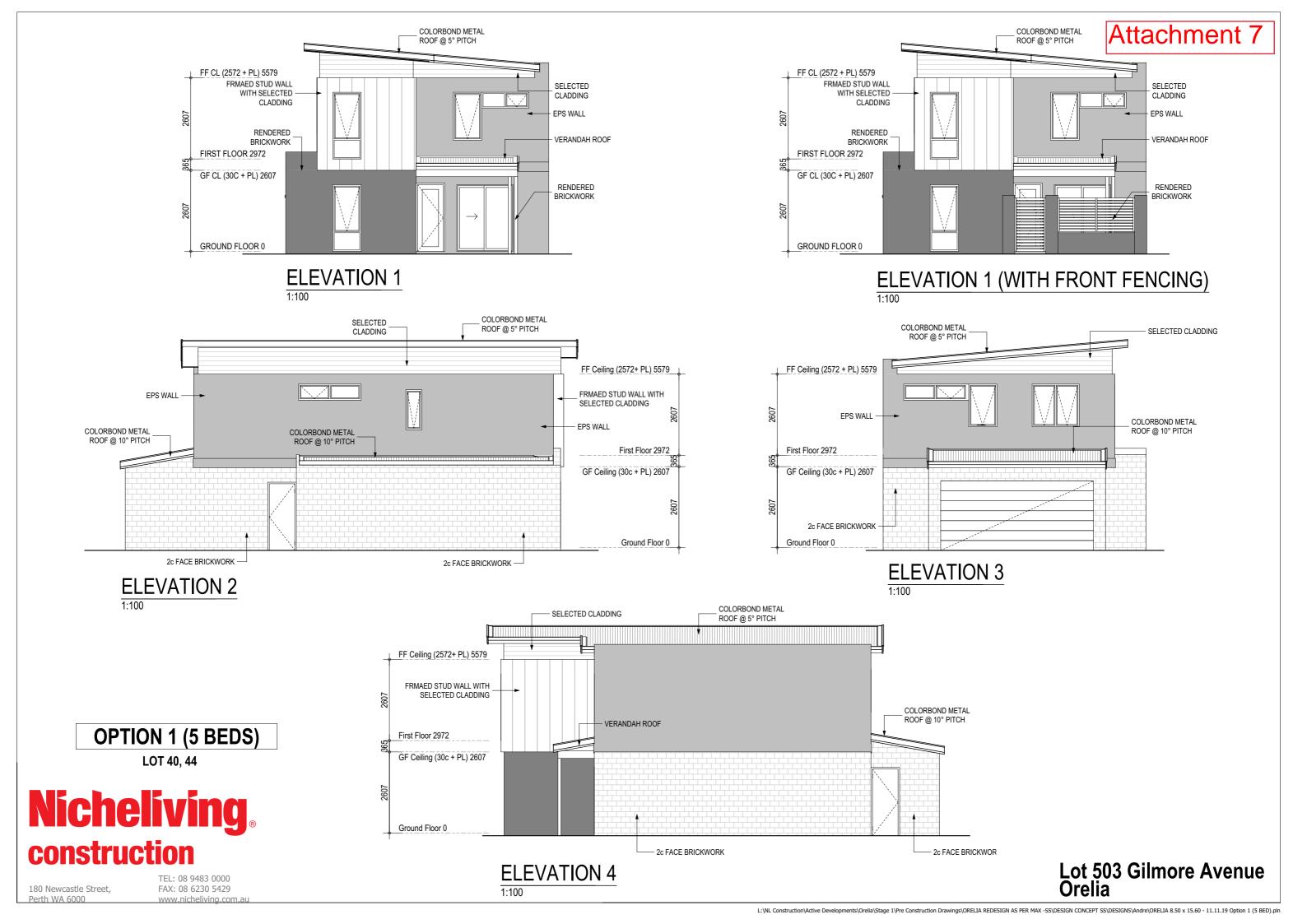
OPTION 1 (5 BEDS)

LOT 40, 44

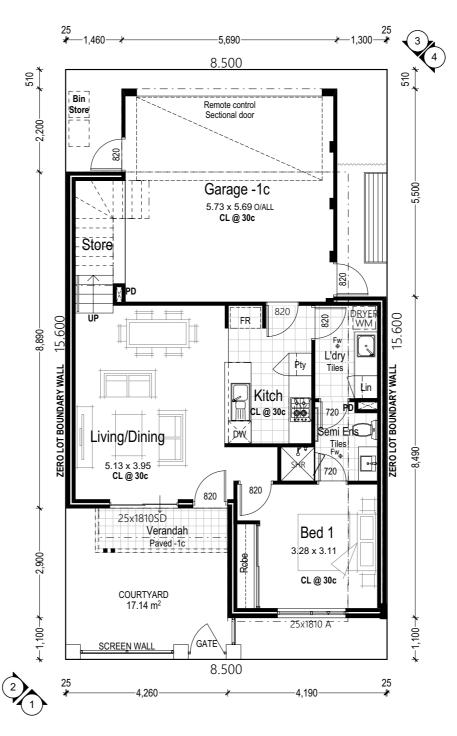
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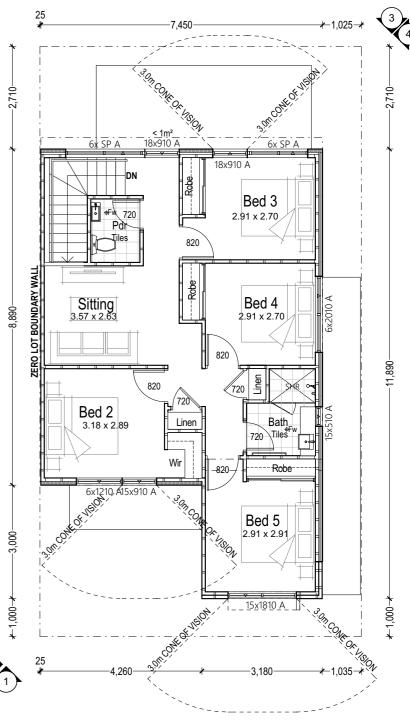
| AREAS | |
|--------------|-----------------------|
| | Area |
| Upper Floor | 75.80 |
| Ground Floor | 63.72 |
| Garage | 31.78 |
| Verandah | 3.83 |
| | 175.13 m ² |







GROUND FLOOR PLAN



FIRST FLOOR PLAN

| AREAS | |
|--------------|-----------------------|
| | Area |
| Upper Floor | 75.79 |
| Ground Floor | 63.72 |
| Garage | 31.78 |
| Verandah | 4.10 |
| | 175.39 m ² |

Lot 503 Gilmore Avenue Orelia

OPTION 2 (5 BEDS)
LOT 39, 43

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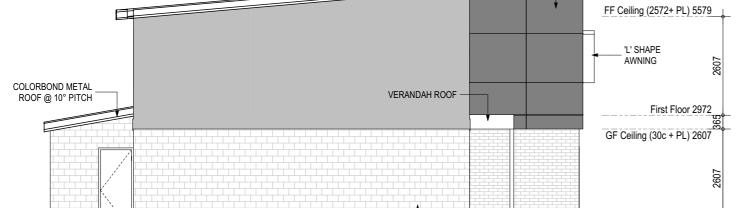
Attachment 9 FRMAED STUD FRMAED STUD FF CL (2572 + PL) 5579 FF CL (2572 + PL) 5579 WALL WITH WALL WITH SELECTED SELECTED SELECTED SELECTED CLADDING CLADDING CLADDING CLADDING 'L' SHAPE 'L' SHAPE **EPS WALL EPS WALL** AWNING AWNING FEATURE VERANDAH ROOF VERANDAH ROOF **FEATURE BRICKWORK** BRICKWORK FIRST FLOOR 2972 FIRST FLOOR 2972 GF CL (30C + PL) 2607 GF CL (30C + PL) 2607 RENDERED RENDERED BRICKWORK BRICKWORK GROUND FLOOR 0 GROUND FLOOR 0 **ELEVATION 1 (WITH FRONT FENCING) ELEVATION 1** COLORBOND METAL

Ground Floor 0

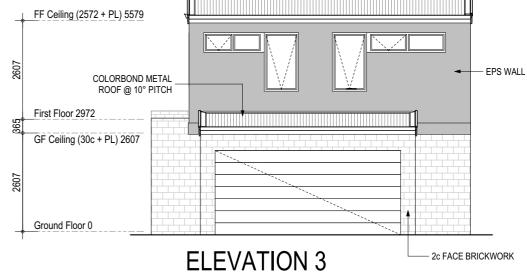
FEATURE

BRICKWORK





2c FACE BRICKWORK



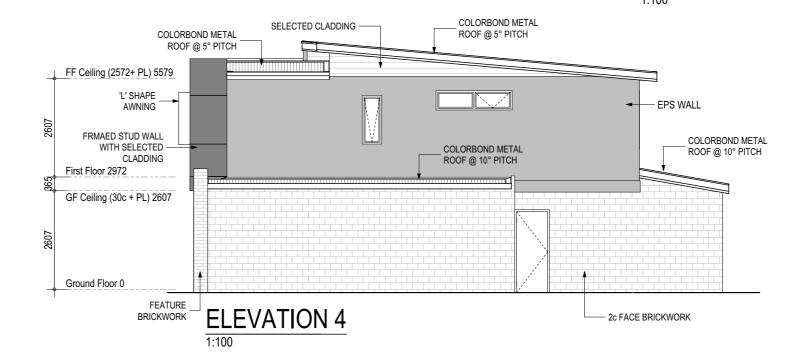
ROOF @ 5° PITCH

OPTION 2 (5 BEDS)
LOT 39, 43

ELEVATION 2

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8.500 Remote control Garage -1c O/ALL 5.73 x 5.69 CL @ 30c Living/Dining 5.13 x 3.95 CL @ 30c 820 25x1810SD Bed 1 Verandah Paved -1c 3.28 x 3.11 CL @ 30c COURTYARD 8.500

FIRST FLOOR PLAN

≁1,025**→**

6x SP A Bed 3 2.91 x 2.70 078 Sitting 3.57 x 2.63 Bed 4 Bed 2 Bath -Robe-Bed 5 __15x1810_A___

GROUND FLOOR PLAN

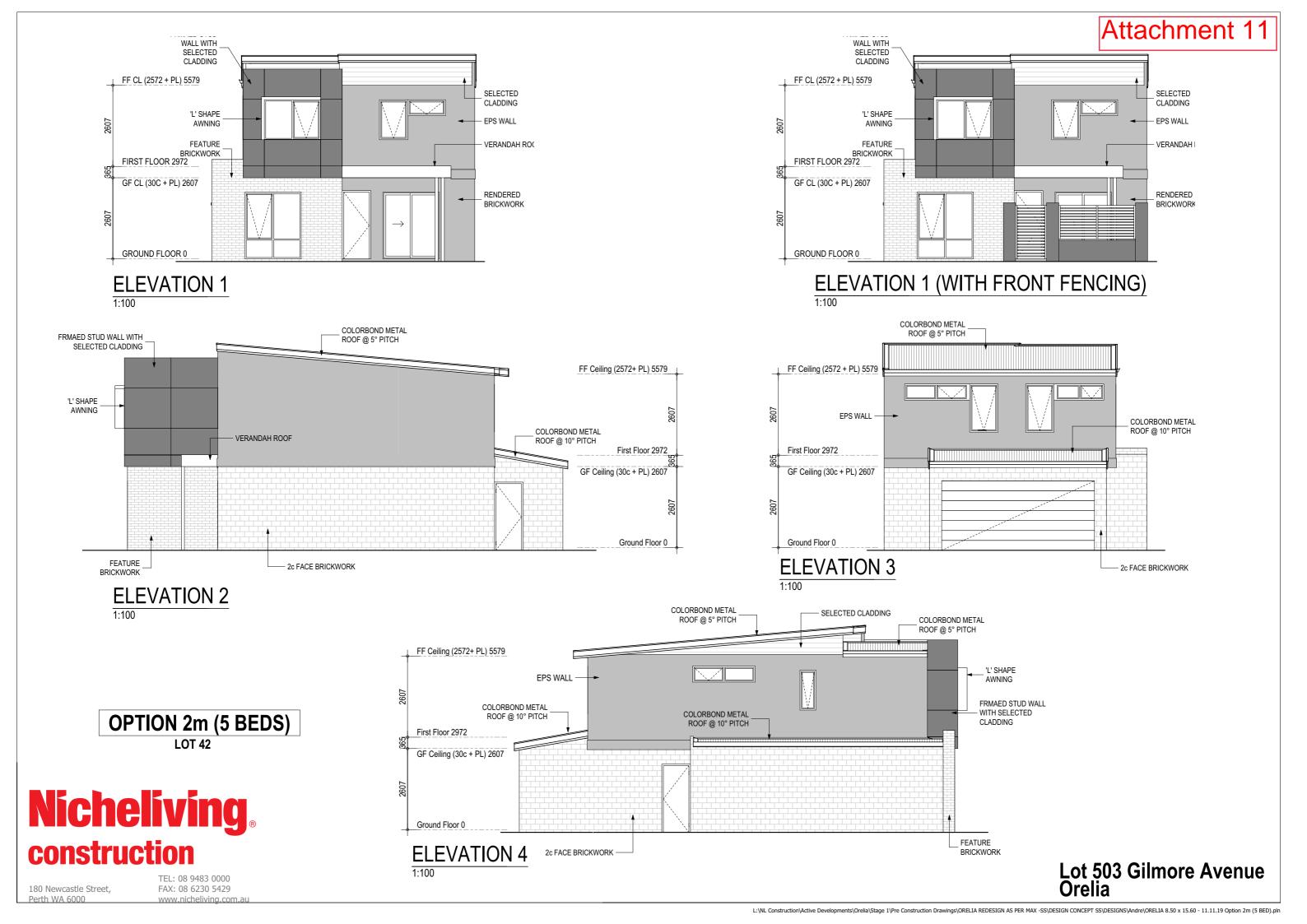
AREAS Area Upper Floor 75.79 Ground Floor 63.72 Garage 31.78 Verandah 4.10 175.39 m²

Lot 503 Gilmore Avenue Orelia

OPTION 2m (5 BEDS)

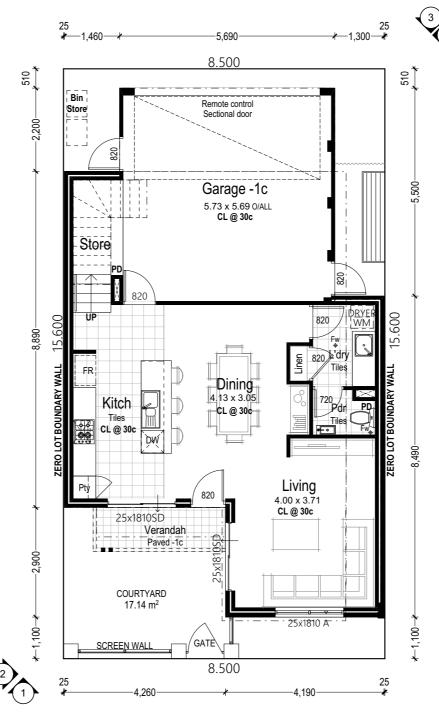
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→1,025→





6x SP A 18x910 A Bed 2 2.91 x 2.60 Bed 3 2.91 x 2.60 Bed 1 3.13 x 3.09 Wir Bed 4 15x1810 A

OPTION 3 (4 BEDS)

GROUND FLOOR PLAN

FIRST FLOOR PLAN

| AREAS | |
|--------------|-----------------------|
| | Area |
| Upper Floor | 76.06 |
| Ground Floor | 63.71 |
| Garage | 31.78 |
| Verandah | 4.10 |
| | 175.65 m ² |

Lot 503 Gilmore Avenue Orelia

Nicheliving® construction

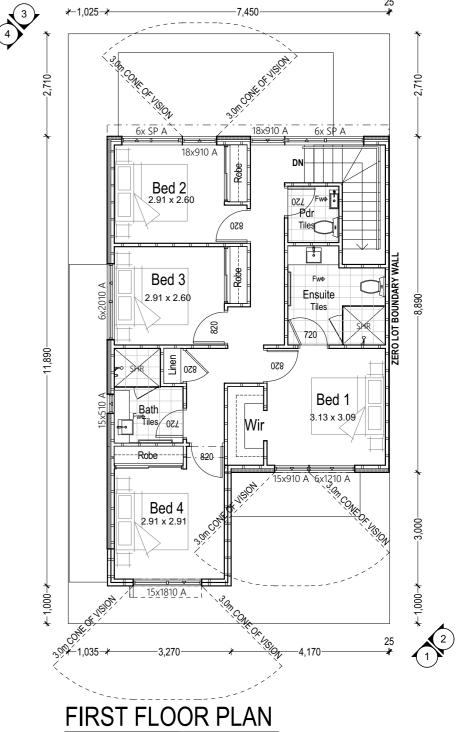
180 Newcastle Street, Perth WA 6000 FAX: 08 6230 5429 www.nicheliving.com.a





-5,690-8.500 Remote control Sectional door Garage -1c O/ALL 5.73 x 5.69 CL @ 30c Store Dining 4.13 x 3.05 CL @ 30c Kitch
Tiles
CL@30c Living 4.00 x 3.71 CL @ 30c 25x1810SD Verandah Paved -1c COURTYARD 17.14 m² 25x1810 A 8.500

GROUND FLOOR PLAN



| AREAS | |
|--------------|-----------------------|
| | Area |
| Upper Floor | 76.06 |
| Ground Floor | 63.71 |
| Garage | 31.78 |
| Verandah | 4.10 |
| | 175.65 m ² |

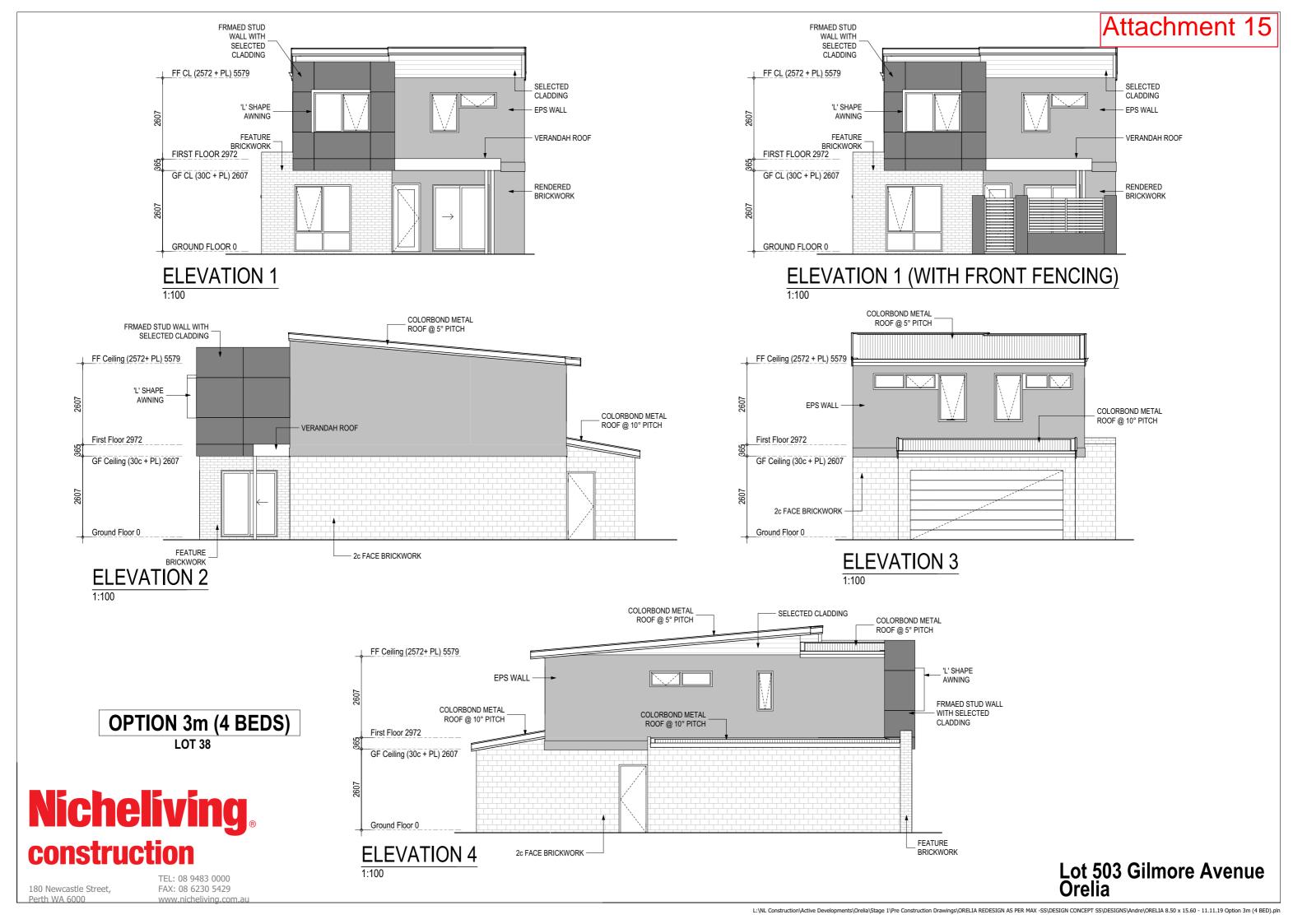
Lot 503 Gilmore Avenue Orelia

OPTION 3m (4 BEDS) LOT 38

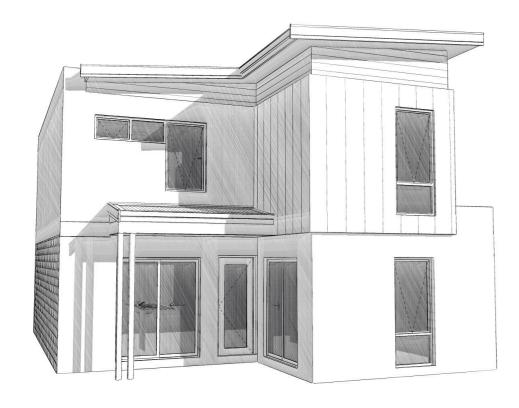
Nicheliving® construction

180 Newcastle Street,

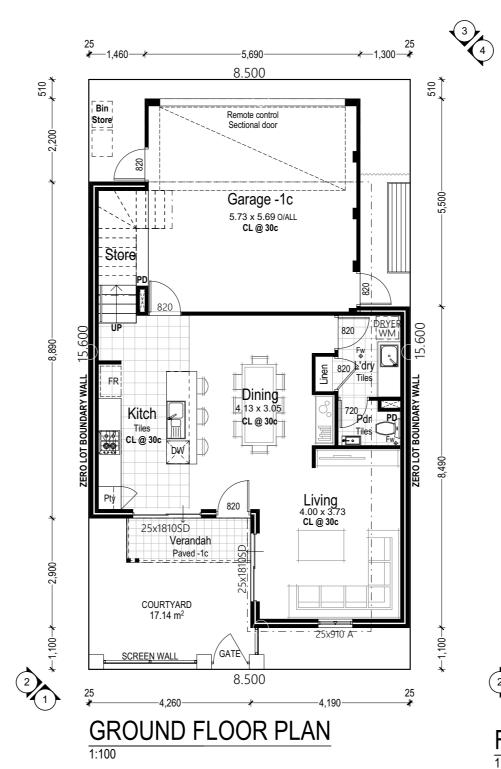
FAX: 08 6230 5429

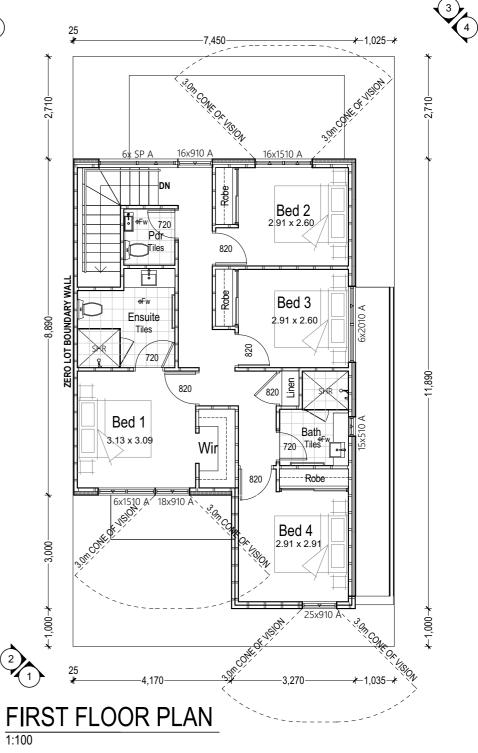


| AREAS | |
|--------------|-----------------------|
| | Area |
| Upper Floor | 76.07 |
| Ground Floor | 63.71 |
| Garage | 31.78 |
| Verandah | 3.85 |
| | 175.41 m ² |



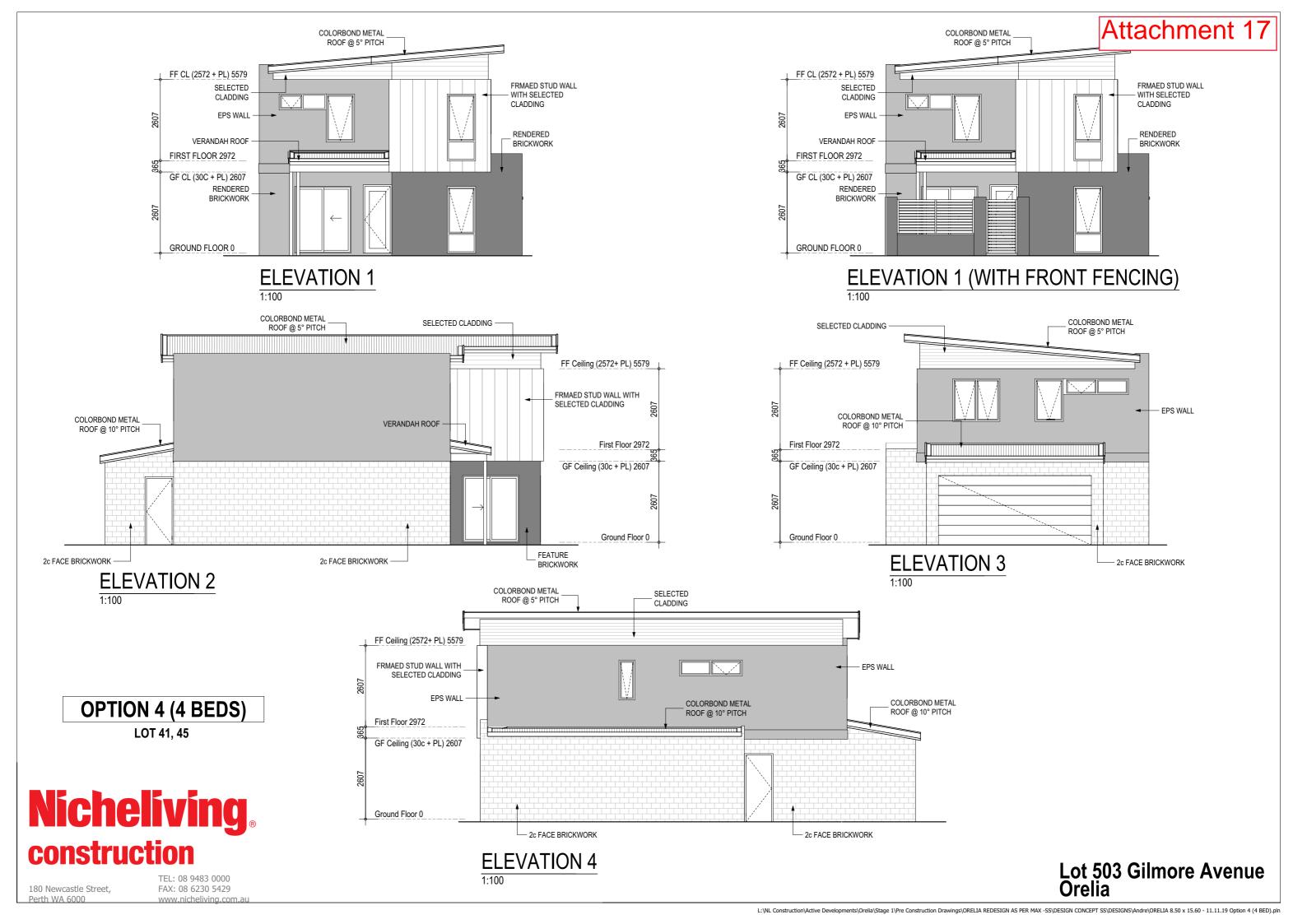
OPTION 4 (4 BEDS) LOT 41, 45

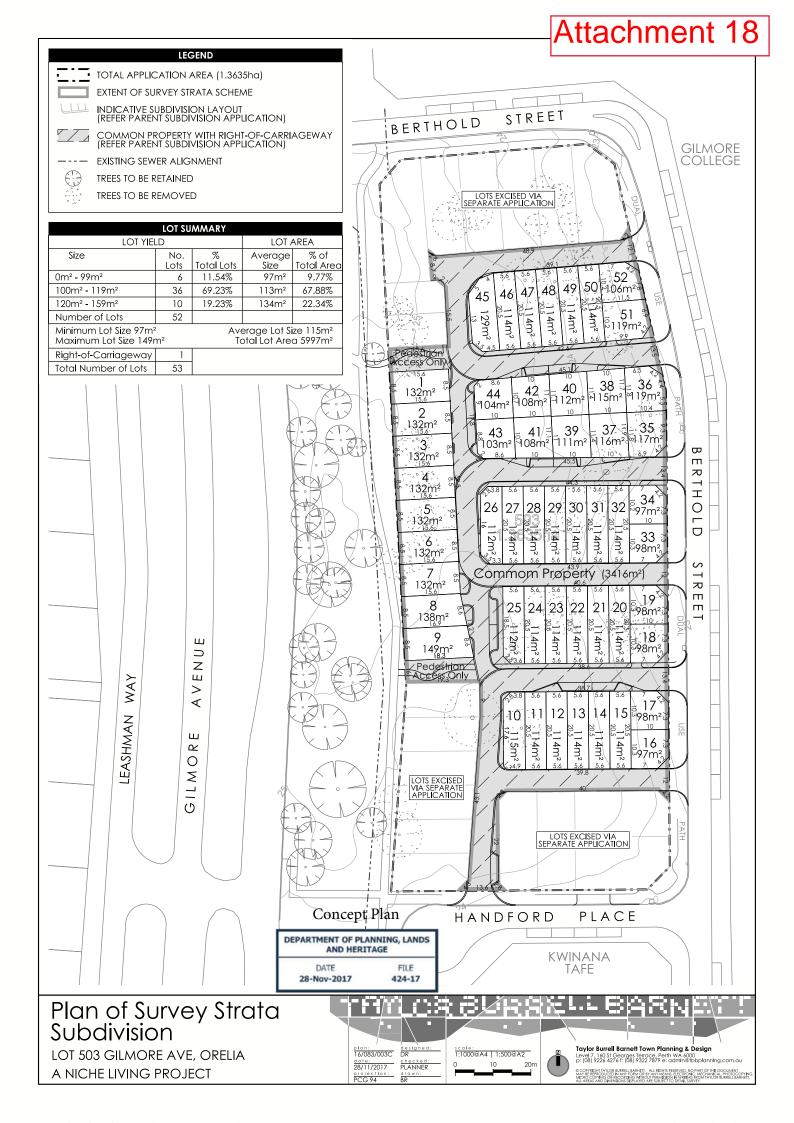




Nicheliving® construction

FAX: 08 6230 5429 180 Newcastle Street,







LG Ref: DA8924-2 DAP Ref: DAP/17/01215 Enquiries: (08) 6551 9919

Mr David Reynolds Taylor Burrell Barnett PO Box 7130 Cloisters Square PERTH WA 6850

Dear Mr Reynolds

METRO SOUTH-WEST JDAP - CITY OF KWINANA - DAP APPLICATION - DA8924-2 - DETERMINATION

| Property Location: | Lot 503 Berthold Street, Orelia |
|----------------------|--|
| Application Details: | 35 Multiple Dwellings & 60 Grouped Dwellings |
| Amendment Details: | Adjustment to dwelling designs in the southwest and southeast corners of the site (reduced yield from 47 Multiple Dwellings to 35 Multiple Dwellings and increase yield from 52 Grouped Dwellings to 60 Grouped Dwellings) |

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the City of Kwinana on 21 December 2018 for the above-mentioned development.

The application was considered by the Metro South-West JDAP at its meeting held on 4 April 2019, where in accordance with the provisions of the City of Kwinana Local Planning Scheme No.2, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011.*

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Janni Curtis on behalf of the City of Kwinana on 9439 0204.

Yours sincerely,

DAP Secretariat

10 April 2019



Encl. **DAP Determination Notice**

Approved Plans

Cc: Mr Janni Curtis

City of Kwinana



Planning and Development Act 2005

City of Kwinana Local Planning Scheme No.2

Metro South-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Lot 503 Berthold Street, Orelia

Application Details: 35 Multiple Dwellings & 60 Grouped Dwellings

Amendment Details: Adjustment to dwelling designs in the southwest and southeast corners of the site (reduced yield from 47 Multiple Dwellings to 35 Multiple Dwellings

and increase yield from 52 Grouped Dwellings to 60 Grouped Dwellings)

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 4 April 2019, subject to the following:

- 1. **Accept** that the DAP Application reference DAP/17/01215 as detailed on the DAP Form 2 dated 21 December 2018 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
- 2. **Approve** the DAP Application reference DAP/17/01215 as detailed on the DAP Form 2 date 21 December 2018 and accompanying plans SK1.02_Q, SK1.03C_Q, SK1.03_Q, SK1.04C_Q, SK1.04_Q, SK1.05_Q, SK1.06_Q, TM5-SK2.01_H, TM5A-SK2.01_A, T7-SK2.01_B, T8-SK2.01_B, T9-SK2.01_B, T10-SK2.01_B, T10A-SK2.01_B, in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of the Clause 6.1 of the City of Kwinana Local Planning Scheme No. 2, for the proposed minor amendment to the approved Grouped and Multiple Dwellings at Lot 503 Berthold Street, Orelia, subject to:

Amended Conditions

- 1. This decision constitutes planning approval only and is valid for a period of 3 years from the date of approval. If the subject development is not substantially commenced by 8 November 2020, the approval shall lapse and be of no further effect.
- 8. The provision of 12 resident and 4 visitor bicycle parking spaces in accessible locations on the subject site to the satisfaction of the City of Kwinana. Details shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 17. Electric clothes drying facilities shall be provided for all multiple dwellings and grouped dwelling units 18 21, 35 46, 53 & 54 and SA7-8.

- 18. An amended Waste Management Plan that reflects the current development layout, which addresses the management, maintenance, location of bin storage and collection facilities and, details of public liability insurance to cover damages and injury that may occur as the result of waste collections carried out by the City of Kwinana's contractor shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development. The proponent shall implement the endorsed Waste Management Plan thereafter to the satisfaction of the City of Kwinana.
- 23. An amended Transport Noise Assessment, that reflects the current development layout, shall be prepared and submitted to the City of Kwinana for approval, prior to the lodgement of a building permit application. The recommendations of the Transport Noise Assessment shall be implemented thereafter to the satisfaction of the City of Kwinana.
- 29. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed units on SL3 11, Lots 6, 17, 18 and 801 806. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."

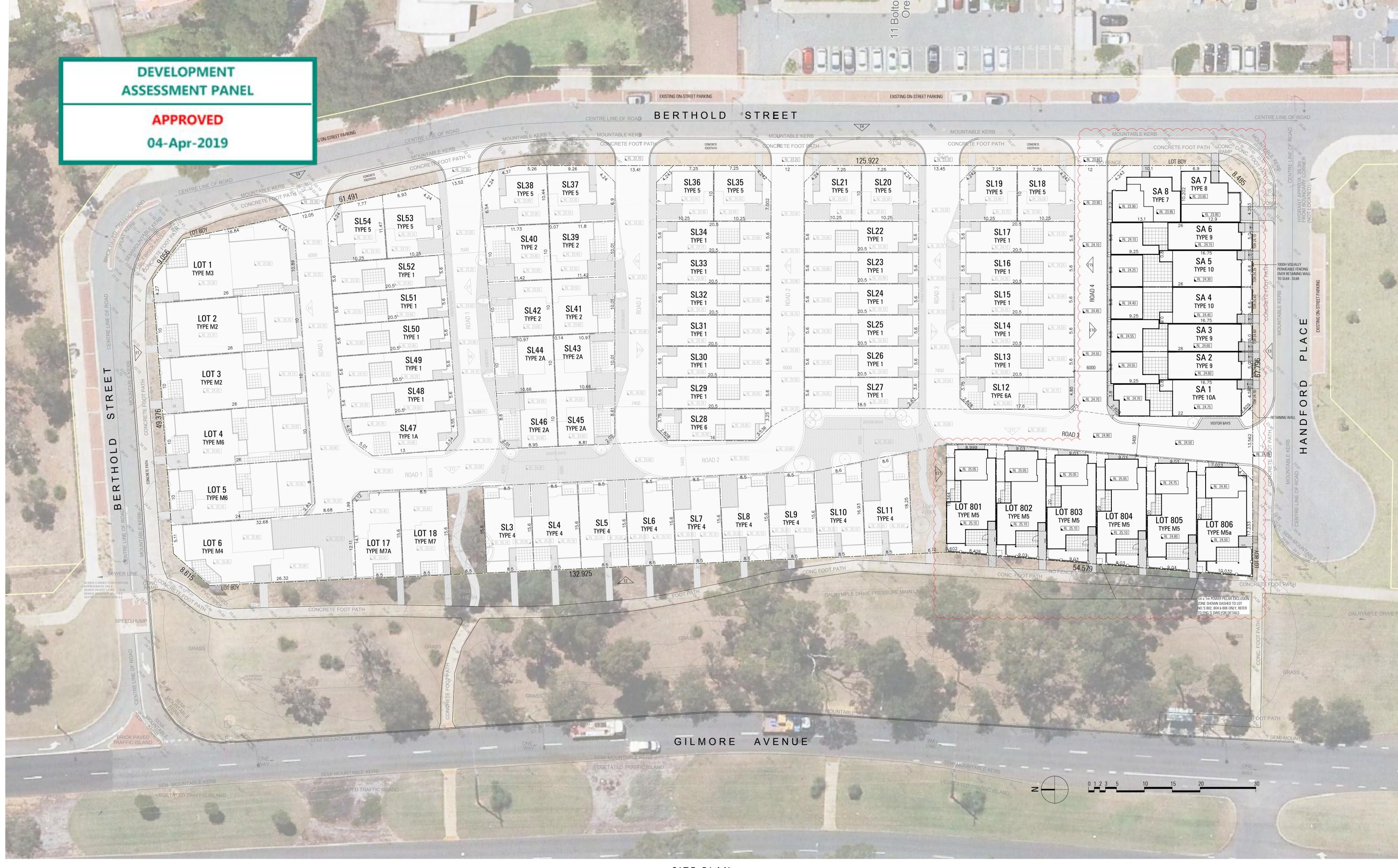
- 32. All fencing located between Lot 801 and the adjacent open space area shall be visually permeable above 1.2 metres to the satisfaction of the City of Kwinana. Amended plans shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 33. Permanent screening devices / or opaque glazing shall be installed on the upper floor bedroom 4/ study windows for the grouped dwellings on proposed lots SA4 and SA5 to prevent overlooking into the ground floor rear courtyards and adjoining lots in accordance with Clause 5.4.1 of the R-Codes to the satisfaction of the City of Kwinana.
- 34. Permanent screening devices shall be installed on the balconies for the multiple dwellings on proposed lots 801 805 to prevent overlooking into the adjoining balconies and ground floor courtyards of the adjoining lots in accordance with Clause 6.4.1 of the R-Codes to the satisfaction of the City of Kwinana.
- 35. All tandem car parking bays with an overall length of less that 10.8 metres shall be marked advising that one car bay is for 'small car use only'. Details shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 36. The proponent shall provide to the City of Kwinana for approval, prior to the submission of a building permit application for the development, an Acoustic Report from a suitably qualified acoustic consultant modelling the noise emissions resulting from the South Metropolitan Automotive TAFE facility operations and determining the impacts on the proposed development. Where noise emissions exceed the *Environment Protection Act 1987 and Environmental Protection (Noise) Regulations 1997* requirements, the proponent shall implement any design/construction changes necessary to meet the requirements



of AS2107:2000 (Acoustics – recommended design sound levels and reverberation times for building interiors) and shall apply any Section 70A notifications recommended by the approved Acoustic Report to the relevant titles (if any), prior to the occupation of the dwellings. The proponent shall implement any recommendations of the approved Acoustic report to the satisfaction of the City of Kwinana.

All other conditions and requirements detailed on the previous approval dated 8 November 2017 shall remain unless altered by this application.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011.*



SITE PLAN SCALE 1:300 @ A1



LG Ref: DA8924
DAP Ref: DAP/17/01215
Enquiries: (08) 6551 9919

Mr David Reynolds Taylor Burrell Barnett PO Box 7130 Cloisters Square PERTH WA 6850

Dear Mr Reynolds

METRO SOUTH-WEST JDAP - CITY OF KWINANA - DAP APPLICATION - DA8924 - DETERMINATION

| Property Location: | 503 Berthold Street (Cnr Gilmore Avenue), Orelia |
|----------------------|--|
| Application Details: | 47 Multiple Dwellings and 52 Grouped Dwellings |

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Kwinana on 15 May 2017 for the above-mentioned development.

This application was considered by the Metro South-West JDAP at its meeting held on 8 November 2017, where in accordance with the provisions of the City of Kwinana Local Planning Scheme No.2, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011.*

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Janni Curtis on behalf of the City of Kwinana on 9439 0204.

Yours sincerely,

DAP Secretariat

13 November 2017

Encl. DAP Determination Notice

Approved plans

Cc: Mr Janni Curtis

City of Kwinana





Planning and Development Act 2005

City of Kwinana Local Planning Scheme No.2

Metro South-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: 503 Berthold Street (Cnr Gilmore Avenue), Orelia **Application Details:** 47 Multiple Dwellings and 52 Grouped Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 8 November 2017, subject to the following:

That the Metro South West Joint Development Assessment Panel resolves to:

1. Approve DAP Application reference DAP/17/01215 and accompanying plans TM1-SK2.01_D, TM1A-SK2.01_D, TM1A-SK2.02_D, TM2-SK2.01_E, TM3-SK2.01_D, TM2-SK2.02_D, TM4-SK2.01_E, TM4-SK2.02_D, TM5-SK2.01_D, TM6-SK2.01_A, TM6-SK2.02_A, TM7-SK2.01_C, TM7A-SK2.01_C, T1-SK2.01_D, T1A-SK2.01_F, T2-SK2.01_E, T2A-SK2.01_A, T3-SK2.01_E, T4-SK2.01_E, T5-SK2.01_E, T6-SK2.01_F, T6A-SK2.01_F, SK1.02_g, SK1.03_G, SK1.04_G, SK0015_D, SK0014_D, SK1.07_B, SK1.06_I, SK1_05_H, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Clause 6.1 of the City of Kwinana Town Planning Scheme No. 2, subject to the following conditions:

Conditions

- 1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
- 2. Prior to the commencement of the development or endorsement of a strata/deposited plan by the Western Australian Planning Commission, the applicant shall pay a cost contribution as assessed by the City in accordance with clause 6.16.5 of the City of Kwinana's Town Planning Scheme No. 2 and the development contribution plans applicable to Development Contribution Area No. 15.
- 3. The applicant shall pay a contribution to the City of Kwinana for the ongoing costs of managing mosquitoes and midges in the City of Kwinana. The payment shall be made to the City of Kwinana upon practical completion of the dwellings.
- 4. The applicant shall implement dust control measures for the duration of site and construction works to the satisfaction of the City of Kwinana.
- 5. Crossover, driveways, communal streets and parking areas to be located and constructed to the specifications and satisfaction of the City of Kwinana.
- 6. The provision of 154 resident parking bays on site and 11 visitor vehicle parking bays on site to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained to the satisfaction of the City of Kwinana.
- 7. Visitor car parking spaces shall be marked and clearly signposted for visitor use only, and shall provide an accessible path of travel for people with disabilities to dwellings to



the satisfaction of the City of Kwinana. Details shall be submitted and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.

- 8. The provision of 16 resident and 5 visitor bicycle parking spaces in accessible locations on the subject site to the satisfaction of the City of Kwinana. Details shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 9. Pedestrian pathways, car parking areas and communal streets/areas being suitably lit in accordance with applicable Australian Standards to the satisfaction of the City of Kwinana. Details shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 10. Plans detailing proposed colours, materials, textures and finishes of the development shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 11. A Landscaping Plan which outlines the proposed species and location of vegetation, requires the installation of street trees, and specifies proposed reticulation layout is required to be submitted to the City of Kwinana for approval prior to the lodgement of a building permit application for the development. The proponent shall implement the approved landscaping plan including treatments within the surrounding road reserves to the satisfaction of the City of Kwinana.
- 12. Landscaping and reticulation shall be established to a high standard and maintained thereafter in accordance with the approved Landscape Plan. Landscaping shall be installed prior to occupation of the development to the satisfaction of the City of Kwinana.
- 13. A fencing plan detailing all proposed fencing within the development is required to be submitted to the City of Kwinana for approval prior to the lodgement of a building permit application. The plan shall detail visual permeability of fencing within the street setback areas, and shall detail all internal fencing to grouped and multiple dwelling units to ensure adequate screening and or sightlines between parking areas and habitable / outdoor living spaces. The proponent shall implement the approved fencing plan to the satisfaction of the City of Kwinana.
- 14. External fixtures (other than solar collectors, standard type television aerials, essential plumbing vent pipes and rainwater downpipes) shall not be visible from the primary or secondary street.
- 15. Vehicle parking spaces, accessways, clothes drying facilities and store areas being installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
- 16. Clothes drying areas and air conditioning units shall be located and screened from view from the primary, secondary and communal streets. Details to be submitted to and approved by the City of Kwinana for approval prior to the lodgement of a building permit application for the development.
- 17. Electric clothes drying facilities shall be provided for all multiple dwellings and grouped dwelling units 18 21, 35 46, 53 & 54.
- 18. A Waste Management Plan that addresses the management, maintenance, location of bin storage and collection facilities and, details of public liability insurance to cover damages and injury that may occur as the result of waste collections carried out by the City of Kwinana's contractor shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development. The



- proponent shall implement the endorsed Waste Management Plan thereafter to the satisfaction of the City of Kwinana.
- 19. A plan depicting detailed road design and road construction within the development that demonstrates the internal road network is adequately designed to accommodate access for waste collection (including swept path and appropriate bin pad locations, dimensions and collection clearances) and emergency service vehicles shall be submitted to and approved by the City of Kwinana having regard to advice from the City's Waste Contractor and the Department of Fire and Emergency Services prior to the lodgement of a building permit application for the development. Road design and construction shall comply with the plan as approved by the City of Kwinana.
- 20. The internal road network being configured in accordance with AS/NZS 2890.1:2004 Clause 5.4 Design of Enclosed Garages, to ensure all single garages with a door width of 2.4m shall provide a minimum 7 metre clear zone behind the parking bay for manoeuvring purposes to the satisfaction of the City of Kwinana. Details shall be submitted to the City of Kwinana for approval prior to the lodgement of a building permit application for the development.
- 21. A detailed Drainage and Stormwater Management Plan which demonstrates the on-site retention of stormwater for a 1 in 20 year event to the satisfaction of the City of Kwinana shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development. Development shall comply with the plan as approved by the City of Kwinana.
- 22. The development shall comply with AS2107:2000 (Acoustics recommended design sound levels and reverberation times for building interiors) to the satisfaction of the City of Kwinana. Written certification from a suitably qualified acoustic consultant is to be submitted to the City of Kwinana at the submission of a building permit application to ensure the dwellings comply with these standards.
- 23. Dwellings on proposed Lot 6 12, 17, 18 and proposed Strata Lots 3 11 shall be constructed to implement Package A architectural treatments to ground and upper floors in accordance with the Noise Package recommendations contained in the "Transport Noise Assessment Lot 503 Gilmore Avenue, Orelia: Reference 17023884-01.docx" prepared by Lloyd George Acoustics Pty Ltd dated 26 April 2017.
- 24. Units on proposed strata lots 13 17 & 29 34 shall be redesigned to present a two storey elevation to the internal street network, in accordance with the minimum two storey requirement of the Detailed Area Plan, to the satisfaction of the City of Kwinana. Details of the redesigned units shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 25. Architectural design features and or windows shall be installed and incorporated into the rear elevation of units on proposed strata lots 22 27 & 48 52 to relieve the expanse of blank façade, in accordance with the provisions of the Detailed Area Plan, to the satisfaction of the City of Kwinana. Details of the modified rear elevation shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 26. Architectural design features and or larger windows shall installed and incorporated into the Berthold Street elevation of units on proposed strata lots 18 – 21, 35 – 38, 53, 54 to relieve the expanse of blank façade, in accordance with the provisions of the Detailed Area Plan, to the satisfaction of the City of Kwinana. Details shall be submitted to and approved by the City of Kwinana prior to the lodgement of a building permit application for the development.
- 27. Permanent screening devices / or opaque glazing shall be installed on the upper floor bedroom windows for the multiple dwellings on proposed lots 2 5 to prevent



overlooking into the ground floor rear courtyards and adjoining lots in accordance with Clause 6.4.1 of the R-Codes to the satisfaction of the City of Kwinana.

28. Prior to any part of the development being occupied, the owner shall:

Register a public access easement in favour of the City of Kwinana over the common property areas within the proposed development, for the purpose of securing access rights over the common property areas shown on the approved plans; and

Enter into a deed with the City of Kwinana to ensure that common areas on the site remain available for public access, and in the event of the subsequent re-subdivison of the land, to make provision for the maintenance of public access easements as a condition of subdivision approval. The deed shall charge the land in favour of the City and authorise the lodging of an absolute caveat over the land.

The easement and deed shall be prepared by the City's solicitors at the owner's cost and shall include all usual terms and conditions for agreements of this type.

29. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed units on SL3 – 11, Lots 6 – 12, 17, 18. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."

- 30. The proposed sales office and associated development does not form part of this approval.
- 31. Detailed Plans being provided to the City for approval prior to the lodgement of a building permit showing the provision of a 16 m2 outdoor living area in accordance with the requirements of the R-Codes for Unit Types 1, 6, and 6A.

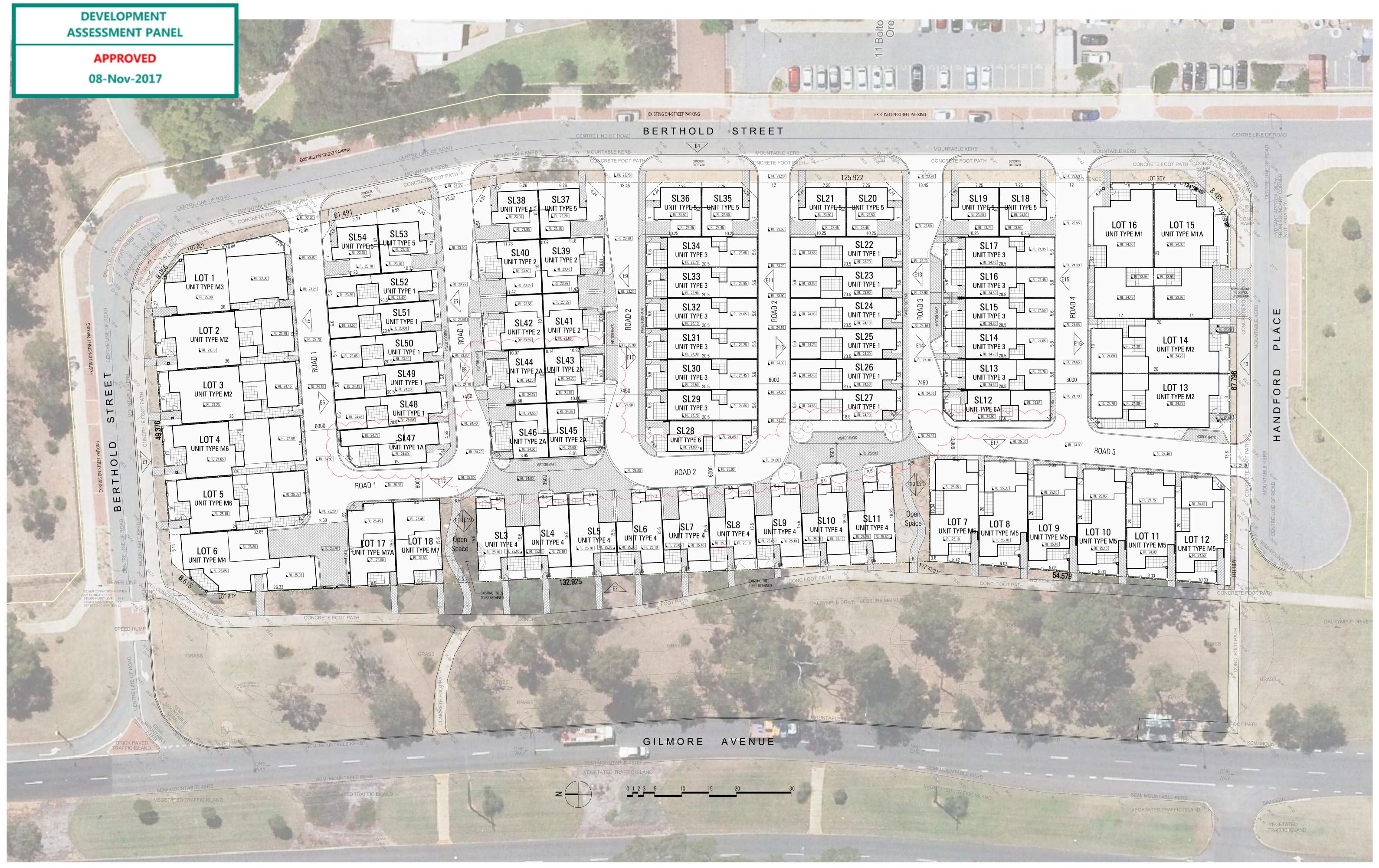
Advice Notes

- 1. The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate legal requirement and construction cannot be commenced until a building permit is obtained.
- 2. The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health (Miscellaneous Provisions) Act 1911 and Regulations, Sewerage (Lighting, Ventilation and Construction) Regulations 1971, Health Act (Laundries and Bathroom) Regulations, Australian Standard AS1668 and the National Construction Code.
- In respect of the Landscaping Condition, the applicant should note that while plant selection is the prerogative of the landowner, the City of Kwinana encourages the use of species indigenous to the locality, as these will reduce the maintenance requirement and water demand.
- 4. With regard to the Waste Management Plan Condition, the City will liaise further with the applicant and its Waste Management Contractors to determine whether the option of on-site rubbish removal can be agreed. In the absence of any such arrangement, then the applicant will provide bins at a ratio of 1 standard 240 litre rubbish bin and 1 standard 240 litre recycling bin per three apartments.
- 5. In regards to the Mosquito and Midge contribution condition, the current City of Kwinana mosquito and midge contribution is \$55 per unit.



- 6. In regards to Condition 10, the City will require plans detailing the appearance of the proposed screen on Lot 6.
- 7. In regards to Condition 11, the Landscaping Plan shall be in accordance with the provisions of the Town Centre Master Plan and Design Guidelines.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations* 2011.



SITE PLAN SCALE 1:300 @ A1

NICHELIVING - ORELIA LOT 503 - GILMORE AVE, ORELIA WA

Nicheliving DA SUBMISSION



17.6 Joint Development Assessment Panel Application for Bulky Goods Showroom and Petrol Filling Station – Lot 3 Orton Road, Lot 1372 Orton Road and Lot 9011 Thomas Road, Casuarina

DECLARATION OF INTEREST:

SUMMARY:

The City of Kwinana (the City) has received an application for a Bulky Goods Showroom and Petrol Filling Station across Lot 3 Orton Road, Lot 1372 Orton Road and Lot 9011 Thomas Road, Casuarina (the subject site). The proposed development is for a Costco Wholesale Australia (Costco) showroom building and a fuel station (Refer to Attachments 1 – 10 of the Responsible Authority Report: Attachment A). Costco is a membership only retail club, providing a range of goods and services, generally in bulk proportions. The application has been assessed against relevant planning legislation and is considered to meet the requirements of the City's Local Planning Scheme No. 2 (LPS2).

As the estimated development cost of this application is in excess of \$10 million (estimated cost of this development is \$25 million), the City does not have delegation to determine the application. The application is therefore required to be referred to the Metro Outer Joint Development Assessment Panel (JDAP) for determination. City Officers have prepared the attached Responsible Authority Report (RAR) in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011.* The RAR is attached for Council's consideration and adoption.

OFFICER RECOMMENDATION:

That Council resolve to support the development application for a Bulky Goods Showroom and Petrol Filling Station at Lot 3 Orton Road, Lot 1372 Orton Road and Lot 9011 Thomas Road, Casuarina as per the recommendation outlined in the Responsible Authority Report (Attachment A) to the Metro Outer Joint Development Assessment Panel.

DISCUSSION:

Costco is seeking to develop a Bulky Goods Showroom and Petrol Filling Station across the subject site in Casuarina (refer to Attachments 1 - 10). Costco is a membership only retail club that retails a variety of goods (generally in bulk proportions) including: electrical appliances, hardware, homewares, apparel, beauty products and groceries. A number of incidental services are also proposed within the showroom building including: a café, optometrist and tyre service area. The proposal also includes an 827 bay car park for staff and customers.

The subject site is currently vacant and located directly east of the Kwinana Freeway and south of Thomas Road. In June 2019, the Western Australian Planning Commission (WAPC) approved the Casuarina North Local Structure (CNLSP) which incorporates the subject site. The CNLSP identifies the subject site to be zoned 'Special Use' and lists a number of land uses permitted in this zone. In January 2020, the WAPC then approved a subdivision application for a portion of the CNLSP area that includes the subject site. The proposed development is wholly located on proposed Lot 1 of this subdivision approval (refer to Attachment 21).

An assessment has been undertaken against relevant planning requirements. A detailed assessment is provided in the RAR under the heading: 'Planning Assessment'. The key matters considered in the assessment are listed below:

Odour

This matter has been satisfied by further information provided by the proponent and addressed by a condition of approval. The condition requests that certification be provided by the proponent for the large showroom building demonstrating that ventilation systems have the capacity to control the ingress of odour (from the Mushroom Farm).

- Public Art
 - Local Planning Policy 5 requires public art be provided as part of multi-million dollar development proposals. The proponent has disputed the applicability of this policy and wishes to dismiss any requirements for the provision of public art as part of this application. However, City Officers note this policy is applicable to the subject development and is required to be applied. A condition is therefore recommended for this policy to be addressed to enable the provision of public art for this future service commercial area.
- Building Articulation
 City Officers initially requested the proponent consider amending the western
 elevation of the large showroom building to provide articulation and greater visual
 interest when viewing the building from the Kwinana Freeway. Following
 consultation with the future operator (Costco), the proponent outlined they no longer
 wish to pursue any changes to the façade. City Officers note this position and
 following a further review are satisfied the existing and proposed landscaping will
 work to soften impacts of building bulk when viewed from the Kwinana Freeway.
- Road Connection
 The proponent provided further information stating that all planned roads connecting the development to a gazetted road (Thomas road) will be constructed prior to operation of the land use. City Officers recommend a condition to ensure these roads are constructed in accordance with the approved subdivision application, prior to occupation of the development.

The application has also been referred to various external agencies and government departments. The matters raised in agency responses are further discussed in the RAR, noting no significant issues were raised with the proposal.

As the estimated development cost exceeds \$10 million (estimated cost of this development is \$25 million), the application is required to be referred to the JDAP for determination. The application is scheduled to be considered by the JDAP at a meeting in late September/early October 2020. The City is required to submit the RAR to the DAP Secretariat on 25 September 2020.

The application has been referred to Council prior to the lodgement of the RAR, as City Officers do not have delegation to prepare the RAR under the *Planning and Development* (*Development Assessment Panel*) Regulations 2015. In the event that Council wishes to modify or make an alternative recommendation to that contained within the RAR, this will form a separate recommendation to that of Officers in the RAR for JDAP's consideration.

The proposed development is expected to deliver significant economic benefit to the City of Kwinana and is the lead commercial development within the CNLSP service commercial area. The proponent estimates the development will generate approximately 250 jobs. As the application meets desired statutory and strategic planning outcomes for the site, it is recommended for conditional planning approval.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is Rowe Group and the land owners are ARP No.4 Pty Ltd and the Water Corporation WA.

Legislation

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Planning and Development (Development Assessment Panels) Regulations 2015
- Environmental Protection Act 1986 and relevant Regulations

Local Planning Scheme

City of Kwinana, Local Planning Scheme No. 2

State Planning Policies

• State Planning Policy 3.7 - Planning in Bushfire Prone Areas

Local Planning Policies

- Local Planning Policy 5 Development Contribution Towards Public Art
- Local Planning Policy 8 Designing Out Crime
- Local Planning Policy 9 Advertising Signage

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:

Earthworks have commenced and vegetation has been cleared on the subject site at previous stages in the planning process. A Landscaping Plan has been submitted as part of the application and reviewed by City Officers, with significant landscaping being proposed across the site.

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 thriving local economy | 2.5 Stimulate economic |
| | | development and encourage |
| | | diversification. |

COMMUNITY ENGAGEMENT:

The proposed Bulky Goods Showroom and Petrol Filling Station are permitted land uses under the CNLSP and therefore advertising of the application is not required. However, due to the scale and significance of the project, the application was advertised to all adjoining property owners and occupiers for a period of 14 days. Two submissions were received: one in support and the other objecting to elements of the proposal. The outcomes of advertising, including details of the submission, are further discussed in the attached RAR under the heading 'Public Consultation'.

PUBLIC HEALTH IMPLICATIONS

The recommendations of this report have the potential to help improve socio-economics – Employment, Income and Community Safety.

RISK IMPLICATIONS:

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

| Risk Event | Appeal of the JDAP's decision or conditions of | |
|---------------------------|---|--|
| | approval imposed. | |
| 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) | Medium | |
| | | |
| Risk Treatment in place | Reduce - mitigate risk | |
| | | |

| Response to risk treatment required/in place | Work instructions in place and checklists used when assessing the application. The recommendation on the application is justified on the basis of compliance with the Local Planning Scheme, and the discretion afforded to the JDAP to vary these documents. Liaising with the applicant throughout the application process. |
|--|---|
| Rating (after treatment) | Low |

Form 1 – Responsible Authority Report

(Regulation 12)

| Property Location: | Lot 3 Orton Road, Lot 1372 Orton Road, Lot | |
|----------------------------|---|--|
| | 9011 Thomas Road, Casuarina | |
| Development Description: | Bulky Goods Showroom and Petrol Filling | |
| | Station | |
| DAP Name: | Metro Outer JDAP | |
| Applicant: | Rowe Group | |
| Owner: | ARP No.4 Pty Ltd & Water Corporation | |
| Value of Development: | \$25 Million | |
| LG Reference: | DA9606 | |
| Responsible Authority: | City of Kwinana | |
| Authorising Officer: | Jared Veenendaal – A/Senior Planning Officer | |
| DAP File No: | DAP/20/01804 | |
| Report Due Date: | 25 September 2020 | |
| Application Received Date: | 3 June 2020 | |
| Application Process Days: | 90 Days | |
| Attachment(s): | 1: Aerial Photograph/Location Plan | |
| | 2: Site and Location Plan | |
| | 3: Site Plan | |
| | 4: Staging Plan | |
| | 5: Floor Plan #1 (Showroom) | |
| | 6: Floor Plan #2 (Showroom) | |
| | 7: Roof Plan (Showroom) | |
| | 8: Elevation Plans (Showroom) | |
| | 9: Floor Plans (Fuel Facility) | |
| | 10: Elevation Plans (Fuel Facility) | |
| | 11: Landscaping Plan (Overall) | |
| | 12: Landscaping Plan #1 | |
| | 13: Landscaping Plan #2 | |
| | 14: Landscaping Plan #3 | |
| | 15: Landscaping Plan #4 | |
| | 16: Planting Palette #1 17: Planting Palette #2 | |
| | 17. Planting Palette #2 | |
| | 19: Tree Planting Detail | |
| | 20: Casuarina North Local Structure Plan | |
| | 21: Subidvision Approval | |
| | 21. Subiuvision Approvai | |

Officer Recommendation:

That the South-West JDAP resolves to:

1. **Approve** DAP Application reference DAP/20/01738 and accompanying plans:

Drawing No: DA1101 (Revision E) - Location Plan & Project Data

Drawing No: DA1102 (Revision E) – Site Plan

Drawing No: DA1103 (Revision C) – Staging Plan

Drawing No: DA1107 (Revision E) - Floor Plan Departmental Areas

Drawing No: DA1108 (Revision E) - Floor Plan

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Drawing No: DA2002 (Revision F) – Roof Plan
Drawing No: DA3001 (Revision E) – Concept Elevations
Drawing No: DA2001 (Revision E) – Concept Fuel Facility Plans and Details
Drawing No: DA3000 (Revision E) – Concept Fuel Elevations
Drawing No: L1000 (Revision B) – Site Plan (Landscaping)
Drawing No: L2001 (Revision B) – Planting Plan 1 of 4
Drawing No: L2002 (Revision B) – Planting Plan 2 of 4
Drawing No: L2003 (Revision B) – Planting Plan 3 of 4
Drawing No: L2004 (Revision B) – Planting Plan 4 of 4
Drawing No: L3001 (Revision B) – Planting Palette 1 of 3
Drawing No: L3002 (Revision B) – Planting Palette 2 of 3
Drawing No: L3003 (Revision B) – Planting Palette 3 of 3
Drawing No: L4001 (Revision A) – Tree Planting Details
```

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and Clause 6.1 of the City of Kwinana Local Planning Scheme No.2, subject to the following conditions and advice:

Conditions

- 1. A detailed Dust, Noise and Vibration Management Plan shall be submitted to the City for approval prior to any work commencing onsite and implemented thereafter to the satisfaction of the City of Kwinana.
- 2. The requirements of Local Planning Policy 5 Development Contribution Towards Public Art (LPP5) shall be met through one of the following options:
 - a. Prior to the lodgement of a building permit, a Public Art Report shall be submitted in accordance with LPP No. 5 to the City of Kwinana that details the public art to be developed as a component of the development. Prior to the occupation of the development, the approved artwork shall be installed on site to the satisfaction of the City of Kwinana; or
 - b. Prior to the commencement of works, a financial contribution of \$250,000 (1% of the construction cost) shall be provided to the City of Kwinana in lieu of installing art work on site to the satisfaction of the City of Kwinana.
- 3. Prior to the lodgement of a building permit, internal roads and road connection for the development with Thomas Road is to be constructed in accordance with the approved subdivision (WAPC Reference: 157185) to the satisfaction of the City of Kwinana.
- 4. Prior to the issuing of a Building Permit and/or prior to commencement of works (whichever comes first), a Bushfire Management Plan is to be submitted to the City of Kwinana for approval. The development shall at all times comply with the requirements and recommendations of the approved Bushfire Management Plan.
- 5. Prior to the issuing of a building permit, the Landscaping Plan is to be amended showing additional rows of mature vegetation to provide screening of the development adjacent to the southern boundary, to the satisfaction of the City of Kwinana. The landscaping shall be installed in accordance with the approved Landscaping Plan (as amended) prior to the occupation of the

- development and maintained thereafter to the satisfaction of the City of Kwinana.
- 6. Prior to the issuing of a building permit, a detailed drainage and stormwater management plan is to be submitted to the City of Kwinana for approval.
- 7. Prior to the issuing of a building permit, the proponent shall provide certification of air filters and ventilation for the proposed bulky goods showroom that has the capacity to control the ingress of odours, to the satisfaction of the City of Kwinana.
- 8. Prior to the issuing of a building permit, the proponent shall submit a Waste Management Plan to the City of Kwinana for approval.
- 9. The development shall be connected to a reticulated sewerage service prior to occupation.
- 10. The development shall be connected to a reticulated potable water supply prior to occupation.
- 11. Vehicle parking bays are to be constructed in accordance with AS2890, clearly marked on the ground and drained prior to occupation of the development to the satisfaction of the City of Kwinana.
- 12. Traffic, access and parking arrangements for the development are to be in accordance with the Transcore Transport Impact Assessment, revision dated 17 August 2020 (project no: t20.160) to the satisfaction of the City of Kwinana.
- 13. The hours of operation for the development are to be as follows:

Bulky Goods Showroom:

Monday to Friday: 10:00am to 8:30pm

Saturday: 9:00am to 6:30pm

Sunday: 10:00am to 6:00pm

Petrol Filling Station:

Monday to Friday: 6:00am to 9:00pm

Saturday: 6:00am to 7:30pmSunday: 7:00am to 7:00pm

Advice Notes

- In relation to the requirement to construct internal roads connecting with Thomas Road, this condition directly correlates with Condition 14 of the approved subdivision application (WAPC Reference 157185) and is required to ensure access to the development from a gazetted road.
- 2. In relation to the submission of a Bushfire Management Plan (BMP), the proponent is advised that the City of Kwinana will undertake a review and may request amendments be made by the proponent prior to approving the BMP.
- 3. In relation to the submission of a Dust Management Plan, the plan shall address the following matters including but not limited to:

- a. The earth-worked area being suitably treated to prevent the emission of dust beyond the defined boundaries of the area identified as "Stage Boundary" on the attached plan;
- b. Trafficable areas being treated/regularly watered to suppress dust;
- c. The proposed access track to be suitably sealed/treated to prevent dust lift off:
- d. The provision of an adequate water supply for dust suppression; and
- e. The provision of adequate wind fencing where required or directed by the City of Kwinana.
- 4. In relation to the submission of a Waste Management Plan, this plan shall detail the storage, collection and disposal locations and methods of waste and recyclable materials. Where the proponent opts to engage the City's waste contractors to service bins, a written agreement allowing access and details of public liability insurance to cover damages and injury that may occur as the result of waste collections carried out by the City of Kwinana's contractor shall be provided. Storage and collections for specialised wastes such as medical wastes, sanitary hygiene wastes, chemicals, fats/cooking oils etc. shall be detailed in the plan.
- 5. Regarding amendments to the Landscaping Plan, it is recommended an additional two rows with one plant every 1.5 metres be provided. The following species would be preferable for screening:
 - Banksia menziesii
 - Callistemon 'Kings Park Special'
 - Hakea laurina
 - Melaleuca nesophila
 - Melaleuca huegelii
 - Melaleuca viminea
 - Adenanthos sericeus
- 14. The proponent is advised to submit an application to the Department of Water and Environment (DWER) with regards to the proposed Petrol Filling Station. The following information is to be provided:
 - A Stormwater Management Plan completed to the satisfaction of the DWER.
 - A layout plan showing all key infrastructure including underground fuel storage and associated pipe-work; paved forecourts and fuel dispenser areas; tank fill point sites; car parks; wash down areas; unpaved areas; vehicle wash facilities; any waste treatment facilities; structural measures to protect the environment and any stormwater management systems.
 - Detailed description pertaining to infrastructure design including fuel tanks, pipe work, and any additional infrastructure such as service bays or wash facilities; details of any storage and or disposal of waste; and contingency plans for spills.
- 6. The proponent is advised to submit an application to construct or alter a food premises to the City of Kwinana for approval prior to the lodgement of a

Building Permit application. The food business shall comply with *Food Act* 2008, *Food Regulations* 2009 and Australian New Zealand Food Standards Code.

- 7. The development is to comply with the *Environmental Protection (Noise)* Regulations 1997.
- 8. The proponent is advised to contact the Water Corporation regarding the submission of a Trade Waste Permit. The proponent shall provide a copy of the Water Corporation Trade Waste Permit to the City of Kwinana, prior to occupation of the development.
- 9. The development is to comply with legislation including the *Health* (Sewerage, Lighting and Construction) Regulations 1971, the National Construction Code and AS/NZS 1668.2:2012. Details of compliance with these requirements are to be submitted to the City at building permit stage.
- 10. Lighting on the site shall be in accordance with Australian Standard AS4282 Control of Obtrusive Effects of Outdoor Lighting.
- 11. Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a low to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or ground disturbing works.
- 12. The Minister for Planning has issued a formal notice extending the deadline for substantial commencement by an additional two (2) years for all applications approved during the current State of Emergency. In effect, this means that the timeframe for substantial commencement is now four (4) years from the date of this determination.

Details: Outline of Development Application

| Zoning | MRS: | Urban |
|---------------------|------|---|
| | LPS: | Development ('Special Use' under the applicable Casuarina North Local Structure Plan) |
| Use Class: | | Bulky goods showroom and petrol filling station |
| Development Scheme: | | City of Kwinana Local Planning Scheme No.2 |
| Lot Size: | | 6.5 Ha |
| Existing Land Use: | | Vacant Land and an Open Air Drainage |
| _ | | Reserve |

Costco Wholesale Australia (Costco) is seeking to develop a Bulky Goods Showroom and Petrol Filling Station (refer to Attachments 1 - 19) across current Lot 3 Orton Road, Lot 1372 Orton Road and Lot 9011 Thomas Road, Casuarina (the subject site). Costco is a membership only retail club, providing a range of goods and services, generally in bulk proportions. The proposed development has two main

components, being a large showroom building and a fuel station. Some of the goods that will be sold in the showroom include: electrical appliances, hardware, homewares, apparel, beauty products and groceries. A number of services are also proposed including a café, optometrist and tyre service area. All goods and services are sold within the large showroom building. The total number of staff employed at the site is expected to be approximately 250 people. The average number of staff onsite, per shift will be 80. The proposal also includes an 827 bay car park for staff and customers.

The proposed hours of operation for the development are as follows:

Bulky Goods Showroom:

• Monday to Friday: 10:00am to 8:30pm

Saturday: 9:00am to 6:30pmSunday: 10:00am to 6:00pm

Petrol Filling Station:

Monday to Friday: 6:00am to 9:00pm

Saturday: 6:00am to 7:30pmSunday: 7:00am to 7:00pm

Background:

Site Context

The subject site is currently vacant. The total development area is approximately 6.5 hectares with 1.4 hectares to be utilised by the proposed buildings. The site is located directly east of the Kwinana Freeway and south of Thomas Road in the Casuarina North Local Structure Plan (CNLSP) area (also referred to as the Casuarina North Precinct). Access to the subject site will be via a future north/south road network to be constructed from Thomas Road. Further information regarding access to the site is outlined later in this report.

A large power line easement is located directly to the east of the subject site. An open air drainage reserve runs north/south through the subject site. This drainage reserve is currently vested with the Water Corporation, has existed for many years and is constructed to rural standards. As part of the future planning for the Casuarina north development area, this drainage system is proposed to be upgraded to meet urban standards and relocated into the power line easement at subdivision stage.

Although the majority of the surrounding area is undeveloped vacant land, a significant commercial land use exists to the south of the subject site, being the Costa Mushroom Farm. These site features can be seen in Attachment 1.

Site History

Historically, the wider Casuarina North Precinct was zoned 'Rural' prior to being rezoned 'Urban' under the Metropolitan Region Scheme in October 2013. At that time, under the provisions of Section 126(3) of the *Planning and Development Act 2005*, the land became 'Development' zone under LPS2. Since then, planning for the Casuarina North Precinct has progressed and is summarised below:

1. Earth Works Development Application:

In February 2019 a development application for bulk earthworks and clearing was approved by the City of Kwinana for the CNLSP area (City Reference: DA9313). The applicant has commenced works with majority of the site being cleared of vegetation and fill being brought onto the site in accordance with the approval. Although the topography of the land is reasonably flat, the approved earthworks are required to facilitate future development as prescribed under the approved CNLSP.

2. Local Structure Plan:

In June 2019, the CNLSP was approved by the Western Australian Planning Commission (WAPC). The CNLSP area incorporates the subject site and identifies the zoning to be 'Special Use' with a number of permissible land uses being listed as follows:

- Bulky Goods Showroom
- Car park
- Consulting rooms
- Eating house
- Liquor store
- Motor repair station
- Petrol filling station
- Service station
- Warehouse

3. Amendment No. 156:

In December 2018 an amendment to LPS2 was approved introducing a definition for the land use: Bulky Goods Showroom. The purpose of this amendment was to provide clarity for the Bulky Goods Showroom land use that was proposed to be listed as a permitted land use under the CNLSP within the 'Special Use' zone.

4. Subdivision:

In January 2020, the WAPC approved a subdivision application for a portion of the CNLSP area that includes the subject site. The proposed development site and associated plans correspond with the approved subdivision plan. The proposed development is wholly located on proposed Lot 1 (refer to Attachment 21).

Legislation and Policy:

Legislation

A summary of the key legislation, regulations or local policies relevant to the application are listed below:

- Planning and Development Act 2005
- Dangerous Goods Safety Act 2004 and Regulations
- Environmental Protection Act 1986 and relevant Regulations
- Health Act 1911

Local Planning Scheme

City of Kwinana, Local Planning Scheme No. 2

State planning policies

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

Local Planning Policies

- Local Planning Policy 5 Development Contribution Towards Public Art
- Local Planning Policy 8 Designing Out Crime
- Local Planning Policy 9 Advertising Signage

Consultation:

Public Consultation

Considering the proposed land uses are permitted within the Special Use zone, the application was not required to be advertised. However, due to the scale of the project and resulting increase in activity within Casuarina, the application was advertised to all adjoining property owners for a period of 14 days. Two responses were received, with one objecting to specific elements of the proposal as outlined in the table below:

| Objection Raised | Officer Comments |
|--|---|
| Odour - The adjoining lot to the south is a Mushroom Farm which has potential to release unpleasant odour onto the site. The development application fails to provide supporting information associated with managing odour emissions from the mushroom and composting facility. | Applicant response required – The proponent has since provided further information outlining that a mechanical engineering consultant has been employed to undertake a review of the proposed building and the various airconditioning and access arrangements. The mechanical consultant is of the view that measures to ensure that odour does not impact on the operation of the proposed use can be adequately addressed. The proponent has stated they are willing to provide certification of air and ventilation systems at the time of lodgement of a building permit (refer to recommended condition). |
| Landscaping – landscaping along the southern boundary provides an insufficient buffer between the proposed development and the adjoining property to the south. Additional physical buffering should be placed along the sites southern boundary. | Applicant response required – the proponent has provided its support of this proposal by stating the following: we are of the view that the request can be accommodated and form part of the conditions of approval. Additional landscaping along the southern boundary is recommended as a condition to enhance the buffer between the two different land uses. |

As evidenced above, the proponent has responded to each of the issues raised by the submitter. Under the CNLSP, it was considered inappropriate for sensitive land uses (such as residential) to be located alongside the Mushroom Farm due to the potential impacts of odour release. The service commercial land uses long planned for this part of the CNLSP are not considered sensitive land uses. Nonetheless, City Officers took the view that development in the 'Special Use' area should take account of potential odour issues as part of any new development to reduce impacts of amenity. The impacts of odour from the Mushroom Farm are able to be addressed through the design of air ventilation systems proposed for the large showroom.

Certification of this design should be undertaken by a suitably qualified person and provided to the City of Kwinana for confirmation. Furthermore, City Officers consider that additional landscaping along the southern boundary will provide a visual buffer between the two land uses and potentially contribute in reducing impacts of odour on customers and staff visiting the Costco site. It should be noted that throughout the process, the proponent has stated its intentions in working with the surrounding land owners (and land uses) to achieve a cohesive outcome. City Officers are satisfied the issues raised have been sufficiently addressed and will encourage a better planning outcome.

Consultation with other Agencies or Consultants

The following government departments and service agencies were consulted and provided a response:

- Department of Water and Environmental Regulation (DWER)
- Department of Fire and Emergency Services (DFES)
- Main Roads Western Australia (MRWA)
- Water Corporation WA

The City has summarised the matters raised in agency responses below.

<u>Drainage</u>

Considering the significant hardstand area proposed for parking, stormwater drainage is a key consideration. As part of the subdivision process for the Casuarina North Precinct, an Urban Water Management Plan (UWMP) has been prepared which also provides broader stormwater requirements for the subject site. City Officers have provided preliminary comment in relation to the first draft UWMP. DWER provided comment in relation to provision of a Drainage and Stormwater Management Plan that is specific to the proposed development. Similarly, the Water Corporation also reiterated the need for detailed drainage plans that are specific to the site be provided. These comments are consistent with the position of City Officers and therefore a condition is recommended for the proponent to submit a detailed Drainage and Stormwater Management Plan to the City for approval.

DWER also requested further information be provided pertaining to infrastructure design for the proposed petrol filling station (such as fuel storage tanks, dispensers and associated pipe work). Advice is recommended for the applicant to notify the proponent of their obligation to submit relevant applications to DWER as required under legislation administered by DWER.

Bushfire

The subject site is located within a bushfire prone area as prescribed by the Department of Fire and Emergency Services (DFES). Vegetation within the Kwinana Freeway reserve directly to the west of the site and future reserves or easements (such as the power line easement to the east of the site) are considered to pose a bushfire risk on the subject lot. Therefore, bushfire planning requirements under part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015* apply to the development. As such, a Bushfire Management Plan (BMP) that specifically relates to the proposed development is required to be prepared and submitted to the City of Kwinana for approval, prior to commencement of construction. In June 2020, City Officers requested the proponent provide a BMP for

the development. The proponent has stated that a bushfire consultant is currently preparing a BMP for this application and this has not yet been completed. The proponent indicated that an extension of time would not be supported for the City of Kwinana to submit this report to the JDAP, requesting a condition of approval be recommended. A condition is therefore recommended to ensure a BMP is submitted to the City of Kwinana for approval and its requirements and recommendations are subsequently implemented.

It should be noted that bushfire planning at a more strategic level was considered as part of the CNLSP. A BMP was submitted for the CNLSP which identified that, due to the existing vegetation in the Kwinana Freeway reserve, future development should be setback a minimum of 17 metres from the western boundary. The proposed large showroom building has a minimum setback of 20 metres from the western boundary. Furthermore, the CNLSP BMP also indicates the likely Bushfire Attack Levels (BAL) across the site, based on current vegetation within the Kwinana Freeway reserve which is located directly to the west of the site, and future vegetation within reserves or easements (such as the power line easement to the east of the site). The CNLSP BMP indicates a majority of the development site having a BAL of 19 with a portion of the building likely to be located in an area with a maximum BAL of 29. These BAL ratings are able to be managed through a development specific BMP which will work to reduce the impacts of bushfire on the development and its users.

<u>Services</u>

The Water Corporation WA identified that in relation to reticulated water and sewage, significant headwork's infrastructure is to be constructed in the Casuarina North Precinct for the benefit of all future development. The Water Corporation WA stated it considers this proposal to be premature and development should not be undertaken until all relevant water and sewer works as required for the subdivision are complete. Conditions are therefore recommended to ensure the development is connected to reticulated water and sewage. This will ensure the proposed development can adequately function.

Site Access

To date, access into the development site has not yet been constructed. Future access to the site will be from Thomas Road to the north as seen in the CNLSP and on the approved subdivision application (refer to Attachments 20 and 21). In order to ensure that public access to the development site is constructed prior to operation of the development, a condition is recommended to require the construction of the road links as per the approved subdivision application. In this regard, the proposal was also referred to Main Roads WA (MRWA) for comment. MRWA provided comment recommending a similar condition of approval. The proponent has advised that a contract exists between the proposed tenant and the landowner which includes the requirement for all the roads within the Local Structure Plan area to be completed as per the approved subdivision, prior to occupation of the development.

Planning Assessment:

Zoning

The subject site is zoned 'Development' under the City of Kwinana Local Planning Scheme No.2 (LPS2) and 'Urban' under the Metropolitan Region Scheme (MRS). The CNLSP was approved by the WAPC in June 2019 (refer to Attachment 20) and

provides zoning and general development provisions for the site. The CNLSP zones the subject site as 'Special Use' and lists land uses that are permitted, including bulky goods showroom and petrol filling station.

Land Use

The major land use being proposed is for a bulky goods showroom. This use is carried out within the large showroom building which has an overall floor area of 14,346.5 m². Under LPS2, a bulky goods showroom is defined as follows:

Bulky Goods Showroom - means premises:

- a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools; or
- (b) used to sell by retail goods and accessories by retail if:
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

The proponent advised that the large showroom will be used to sell the types of goods listed under part (a) of the above definition. Furthermore, considering both the significant size of the showroom for the handling, display and storage of goods, in addition to the large range of domestic goods to be sold by retail, the proposal is considered to fall under the above definition.

The following minor and incidental land uses are proposed within the large showroom building:

- a tyre service area (Motor Repair Station)
- a small café (Eating House)
- an optometrist and hearing aid sales/services (Consulting Room)
- a liquor sales area (Liquor Store).

These services are provided within the confines of the large showroom building and are therefore considered to be incidental to the overall bulky goods showroom use. It should also be noted that these incidental land uses are also listed in the CNLSP as permitted land uses within the 'Special Use' zone.

A petrol filling station is also proposed on the north east of the development site. The petrol filling station will be strictly fuel only and is not proposed to have a shopfront, meaning that no convenience goods are proposed to be sold. The proposed fuel station is independent to the large showroom building and therefore falls under the

definition of a 'Petrol Filling Station' as defined under LPS2. Similarly to the bulky goods showroom, the petrol filling station is accessible to members only.

Development Standards (LPS2)

Clause 6.14 of LPS2 provides guidance on how to approach development applications within the Special Use zone:

'the site requirements of lot area, minimum effective frontage, development type, plot ratio, car parking, setbacks and other development provisions shall be determined by Council in its absolute discretion, providing that such standards are not less than that pertaining to similar uses under the Scheme.'

Under LPS2, no other development requirements are provided for development within the Special Use zone. City Officers note that while the site is zoned Special Use in the CNLSP, it closely resembles the Service Commercial zone in its land use permissibility and desired characteristics. Therefore, in accordance with Clause 6.14 of LPS2 (as outlined above), the provisions applicable for development within the Service Commercial zone provide an appropriate framework to assess the built form of this development.

The following tables list the relevant development standards for the Service Commercial zone (Clause 6.6 of LPS2) and also detail areas of other policy where discretion is applied.

| Item | Requirement | Proposal | Compliance |
|-----------------------|---|---|------------|
| 6.6.3: Plot Ratio | Plot Ratio: 1.5 Site Coverage: 70% | Site Cover: 24% Plot Ratio: < 1.5 | Complies |
| 6.6.4: Setbacks | Front: 9mSide: 3mRear: 6mSec. Street: 6m | The nearest boundary setback being proposed is 14 metres (loading dock 'wall' to the southern boundary). | Complies |
| 6.6.5: Landscaping | 8% of total site area required | More than 6447m ² of the site is landscaped. This equates to an approximate area of 10% of the site. | Complies |

| Item | Requirement | Proposal | Compliance |
|-----------------------|-------------------------|---|---|
| 6.6.6: Car Parking | As per Part VII of LPS2 | Part VII of LPS2 (Table 3) does not specify parking requirements for Bulky Goods Showroom land use. Car parking spaces to be provided having due regard to the nature of the proposed development, the number of employees likely to be on the site, the prevention of the obstruction of roads and streets, and the orderly and proper planning of the locality and the preservation of its amenities. | Complies – Refer to further comments below. |

Local Planning Policy 5: Development Contribution towards Public Art (LPP5)

| Item | Requirement | Proposal | Compliance |
|-----------|--|---|------------|
| Provision | •The proponent will | The proponent is contesting | Non – |
| of Public | meet their public art | the requirements of this Local | Comply |
| Art | contribution in one or | Planning Policy including | Refer to |
| | more of the following | contribution requirements. | further |
| | ways by: | The proponent has requested | comments |
| | establishing | the requirement for a | below. |
| | public art "on- | contribution under LPP be | |
| | site" as a | dismissed. | |
| | component of | The proponent has not | |
| | their | submitted a Public Art Report. The proponent argues there | |
| | development; | is no connection between the | |
| | Providing cash- in-lieu of 1% of | proposed development and a | |
| | | shortage of public art in the | |
| | development cost (or a | City. The proponent stated it | |
| | maximum of | is not in keeping with orderly | |
| | \$500,000.) | and proper planning for LPP5 | |
| | •Public Art proposals | to include a requirement for | |
| | will be accompanied | the mandated provision of | |
| | by a Public Art | public art, without any | |
| | Report, as set out in | consideration to the proposed | |
| | Appendix 1 of this | development - the objectives | |
| | Policy and will be | in LPP5 either do not apply to | |
| | required to be | this proposal or have no | |
| | approved prior to the | planning purpose. | |
| | lodgement of a | The proponent also noted the | |
| | building permit | proposed development is | |
| | application for the | located towards the rear of | |
| | associated | the Local Structure Plan area, | |
| | development. | and is mostly obscured from view of the Kwinana Freeway. | |
| | | view of the Awinaria Freeway. | |

| Additionally, the speed of the | |
|---------------------------------|--|
| vehicles means that the | |
| development is only likely to | |
| visible for a very brief period | |
| and therefore there is no | |
| need for any additional | |
| legibility or sense of place. | |

Local Planning Policy 8: Designing Out Crime (LPP8)

The proposed development is considered to meet the objectives and requirements of LPP 8 as follows:

- The design allows for natural surveillance, clear sightlines and visibility.
- Proposed landscaping and lighting within the car parking area enables surveillances from the public realm.
- The entrance to the Bulky Goods Showroom is clearly visible and located on the corner of the building to ensure legibility.
- Safe pedestrian routes are clearly marked.

Local Planning Policy 9: Advertising Signage (LPP9)

As part of the development, signage is proposed for both the bulky goods showroom and the petrol filling station. The signage can be seen on the elevation plans (attachments 8 and 10). The proposed signage is considered to meet the objectives of LPP9 as briefly outlined below:

- The proposed signage is appropriate to the scale and size of the proposed buildings.
- The signage will have minimal adverse impact on the amenity of this special use and service commercial zoned area.
- The proposed signage is not excessive or confronting, ensuring clutter is minimised when viewed from existing and future roads.

Officer Comments

Public Art

The requirements of LPP5 are relevant to the proposal as the construction value of the proposed development is \$25 million. While LPP5 outlines certain circumstances where a development is exempt from the requirements of the policy, the proposed development does not fall under these exemptions. Therefore the proponent is required to provide a public art contribution in one or more of the following ways:

- a) establishing public art "on-site" as a component of their development;
- b) providing cash-in-lieu to the value of 1% of their estimated construction value.

As previously stated, the proponent is disputing the applicability of LPP5 to this development. However, City Officers are of the view that LPP5 has a reasonable planning purpose and there is a nexus for the requirement. The implementation of the condition requiring either on site artwork or a financial contribution is requested for the following reasons to achieve the objectives of the policy:

The proposed development is highly visible from the public realm particularly
as it is adjacent to the Kwinana Freeway and will attract many customers on a
daily basis. By the applicants own estimates the development will generate
approximately 13,000 vehicle trips per weekday (both inbound and outbound).

- Furthermore, the proposal is a significant development of vacant land which would have a discernible impact on the amenity and 'sense of place' of the locality which is currently predominantly rural but will form part of a future service commercial precinct.
- The provision of public art in the vicinity will assist in creating a more identifiable place.
- Persons associated with the development (including both employees and customers) would benefit from the public art and the positive impact it brings to the locality.
- It is envisaged there will be opportunity to implement public art in the vicinity.
 Potential locations may include: within the future road reserve or other dedicated open space or drainage reserves that are under the control of the City.

Further details regarding the provision of public art are able to be negotiated with City Officers prior to occupation of the development and the installation of artwork. LPP5 allows discretion in the delivery of public art where the objectives of the policy are achieved.

Parking

Part VII of LPS2 states that where the proposed land use is not specified in Table No. 3, 'the Council shall determine the number of car parking spaces to be provided on the land having regard to the nature of the proposed development, the number of employees likely to be on the site, the prevention of the obstruction of roads and streets, and the orderly and proper planning of the locality and the preservation of its amenities'.

The proposal includes a total of 827 car parking bays to be provided on site. An average of 80 staff will be on site at any given time, with the remaining 747 bays for customers. A bicycle parking area is also provided near the entrance of the showroom building, however these will likely only be used by staff due to the likelihood that customers are purchasing items in bulk and will require cars to transport their products home. The proponent provided traffic modelling for the development which indicates approximately 604 vehicles will be present on the site during peak periods. City Officers are satisfied the total number of car parking bays is adequate for the proposed land use.

The proponent has also provided a Transport Impact Assessment (TIA) which incorporates measures that seek to ensure traffic flow is functional. This assessment outlines the traffic, access and parking arrangements for the development and is to be implemented on an ongoing basis (as per recommended Condition 12). The City has reviewed the TIA and is satisfied with its recommendations.

Design of the Building Facade

City Officers initially requested the proponent consider amending the plans to incorporate additional visual interest in the building design, particularly for the western façade along the Kwinana Freeway. This was in accordance with clause 67 (m) of the *Matters to Be Considered* in the Regulations. The western façade of the proposed Bulky Goods Showroom building is approximately 140 metres long, and will be clearly visible for vehicles travelling on the Kwinana Freeway. City Officers felt it

beneficial to provide visual articulation and interest in the western façade fronting the Freeway.

The proponent has confirmed that they do not wish to make any amendments to the design of the building stating:

"...the proposal will only be visible for a maximum period of 15 seconds. There is no real benefit of requiring the extra expenditure on an updated façade when the view of the building is so limited. Costco wish to ensure that the façade is consistent with the other building at Perth Airport."

City Officers have undertaken further analysis in relation to this matter and note the following:

- The distance from the subject lot boundary to the Kwinana Freeway pavement ranges from a minimum of 50 to 70 metres. This portion of the reserve consists of dense, medium height vegetation (in good condition). This vegetation is considered to contribute to the softening of the building façade.
- The proposed showroom building is setback a minimum of 20 metres from the western lot boundary (meaning the overall setback of the building from the Kwinana Freeway pavement is 70 metres). A landscaping strip is proposed within this 20 metre setback area which consists of a number of large trees ranging from seven to ten metres in height. The proposed showroom building is approximately ten metres in height. It is considered the trees within this landscaping strip will contribute to reducing impacts of building bulk.

While it would be preferable to have some additional variation on the building design to provide for greater visual interest, City Officers are of the view that the existing and proposed landscaping will assist in reducing impacts of building bulk when viewing the expansive building façade from the Kwinana Freeway. The landscaping will reduce visual impacts of building bulk while ensuring the building is visible from the freeway for commercial exposure purposes. City Officers consider the impacts of building height, bulk, scale, orientation and appearance are minimised through the provision of landscaping and the development will therefore be compatible with the future service commercial setting and the amenity of the locality will be preserved.

Council Recommendation:

Council's recommendation will be included in this section of the report prior to lodgement of the RAR.

Conclusion:

Upon assessment of the proposed development against the objectives and requirements of the CNLSP, LPS2 and relevant policies, it is considered that the application can be approved subject to conditions. The development meets the relevant planning provisions and represents effective use of this new commercial precinct in Casuarina. The proposed plans and recommended conditions work together to ensure the development implements relevant planning provisions. The proposed development will lead the way for future development and be an important employment generator in this precinct.



CLIENT:

COSTCO WHOLESALE
17-21 PARAMATTA ROAD
LIDCOMBE NSW 2141

PROJECT ADDRESS:

LOT 1, THOMAS ROAD

LOT 1, THOMAS ROAD CASUARINA, WA

JURISDICTION: CASUARINA, WA ZONING: SET BACKS: FRONT:

REAR: TOTAL SITE AREA: 64,503m²

SIDE:

BOUNDARIES THIS PLAN HAS BEEN PREPARED BY GROUP GSA USING THE SUBDIVISION PLAN BY AIGLE ROYAL

 PROJECT DATA

 SUB TOTAL BUILDING AREA
 m²
 ft²

 BUILDING AREA
 13328.1 m²
 143,462

 EMPLOYEE LOCKER ROOM
 136.2 m²
 1,466.0

 FOOD SERVICE
 109.8 m²
 1,181.9

 TYRE CENTRE
 212.3 m²
 2,285.2

 SUB TOTAL BUILDING
 13,786.4 m²
 148,396

 SUB TOTAL PLANT / CANOPY AREA
 m²
 ft²

 ENTRY CANOPY
 287.4 m²
 3,093.5

 PUMP/SWITCH/SPRINKLER VALVE ROOMS
 166.6 m²
 1,793.3

 TROLLEY BAY
 106.1 m²
 1,142.1

 SUB TOTAL PLANT / CANOPY
 560.1 m²
 6,028.9

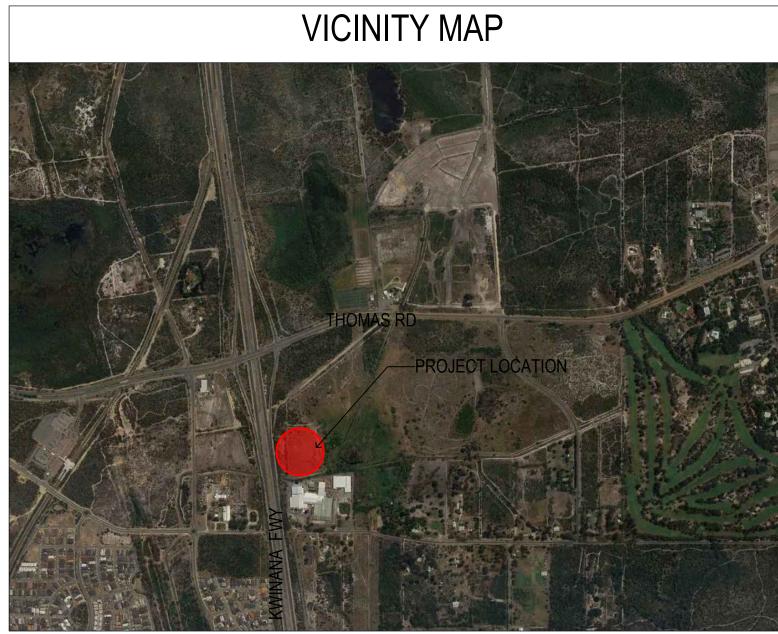
TOTAL BUILDING AREA (A) 14,346.5 m² 154,424.4 (B)

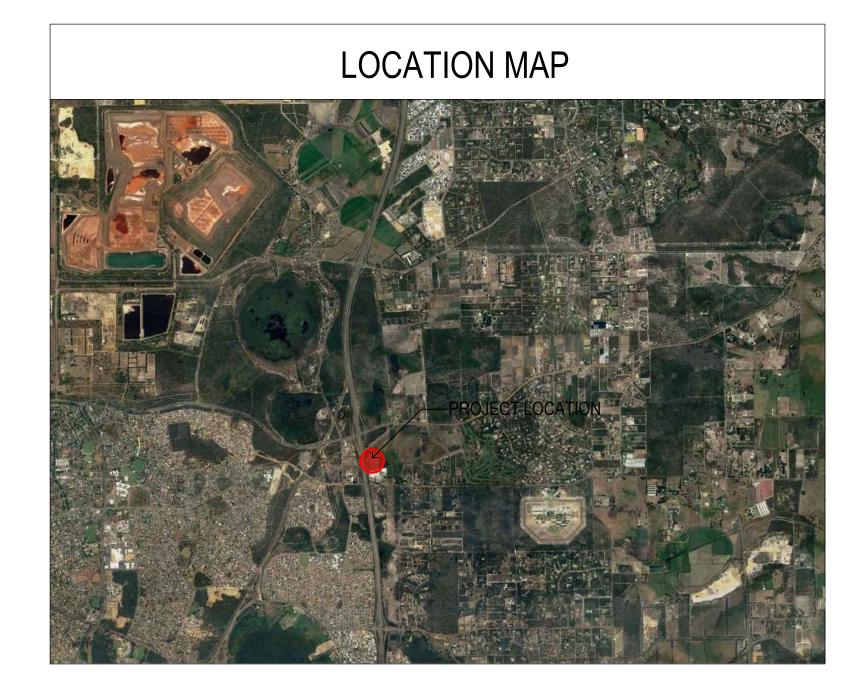
PARKING DATA

ACCESSIBLE CARPARK SPACES 17
CARPARK SPACES 810
TOTAL PARKING (A) 827

No. OF CARPARK SPACES PER 100m² (A/BX100) 5.85 SPACES No. OF CARPARK SPACES PER 100ft² (A/CX100) 5.35 SPACES

NOTES:
EXISTING CONDITIONS TO BE VERIFIED





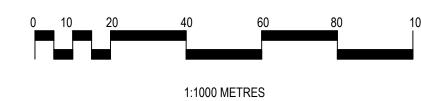
FOR DA

COSTCO

CASUARINA, WA.







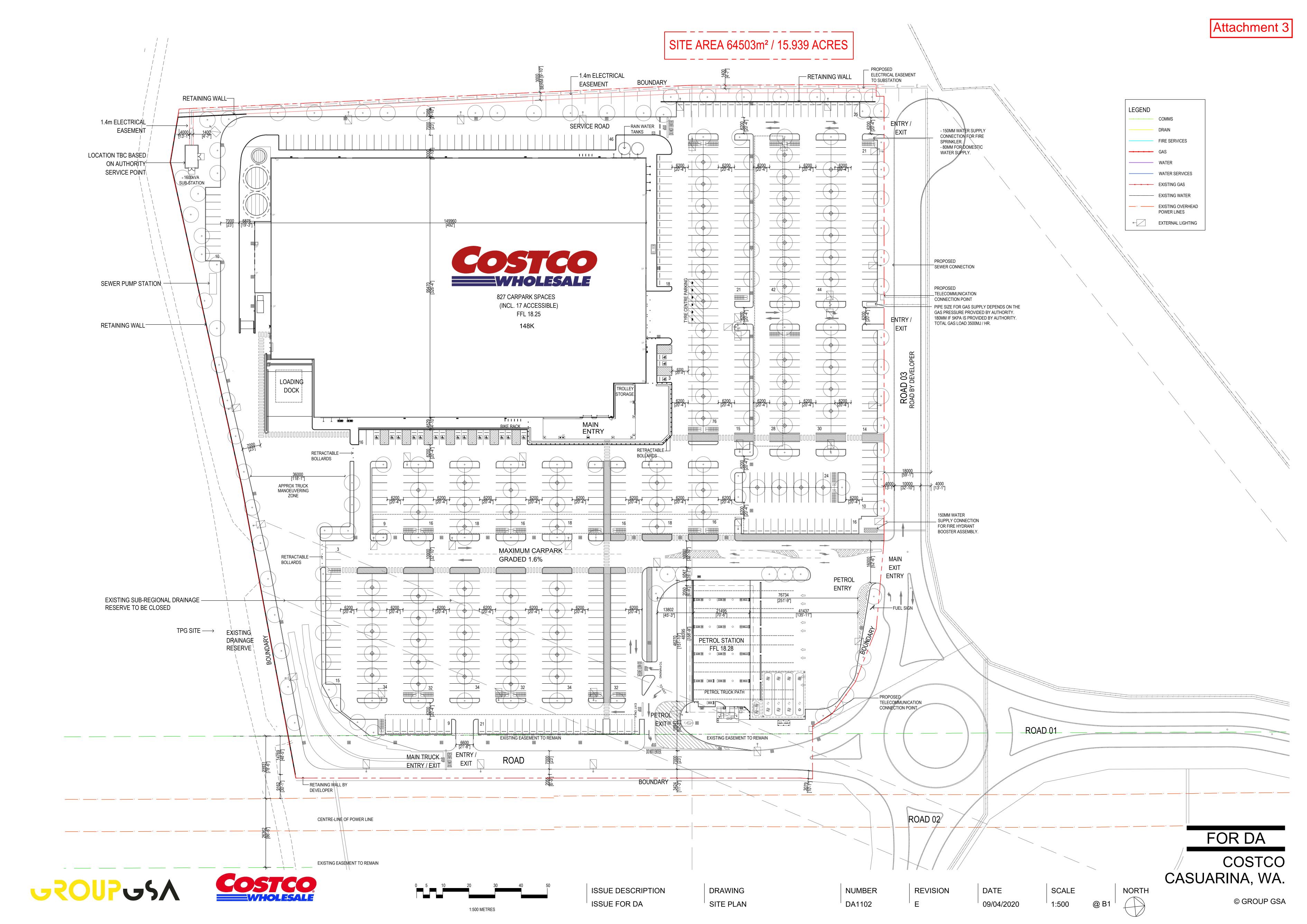
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ISSUE FOR DA

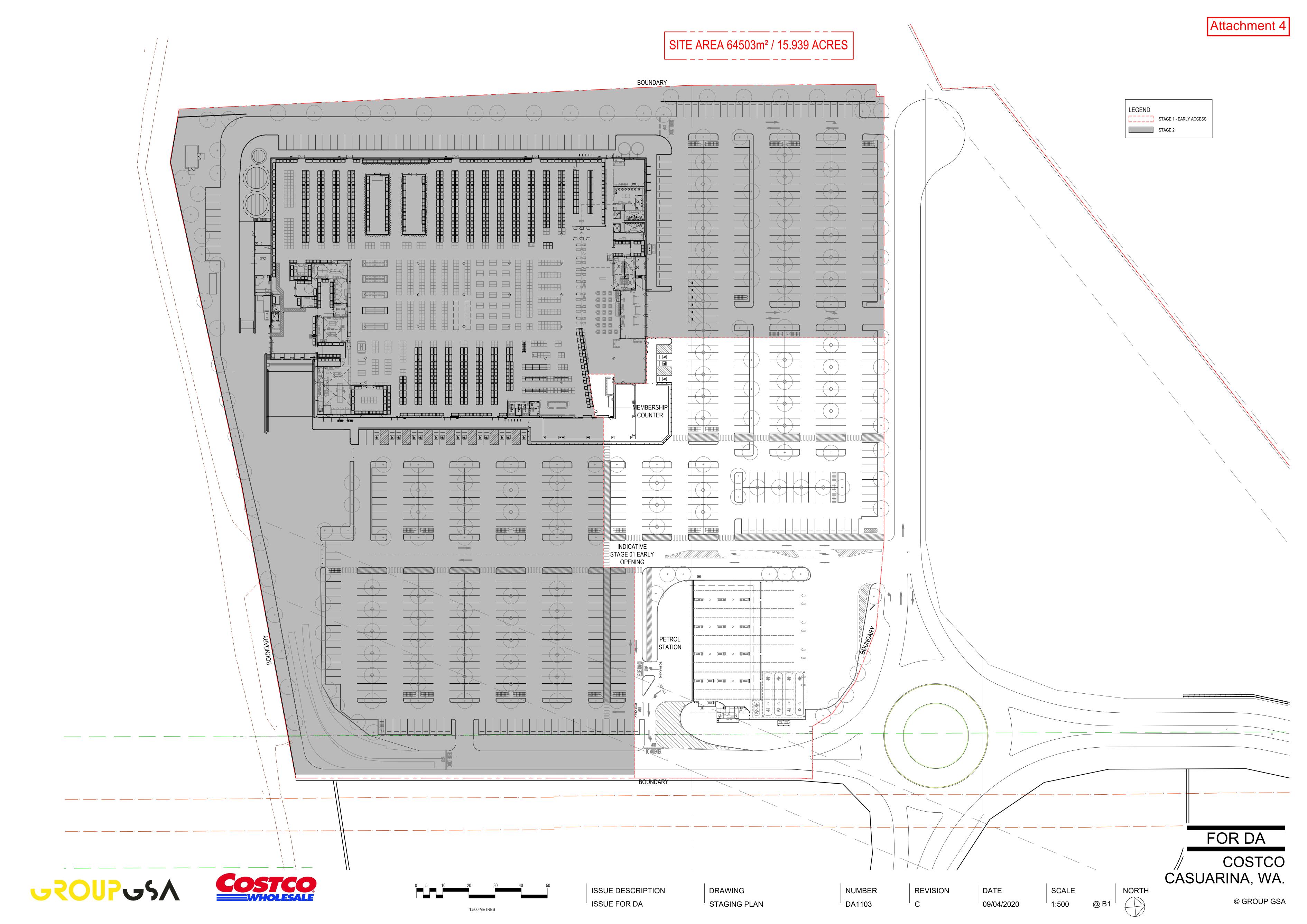
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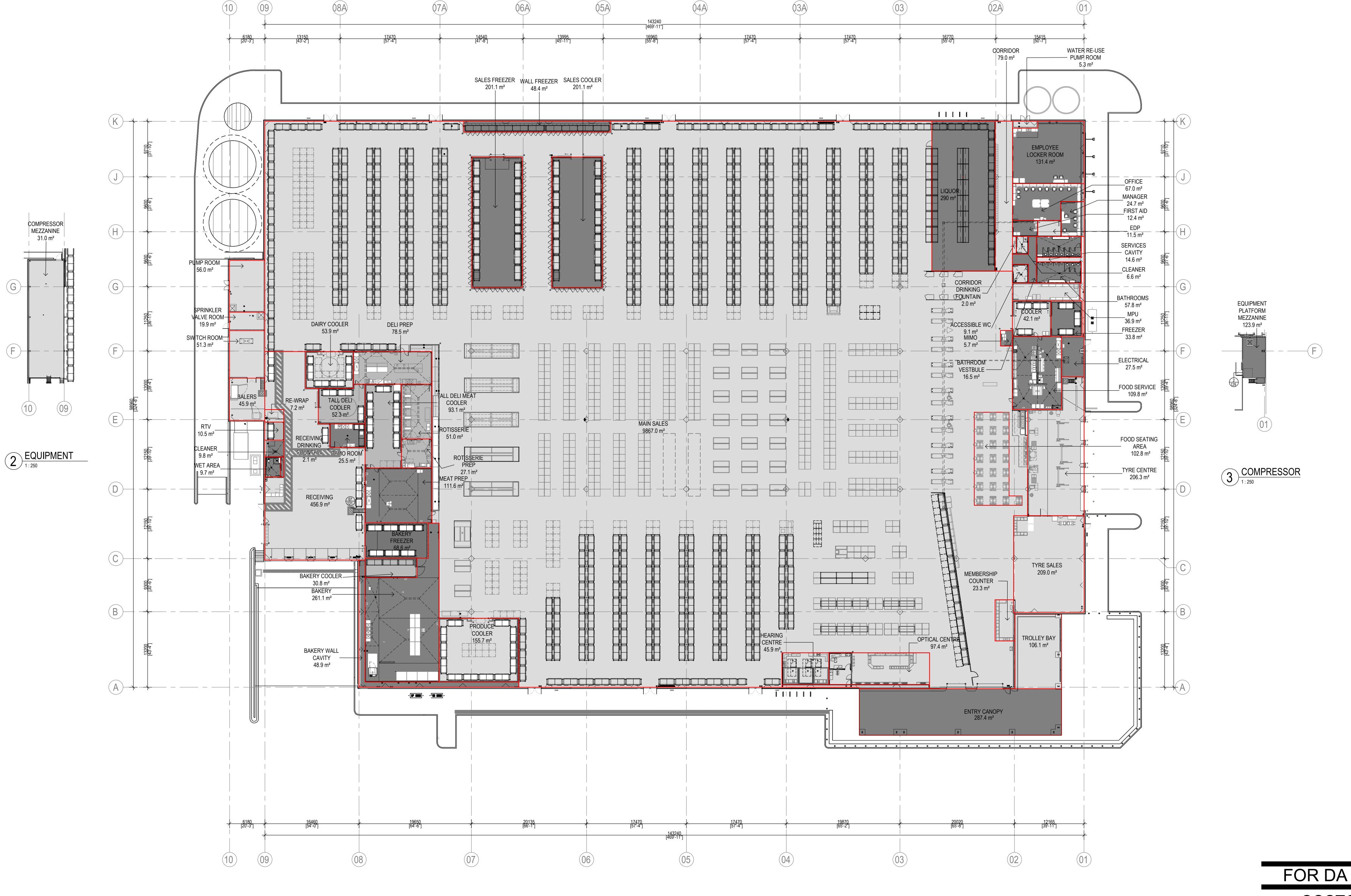
REVISION

DATE 09/04/2020

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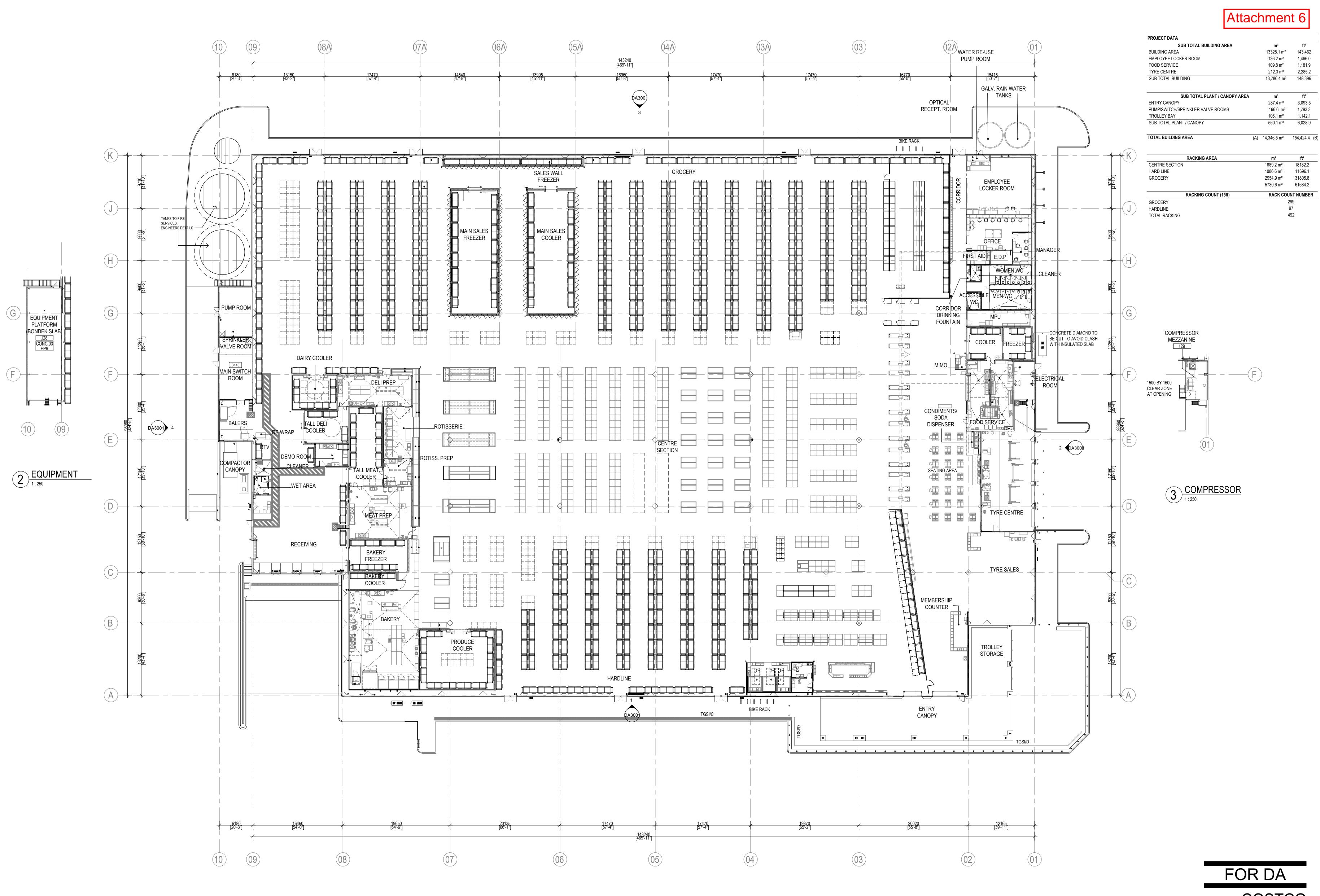






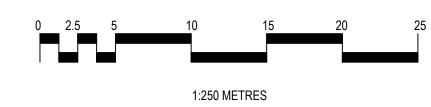
NORTH

COSTCO CASUARINA, WA.



JROUP JSA





ISSUE DESCRIPTION ISSUE FOR DA

DRAWING FLOOR PLAN

REVISION NUMBER

DA1108

DATE 09/04/2020 SCALE 1:250 @ B1

NORTH

COSTCO CASUARINA, WA.

HVAC 04 16

HVAC 06 2

HVAC UNIT HVAC 05 1

AC UNIT

SMOKE VENT

EXHAUST FANS

AXIAL ROOF UNIT

CONICAL ROOF COWL

DOWNPIPE OVERFLOW

OVERFLOW THROUGH

SYPHONIC DRAINAGE PIPE

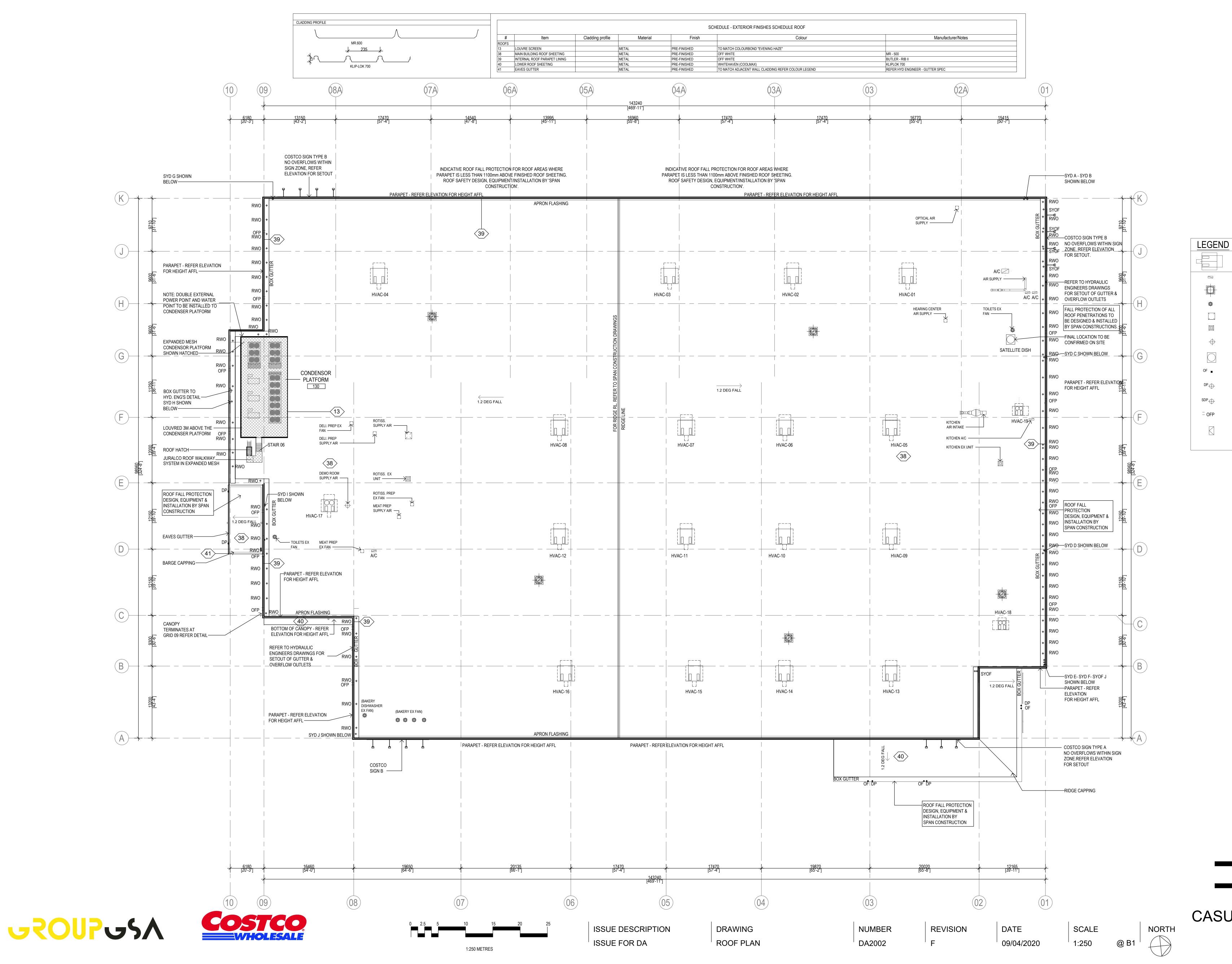
EXHAUST UNIT

SATELITE DISH

OVERFLOW

PARAPET

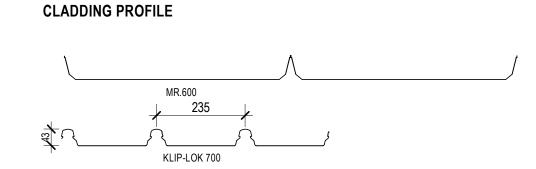
ROOF HATCH



FOR DA

COSTCO
CASUARINA, WA.







+9.350 AFFL RL T.O BUILDING PARAPET

+4.750 AFFL RL U/S OF AWNING CHANNEL

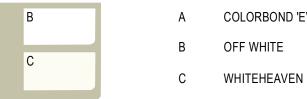
+5.285 AFFL RL U/S RED STRIPE

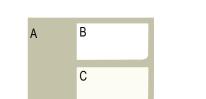
+0.600 AFFL RL

TOP OF KERB

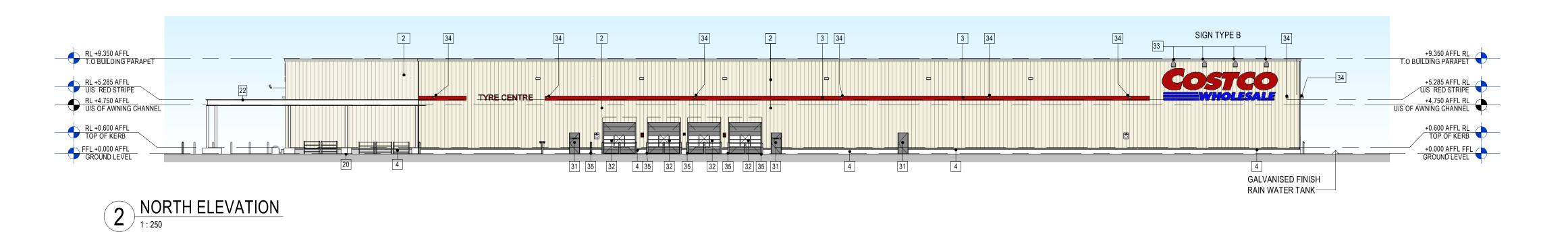
+0.000 AFFL FFL

GROUND LEVEL





COLORBOND 'EVENING HAZE' CB1 C WHITEHEAVEN



SIGN TYPE B

+12.100 AFFL RL
T.O CONDENSER PLATFORM SCREENING SIGN TYPE B RL +9.350 AFFL
T.O BUILDING PARAPET +9.350 AFFL RL T.O BUILDING PARAPET RL +5.285 AFFL U/S RED STRIPE +5.285 AFFL RL U/S RED STRIPE RL +0.600 AFFL TOP OF KERB +0.600 AFFL RL TOP OF KERB FFL +0.000 AFFL GROUND LEVEL +0.000 AFFL FFL GROUND LEVEL -GALVANISED FINISH RAIN 4 31 31 31 31 4 WATER TANK BEYOND

34 LINE OF ROOF — BEHIND

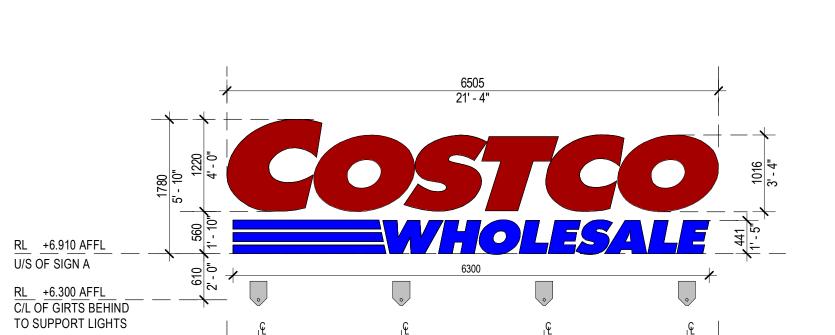
WAREHOUSE EXTERIOR SIGNAGE AREA TABULATION SF SQM SF SQM (4'C) COSTCO WHOLESALE 6/DD-3001 5' - 10" x 21' - 5" 124.56 11.57 124.56 11.57 (6'C) COSTCO WHOLESALE 7/DD-3001 10' - 3" x 37' - 3" 383.05 35.59 1 532.20 142.35 8/DD-3001 1' - 9" x 17' -4" 30.32 2.82 30.32 2.82 TOTAL SIGNAGE AREA 1 687.09 153.92

| EXT | EXTERIOR SIGNAGE LEGEND - STORE | | | |
|-------------|---------------------------------|---|---|--|
| <u>TYPE</u> | REF | MATERIAL | COLOUR | |
| А | FLOOD LIGHT MAIN ENTRY | REVERSE PAN CHANNEL WITH ALUMINIUM LETTERS | COSTCO - SAFETY RED (SW 4081) WHOLESALE - LAPIS LAZULI (SW 1805) | |
| В | FLOOD LIGHT BUILDING SIGNAGE | REVERSE PAN CHANNEL WITH ALUMINIUM LETTERS | COSTCO - SAFETY RED (SW 4081) WHOLESALE - LAPIS LAZULI (SW 1805) | |
| С | FLUSH WALL LOCATION | REVERSE PAN CHANNEL WITH ALUMINIUM LETTERS | COSTCO - SAFETY RED (SW 4081) | |

| EXT | EXTERIOR SIGNAGE LEGEND - PETROL STATION | | | |
|-------------|--|----------|--|--|
| <u>TYPE</u> | REF | MATERIAL | COLOUR | |
| D | FLUSH WALL 4 x SIDES OF PETROL FASCIA | | COSTCO - SAFETY RED (SW 4081) GASOLINE + STRIPES - LAPIS LAZULI (SW 1805) | |

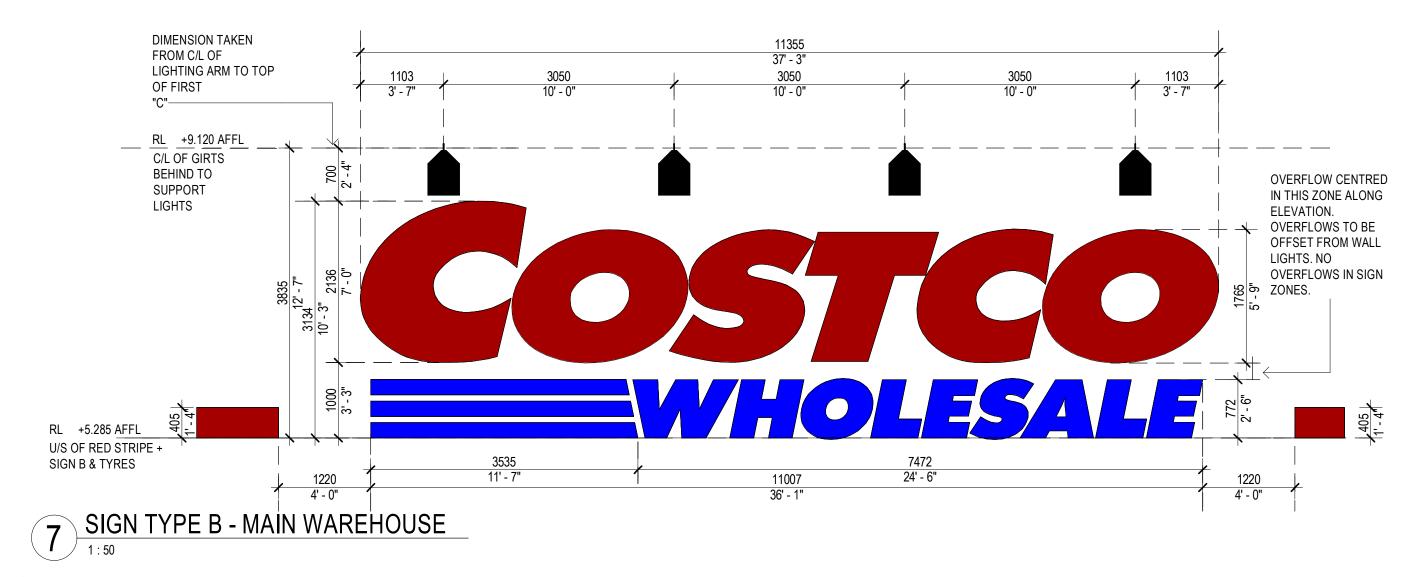
| | | 34 | 13 | | | [13] [34] | | |
|--|---|--------|---------|-----------|---------|---------------------|-----------|---|
| RL +12.100 AFFL T.O CONDENSER PLATFORM SCREENING | 33 34 2 34 | 4 3 34 | | 34 3 2 34 | 31 34 3 | 34 34 40 | 2 1 34 33 | +12.100 AFFL RL T.O CONDENSER PLATFORM SCREENING |
| RL +9.350 AFFL T.O BUILDING PARAPET | | | | | | | 34 | +9.350 AFFL RL T.O BUILDING PARAPET |
| RL +5.285 AFFL U/S RED STRIPE | | | | | | | | +5.285 AFFL RL U/S RED STRIPE +3.050 AFFL RL TOP OF ROLLER SHUTTER OPENING |
| RL +0.600 AFFL TOP OF KERB FFL +0.000 AFFL GROUND LEVEL | | | | | | | + 1200 A | |
| GROOM ELVEL | GALVANISED FINISH RAIN WATER TANK BEHIND 4 GALVANISED FINISH RAIN WATER TANK | 31 | 31 31 4 | 4 22 | 31 | 2 34 4 | 4 | 35 35 |
| | | | | | | CONCRETE WALL TO 1. | 200 AFFL | |

| 1 COPING WALL ACCENT STRIPE KERB SI EGRESS DOORS & DOORS & LOUVRES ROLLING SERVICE DOORS LIGHTING FIXTURE | METAL METAL CLADDING PRE - CUT METAL CONCRETE CLASS 1 / 2 FINISHED METAL METAL METAL | PRE - FINISHED PRE - FINISHED VERTICAL RIB PRE - FINISHED WATER REPELLENT PRE -FINISHED PRE -FINISHED | TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND AS SHADED. REFER COLOUR LEGEND SAFETY RED SW 4061 NATURAL TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | BUTLER - RIB BUTLER - RIB CONTROL JOINTS. SEE ITEM BY GC. BY GC. |
|---|--|---|--|--|
| 2 WALL 3 ACCENT STRIPE 4 KERB 31 EGRESS DOORS & DOORS & LOUVRES 32 ROLLING SERVICE DOORS 33 LIGHTING | METAL CLADDING PRE - CUT METAL CONCRETE CLASS 1/2 FINISHED METAL METAL | PRE - FINISHED VERTICAL RIB PRE - FINISHED WATER REPELLENT PRE -FINISHED PRE -FINISHED | REFER COLOUR LEGEND AS SHADED. REFER COLOUR LEGEND SAFETY RED SW 4061 NATURAL TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | BUTLER - RIB BUTLER - RIB CONTROL JOINTS. SEE ITEM BY GC. |
| 3 ACCENT STRIPE 4 KERB 31 EGRESS DOORS & DOORS & LOUVRES 32 ROLLING SERVICE DOORS 33 LIGHTING | PRE - CUT METAL CONCRETE CLASS 1/2 FINISHED METAL METAL | VERTICAL RIB PRE - FINISHED WATER REPELLENT PRE -FINISHED PRE -FINISHED | REFER COLOUR LEGEND SAFETY RED SW 4061 NATURAL TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | BUTLER - RIB CONTROL JOINTS. SEE ITEM BY GC. |
| 4 KERB 31 EGRESS DOORS & DOORS & LOUVRES 32 ROLLING SERVICE DOORS 33 LIGHTING | CONCRETE CLASS 1/2 FINISHED METAL METAL | WATER REPELLENT PRE -FINISHED PRE -FINISHED | SAFETY RED SW 4061 NATURAL TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | CONTROL JOINTS. SEE ITEM BY GC. |
| 4 KERB 31 EGRESS DOORS & DOORS & LOUVRES 32 ROLLING SERVICE DOORS 33 LIGHTING | CONCRETE CLASS 1/2 FINISHED METAL METAL | WATER REPELLENT PRE -FINISHED PRE -FINISHED | NATURAL TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | CONTROL JOINTS. SEE ITEM BY GC. |
| DOORS & LOUVRES ROLLING SERVICE DOORS LIGHTING | METAL | PRE -FINISHED | REFER COLOUR LEGEND TO MATCH ADJACENT WALL CLADDING. | |
| DOORS 33 LIGHTING | | | TO MATCH ADJACENT WALL CLADDING. | BY GC. |
| | METAL | DDE EINICHED | REFER COLOUR LEGEND | 35. |
| | | PRE -FINISHED | SILVER SEE ELECTRICAL DRAWINGS | SEE ELECTRICAL DRAWINGS |
| 34 WALL PACK LIGHTING FIXTURE | METAL | PRE -FINISHED | BLACK SEE ELECTRICAL DRAWINGS | SEE ELECTRICAL DRAWINGS |
| 35 BOLLARD | STEEL | SLEEVE | RED | BY MBS |
| 36 CONTROL JOINT | SEALANT | N/A | MATCH CONCRETE | BY GC |
| LOADING DOCK | | | | |
| 11 CANOPY | METAL PANEL | PRE -FINISHED | TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND | BUTLER - RIB |
| 12 WALL | CONCRETE CLASS 1/2 FINISHED | SEALED | NATURAL | IN - SITU |
| ENTRY | | | | |
| 16 CANOPY FACADE | METAL PANEL | PRE -FINISHED | AS SHADED. REFER COLOUR LEGEND | SHADOW - RIB |
| 17 ACCENT CHANNEL | METAL | PAINT | WHITE | BY GC |
| 20 BENCH | CONCRETE CLASS 1/2 FINISHED | SEALED | GREY JOINTS - NATURAL | IN - SITU |
| 22 EXPOSED STEEL | METAL | PAINT | WHITE | BY GC. |
| ROOFS | | | | |
| 38 MAIN BUILDING ROOF SHEETING | METAL | PRE - FINISHED | OFF WHITE | MR 600 |
| 39 INTERNAL ROOF PARAPET LINING | METAL | PRE - FINISHED | OFF WHITE | BUTLER RIB |
| 40 LOWER ROOF SHEETING | METAL | PRE - FINISHED | WHITEHAVEN (COOLMAX) | KLIPLOK 700 |
| 41 EAVES GUTTERING | METAL | PRE - FINISHED | TO MATCH ADJACENT WALL CLADDING. REFER COLOUR LEGEND | SEE HYDRAULIC ENGINEERS |
| 13 LOUVRE SCREEN | METAL | PRE - FINISHED | GALVANIZED | BY GC. |



3 WEST ELEVATION
1:250

4 SOUTH ELEVATION
1:250



8 SIGN TYPE C

FOR DA COSTCO CASUARINA, WA.



6 SIGN TYPE A - ENTRY

RL +12.100 AFFL
T.O CONDENSER PLATFORM SCREENING

WATER TANK BEYOND-

GALVANISED FINISH RAIN WATER TANK BEHIND-

EAST ELEVATION
1:250

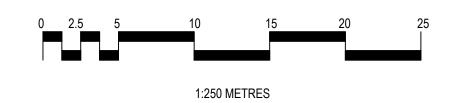
RL +9.350 AFFL T.O BUILDING PARAPET

RL +5.285 AFFL U/S RED STRIPE

RL +0.600 AFFL TOP OF KERB

FFL +0.000 AFFL GROUND LEVEL





ISSUE DESCRIPTION ISSUE FOR DA

DRAWING CONCEPT ELEVATIONS NUMBER DA3001

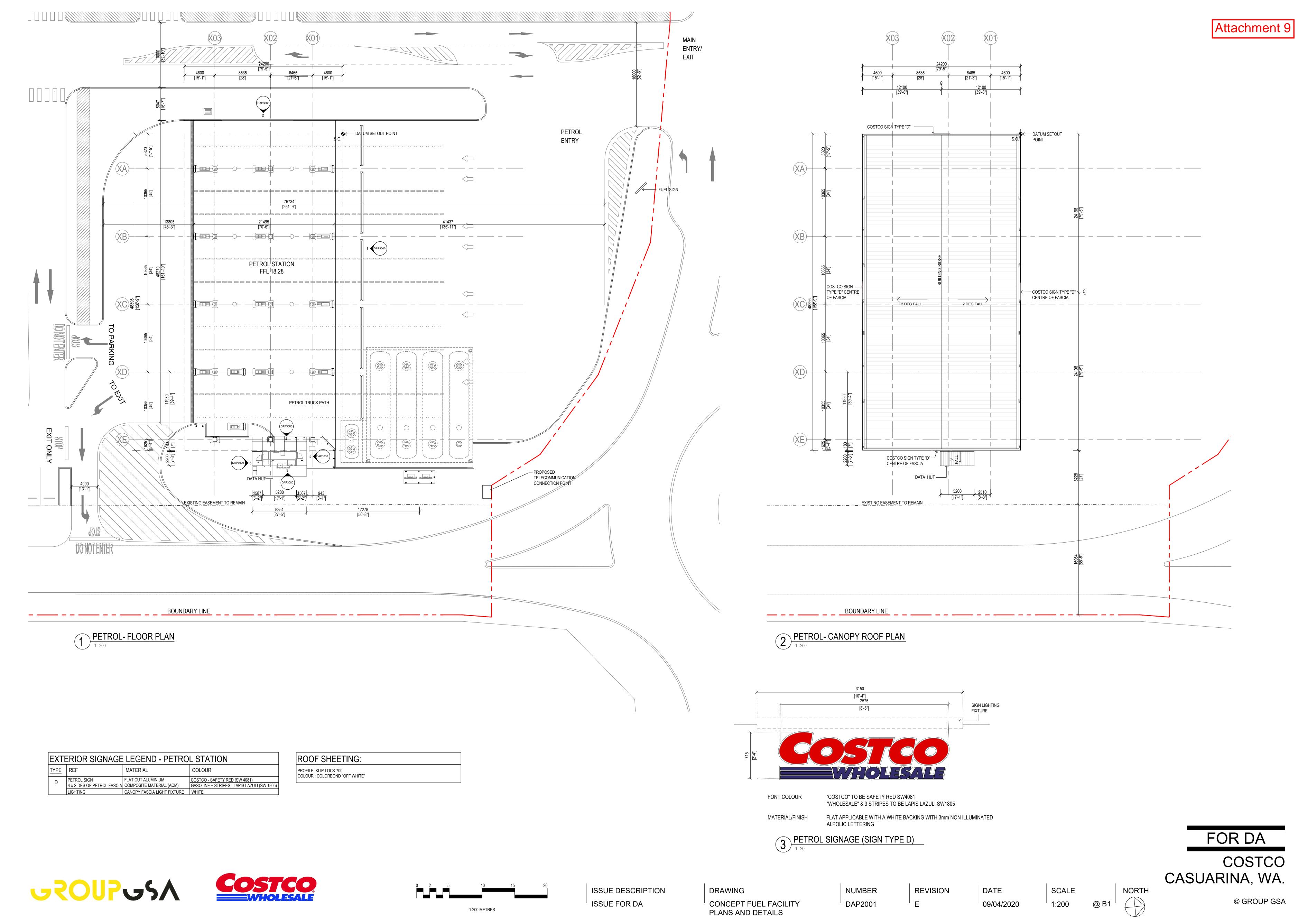
SIGN TYPE A

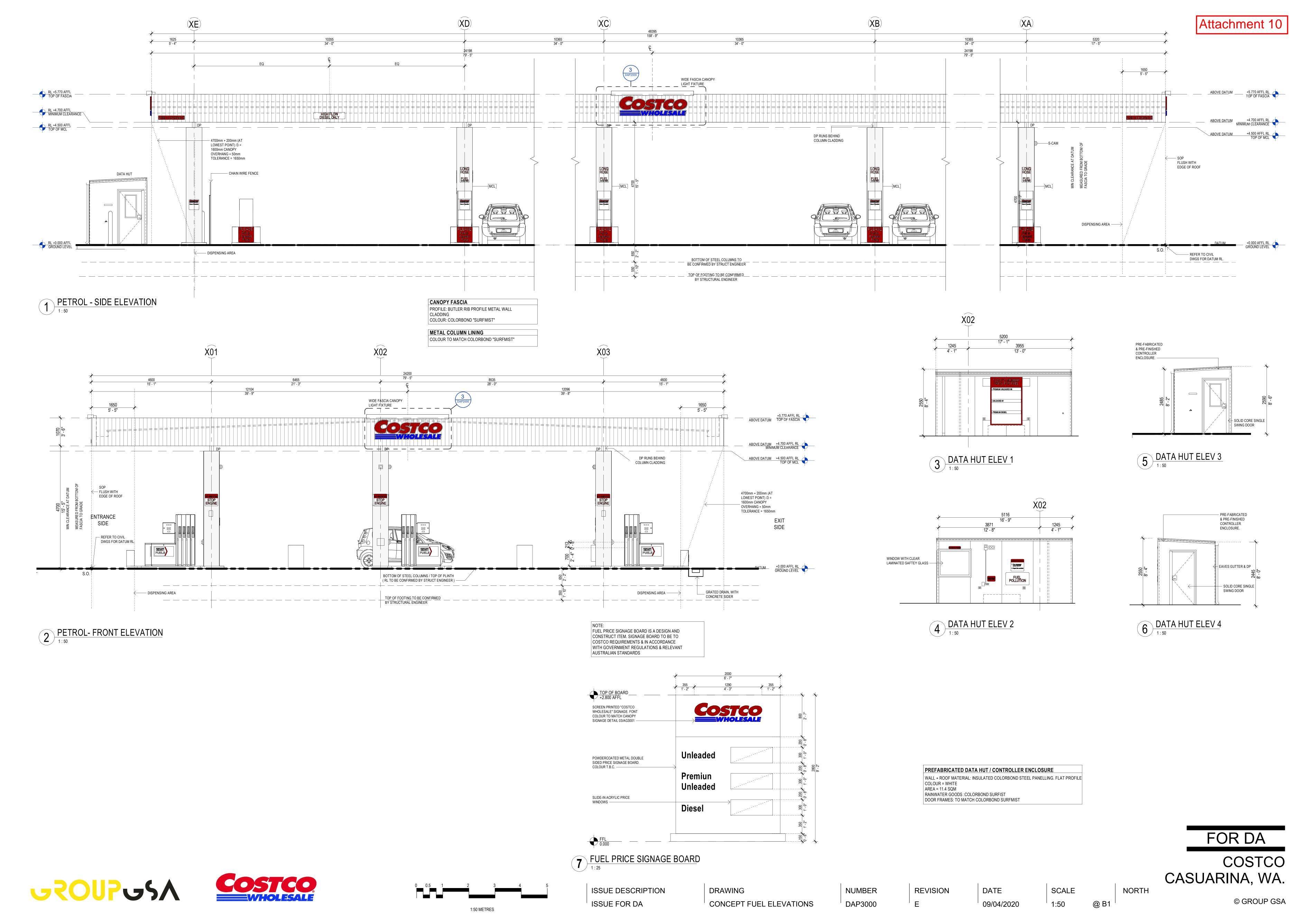
Costco

REVISION DATE 09/04/2020

SCALE 1:250

NORTH @ B1







FOR DA

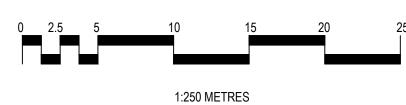
COSTCO
CASUARINA, WA.











ISSUE DESCRIPTION LANDSCAPE DA

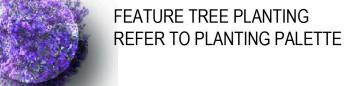
DRAWING PLANTING PLAN 1 OF 4 NUMBER REVISION L2001

DATE 22/04/2020 SCALE 1:250

CASUARINA, WA. NORTH @ B1



LEGEND: Attachment 13





FEATURE TREE PLANTING REFER TO PLANTING PALETTE



FEATURE TREE PLANTING REFER TO PLANTING PALETTE



GARDEN BED REFER TO PLANTING PALETTE



CAR PARK PAVEMENT REFER TO CIVIL ENGINEER DETAILS



HARDSTAND CONCRETE REFER TO ENGINEERS DETAILS

REFER TO ARCHITECTS DETAILS



BUILDING EXTENT



1.4m ELECTRICAL EASEMENT

FOR DA COSTCO CASUARINA, WA.

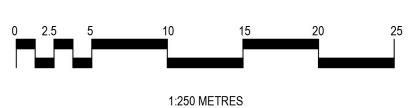


FOR DA

COSTCO
CASUARINA, WA.







LEGEND:

FEATURE TREE PLANTING
REFER TO PLANTING PALETTE

FEATURE TREE PLANTING
REFER TO PLANTING PALETTE

FEATURE TREE PLANTING

GARDEN BED

REFER TO PLANTING PALETTE

REFER TO PLANTING PALETTE

REFER TO CIVIL ENGINEER DETAILS

CAR PARK PAVEMENT

HARDSTAND CONCRETE

BUILDING EXTENT

TURF

REFER TO ENGINEERS DETAILS

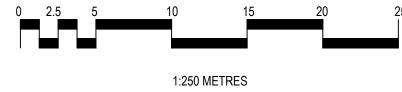
REFER TO ARCHITECTS DETAILS

1.4m ELECTRICAL EASEMENT









ISSUE DESCRIPTION
LANDSCAPE DA

DRAWING
PLANTING PLAN 4 OF 4

REVISION

NUMBER

L2004

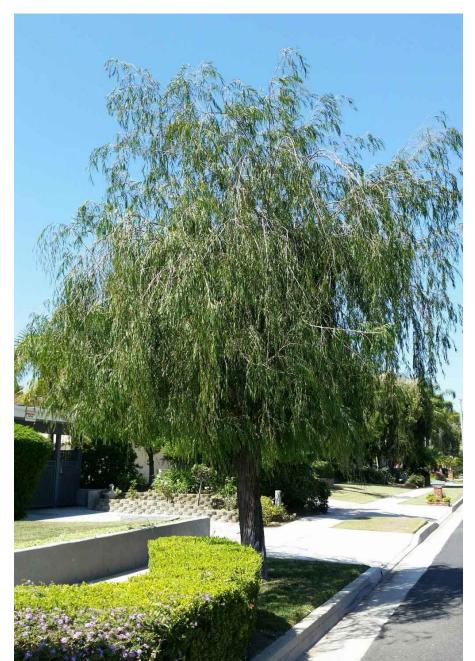
DATE 22/04/2020 1:250

@ B1

CASUARINA, WA.

PLANT PALETTE - TREES

| Code | Botanical Name | Common Name | Height x Width (m) | Planting Density | Pot Size |
|-------|----------------------------------|-------------------|--------------------|---------------------|-------------|
| TREES | | | | | |
| | Agonis flexuosa | W.A. Peppermint | 25 x 6 | as shown | 100L |
| | Casuarina cunninghamiana | River She-oak | 15 x 8 | as shown | 100L |
| | Casuarina equisetifolia | Coastal She-oak | 9 x 8 | as shown | 100L |
| | Callistemon 'Kings Park Special' | Bottlebrush | 7 x 6 | as shown | 100L |
| | Eucalyptus ficifolia | Red Flowering Gum | 7 x 6 | as shown | 100L |
| | Eucalyptus rudis | Swamp Gum | 12 x 8 | as shown | 100L |
| | Jacaranda mimosifolia | Jacaranda | 12 x 8 | as shown | 100L |
| | Lagerstroemia indica | Crepe Myrtle | 5 x 5 | as shown | 100L |











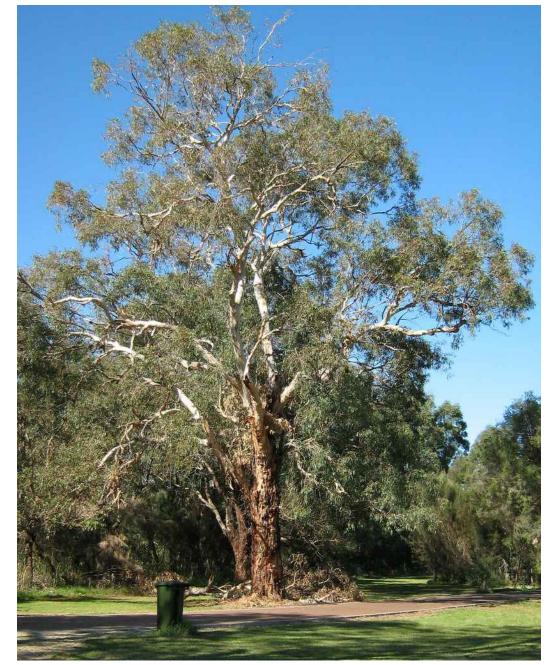
Agonis flexuosa

Casuarina cunninghamiana

Casuarina equisetifolia

Callistemon 'Kings Park Special'

Eucalyptus ficifolia







Eucalyptus rudis

Jacaranda mimosifolia

Lagerstroemia indica

FOR DA COSTCO CASUARINA, WA.





| Code | Botanical Name | Common Name | Height x Width (m) | Planting Density | Pot Size |
|--------|-------------------------|-----------------------|--------------------|---------------------|-------------|
| SHRUBS | 3 | | | | |
| | Acacia truncata | Wattle | 4 x 2 | 1.5m ctrs | 5L |
| | Acacia huegelii | Wattle | 4 x 2 | 1m ctrs | 5L |
| | Acacia lasiocarpa | Wattle | 3 x 2 m | 1.5m ctrs | 300mm |
| | Calothamnus quadrifidus | One-sided Bottlebrush | 5 x 3 | 1.5m ctrs | 5L |
| | Grevillea 'Gin Gin Gem' | Gin Gin Gem | 1 x 1 | 1m ctrs | 300mm |
| | Melaleuca huegelii | Honey Myrtle | 1.5 x 1 | 0.8m ctrs | 300mm |
| | Melaleuca viminea | Mohan | 5 x 2 | 1.5m ctrs | 5L |
| | Westringia fruticosa | Native Rosemary | 1 x 1 | 0.6m ctrs | 300mm |

















Grevillea 'Gin Gin Gem'

Melaleuca huegelii

Melaleuca viminea

Westringia fruticosa

FOR DA COSTCO CASUARINA, WA.





PLANT PALETTE - GROUND COVERS

| Code | Botanical Name | Common Name | Height x Width (m) | Planting Density | Pot Size |
|--------|-------------------------------------|---------------------|--------------------|---------------------|-------------|
| GROUNE | DCOVERS AND CLIMBERS | | | | |
| | Callistemon 'Little John' | Little John | 0.4 × 0.4 | 0.8m ctrs | 150mm |
| | Dianella revoluta | Blue Flax Lily | 0.4 × 0.4 | 0.8m ctrs | 150mm |
| | Eremophila glabra 'Kalbarri Carpet' | Kalbarri Carpet | 2.5 x 2.5 | 1m ctrs | 150mm |
| | Grevillea crithmifolia | Spreading Grevillea | 0.2 x 2 | 0.5m ctrs | 200mm |
| | Kennedia prostrata | Running Postman | 0.3 x 0.3 | 0.5m ctrs | 200mm |
| | Lomandra 'Tanika' | Lomandra | 1 x 0.6 | 0.8m ctrs | 200mm |
| | Olearia axillaris 'Little Smokie' | Little Smoke | 0.5 x 1.5 | 1m ctrs | 200mm |











Dianella revoluta

Eremophila glabra 'Kalbarri Carpet'

Grevillea crithmifolia







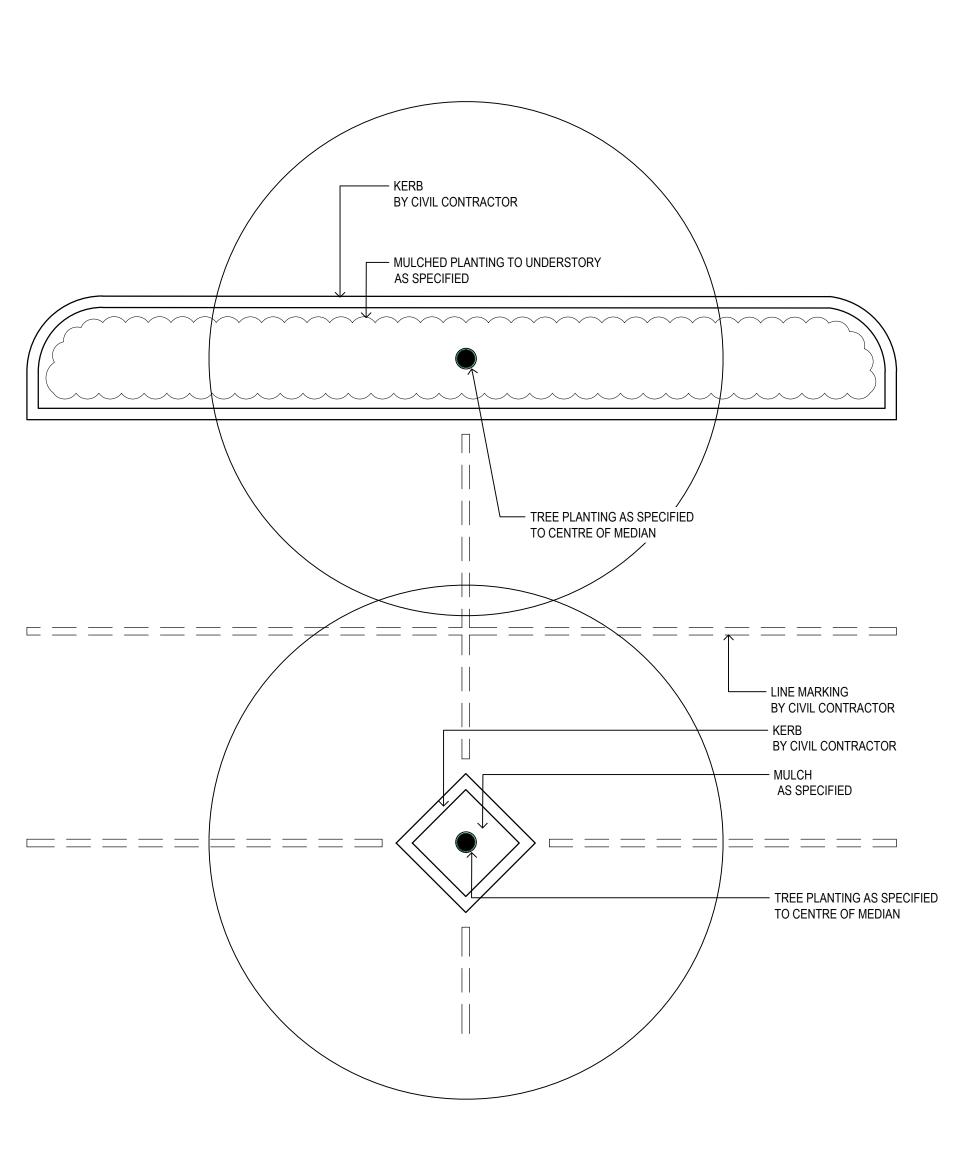
Lomandra 'Tanika'

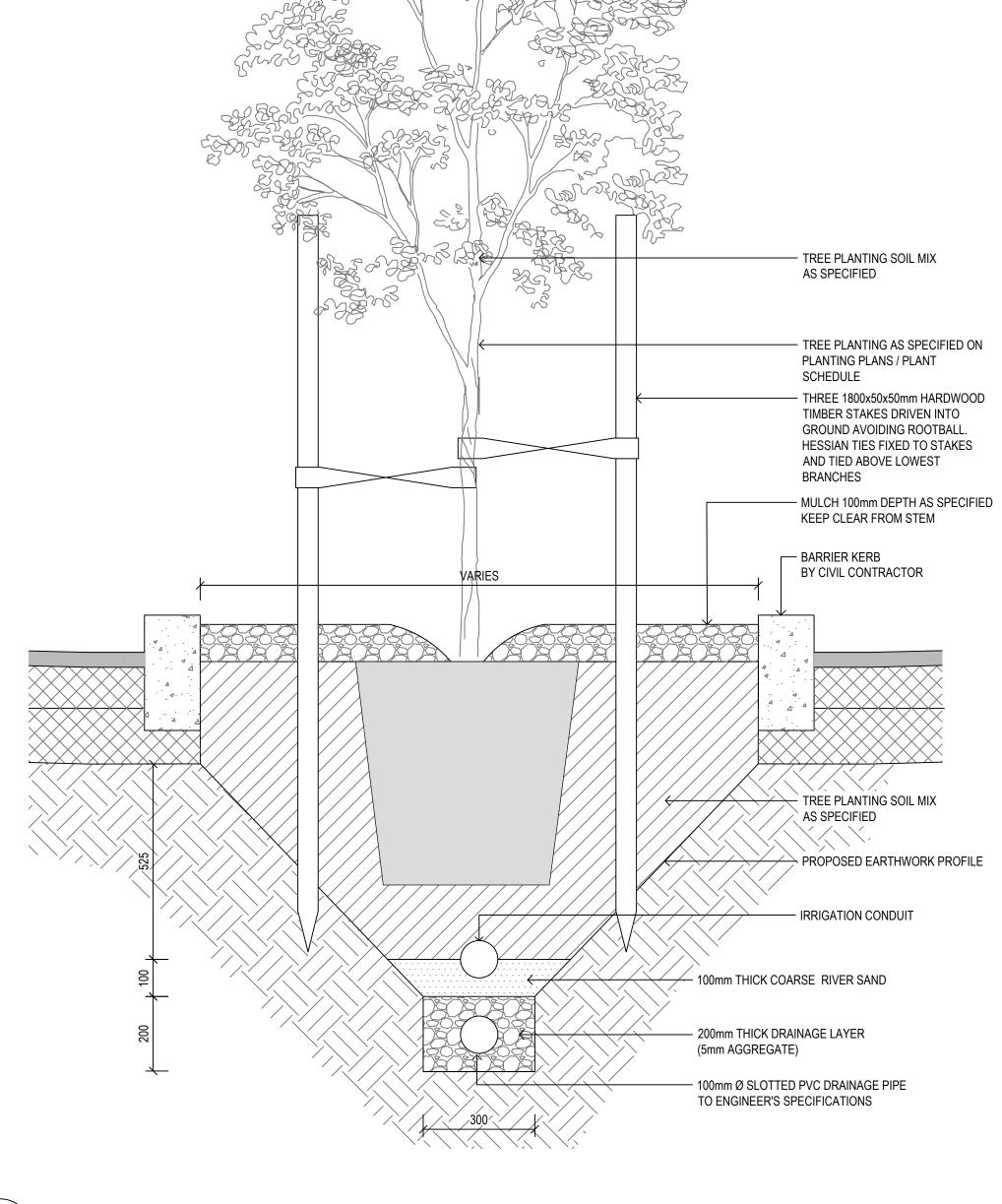
Olearia axillaris 'Little Smokie'





FOR DA





TREE PLANTING IN MEDIAN - PLAN SCALE 1:50

TREE PLANTING IN MEDIAN - SECTION SCALE 1:10

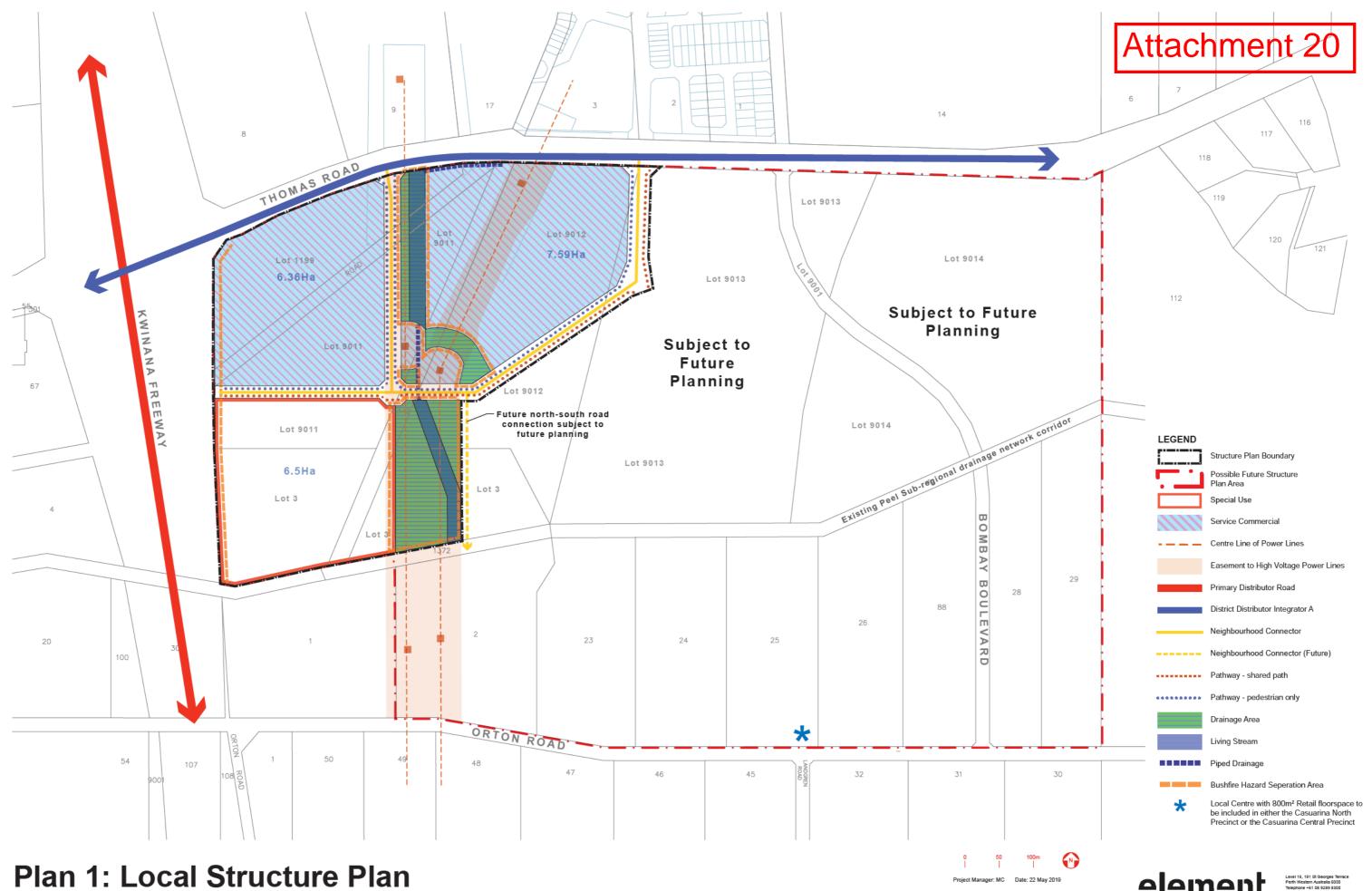






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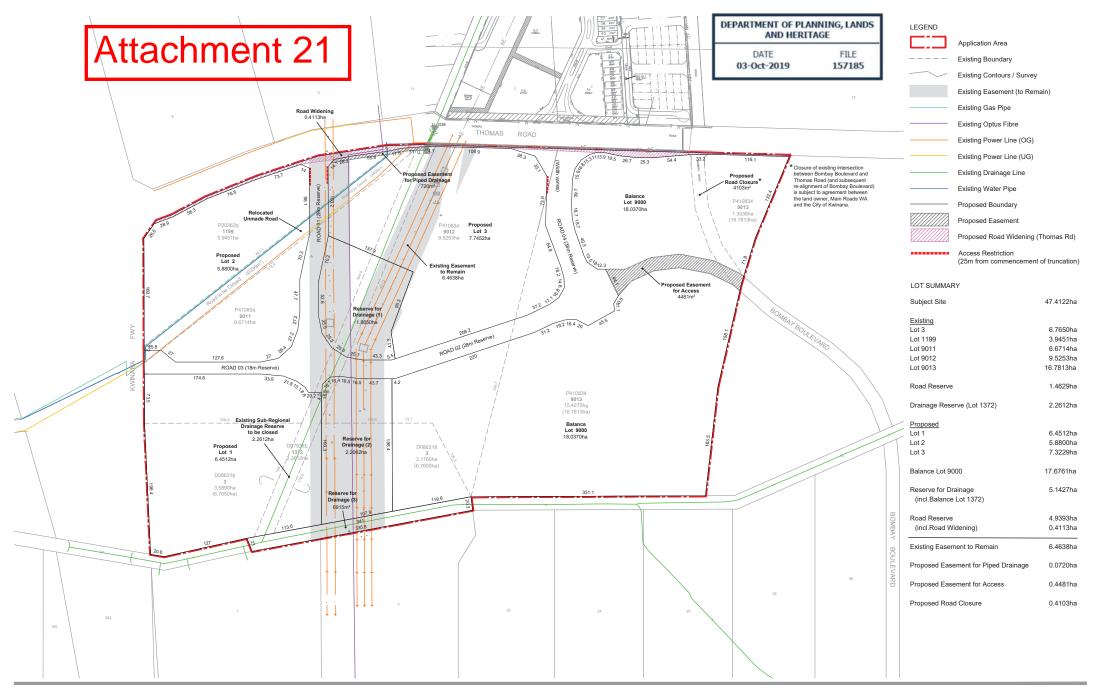
L4001



Lots 9011, 9012, 9013, 1199 & 3 Thomas Road, Casuarina



vel 18, 191 St Georges Terrace rfh Western Australia 6000 lephone +61 08 9289 8300 csimile +61 08 9321 4786 rw.elementwa.com.au



Subdivision Plan

Lots 3, 1199 and 9011-9013 Thomas Road, Casuarina



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 | Reserve Transfer – Governance – Transfer to Public Art Reserve | Nil | (29,900) | (29,900) |
| | Operating Revenue – City Strategy – Other Reimbursements | Nil | 29,900 | 29,900 |
| 2 | Capital Expense – Buildings – Recquatic - Pool Upgrades | (25,000) | (7,000) | (32,000) |
| | Capital Expense – Buildings – Recquatic 25m backwash tank lid replacement | (7,000) | 7,000 | Nil |
| | Reserve Transfer – Asset Management Reserve - Pool Upgrades | Nil | 7,000 | 7,000 |
| | Reserve Transfer – Asset Management Reserve - Recquatic | 7,350 | (7,000) | 350 |
| 3 | 25m backwash tank lid replacement Capital Expense – Buildings – Recreation and Culture Facility – Darius Wells Automate Disabled Toilet Doors | (20,000) | (5,000) | (25,000) |
| | Capital Expense – Buildings – Recreation and Culture Facility – John Wellard Community Centre Stormwater System | (21,000) | 5,000 | (16,000) |
| | Reserve Transfer – Asset Management Reserve - Darius Wells Automate Disabled Toilet Doors | 21,000 | 5,000 | 26,000 |
| | Reserve Transfer – Asset Management Reserve - John Wellard Community Centre Stormwater System | 22,050 | (5,000) | 17,050 |

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

18.1 BUDGET VARIATIONS

DISCUSSION:

| ITEM # | DESCRIPTION | CURRENT BUDGET | INCREASE/ DECREASE | REVISED BUDGET |
|-----------|---|-------------------|-----------------------|-------------------|
| 1 | Reserve Transfer – Governance – Transfer to Public Art Reserve | Nil | (29,900) | (29,900) |
| | Operating Revenue – City Strategy – Other Reimbursements | Nil | 29,900 | 29,900 |

The City's bush guardian sculpture located at Lambeth Circle and Henley Boulevard Wellard was stolen. As a result of an insurance claim the City has received an insurance reimbursement of the quoted replacement cost (\$39,900) less the insurance property excess (\$10,000).

It is proposed that this insurance reimbursement is transferred to the Public Art Reserve to be used on a public art project to be determined at a later date.

| 2 | Capital Expense – Buildings – Recquatic - Pool Upgrades | (25,000) | (7,000) | (32,000) |
|---|---|----------|---------|----------|
| | Capital Expense – Buildings – Recquatic 25m backwash tank lid replacement | (7,000) | 7,000 | Nil |
| | Reserve Transfer – Asset Management Reserve - Pool Upgrades | Nil | 7,000 | 7,000 |
| | Reserve Transfer – Asset Management Reserve - Recquatic 25m backwash tank lid replacement | 7,350 | (7,000) | 350 |

The City has received three quotes for the proposed capital works project at the Recquatic for pool upgrades. All three quotes came in above the budgeted amount (approximately \$30,000). It is proposed that this shortfall is funded from the Asset Management Reserve from funds that had been previously budgeted for capital project Recquatic 25m backwash tank lid replacement. This project has been completed under budget from operating expenditure.

| 3 | Capital Expense – Buildings – Recreation and Culture Facility – Darius Wells Automate Disabled Toilet Doors | (20,000) | (5,000) | (25,000) |
|---|--|----------|---------|----------|
| | Capital Expense – Buildings – Recreation and Culture Facility – John Wellard Community Centre Stormwater System | (21,000) | 5,000 | (16,000) |
| | Reserve Transfer – Asset Management Reserve - Darius Wells Automate Disabled Toilet Doors | 21,000 | 5,000 | 26,000 |
| | Reserve Transfer – Asset Management Reserve - John Wellard Community Centre Stormwater System | 22,050 | (5,000) | 17,050 |

18.1 BUDGET VARIATIONS

The Darius Wells Automate Disabled Toilet Doors capital project has identified some works that were underestimated at the time of determining the scope of the project. Some ancillary building works are required to make an appropriate amount of room to fit the automatic mechanisms inside the toilets (rather than them hanging on the outside).

It is proposed that this shortfall is funded from the Asset Management Reserve from funds that had been previously budgeted for capital project John Wellard Community Centre Stormwater System. The original scope of works has been reduced for this project on receiving additional information from the builder.

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.

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 |

^{*}requires an absolute majority of Council.

18.1 BUDGET VARIATIONS

COMMUNITY ENGAGEMENT:

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

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 Accounts for payment for the month ended 31 August 2020

DECLARATION OF INTEREST:

SUMMARY:

The purpose of this report is to present to Council a list of accounts paid under delegated authority for the month ended 31 August 2020, as required by the *Local Government* (Financial Management) Regulations 1996.

OFFICER RECOMMENDATION:

That Council:

- 1. Accepts the list of accounts, totalling \$4,785,151.25, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government* (*Financial Management*) Regulations 1996 for the period ended 31 August 2020, as contained within Attachment A.
- 2. Accepts the detailed transaction listing of credit card expenditure paid for the period ended 31 August 2020, as contained within Attachment B.

DISCUSSION:

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid is to be provided to Council, where such delegation is made.

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within Attachment A.

| Payment Type | Amount (\$) |
|--|-----------------|
| Automatic Payment Deductions | \$ 34,171.18 |
| Cheque Payments #201025 to #201026 | \$ 218.60 |
| EFT Payments #4073 to #4084 | \$ 3,489,221.78 |
| Payroll Payments 09/08/20 and 23/08/20 and | |
| Interim Payroll Payment 05/08/20 | \$ 1,261,539,69 |
| Total Attachment A | \$ 4,785,151.25 |

Contained within Attachment B is a detailed transaction listing of credit card expenditure paid for the period ended 31 August 2020. This amount is included within the total payments, listed above.

18.2 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 AUGUST 2020

LEGAL/POLICY IMPLICATIONS:

Regulation 13 of the Local Government (Financial Management) Regulations 1996 states:

- 13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.
 - (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —
 - (a) the payee's name; and
 - (b) the amount of the payment; and
 - (c) the date of the payment; and
 - (d) sufficient information to identify the transaction.
 - (2) A list of accounts for approval to be paid is to be prepared each month showing
 - (a) for each account which requires council authorisation in that month
 - (i) the payee's name; and
 - (ii) the amount of the payment; and
 - (iii) sufficient information to identify the transaction; and
 - (b) the date of the meeting of the council to which the list is to be presented.
 - (3) A list prepared under subregulation (1) or (2) is to be
 - (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and
 - (b) recorded in the minutes of that meeting.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications that have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications that have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications that have been identified as a result of this report or recommendation.

18.2 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 AUGUST 2020

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 that have been identified as a result of this report or recommendation.

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 | That Council does not accept the payments |
|--------------------------|---|
| Risk Theme | Failure to fulfil statutory regulations or compliance |
| | requirements |
| Risk Effect/Impact | Compliance |
| Risk Assessment | Operational |
| Context | |
| Consequence | Minor |
| Likelihood | Possible |
| Rating (before | Low |
| treatment) | |
| Risk Treatment in place | Reduce – mitigate risk |
| Response to risk | Officers provide a full detailed listing of payments |
| treatment required/in | made in a timely manner |
| place | |
| Rating (after treatment) | Low |



ATTACHMENT A Payment Listing



Payments made between 01/08/2020 and 31/08/2020

| Payee | Invoice | Description | Amount |
|-------------------------------------|------------------|--|------------|
| Automatic Deductions | | | |
| Go Go On-Hold Pty Ltd | 00042463 | On hold phone message system | 198.00 |
| Commonwealth Bank | 040820A | Credit card Functions Officer to 040820 | 313.95 |
| Commonwealth Bank | 040820B | Credit card Director City Legal to 040820 | 424.20 |
| Commonwealth Bank | 040820c | Credit card Director City Development and Sustainability to 040820 | 306.31 |
| Commonwealth Bank | 040820D | Credit card Manager Customer and Communications to 040820 | 1,196.65 |
| Commonwealth Bank | 040820E | Credit card Director City Infrastructure to 040820 | 1,331.00 |
| Commonwealth Bank | 040820F | Credit card Chief Executive Officer to 040820 | 4.35 |
| Commonwealth Bank | 040820G | Credit card Director City Engagement | 44.00 |
| Commonwealth Bank | 040820H | Credit card Manager Human Resources | 5,583.69 |
| BP Australia Pty Ltd | 11195465 | Fleet fuel 010720 to 310720 | 13,926.04 |
| iinet Technologies Pty Ltd | 121320882 | Monthly internet August | 589.93 |
| Windcave Pty Ltd | 1546878 | Windcave July 2020 | 55.00 |
| Caltex Australia Petroleum Pty Ltd | 0301871754 | Fleet fuel 010720 to 310720 | 7,282.95 |
| Fines Enforcement Registry | 26237891 | Lodgement fee for unpaid infringements | 231.00 |
| Fines Enforcement Registry | 26298914 | Lodgement fee for unpaid infringements | 308.00 |
| Fines Enforcement Registry | 26333809 | Lodgement fee for unpaid infringements | 154.00 |
| Commonwealth Bank | 417816299 | Fees for bank confirmation audit request 19/20 | 60.00 |
| Wright Express Australia Pty Ltd | 57 | Fleet fuel 300620 to 310720 | 848.06 |
| Toyota Fleet Management | 808526 | Fleet management August 2020 | 1,194.07 |
| TPG Internet Pty Ltd | 1240654224 | Kwinana South Station internet connection | 59.99 |
| TPG Internet Pty Ltd | 1241043681 | Mandogalup Station internet connection | 59.99 |
| | | Total Automatic Deductions | -34,171.18 |
| Cheques | | | |
| City Of Kwinana - Pay Cash | 02Aug20 | Petty cash recoup to 020820 FDC | 143.30 |
| City Of Kwinana - Pay Cash | 140820 Library | Petty cash recoup to 140820 Library | 75.30 |
| | | Total Cheques | -218.60 |
| EFT | | | |
| EFT TRANSFER: - 05/08/2020 | | | 63,256.62 |
| Bright Futures Family Day Care - Pa | 270720 to 020820 | FDC Payroll 200720 to 260720 | 44,836.39 |
| Bright Futures In Home Care - Payro | 270720 to 020820 | IHC Payroll 270720 to 020820 | 18,420.23 |
| EFT TRANSFER: - 06/08/2020 | | | 854,810.36 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|--------------------|--|--------------------|
| Keystart Loans Ltd-MIP Administrati | 1.9 | Rates Refund | 453.30 |
| Green Willows Industrial Cleaning a | 26 300720 | Retirement Village Clubhouse and office cleaning | 200.00 |
| Shred-X Pty Ltd | 01473025 | Exchange and destroy secure document bins | 80.96 |
| Total Chess | 04August20 | Cancelled booking of Library activity room | 70.20 |
| Alex Krsnik | SQ20004 | Roundabout maintenance July 20 | 3,525.28 |
| | SQ20003 | Slash and weed control Gilmore & Wellard Ave | 792.00 |
| | SQ20002 | Landscape maintenance Bertram Road | 2,288.00 |
| | SQ20001 SQ20008 | Garden bed cleanup Gilmore Ave City Centre litter collection July 20 | 352.00 3.204.83 |
| | SQ20008 SQ20007 | Litter pickup collection for July 20 | 6,980.85 |
| | SQ20006 | Rural road verge litter collection for July 20 | 9,120.37 |
| | SQ20005 | Landscape maintenance for July 20 | 711.92 |
| Quest Software International Limite | 4700245732 | KACE systems management to Sept 2021 | 8,549.20 |
| Learning Discovery Pty Ltd | 112675 | Assorted non fiction books | 266.00 |
| Bang the Table Pty Ltd | INV-3063 | Online engagement portal for Community Plan review | 33,715.00 |
| OneMusic Australia | 048327 | Music licence for Kwinana Recquatic 20 to 21 | 11,744.07 |
| Sonic Health Plus | 2112620 | Pre-employment medical assessment 220720 | 198.00 |
| | 2116050 | Pre-employment medical assessment 300720 | 198.00 |
| Kwinana Men's Shed Inc | 7 | Fabricate and install outside pantry | 150.00 |
| Ningi Ventures WA | 0017 | Career Corner Conversations online program 210720 | 230.00 |
| Dowsing Group Pty Ltd | 14222 | Construction of footpath Breccia Pde | 1,067.43 |
| Holcim (Australia) Pty Ltd | 9407059001 | Supply 1.6M3 14mm concrete to Medina | 497.20 |
| | 9407048027 | Supply 3.6M3 14mm concrete to Orelia | 546.26 |
| | 9407059003 | Supply 2.8M3 14mm concrete to Medina | 463.98 |
| Julia Kay Wallis | 2020-2021-003 | Transcript of history recordings | 307.50 |
| Biffa Mini Bins | INV-0119 | Skip bin hire for Callistemon Crt | 240.00 |
| Bliss Momos Cafe & Restaurant Pty L | IV0000000013 | Drink vouchers for Community Planting Day | 150.00 |
| Qube Mandogalup Development Pty Ltd | 1.7 | Rates Refund | 91,843.84 |
| Red Oxygen Pty Ltd | CI00206490-4923 | 33 Licence and message charges 270620 to 260720 | 45.32 |
| Repco (GPC Asia Pacific) | 4330186256 | Rear tailgate folding ramp for dog assistance | 143.00 |
| Datacom Solutions (AU) Pty Ltd | EXT00158263 | Monthly website licence July 20 | 1,870.00 |
| Burson Automotive Pty Ltd | 106445403 | Storage containers for spare parts at Depot | 306.63 |
| Moore Australia (WA) Pty Ltd | 317714 | Assessment of Kwinana Golf Club | 5,500.00 |
| Pure Homes Pty Ltd T/As B1homes | Refund | Lot 624 Bindra St Wellard verge material | 216.00 |
| Marsh Advantage Insurance Pty Ltd | 060-1279143 | Liability insurance pack for June 20 to July 21 | 2,799.50 |
| | 060-1279142 | Industrial special risks | 36,311.55 |
| | 060-1279141 | Personal accident insurance policy | 532.40 |
| The Project People | Q-5694 | U10 Callistemon Crt renovation progress payment 1 | 3,038.17 |
| Rupindeljit Aulakh | 31July20 | Swimming lessons refund at Recquatic | 69.80 |
| Peter Paul Susol | 30July20 | Refund impound fee | 80.00 |
| Clay Nathan Neale | 23July20 | Refund of annual gym membership at Recquatic | 416.24 |
| Tracy Humphreys | 03August20 | Refund cancelled booking The Patio | 39.00 |
| | 1699870 | 220820 Refund bond on The Patio | 100.00 |
| Hasnainali Talibhusen Badri | Refund | Overpayment of invoice | 13.74 |
| Ernest David Lambert | 03August20 | Swimming lessons refund | 119.00 |
| Stacey Archer | 1697566 | Refund bond on The Patio | 100.00 |
| Viberly Lazaro | 1698235 | Refund bond on Medina Hall | 2,000.00 |

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| Payee | Invoice | Description | Amour |
|--|------------------------------------|---|------------------|
| Pietro Di Silvio | 1700526 | Refund bond on The Patio | 100.0 |
| Danielle Canas Sanchez | 1698155 03August20 | Refund bond on The Patio Cancelled booking for The Patio | 100.00 39.00 |
| Belinda Loraine Conry | 1220604 | Refund re-vegetation bond | 7,655.4 |
| Michael Alan Ball & Vickie Ball | 1.9 | Rates Refund | 2,065.22 |
| Kenneth Keok Soo Lim | 1.9 | Rates Refund | 5,173.9 |
| Cyle John Cooper | 1.9 | Rates Refund | 254.00 |
| Bullivants Pty Ltd | DMI401012404 | Special load restraint chain assemblies | 246.30 |
| St John Ambulance Australia (WA) In | FAINV00447461 | First aid training 300720 | 128.00 |
| | FAINV00439697 | First aid training 240720 | 128.00 |
| Sunny Sign Company Pty Ltd | 438365 | Street signs for various locations | 222.7 |
| Telstra | 0335568200 Jul | Banksia Park to 090820 | 45.24 |
| Toll Transport Pty Ltd | 0398-T221490 | Courier charges 280420 to 240720 | 52.18 |
| | 0399-T221490 | Transport services food water sampling analysis | 39.9 |
| Twights Plumbing Pty Ltd | G3844 | Relocate water fountain at Banksia Clubhouse | 441.00 |
| | G3900 G3856 | Repair HWS at V33 Banksia Park Pressure test gas at U35 Bright Rd | 235.58 121.00 |
| | G3885 | Replace HWS at U67 Bright Rd Calista | 1,900.00 |
| Water Corporation of Western Austra | 902052830Jul20 | 4U Reserve Cavendish Blvd | 10.0 |
| · | 9011593586Jul20 | Recquatic industrial waste charges | 454.34 |
| | 9018600726Aug20 | 14U Wellard Community Centre | 1,617.4 |
| | 9014096921Jul20 | 5U Wellard Pavilion | 490.28 |
| | 9021870858Jul20 | 3U McWhirter Oval drink fountain | 7.5 |
| | 9021923200Jul20 9021127749Jul20 | 4U Aurora Park drink fountain | 10.07 5.04 |
| | 9021239484Jul20 | 2U Bellingham Park drink fountain Service charge Ryhill Cr drink fountain | 47.3 |
| Westbooks | 315368 | Adult Library books | 397.86 |
| | 315369 | Junior Library books | 404.53 |
| | 315362 | Indigenous books for Library | 208.50 |
| | 315363 | Junior Library books | 26.62 |
| | 315364 | Junior Library books | 81.29 |
| | 315365 315367 | Adult Library books Adult Library books | 103.53 22.18 |
| Western Power Corporation | CORPB0503756 | Leath Road street light redesign | 3,300.00 |
| Kyocera Document Solutions Australi | 90032082 | Copy costs July City Leadership | 102.18 |
| Typesera Besument Coladerie / taetrali | 90032083 | Copy costs July IT | 120.8 |
| | 90032084 | Copy costs July Library staff | 81.80 |
| | 90032085 | Copy costs July Community Centre | 50.1 |
| | 90032086 | Copy costs July The Zone | 84.02 |
| | 90032087 | Copy costs July Admin Planning | 362.48 |
| | 90032088 90032089 | Copy costs July The Zone staff Copy costs July Admin Governance | 20.93 273.33 |
| | 90032090 | Copy costs July Family Day Care | 90.78 |
| | 90032091 | Copy costs July Depot Admin | 98.8 |
| | 90032092 | Copy costs July Admin Finance | 338.04 |
| | 90032093 | Copy costs July Admin CSO | 92.03 |
| | 90032094 | Copy costs July Recquatic | 204.94 |
| | 90032095 90032096 | Copy costs July Library public Copy costs July Darius Wells Reception | 59.86 28.34 |
| | 90032097 | Copy costs July Banus Wells Reception Copy costs July Records | 478.89 |
| | 90032098 | Copy costs July Depot Demountable | 155.72 |
| | 90032099 | Copy costs July Banksia Park | 82.2 |
| | 90032100 | Copy costs July Creche | 57.74 |

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| | 90032101 | | 12.01 |
|-------------------------------------|----------------------------------|---|----------------------|
| Taylor Tyres Pty Ltd | 21570 | Copy costs July Mechanics Depot Wheel alignment and two tyres KWN2077 | 554.40 |
| Arteil | 00075462 | Gryphon MK duomatic chair | 467.50 |
| Cornerstone Legal | 17382 | Legal fees matter No 004825 | 2,206.60 |
| Palm Lakes Gardens & Landscape Serv | 2579 | Repair paving at Stokesay Way | 2,145.00 |
| | | | |
| Beaver Tree Services Aust Pty Ltd | 74192 | Tree pruning zone 1 Orelia | 74,282.80 |
| Suez | 38548207 | Green waste tipping fees July | 1,469.09 |
| Synergy | 856518550Aug20 693987550Jul20 | Decorative lighting OU Challenger Beach toilets | 2,646.88 108.58 |
| Good Reading Magazine P/L | 00017411 | Annual subscription to Good Reading magazine | 1,095.00 |
| ZircoData Pty Ltd | ZDW0134112 | Secure off site storage pick up and retrieval | 1,397.15 |
| Bunnings Building Supplies | 2163/01351337 | Plants for Banksia Park | 254.86 |
| | 2163/01645113 | Cleaning sundries for Recquatic Centre | 190.03 |
| Wilson Security Pty Ltd | W00259851 | Banksia Park emergency call out | 116.05 |
| | W00257396 | Banksia Park emergency call out | 116.05 |
| | W00264289 | Callistemon Court security patrols July 20 | 864.33 |
| Acurix Networks Pty Ltd | 00002730 | William Bertram NBN Aug 20 | 100.10 |
| Bolinda Publishing Pty Ltd | 201043 | Large print books for Library | 57.42 |
| Challenger Ford | C6671 | 2019 Ford Escape SUV | 29,125.72 |
| Hudson Global Resources (Aust) Pty | AU1091205 | Temp staff week ending 190720 | 2,008.05 |
| Marketforce Pty Ltd | 34174 | Advertising July 20 | 2,761.00 |
| Landscape Elements Pty Ltd | 00009992 | Wandi cricket pitch and practice nets claim 1 | 99,453.43 |
| Andrea Harold | 29July20 | Reimbursement Survey Monkey subscription renewal | 312.00 |
| Coastline Mowers | 24741#5 | Clearing saw | 749.25 |
| Hays Specialist Recruitment Pty Ltd | 9426578 | Temp staff week ending 260720 | 3,296.93 |
| Foreshore Rehabilitation & Fencing | INV-4742 | Upgrade outer fence at Rhodes Park | 45,843.60 |
| KAJ Installations & Services | 00006602 | Install roller door motor to U30 Callistemon Crt | 709.00 |
| Kwinana Industries Council | 00012116 | School based trainee fortnight ending 170720 | 144.85 |
| | 00012115 | School based trainee fortnight ending 310720 | 219.99 |
| Infiniti Group | 496707 | Paper towels for Recquatic | 514.59 |
| Kelyn Training Services | 00029166 | Traffic management plan training 240820 | 1,050.00 |
| Wai Kei Vicky Chui | 31 July 2020 | Reimbursement for food sampling expenditure | 15.00 |
| Winc Australia Pty Ltd | 9033286951 | Stationery equipment for Admin | 159.23 |
| Willo Additalia F ty Eta | 9033301573 | Stationery equipment for Admin | 257.73 |
| Advanced Traffic Management (WA) Pt | 00138209 | Traffic management for Henley Blvd | 715.00 |
| (, , | 00138210 | Traffic management for Gilmore Ave | 1,417.90 |
| | 00138211 | Traffic management for Gilmore Ave | 885.50 |
| | 00138212 | Traffic management for Gilmore Ave | 1,012.00 |
| | 00138093 00138235 | Traffic management for Hennessy Ave Traffic management for Henley Blvd | 1,347.50 1,454.20 |
| I D Total | | | |
| LD Total | 107655 107661 | Landscape maintenance various locations July 20 Landscape maintenance various locations July 20 | 817.84 1,171.42 |
| | 107663 | Landscape maintenance various locations July 20 | 32,759.51 |
| | 107652 | Landscape maintenance various locations July 20 | 11,447.15 |
| | 107650 | Landscape maintenance various locations July 20 | 15,981.61 |
| | 107648 | Landscape maintenance various locations July 20 | 8,872.47 |
| | 107657 | Landscape maintenance various locations July 20 | 9,370.17 |
| | 107652 | Landagana maintananas variaus lagaticies lulu 00 | |
| | 107653 107646 | Landscape maintenance various locations July 20 Landscape maintenance various locations July 20 | 2,755.48 5,078.39 |





| Payee | Invoice | Description | Amoun |
|-------------------------------------|------------------------|---|------------------------|
| | 107665 107659 | Landscape maintenance various locations July 20 Landscape maintenance various locations July 20 | 1,986.75 2,587.54 |
| AC Cooling Services | 6307 | Install AC to U33 Callistemon Crt | 1,956.90 |
| ED Property Services | 00001545 | Repair leak in V65 Banksia Park | 66.00 |
| T J Depiazzi & Sons | 108688 | Supply and deliver pinebark mulch to Depot | 3,259.85 |
| Landgate | 357924-10001098 | GRV chargeable schedule No G2020/13 | 760.48 |
| Enzed Fremantle | 60554 | Air hose fittings and valves | 147.14 |
| Fire & Emergency Services, Dept of | 30July2020 | ESL collections June 2020 Option A | 19,591.77 |
| Accord Security Pty Ltd | 00024942 | Cash handling services for July 20 | 825.00 |
| Flexi Staff Pty Ltd | I0000641 | Temp staff week ending 250720 | 1,893.88 |
| | 10000492 | Temp staff week ending 190720 | 1,131.85 |
| ALSCO Pty Ltd | CPER2055791 | Linen hire for OCM Dinners | 66.94 |
| Plants & Garden Rentals | 00015434 | Plant hire Darius Wells July 20 | 159.50 |
| Woolworths Group Limited | 3719022 | Items for Admin | 18.91 |
| | 68310877 | Items for Depot | 130.86 |
| | 3719025 | Items for Bright Futures | 89.02 |
| | 3719006 64248311 | Morning tea for Advisory Group | 14.62 |
| | 3719016 | Items for Admin Items for Recquatic | 211.55 183.60 |
| | 3719019 | Items for the Zone | 8.60 |
| | 3719018 | Items for the Zone | 77.4 |
| | 3719027 | Items for the Zone | 88.23 |
| | 67783428 | Items for Admin | 105.75 |
| Print and Design Online Pty Ltd | 18052 | Recquatic website membership upgrade | 600.00 |
| Elexacom | 110412 | Install GPO to U33 Callistemon | 173.75 |
| | 110410 | Install GPO to HWS at V67 Bright Rd Banksia Park | 298.10 |
| Zip Heaters | 3454804 | Repair to water fountain at Recquatic | 169.40 |
| Beacon Equipment | 54748#21 | Hand held blower vac kits | 236.90 |
| Isentia Pty Limited | MN0802027 | Media monitoring August 20 | 935.00 |
| David Murray Walter | 1.8 | Rates Refund | 771.16 |
| Sprayking WA Pty Ltd | 00001884 | Weed control various locations | 592.35 |
| | 00001883 | Hardstand weed control various locations Weed control various locations | 13,097.97 |
| Laboration and Description | 00001881 | | 3,242.17 |
| Labourforce Impex Personnel Pty Ltd | 165282 165694 | Temp staff week ending 120720 Temp staff week ending 020820 | 2,329.56 1,877.35 |
| Shelford Constructions Pty Ltd | 76MAN/4 | Mandogalup Fire Station extension claim 4 | |
| Quantum Building Services | 00003356 | Removal of walls in Admin Building | 98,762.00 10,317.27 |
| Pickles Auctions | DI000195507 | | 110.00 |
| | | Vehicle impound fee | |
| Flying Canape | 11532 | Citizenship Ceremonies catering 280720 | 1,221.00 |
| Perth Parkour Inc | INV-0077 | School holiday excursion for The Zone | 360.00 |
| Blackwood & Sons Ltd | KW2386XA | Assorted gloves for City Operations Team | 1,061.58 |
| | PE2387XA KW8907XB | Assorted gloves for City Operations Team | 377.01 50.34 |
| Eloy Industrice Pty I td | 1005536 | Assorted gloves for City Operations Team Install electric actuator arm | 1,622.50 |
| Flex Industries Pty Ltd | | | |
| Challenger Veterinary Hospital | 84893 | Animal services 030820 | 65.00 |
| Poolwerx Spearwood | INVSPE601 INVSPE649 | Replace bearings and seals in pump Splash pad water quality test Adventure Park July | 349.00 2,013.55 |
| Kwinana South Ruch Eiro Brigada | | | 3,000.00 |
| Kwinana South Bush Fire Brigade | INVSPE649 29July20 | Splash pad water quality test Adventure Park July Annual donation to brigade 2020/2021 | 2,0 |

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| Payee | Invoice | Description | Amount |
|-------------------------------------|--------------|--|------------|
| Les Mills Australia | 1076511 | Les Mills contract fee 010620 to 310720 | 746.88 |
| | 1080482 | Les Mills Licence fee Aug 2020 | 813.41 |
| Landscape and Maintenance Solutions | INV-1739 | Broadacre mowing of sports grounds June 20 | 11,630.92 |
| | INV-1742 | Mowing Rockingham and Patterson Roads July 20 | 1,980.53 |
| | INV-1738 | Passive and streetscape mowing various locations | 10,029.77 |
| Majestic Plumbing | 237425 | Repair gas leak under cupboard U43 Banksia Park | 121.13 |
| Lo-Go Appointments | 00422162 | Temp staff week ending 250720 | 1,629.05 |
| | 00422160 | Temp staff week ending 250720 | 1,930.09 |
| | 00422161 | Temp staff week ending 250720 | 1,737.08 |
| | 00422159 | Temp staff week ending 250720 | 1,616.66 |
| | 00422186 | Temp staff week ending 010820 | 1,930.09 |
| Outdoor World Rockingham | 00008718 | Install patio to Banksia Park | 898.00 |
| Mandogalup Volunteer Fire Brigade | 29July20 | Annual donation to brigade 2020 to 2021 | 3,000.00 |
| Taylored to Suit | 00000959 | Deposit for Christmas Styling 2020 Darius Wells | 2,000.00 |
| Urban Habitat Real Estate | 1.9 | Rates Refund | 476.18 |
| Forms Express Pty Ltd | 229951 | Go Green flyers for E notices | 792.00 |
| | 229970 | Print and issuing rates notices for 2020 to 2021 | 3,898.35 |
| EFT TRANSFER: - 06/08/2020 | | Payment reversal creditor #12354 | -230.50 |
| EFT TRANSFER: - 06/08/2020 | | | 0.58 |
| Australian Taxation Office | ATO-Interest | ATO general interest charge late super payment | 0.58 |
| EFT TRANSFER: - 12/08/2020 | | | 369,768.81 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|------------------|------------------------------|--------------------|
| SuperChoice | July2020-01 | Superannuation-July2020-01 | 261,101.45 |
| | July2020-03 | Superannuation-July2020-03 | 5,889.89 |
| | July2020-06 | Superannuation-July2020-06 | 1,665.83 |
| | July2020-07 | Superannuation-July2020-07 | 4,785.88 |
| | July2020-13 | Superannuation-July2020-13 | 1,360.82 |
| | July2020-14 | Superannuation-July2020-14 | 15,147.42 |
| | July2020-16 | Superannuation-July2020-16 | 837.46 |
| | July2020-18 | Superannuation-July2020-18 | 4,364.60 |
| | July2020-21 | Superannuation-July2020-21 | 1,572.90 |
| | July2020-22 | Superannuation-July2020-22 | 545.44 |
| | July2020-24 | Superannuation-July2020-24 | 1,024.35 |
| | July2020-29 | Superannuation-July2020-29 | 44.3 |
| | July2020-30 | Superannuation-July2020-30 | 1,320.25 |
| | July2020-32 | Superannuation-July2020-32 | 1,367.77 |
| | July2020-41 | Superannuation-July2020-41 | 75.78 |
| | July2020-43 | Superannuation-July2020-43 | 399.46 |
| | July2020-48 | Superannuation-July2020-48 | 659.99 |
| | July2020-49 | Superannuation-July2020-49 | 1,805.40 |
| | July2020-50 | Superannuation-July2020-50 | 2,626.67 |
| | July2020-54 | Superannuation-July2020-54 | 2,718.93 |
| | July2020-55 | Superannuation-July2020-55 | 6,321.42 |
| | July2020-56 | Superannuation-July2020-56 | 1,625.66 |
| | July2020-59 | Superannuation-July2020-59 | 2,379.82 |
| | July2020-60 | Superannuation-July2020-60 | 1,695.24 |
| | July2020-61 | Superannuation-July2020-61 | 756.42 |
| | July2020-63 | Superannuation-July2020-63 | 412.03 |
| | July2020-64 | Superannuation-July2020-64 | 1,155.32 |
| | July2020-66 | Superannuation-July2020-66 | 691.9 ⁻ |
| | July2020-70 | Superannuation-July2020-70 | 823.95 |
| | July2020-72 | Superannuation-July2020-72 | 1,462.10 |
| | July2020-73 | Superannuation-July2020-73 | 610.92 |
| | July2020-75 | Superannuation-July2020-75 | 411.59 |
| | July2020-79 | Superannuation-July2020-79 | 1,665.84 |
| | July2020-81 | Superannuation-July2020-81 | 905.14 |
| | July2020-83 | Superannuation-July2020-83 | 1,581.04 |
| | July2020-84 | Superannuation-July2020-84 | 125.94 |
| | July2020-85 | Superannuation-July2020-85 | 1,099.77 |
| | July2020-89 | Superannuation-July2020-89 | 1,434.43 |
| | July2020-90 | Superannuation-July2020-90 | 900.74 |
| | July2020-91 | Superannuation-July2020-91 | 1,276.02 |
| | July2020-92 | Superannuation-July2020-92 | 2,489.61 |
| | July2020-93 | Superannuation-July2020-93 | 701.67 |
| | July2020-94 | Superannuation-July2020-94 | 3,293.46 |
| | July2020B-01 | Superannuation-July2020B-01 | 340.01 |
| | July2020B-17 | Superannuation-July2020B-17 | 141.33 |
| | July2020B-18 | Superannuation-July2020B-18 | 411.09 |
| | July2020B-84 | Superannuation-July2020B-84 | 62.19 |
| | July2020-17 | Superannuation-July2020-17 | 24,655.60 |
| | July2020-58 | Superannuation-July2020-58 | 1,023.95 |
| EFT TRANSFER: - 12/08/2020 | | | 67,031.84 |
| Bright Futures Family Day Care - Pa | 030820 to 090820 | FDC Payroll 030820 to 090820 | 43,899.52 |
| Bright Futures In Home Care - Payro | 030820 to 090820 | IHC Payroll 030820 to 090820 | 23,132.32 |
| | | | |
| EFT TRANSFER: - 13/08/2020 | | | 499,042.50 |

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Payments made between 01/08/2020 and 31/08/2020



| Payee | Invoice | Description | Amoun |
|-------------------------------------|------------------------|--|-----------------|
| Nilfisk Pty Ltd | PRI0003150 | Rental of battery floor scrubber at Recquatic July 20 | 660.00 |
| Green Willows Industrial Cleaning a | 27 060820 | Retirement Village Clubhouse and office cleaning | 200.00 |
| Hope Springs Community Church | 1703523 | Refund bond on Ken Jackman Hall | 700.00 |
| Christine Lee Davids | 2.3 | Rates Refund | 370.00 |
| John William Wicking | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Napa (GPC Asia Pacific) | 1380043622 | Extension cord 125mm x 1 | 16.50 |
| | 1380043617 | Blade ASM for Depot x 2 | 132.22 |
| | 1380043619 | Blade ASM x 1 for Depot | 66.1 |
| Port Printing Works | INV055406 INV055639 | Flyers for Moorditj Kulungar Flyers for Hydrotherapy pool at Recquatic | 198.00 86.90 |
| | INV055407 | The Zone Term 3 programs 100 copies | 118.56 |
| Sonic Health Plus | 2123369 | Pre-employment medical assessment 100820 | 198.00 |
| RAC Motoring Pty Ltd t/a RAC Busine | 4051570 | After hours call out to replace battery in 1GEO392 | 329.00 |
| Harry's Asphalt | INV-00636 | Repair asphalt work at Clarinda Ave | 1,815.00 |
| , | INV-00637 | Relay Asphalt on both sides of Clarinda Ave | 550.00 |
| Holcim (Australia) Pty Ltd | 9407067738 | Supply concrete to Medina | 365.20 |
| Julia Kay Wallis | 2020-2021-005 | Transcription of oral history recordings | 70.00 |
| | 2020-2021-006 | Transcription of oral history recordings | 120.00 |
| | 2020-2021-004 | Transcription of oral history recordings | 122.50 |
| Datacom Solutions (AU) Pty Ltd | EXT00157499 | Monthly website licence April 20 | 1,870.00 |
| Mackie Plumbing and Gas Pty Ltd | I95166 | Replace shower taps in U10 Callistemon Crt | 212.13 |
| Archival Survival Pty Ltd | 00050259 | Archiving boxes for Library | 495.77 |
| Axess Trading Group Pty Ltd | 00001956 | Two fold away shower seats for Recquatic | 492.50 |
| Ming Yen Liow | 30July20 | Animal services application fee | 230.50 |
| Sine Group Pty Ltd | 4108 | Wifi plans for Admin and The Zone | 3,570.60 |
| Wayne John Gschwendtner | 2.3 | Rates Refund | 2,007.20 |
| Jessica Gillespie | 1698307 | Refund bond on The Patio | 100.00 |
| Terilee Cooper | 1699739 | Refund bond on The Patio | 100.00 |
| Shannon Moodie | 1704302 | Refund bond on The Patio | 100.00 |
| Subway Wellard | 03August20 | Local community support grant funding | 1,000.00 |
| Michael Anthony Johnston | 2.4 | Rates Refund | 1,000.00 |
| Richard John Baldwin | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Maxwell Kenneth Cutting-Parker | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Gloria Marelle Cameron | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Colin Dinsdale | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Stephen Lionel Wayne | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Ronald Frederick Hiscock | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Christine K McDonald | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Cynthia Philomena Lemerle | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| William Arthur Vesperman | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Leslie John Vagg | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Caris Renee Tuana | 11August2020 | Payment of savings and interest Christmas Saver | 540.30 |
| Satellite Security Services | IV008931 | Program alarm code for Kwinana Cricket Club | 50.00 |
| State Library of Western Australia | RI026263 | Better Beginnings program 20 to 21 | 4,345.00 |
| Sunny Sign Company Pty Ltd | 438725 | Four outer sign powder coated posts | 353.72 |
| | 438970 | Long sign powder coat posts | 1,505.90 |

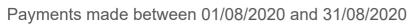
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| Payee | Invoice | Description | Amour |
|------------------------------------|--------------------------------|--|-------------------|
| Telstra | 9385375010Aug20 | | 2,491.6 |
| | 1355246271Jul20 | Mobile/devices whole organisation July 20 | 9,264.3 |
| Foll Transport Pty Ltd | 1087648 | Transport services food water sampling analysis | 55.2 |
| Гotal Eden Pty Ltd | 410724901 | Install pressure tube to Rhodes Park | 489.5 |
| | 410605206 | Reticulation stock | 0.0 |
| wights Plumbing Pty Ltd | G3916 | Replace leaking water valve at U10 Callistemon | 263.0 |
| | G3915 | Repair leaking sink tap V8 Banksia Park | 157.0 |
| | G3866 | Replace filter pump pit vent at V35 Banksia Park | 229.0 |
| Vormald Australia Pty Ltd | 8251044 | Investigate fire panel fault at Fiona Harris Pavilion | 632.5 |
| | 8251039 | Investigate fire panel fault at John Wellard | 253.0 |
| VA Limestone Co | MI4421/01 | Supply & deliver garden sand to Depot | 423.9 |
| Vaste Stream Management Pty Ltd | 00426540 | Tipping fees 020720 to 140720 | 693.0 |
| ű , | 00426673 | Tipping fees 170720 to 200720 | 264.0 |
| Vest Australian Newspapers Limited | 02624567 | Newspaper subscription 2020 to 2021 Library | |
| Vestbooks | 315366 | | 24.4 |
| residents | 315442 | Adult and junior damaged books Adult Library books | 24.4 |
| | 315444 | Junior Library books | 45.1 |
| | 315446 | Adult Library books | 486.1 |
| | 315441 | Junior Library books | 218.1 |
| | 315448 | Adult Library books | 755.1 |
| | 315443 | Indigenous books for collection | 374.8 |
| | 315445 | Adult Library books | 96.1 |
| | 315447 | Adult Library books | 827.4 |
| aylor Tyres Pty Ltd | 21374 | Puncture repair | 44.0 |
| Construction Training Fund | July 20 | CTF Levy for July 20 | 9,820.5 |
| nvironmental Health Association | 15298 | Corporate memberships | 1,510.0 |
| bsolute Painting Services | INV-1546 | Paint front door and frame at U30 Callistemon Crt | 220.0 |
| enara Nurseries | 240098 | Various plants for several sites | 956.5 |
| | | | |
| rank Konecny Community Centre Inc. | 04August20 | Donation for Thank an Angel initiative | 250.0 |
| ubway Kwinana | 31 100820 | EMBS Dinner refreshments 100820 | 113.8 |
| eaver Tree Services Aust Pty Ltd | 74127 | Tree pruning Challenger Ave | 33.6 |
| | 74032 | Tree removal and pruning Kwinana Snr Citizens | 1,339.8 |
| | 74261 | Tree removal and stump grind Doniford Way Leda | 2,032.8 |
| | 74128 | Tree removal and stump grind Abingdon Park Wellard | 987.7 |
| | 74126 | General vegetation clearance Runnymede Gate Wellard | 3,804.3 |
| | 74129 | Tree removal and pruning various sites | 9,616.0 |
| | 74262 | Stump grinding at various locations | 1,662.2 |
| | 73791 | Tree removal and canopy thinning Anketell Rd Tree removal Yeovil Way | 10,397.7 898.4 |
| | 74260 74154 | Tree removal Runnymede Gate | 188.6 |
| | | | |
| ynergy | 792417950Aug20 | Street lighting | 114,691.3 |
| | 179469390Aug20 | 2959U Bertram Community Centre 2152U Wellard Community Centre | 775.8 506.5 |
| | 107029100Aug20 118367820Aug | 5525U New Thomas Oval Pavilion | 1,352.8 |
| | 830669340Aug | 8U Wandi fire pump | 109.7 |
| | 294827290Aug20 | 14U Art sculpture Darling Park | 113.2 |
| | 135567600Aug20 | 54U Darius Library and Resource Centre | 13,020.6 |
| | 258360080Aug20 | 3183U Kwinana Adventure Park | 845.0 |
| | 198694990Aug20 | 48U Admin Arts and Parmelia | 11,393.9 |
| | 141057240Aug20 | 16U The Zone | 4,206.8 |
| | 149872970Aug20 | U5098U Incubator | 1,232.5 |
| | 422268910Aug20 | 8398U Depot | 2,094.9 |
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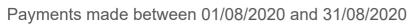
| Payee | Invoice | Description | Amount |
|-------------------------------------|--------------------------------|---|--------------------|
| | 264244690Aug20 | 824U Gecko Park Bore | 107.03 |
| | 259587970Aug20 | 10U Honeywood Ave retic | 108.45 |
| | 290833680AUG20 | 29U BBQ lights Honeywood Park Wandi | 115.62 |
| | 214467920Aug20 | U58 BBQ lights Honeywood Park/Bruny Meander | 123.83 |
| | 198511040Aug 294428370Aug | 106U Bore BBQ lights/Bruny Meander 36U Mornington Park | 137.41 115.81 |
| BOC Limited | 5005047238 | Annual container service charge 010819 to 310720 | 1,313.14 |
| GlobalX Information Services Pty Lt | PSI0175102 | Legal name search for July 20 | 46.64 |
| Ambrose Rent A Car | 00468128 | Hire car 220720 to 310720 | 767.00 |
| ABCO Products | 588233 | Hand sanitiser gel for Recquatic | 125.40 |
| Business News Pty Ltd | 3383 | Business Single User WA subscription | 825.00 |
| Battery World | IN6080155603 | Heavy duty smoke detectors for Banksia Park | 120.00 |
| Bunnings Building Supplies | 2163/01558309 | 120mm steel tubing x 10 for Depot | 127.27 |
| | 2163/01648096 | Seedling propagation supplies for Depot | 80.44 |
| | 2163/01560614 | Rubber weld tape and fusing | 74.12 |
| | 2163/01558216 2163/01159509 | Cleaning sundries and key storage set for Village Adhesive jumbo hooks x 2 | 404.91 12.18 |
| | 2163/01647172 | Steel square tubing 6mm | 93.60 |
| Ixom Operations Pty Ltd | 6273452 | Chlorine gas supply for Recquatic July | 126.85 |
| Regen4 Environmental Services | 20/250 | Purchase native plants | 597.58 |
| | 20/151 | Purchase native plants | 424.60 |
| Downer EDI Works Pty Ltd | 6009244 | Asphalt 7mm | 132.11 |
| | 6009245 | Asphalt 7mm | 138.72 |
| Bolinda Publishing Pty Ltd | 203527 | Audio adult books for Library | 79.16 |
| | 203528 | Junior audio books for Library | 568.77 |
| Hudgen Clobal Resources (Aust) Phy | 202634 | Audio adult books for Library | 935.15 |
| Hudson Global Resources (Aust) Pty | AU1096005 | Temp staff week ending 020820 | 2,008.05 |
| Poly Pipe Traders | 00106177 | PVC Pipe 25mm | 43.55 |
| Marketforce Pty Ltd | 34179 34180 | Seek advertising 090720 Seek advertising 090720 | 247.50 247.50 |
| | 34181 | Seek advertising 000720 | 570.40 |
| | 34175 | Seek advertising 020720 | 247.50 |
| | 34176 | Seek advertising 030720 | 247.50 |
| | 34177 | Seek advertising 080720 | 247.50 |
| | 34178 | Seek advertising 080720 | 247.50 |
| City of Rockingham | 112739 | Tip fees to 290720 | 4,248.76 |
| Civica Pty Ltd | M/LA06202 | Licence support & maintenance 010420 to 300620 | 330.00 |
| Elsie Frank | Refund | Duplicate payment of maintenance fee July 2020 | 370.00 |
| Coastline Mowers | 24857#5 | 7 x Stihl chainsaws MS231 and MS251 | 4,569.75 |
| | 24799#1 | Superclean cans x 6 and stone 4mm x 5 | 156.80 |
| | 24813#5 24863#5 | Service kit for Razor Back slasher Chain saws x 5 for Depot | 235.00 4,008.00 |
| | 24671#5 | 5 x FS 260 C-E clearing saws | 3,821.25 |
| | 2482#5 | 2 x BG86C easy start blower for Depot | 598.50 |
| KLMedia Pty Ltd | 1145692 | Popular junior DVD's | 76.95 |
| · | 1145688 | Popular junior DVD's | 72.83 |
| | 1145691 | DVD's for Library | 1,436.48 |
| | 1145687 | DVD's for Library | 1,010.77 |
| | 1145689 | Video game for Library | 50.42 |
| | | | |
| Infiniti Group | 492677 | 3 x boxes of paper towel | 432.14 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|--------------------|---|--------------------|
| | 9032968738 | Stationery items for Library | 54.9 |
| | 9032967592 | Stationery equipment for HR | 11.40 |
| Advanced Traffic Management (WA) Pt | 00138362 | Traffic management for Medina Ave Wellard | 831.60 |
| | 00138363 | Traffic management for Mason Road | 884.40 |
| | 00138364 | Traffic management for various sites | 889.90 |
| Local Government Planners Associati | 5655 | Planning reform for Better Places seminar | 170.00 |
| LD Total | 106791 | Additional maintenance at various locations July 20 | 5,381.75 |
| | 107375 | Landscape maintenance Wellard Village July 20 | 2,695.00 |
| | 106779 | Landscape maintenance various locations July 20 | 2,376.94 |
| | 106789 | Landscape maintenance various locations July 20 | 8,248.38 |
| | 107662 107654 | Landscape maintenance various locations July 20 Landscape maintenance various locations July 20 | 7,621.39 232.86 |
| | 107664 | Landscape maintenance various locations July 20 | 352.17 |
| | 107660 | Landscape maintenance various locations July 20 | 417.40 |
| | 107658 | Landscape maintenance various locations July 20 | 688.48 |
| | 107656 | Landscape maintenance various locations July 20 | 2,813.79 |
| | 107645 | Landscape maintenance various locations July 20 | 1,131.09 |
| | 107647 | Landscape maintenance various locations July 20 | 2,503.96 |
| | 107651 | Landscape maintenance various locations July 20 | 3,601.76 |
| | 107649 | Landscape maintenance various locations July 20 | 4,745.31 |
| Rockingham Skylights | 12403 | Install skylight diffuser to U2 Callistemon Crt | 130.00 |
| Data #3 Limited | 01941061 | 2 x resettable combination locks | 87.69 |
| Department of Transport | 4138335 | Vehicle search fees | 6.80 |
| Department of Planning -DAP | DAP/20/01826 | DA9698 Runnymede Gate Wellard | 10,218.00 |
| Tony Aveling & Associates Pty Ltd | 10035567 | Health and Safety introductory course | 990.00 |
| | 10035439 | Safety Representative Training course | 1,100.00 |
| JB HiFi Commercial Division | BD0205391 | Defender Iphone cases x 3 | 225.00 |
| Patricia Valerie Fischer | 14.2 | Rates Refund | 805.62 |
| Flexi Staff Pty Ltd | I0000781 | Temp staff week ending 020820 | 1,893.88 |
| HK Calibration Technologies Pty Ltd | 66921 | Calibration of lux meter Health | 192.50 |
| Zenien Pty Ltd T/as ATFT Astuta Tru | 17794 | CCTV maintenance works various locations | 973.50 |
| ALSCO Pty Ltd | CPER2058105 | Linen hire for OCM Dinners | 72.56 |
| Melville Subaru | 100142 | 2020 Subaru XV 2.0i AWD SUV | 30,425.51 |
| Woolworths Group Limited | 70352131 | Items for Admin | 142.60 |
| | 70270633 | Items for Depot | 75.27 |
| | 67352644 | Supplies for Cafe Splash | 179.80 |
| | 3719034 3719043 | Items for the Zone Items for the Zone | 159.08 |
| | 3719043 3719039 | Items for the Zone Items for Mooditj Kulungars and Bright Futures | 46.33 58.91 |
| | | | |
| Elexacom | 110406 110502 | Reset VSD's to show current draw | 48.02 597.07 |
| | 110524 | Install power point in gym at Recquatic Center Install power point in gym room at Banksia Park | 267.95 |
| | 110526 | Replace light switches at U10 Callistemon Crt | 252.74 |
| | 110504 | Replace various lights at U16 Callistemon Crt | 472.76 |
| Total Green Recycling | INV8179 | E waste recycling | 393.69 |
| Beacon Equipment | 5499#21 | Chain saw for Depot | 1,785.00 |
| Labourforce Impex Personnel Pty Ltd | 165862 | Temp staff week ending 090820 | 2,219.93 |
| Australia Post | 1009800945 | Postage for period ending 300620 | 15,467.52 |
| Harmony Software | 00022497 | Annual subscription for FDC and IHC | 1,812.80 |
| Hamony Johnwale | 3-634 | In Home Care Educator subscription July 20 | 254.10 |
| | 3-620 | Harmony Web Educator subscription July 20 | 871.20 |
| Opto Drinto d. 04 /00 /0000 | 0-020 | Harmony Web Educator Subscription July 20 | |
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| Payee | Invoice | Description | Amour |
|-------------------------------------|------------|--|----------|
| Hart Sport | 10080516 | Inflating needles for sport balls at Recquatic | 36.9 |
| Heatley Sales Pty Ltd | C940208 | Uniforms for City Operations Team | 218.9 |
| Michelle Marie Bell | 07Aug2020 | Law Society annual subscription 2020 to 2021 | 360.0 |
| Blackwood & Sons Ltd | KW0983XC | Mechanical gloves and hammer handles | 231.0 |
| | KW8554WL | Respirator masks for Recquatic | 23.1 |
| John & Mary Roche | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.0 |
| GreenLite Electrical Contractors Pt | 00012751 | Inspect retic pump at Chipperton Cafe | 138.6 |
| Walter J Pratt Pty Ltd | 612314 | Fault finding at Recquatic | 300.0 |
| K Mart | 245185 | Supplies for Cafe Splash | 135.3 |
| The Smart Security Company P/L | 68764 | Backup battery in medi minder U46 Bright Rd | 165.0 |
| Chris Kershaw Photography | L2717 | Photo shoot for COVID19 Stay Loyal Shop Local | 1,540.0 |
| Envirosweep | 79192 | Road sweeping various locations for July 20 | 4,097.5 |
| | 79085 | Carpark sweeping for July 20 | 2,502.5 |
| | 79201 | Extra sweeping at Treeby Park | 128.0 |
| | 79173 | Footpath sweeping various locations July 20 | 4,158.0 |
| | 79193 | Footpath sweeping various locations July 20 | 2,087.2 |
| | 79811 | Carpark sweeping for July 20 | 330.0 |
| Purearth | INV-0652 | Road sweeping and tip fees | 4,749.2 |
| Les Mills Australia | 1069113 | Les Mills fees May 2020 | 154.4 |
| Vocus Communications | P599980 | Monthly internet services Aug 20 | 1,694.0 |
| McLeods | 114799 | Legal fees matter 44877 | 695.0 |
| | 114868 | Legal fees matter 37933 | 3,606.1 |
| | 114797 | Legal fees matter 39792 | 2,073.7 |
| | 114800 | Legal fees matter 45199 | 462.6 |
| | 114798 | Legal fees matter 44065 | 695.0 |
| Department of Mines, Industry | August20 | Building Services Levy July 20 | 16,414.1 |
| Air Liquide Australia | WS5332 | Hire of medical oxygen Recquatic | 74.7 |
| _o-Go Appointments | 00422129 | Temp staff week ending 180720 | 2,196.5 |
| | 00422187 | Temp staff week ending 010820 | 1,610.8 |
| | 00422189 | Temp staff week ending 010820 | 1,629.0 |
| | 00422188 | Temp staff week ending 010820 | 2,174.5 |
| | 00422215 | Temp staff week ending 080820 | 1,338.1 |
| Planning Institute of Australia Pty | 116804 | Registration fee for Planet 2020 workshop | 460.0 |
| | ED200709 | Advertising for Statutory Planning Officer | 330.0 |
| TenderLink | AU-348253 | Upload of tender documents | 402.6 |
| Charles Service Company | 00032813 | Cleaning services at various locations | 43,055.4 |
| Apace Aid (Inc) | 00011945 | Native seedlings Thomas Oval bushland planting | 215.6 |
| Native Plants WA | INV-0229 | Purchase of a variety of native plants | 1,690.6 |
| | INV-0227 | Purchase of a variety of native plants | 1,955.8 |
| | INV-0228 | Purchase of a variety of native plants | 937.1 |
| | INV-0225 | Purchase of a variety of native plants | 2,242.0 |
| Robecca Ann Britto | 10August20 | Seniors security subsidy scheme 2020/2021 | 250.0 |
| Sandra June Bagshaw | 10August20 | Seniors security subsidy scheme 2020/2021 | 80.7 |
| Amazing Clean Rockingham | C10513 | Replace curtain brackets in Banksia Clubhouse | 120.0 |
| - | | | |

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| Payee | Invoice | Description | Amount |
|-------------------------------------|------------------|------------------------------|------------|
| Australian Services Union | PY01-04-Aust Ser | Payroll Deduction | 275.98 |
| | PY01-04-Aust Ser | Payroll Deduction | 71.70 |
| Australian Taxation Office | PY01-04-Australi | PAYG tax withheld | 204,131.00 |
| | PY99-03-Australi | Payroll Deduction | 3,946.00 |
| | PY99-02-Australi | Payroll Deduction | 152.00 |
| Maxxia Pty Ltd | 100329020200731 | Net ITC 010720 to 310720 | 215.18 |
| | PY01-04-Maxxia P | Payroll Deduction | 1,484.06 |
| | PY01-04-Maxxia P | Payroll Deduction | 1,436.52 |
| Health Insurance Fund of WA (HIF) | PY01-04-Health I | Payroll Deduction | 1,106.55 |
| City of Kwinana - Xmas fund | PY01-04-TOK Chri | Payroll Deduction | 7,480.00 |
| Child Support Agency | PY01-04-Child Su | Payroll Deduction | 1,067.26 |
| Easifleet | 137084 | Novated lease charges 010820 | 3,919.09 |
| LGRCEU | PY01-04-LGREC U | JI Payroll Deduction | 379.51 |
| | PY01-04-LGREC U | Jı Payroll Deduction | 10.26 |
| EFT TRANSFER: - 19/08/2020 | | | 63,792.22 |
| Bright Futures Family Day Care - Pa | 100820 TO 160820 | FDC Payroll 100820 TO 160820 | 46,819.60 |
| Bright Futures In Home Care - Payro | 100820 to 160820 | IHC Payroll 100820 to 160820 | 16,972.62 |
| EFT TRANSFER: - 20/08/2020 | | | 773,303.45 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|------------------------|--|--------------------|
| BP Society of WA Inc | 1697573 | Refund bond on Wisteria Room | 200.00 |
| Bunnings Group Limited | 2685/01688625 | 6 x tables for Admin Building | 342.66 |
| Rebekkah Louise Welch | 1705134 | Refund bond on Tuart Room | 2,000.00 |
| Go Doors Pty Ltd | 88030 | Repair control wires on doors at Darius Wells | 495.00 |
| Green Willows Industrial Cleaning a | 28-13/08/20 | Retirement Village Clubhouse and Office cleaning | 200.00 |
| ASV Sales and Service | 244660 | Filter service kit | 278.35 |
| Canon Production Printing Australia | 1504013 | Colorwave 3500 scanner charges July 20 | 275.00 |
| Wheelie Clean | 7005 | Rubbish bin clean for Darius Wells | 369.38 |
| | 7006 | Rubbish bin clean for Admin Building | 267.52 |
| Retech Rubber | 00003084 | Repairs holes in soft fall rubber at Thomas Oval | 357.50 |
| | 00003158 | Repair holes in soft fall at Maldon Park | 275.00 |
| | 00003159 | Repair holes in soft fall at Ipswich Park | 280.50 |
| | 00003413 00003414 | Repair holes in soft fall at Maldon Park Repair edging at Southgate Park | 1,347.50 962.50 |
| | 00003414 | Repair holes in soft fall at Orelia Pavilion | 275.00 |
| | | | |
| Paul Gravett | 12August20 | Professional membership as per contract | 500.00 |
| Cheryl Lorraine Parker | 18August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Napa (GPC Asia Pacific) | 1380043688 | Various consumables for mechanic workshop | 349.94 |
| | 1380043650 | Various consumables for mechanic workshop | 745.82 |
| Chorus Australia Ltd | CI055636 | Mowing services at Bright Futures July 20 | 228.69 |
| Kleenheat | 3616842 | Monthly gas charges various locations July 2020 | 8,277.00 |
| JBS & G Australia Pty Ltd | 81880 | Bushfire management review Holden Close | 165.00 |
| Holcim (Australia) Pty Ltd | 9407073743 | Supply .7M3 concrete to Medina | 289.52 |
| | 9407069813 | Supply .9M3 concrete to Medina | 344.96 |
| John Edward Hole | 18August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Irene Joan Simkins | 18August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Repco (GPC Asia Pacific) | 4330187453 | Various minor plant items | 1,192.12 |
| Vanessa Jane Wiggin | 17Aug20 | Reimbursement of study fees Semester 2 | 835.00 |
| Burson Automotive Pty Ltd | 106977394 | Filters for KWN2044 | 201.04 |
| | 106977349 | Filters for KWN005 | 200.77 |
| | 106976961 | Filters for 1GMX033 | 165.77 |
| | 106976724 | Filters for KWN2073 | 162.34 |
| | 106979437 106979396 | Filters for KWN1994 | 70.45 |
| | 106979396 | Filters for KWN2051 Filters for KWN1947 | 123.74 99.34 |
| | 106979140 | Filters for KWN2107 | 123.74 |
| | 106976546 | Filters for KWN2032 | 123.74 |
| | 106976470 | Filters for KWN700 | 152.06 |
| | 106976359 | Filters for 1GOM950 | 66.52 |
| | 106976130 | Filters for 1GFP948 | 69.97 |
| | 106976596 | Filters for 1GPL243 | 83.29 |
| | 106979638 | Filters for 1CBJ339 | 339.24 |
| | 106977982 | Filters for KWN2072 | 96.07 |
| | 106977725 | Filters for 1GWY489 | 200.77 |
| | 106750678 | Various workshop sundries for Depot | 889.46 |
| Mackie Plumbing and Gas Pty Ltd | I95161 | Investigate drainage pipes at John Wellard Centre | 154.55 |
| | I95165 | Re route water pipes at Thomas Oval Pavilion | 1,557.06 |
| | 195216 | Install new mixer to Parmelia House | 184.13 |
| | 195267 | Repair blocked urinals at Kwinana Small Business | 179.77 |
| | 195269 | Replace urinal cover plate at Recquatic toilets | 117.94 |
| | 195254 | Replace garden tap at U56 Callistemon Crt | 111.22 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|----------------------------------|--|------------------------|
| | 195109 | Investigate gas odour at U9 Callistemon Crt | 118.55 |
| | 195268 | Investigate blocked drain at U45 Callistemon Crt | 212.42 |
| Pauline Sun Stevens | 120820 | Recquatic membership refund | 486.34 |
| Vina Veronica Chang | 12Aug20 | Reimbursement of study fees | 2,136.00 |
| Jaryn Scott Edwards | 18August20 | Refund on dog registration | 25.82 |
| Koya Aboriginal Corporation | 18August20 | Cancellation of Isabella Corker room 230420 | 115.0 |
| Thais Carrascoza | 1704283 | Refund bond on The Patio | 100.00 |
| Leith Hayes | 1698307 | Refund bond on The Patio | 100.00 |
| Paul Pensabene | 1700998 | Refund bond on The Patio | 100.00 |
| Lea Myles | 1705134 | Refund bond on The Patio | 100.00 |
| Fazal Al Mamun | 1702679 | Refund bond on Ken Jackman Hall | 900.00 |
| Garry Ross Taylor | 18August20 | Seniors security subsidy scheme 2020/2021 | 250.00 |
| Satellite Security Services | IV008991 | Install glass break detector in Admin Building | 357.50 |
| | IV009012 | Re program areas on alarm panel in Admin Building | 110.00 |
| | IV009074 | Replace battery at Mandogalup Fire Station | 210.00 |
| St John Ambulance Australia (WA) In | FAINV00458734 | First aid training 070820 | 128.00 |
| Sunny Sign Company Pty Ltd | 439226 | Street signs for various locations | 222.75 |
| Telstra | 1170168000Jul20 | Usage to 160720 corporate phone account | 49,109.69 |
| Toll Transport Pty Ltd | 1088282 | Transport services food water sampling analysis | 36.86 |
| Total Eden Pty Ltd | 410743985 | Reticulation stock | 758.58 |
| Trisley's Hydraulic Services Pty Lt | 100203252 | Soda ash tubing for pools at Recquatic | 110.00 |
| | 100203248 | Two probes and six caps for pools at Recquatic | 1,794.05 |
| | 100203249 | Bi monthly service to pools at Recquatic | 12,905.39 |
| Twights Plumbing Pty Ltd | G3995 | Replace HWS to U2 Callistemon Crt | 1,490.00 |
| Waste Stream Management Pty Ltd | 00426774 | Tipping fees 070820 | 66.00 |
| Rubek Automatic Doors | 00025975 | Investigate front doors opening at The Zone | 328.90 |
| Subway Kwinana | 49 | EMBS Dinner 170820 | 65.70 |
| | 30 | Refreshments for meeting 140820 | 49.00 |
| Palm Lakes Gardens & Landscape Serv | 2534 3596 | Repair limestone walls Challenger Ave Callistemon U69 supply and install a soak well | 985.00 850.00 |
| Snap Printing Rockingham | | Vehicle plant checklist books | 1,705.00 |
| | | | |
| Suez | 38539634 38575694 | Mixed waste July 20 General waste dry July 20 | 185,629.46 1,849.23 |
| | 165189 | Commercial recycle and waste for July 20 | 167,021.60 |
| Synergy | 144372270Aug20 | 232U Thomas Oval retic | 147.68 |
| | 958335710Aug20 | 6646U Orelia Oval | 1,730.31 |
| | 114826720Aug20 | 12U Industrial s/scapes Kwinana Beach | 112.90 |
| | 201813230Aug20 | 3199U Mandogalup Station/reserve bore | 1,019.39 |
| | 566370150Aug20 314938770Aug20 | 1881U Chipperton Park 0U Woko Park bore | 710.13 111.21 |
| | 657514270Aug20 | 0U Wandi Oval | 111.28 |
| | 938812910Aug20 | 5180U Wandi Reserve | 1,409.13 |
| | 295922660Aug20 | 48U Willandra Park | 124.83 |
| | 177581220Aug20 | 95U Recquatic | 21,404.60 |
| | 521814530Aug20 | 1287U Wellard Pavilion | 432.48 |
| | 521814530Aug | 1287U Wellard Pavilion | 432.48 |
| Prestige Catering & Event Hire | INV-1657 | OCM Dinners 120820 | 478.50 |
| | INV-1665 | Catering Strategic Planning 180820 | 328.00 |
| ABCO Products | 588557 | Hand sanitiser for various facilities | 777.76 |

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Payments made between 01/08/2020 and 31/08/2020



| Payee | Invoice | Description | Amount |
|---|---|--|--|
| Bunnings Building Supplies | 2163/01647527 | Replacement toilet roll dispensers for Zone Youth | 38.39 |
| | 2163/01162763 | Paint equipment for Sloan Cottage Playground | 258.34 |
| | 2163/01561380 | Blue metal for City Operations Team | 36.96 |
| | 2163/01558464 | Equipment for City of Kwinana flagpole | 120.03 |
| | 2163/01561382 | Toilet signs for Wells Park | 43.22 |
| | 2163/01040450 2163/01555705 | Cleaning supplies for the Recquatic Centre Numbers for letterboxes at Thomas Oval Pavilion | 30.81 22.86 |
| | 2163/0192619 | 6 Cans of gloss black kill rust paint | 20.40 |
| | | | |
| xom Operations Pty Ltd | 6277216 | Chlorine gas supply for Recquatic | 1,035.89 |
| Sigma Chemicals | 141278/01 | Chemical order for Recquatic | 237.05 |
| Ausco Modular Pty Ltd | 7237077 | Demountable hire Aug 20 | 1,471.80 |
| Neverfail Springwater | 810821 | Bottled water for City Operations Team | 39.00 |
| Our Community | 00067580 | Annual access subscription for Smarty Grants 2021 | 12,500.00 |
| Downer EDI Works Pty Ltd | 6009210 | Asphalt 7mm Gran AC50B | 70.44 |
| Jowner EBT Welke I ty Eta | 6009211 | Asphalt 10mm Gran AC50B | 384.82 |
| | 6009212 | Asphalt 7mm Gran AC50B | 264.22 |
| | 6009213 | Asphalt 10mm Gran AC50B | 218.23 |
| | 6009214 | Asphalt 10mm Gran AC50B | 392.96 |
| | 6009215 | Asphalt 7mm Gran AC50B | 422.66 |
| Connect CCS | 00102582 | After hours monitoring over calls July 20 | 1,167.60 |
| Hudson Global Resources (Aust) Pty | AU1098199 | Temp staff week ending 090820 | 2,008.05 |
| Poly Pipe Traders | 00106422 | Retic stock items for Depot | |
| AAA Blinds Port Kennedy | 7562 | Repair blinds at Records Department in Admin Bldg | 656.00 |
| | | | |
| BullAnt Security Pty | 10200732 | Rekey locks to Parmelia House | 478.70 |
| | 10201447 | Cut and engrave keys to various locations | 161.40 |
| Coastline Mowers | 24906#5 | GTA 26 Pruning saw for Depot | 373.50 |
| | 24893#10 | Fuel tank for Depot | 135.00 |
| Hays Specialist Recruitment Pty Ltd | 9459287 | Temp staff week ending 090820 | 3,387.15 |
| | 9444408 | Temp staff week ending 020820 | 3,089.99 |
| KAJ Installations & Services | 00006631 | Banksia Park workshop repair to faulty garage door | 120.00 |
| MRP Osborne Park-General Pest/Termi | 92387 | Deodorise due to odour in Admin Building | 209.55 |
| | 92747 | Annual pest control Admin Office | 138.12 |
| | 92756 | Pest control Thomas Kelly Pavilion | 257.08 |
| | 92757 | Pest control Sloan Cottage | 493.37 |
| | 92760 | Pest control The Zone | 217.00 |
| | 92746 | Pest control Business Incubator | 195.00 |
| | 92749 | Pest control Medina Hall | 289.97 |
| | 92750 | Pest control Sloan Cottage | 257.50 |
| | 92751 | Pest control Senior Citizens | 352.94 |
| | 92752 | Pest control Smirk Cottage | 419.21 |
| | 92753 | Pest control Old St John Building | 107.07 |
| | | | |
| | 92755 | Pest control Fiona Harris Pavilion | |
| | 92758 | Pest control Wheatfield Taskers Cottage | 366.00 |
| | 92758 92759 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library | 366.00 990.10 |
| | 92758 92759 92745 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides | 366.00 990.10 105.06 |
| | 92758 92759 92745 497894 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic | 366.00 990.10 105.06 514.58 |
| Digitales | 92758 92759 92745 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic Subscriptions to online resource for Library | 366.00 990.10 105.06 514.58 |
| Digitales | 92758 92759 92745 497894 SINV-17411-1 9033448532 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic Subscriptions to online resource for Library Stationery items for Human Resources Team | 366.00 990.10 105.06 514.58 1,490.50 |
| Digitales | 92758 92759 92745 497894 SINV-17411-1 9033448532 9033463126 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic Subscriptions to online resource for Library Stationery items for Human Resources Team Stationery items for Library | 366.00 990.10 105.06 514.58 1,490.50 33.45 269.21 |
| Digitales | 92758 92759 92745 497894 SINV-17411-1 9033448532 9033463126 9033435391 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic Subscriptions to online resource for Library Stationery items for Human Resources Team Stationery items for Library Stationery items for Incubator | 235.66 366.00 990.10 105.06 514.58 1,490.50 33.45 269.21 15.61 |
| Infiniti Group Digitales Winc Australia Pty Ltd | 92758 92759 92745 497894 SINV-17411-1 9033448532 9033463126 | Pest control Wheatfield Taskers Cottage Pest control Darius Wells Library Pest control Kwinana Girl Guides Towel rolls for gym at Recquatic Subscriptions to online resource for Library Stationery items for Human Resources Team Stationery items for Library | 366.00 990.10 105.06 514.58 1,490.50 33.45 269.21 |

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| Payee | Invoice | Description | Amoun |
|------------------------------------|---------------------|--|---------------|
| | 00138333 | Traffic management Hennessey Ave 030820 to 040820 | 2,052.60 |
| AC Cooling Services | 6269 | Service to AC at U30 Callistemon Crt | 121.0 |
| ED Property Services | 00001553 | Callistemon U70 replace insulation and tiles | 55.00 |
| • | 00001557 | Repair water damage in roof U73 Callistemon Crt | 77.00 |
| Data #3 Limited | 01942156 | Creative Cloud teams subscription | 457.0 |
| | 01941892 | Annual renewal subscription | 6,477.6 |
| Complete Office Supplies Pty Ltd | 09447658 | Stationery for Community Resource Centre | 416.30 |
| Big W | 176839 | Cat litter for animal services | 92.0 |
| Nateis Contracting Pty Ltd | 00002232 | Demolition works of fire damaged house | 12,375.0 |
| Phase 3 Landscape Construction Pty | 1258512 | Refund retained amount | 431.8 |
| | 1258512 | Refund retained amount | 2,166.09 |
| Rodney John Molyneux | 30June20 | Reimbursement for Team Milestone event | 174.00 |
| Гуrесусle Pty Ltd | 871829 | Tyre collection 130820 | 867.3 |
| Kev's Wheelie Kleen | 9320 | Bin clean for John Wellard | 297.0 |
| | 9296 | Bin clean for William Bertram Centre | 242.00 |
| | 9014 | Bin clean for William Bertram Centre | 121.0 |
| Talis Consultants Pty Ltd | 21110 | Traffic loading analysis for proposed Lithium site | 8,250.00 |
| Accord Security Pty Ltd | 00024967 | Alarm security for various locations Jul 20 | 726.0 |
| Flexi Staff Pty Ltd | 10000945 | Temp staff week ending 090820 | 0.18 |
| • | 10000945 | Temp staff week ending 090820 | 1,512.6 |
| CMS Engineering Pty Ltd | 38414 | Investigate AC climate in Admin Building | 1,581.8 |
| | 38467 | Reset temp AC in Administration Building | 2,592.7 |
| | 38243 | Install vent pipe for Recquatic Creche | 1,852.4 |
| | 38244 | Relocate grills in disable toilets at Darius Wells | 814.0 |
| | 38245 | Repair AC in City Operations Office | 265.8 |
| | 38273 | Air conditioning maintenance various sites July 20 | 3,155.0 |
| | 38274 | Air conditioning maintenance various sites July 20 | 1,601.6 |
| ALCOO Day Lad | 38275 | Air conditioning maintenance various sites July 20 | 1,081.8 |
| ALSCO Pty Ltd | CPER2060770 | OCM dinners linen hire | 62.4 |
| Woolworths Group Limited | 3719047 70641588 | Staff leaving morning tea Items for Admin | 97.2 106.5 |
| | 4052803 | Items for The Zone | 67.7 |
| | 4052813 | Items for The Zone | 64.3 |
| | 70875084 | Strategic Community Planning meeting 180820 | 99.0 |
| | 4052814 | Refreshments for Seniors Community Workshop | 49.6 |
| Elexacom | 110405 | Testing to emergency lights at Civic Admin | 240.1 |
| | 110435 | Test emergency lights at Bright Futures FDC | 120.0 |
| | 110436 | Test emergency lights at Darius Wells | 547.9 |
| | 110437 | Test emergency lights at Kwinana OSC | 144.0 |
| | 110438 | Test emergency lights at Leda Hall | 168.0 |
| | 110439 | Test emergency lights at Thomas Netball Club | 192.0 |
| | 110440 | Test emergency lights at The Zone | 240.1 |
| | 110441 | Test emergency lights at Kwinana Tennis Club | 96.0 |
| | 110443 | RCD testing Kwinana Adventure Park | 168.0 |
| | 110458 | Investigate BBQ not working at Coleford Park | 356.7 |
| | 110460 | Repair light in foyer at The Zone | 545.3 |
| | 110520 | Investigate BBQ not working at Centennial Park | 154.0 |
| | 110521 | Investigate BBQ not working at Willandra Park | 154.0 |
| | 110522 | Repair power point at water fountain in Recquatic | 88.00 |
| | 110523 | Install GPO's for HWS at Medina Oval | 434.82 |
| | 110557 | Repair electrical cable at Civic Administration | 1,027.7 |
| | 110527 | Check rear lights at Admin Building are operating | 44.0 |

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| Payee | Invoice | Description | Amoun |
|-------------------------------------|----------------------|---|-------------------|
| | 110581 | Repair damaged cable at Thomas Oval Pavilion | 921.36 |
| | 110525 | Repair security lights at Margaret Feilman Centre | 2,023.4 |
| | 110539 | Repair lights around Wells Park toilets | 453.18 |
| | 110580 | Repair lights at change rooms at Medina Oval | 154.00 |
| | 110556 | Replace RCD in U10 Callistemon Crt | 434.78 |
| | 110578 | Remove asbestos switchboard in City Operations | 474.54 |
| Total Green Recycling | INV8196 | E waste recycling | 827.31 |
| Gregs Glass | 9689-19 | Replace 5 broken windows at Parmelia House | 6,892.00 |
| | 9713-19 | Reglaze window in Admin Building | 798.00 |
| Labourforce Impex Personnel Pty Ltd | 166067 | Temp staff week ending 160820 | 1,849.94 |
| Cedar Woods Wellard Ltd | 1302576 | Refund Emerald Park maintenance bond | 124,445.23 |
| Redox Pty Ltd | 5006844 | 28 x Bags of diatomaceous earth | 1,355.20 |
| Pickles Auctions | DI000197380 | Call out fee for silver Suzuki Swift Hatchback | 110.00 |
| | DI000196590 | Evaluation of property and equipment | 9,900.00 |
| Flex Industries Pty Ltd | 1006152 | Auto electrical consumables | 3,037.65 |
| | 501903 | Repair rear wheel cylinders on KWN2040 | 1,312.25 |
| Total Tools Rockingham | 113730 | Sharpening saw blades and knives for Depot | 94.50 |
| Chris Kershaw Photography | L2731 | Photography for Aboriginal Play Group FDC | 660.00 |
| McDonald's Australia Limited | Refund | Overpayment annual registration fee | 365.00 |
| Envirosweep | 79810 | Road sweeping various locations for July 20 | 385.00 |
| Majestic Plumbing | 237362 | Unblock storm water pipes at Recquatic | 179.21 |
| , | 237365 | Repair water treatment tubing at Wandi Hall | 836.85 |
| | 237363 | Clear blockage in toilets at Incubator Building | 187.26 |
| | 237367 | Investigate zip tap not working at The Zone | 176.26 |
| | 237394 | Repair to HWS outdoor unit at Recquatic | 749.91 |
| | 237473 | Repairs to toilet block at Incubator Building | 187.26 |
| | 237475 | Repair leaking basin at Margaret Feilman Centre | 99.13 |
| | 237476 | Clear drainage system at Wells Park Ablutions | 187.26 |
| | 237477 | Investigate HWS at Calista Tennis Club | 88.13 |
| | 237478 | Investigate HWS at Calista Tennis Club | 88.13 |
| | 237511 | Repair pipes at Bright Futures FDC | 277.46 |
| | 237512 | Investigate pumps on tanks at Wandi Pavilion | 176.26 |
| | 237650 | Repair blocked male toilets at Wells Park | 99.13 |
| | 237667 | Investigate and repair blockage at John Wellard | 430.06 |
| | 237364 | Repair blockage at Chisham Oval Public Toilets | 99.13 |
| | 237369 | Replace steam valves at Recquatic | 473.00 |
| | 237499 | Annual testing of back flow at Darius Wells Centre | 220.00 |
| Kearns Garden Supplies | 3-July 20 | Various hardware items for City Operations | 156.72 |
| | 4-July20 | Various hardware items for City Operations | 41.58 |
| Lo-Go Appointments | 00422246 | Temp staff week ending 150820 | 1,674.46 |
| | 00422248 00422218 | Temp staff week ending 150820 | 1,930.09 |
| | 00422218 | Temp staff week ending 080820 | 30.00 1,225.85 |
| | 00422218 | Temp staff week ending 080820 Temp staff week ending 080820 | 2,697.38 |
| | 00422217 | Temp staff week ending 080820 | 1,737.08 |
| Charles Service Company | 00032967 | Cleaning services at various locations | 206.26 |
| | 00032969 | Emergency clean at Administration | 47.47 |
| | 00032992 | Cleaning services at various locations | 464.07 |
| | 00032966 | Cleaning services at various locations | 369.19 |
| | 00032965 | Cleaning services at various locations | 369.19 |
| Major Motors | 936712 | Engine repairs for KWN704 | 16,607.81 |
| | | | |

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| Payee | Invoice | Description | Amount |
|---|------------------|---|------------------------|
| Microcom Pty Ltd trading as MetroCo | INV028800 | 5 x vent plugs and cleats | 775.50 |
| Kompan Playscape | SI218141 | Replace spring rocker at Sandringham Park | 1,692.35 |
| Miracle Recreation Equipment | 40868 | Repairs to play equipment at Honeywood Park | 946.00 |
| EFT TRANSFER: - 26/08/2020 Bright Futures Family Day Care - Pa | 170820 to 230820 | FDC Payroll 170820 to 230820 | 62,933.78 44,132.61 |
| Bright Futures In Home Care - Payro | 170820 to 230820 | IHC Payroll 170820 to 230820 | 18,801.17 |
| EFT TRANSFER: - 27/08/2020 | | | 289,267.14 |

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Payments made between 01/08/2020 and 31/08/2020



| Payee Alison Bannister Career Coaching | Invoice CWDWJS7 | Description Career coaching session | Amount 495.00 |
|--|------------------------------------|---|-------------------------|
| QTM Pty Ltd | INV-9796 | Traffic management Gilmore and Wellard Rd | 1,782.00 |
| Netstar Australia Pty Ltd | 98987 | EZ annual fee with sim access | 1,313.40 |
| Sonic Health Plus | 2128610 | Pre-employment medical assessment 170820 | 198.00 |
| Como riculari las | 2131714 | Pre-employment medical assessment 200820 | 198.00 |
| Travis Hayto Photography | 00001792 | Strategic Community Planning videography | 1,658.25 |
| Biffa Mini Bins | INV-0126 | Deliver skip bin to U10 Callistemon Crt | 310.00 |
| Repco (GPC Asia Pacific) | 4330189325 | 12 volt battery for computer tablet | 231.00 |
| Rockingham Betta Electrical & Gas | 32410015034 | Replace gas cooker at U51 Callistemon Crt | 2,050.00 |
| Jenoptik Australia Pty Ltd | 5111 | Radar speed display signs | 1,287.00 |
| Burson Automotive Pty Ltd | 107083763 | Rubber gloves for City Operations Team | 66.00 |
| Mackie Plumbing and Gas Pty Ltd | I95316 I95333 | Banksia Park V43 repair to toilet cistern Callistemon U43 repair to leaking front tap | 153.70 118.16 |
| Area Safe Products Pty Ltd | IN18019323 | Repair fixed bench in toilets at Recquatic | 444.40 |
| Cristy Burne | 20August20 20August | Science Writer talks for Science Week Books sets for Science Week 2020 | 650.00 120.00 |
| Kathleen Shantell Laudehr | A/N24279 | Crossover subsidy rebate | 548.10 |
| Complete Approvals | DA9738 | Online application DA9738 lodged in error | 147.00 |
| David Antony Abbott | 750435 | Refund security bond | 1,456.00 |
| Melissah Ipolita Allegretta | overpayment | Overpayment of home business app invoice | 3.00 |
| Paul Derrick | BP2020/569 | Refund of Engineering Infrastructure fee | 87.30 |
| James William Irwin | 2.9 | Rates Refund | 1,517.18 |
| Michelle Ruth Richardson | 2.9 | Rates Refund | 10,300.00 |
| Meryl Jean Oltmans | 2.9 | Rates Refund | 195.00 |
| Adam Benjamin Strelein | 25August20 | Reimburse petrol for work vehicle | 188.28 |
| Deserae Shaw | 1708586 | Refund bond Marri Training Room | 200.00 |
| Karen Faye Pearson | 1708586 | Refund bond on Ken Jackman Hall | 1,000.00 |
| Kok Hou Fong | 1705632 | Refund bond on The Patio | 100.00 |
| Kwinana Japanese Playgroup | | | 300.00 |
| | 1707444 | Refund bond on Ken Jackman Hall | 1 000 00 |
| Royal Life Saving Society | 110250 | Home pool barrier inspections 010720 to 310720 | 5,632.00 |
| Sai Global Ltd | SAIG1IS-1060995 | Online select additions AS Fire Protection Systems | 404.07 |
| Shenton Enterprises Pty Ltd | 174559 | Fan casing for hydrotherapy pool | 36.00 |
| St John Ambulance Australia (WA) In | FAINV00477877 | First aid training 210820 | 128.00 |
| | FAINV00477878 | First aid training 210820 | 128.00 |
| | FAINV00477876 FAINV00473110 | First aid training 210820 First aid training 180820 | 128.00 128.00 |
| Sunny Sign Company Pty Ltd | | City logo applied to cones | |
| | 439704 | Mounting brackets and clamps for City Operations | 1,194.88 |
| Toll Transport Pty Ltd | 0400-T221490 | Courier charges 110820 to 130820 | 26.09 |
| Twights Plumbing Pty Ltd | G4134 | Repair leaking ceiling pipe at U73 Callistemon Crt | 254 00 |
| Water Corporation of Western Austra | 9000357641Aug20 | | 1,015.41 |
| | ~ | 88U Kwinana Senior Citizens | 603.33 |
| | - | 8U Darling Park Wandi drink fountain 211U Honeywood Park drinking fountain | 14.62 531.30 |
| | 9018197324Aug20 9000348470Aug20 | | 996.00 |
| | - | 0U Old St John Ambulance | 95.53 |

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| Invoice 9022594998Aug20 | Description 16U Honeywood Oval drinking fountain | Amo un 40.29 |
|----------------------------|---|--|
| | | 508.9 |
| | • | 281.0 |
| | | 54.5 |
| 315694 | | 36.0 |
| 315690 | Adult and junior damaged books | 20.7 |
| 315692 | Adult Library books | 71.5 |
| 315691 | Adult Library books | 69.13 |
| ICTALLOW20/21 | ICT allowance | 291.6 |
| MEETINGFEES20/2 | Meeting fees | 2,639.8 |
| ICTALLOW20/21 | ICT allowance | 291.6 |
| MEETINGFEES20/2 | Meeting fees | 2,639.8 |
| ICTALLOW20/21 | ICT allowance | 291.6 |
| MEETINGFEES20/2 | Meeting fees | 2,639.8 |
| Inv-1559 | Repaint Banksia Clubhouse and U53 | 1,738.0 |
| 19August20 | Corporate gift cards for celebration and recognition | 2,014.8 |
| 244293 | Supply and deliver stock to City Operations Team | 638.0 |
| 1570 | Widen paths to various Callistemon Crt | 3,575.0 |
| 1249 | Paving to backyard at U16 Callistemon | 385.0 |
| 74466 | General vegetation clearance Thomas Oval | 1,347.7 |
| 74450 | | 786.1 |
| 958312220Δμα20 | | 220.8 |
| = | • | 111.3 |
| • | | 205.6 |
| 821437900Aug20 | | 107.0 |
| 228715140Aug20 | 346U Wellard Village/Pimlico Gardens | 159.6 |
| 809178030Aug20 | 13U Warner Rd sump | 112.0 |
| 151027420Aug20 | 0U Brandon Mews Reserve | 108.3 |
| 618835230Aug20 | 0U Sloan Caretakers Cottage (old bore) | 106.4 |
| | | 98.5 |
| • | | 205.2 |
| · · | | 107.0 |
| = | | 108.33 108.33 |
| - | • | 112.3 |
| • | | 168.4 |
| | | 5,814.3 |
| | | |
| | | 58.10 41.50 |
| | | 79.8 |
| | | 259.9 |
| 2163/01651820 | | 124.10 |
| 836804 | Bottled water for The Zone | 55.2 |
| | Grass weed control at various locations | |
| | | |
| | • | 432.4 218.3 |
| | | |
| | | 1,869.8 |
| | | 291.6° 2,639.8° |
| | | |
| | ICT allowance | 291.6 |
| MAYALLOW20/21 | Mayoral allowance Meeting fees | 7,479.43 3,959.6 |
| | 9022594998Aug20 315696 315695 315694 315690 315692 315691 ICTALLOW20/21 MEETINGFEES20/2 ICTALLOW20/21 MEETINGFEES20/2 ICTALLOW20/21 MEETINGFEES20/2 INv-1559 19August20 244293 1570 1249 74466 74450 958312220Aug20 166216150Aug20 786264020Aug20 821437900Aug20 228715140Aug20 809178030Aug20 228715140Aug20 618835230Aug20 200144210 488212530Aug20 882174540Aug20 144348440Aug20 479742820Aug20 963532150Aug20 882174540Aug20 144348440Aug20 479742820Aug20 963532150Aug20 882174540Aug20 144348440Aug20 479742820Aug20 963532150Aug20 886031050Aug20 30052 2163/01002554 2163/01123195 2163/01139919 2163/01652304 2163/01651820 836804 00013489 6009297 6009298 DEPMAYFEE20/21 ICTALLOW20/21 | 9022594998Aug20 16U Honeywood Oval drinking fountain 315696 Junior Library books 315695 Adult Library books 315696 Indigenous books for collection 315690 Adult and junior damaged books 315691 Adult Library books 315692 Adult Library books 315692 Adult Library books 315691 Adult Library books 315692 Adult Library books 315691 Adult Library books 315692 Adult Library books 315691 Adult Library books 315691 Adult Library books 315691 Adult Library books 315691 Adult Library books 315692 Adult Library books 315691 Adult Library book |

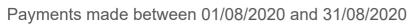
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| Payee | Invoice | Description | Amoun |
|-------------------------------------|--------------------------|--|-----------------|
| Homebuyers Centre Pty Ltd | Refund | Lot 142 Lattuga Dr Wellard verge fee | 204.00 |
| | refund | Lot 801 Tamblyn Pl Wellard cancellation application | 325.0 |
| | refund | Lot 225 Horrocks St Mandogalup verge fee | 276.00 |
| Civica Pty Ltd | M/LG016447 | Licence support and maintenance 011020 to 311020 | 9,005.49 |
| Coastline Mowers | 24982#5 | Blower for City Operations Team | 299.25 |
| KLMedia Pty Ltd | 1145813 | DVD for Library | 38.34 |
| | 1145814 | Popular junior DVD's | 38.84 |
| | 1145812 | DVD's for Library | 82.52 |
| | 1145811 | Music CD's for Library | 448.20 |
| Kwinana Industries Council | 00012168 | School based trainee fortnight ending 140820 | 289.70 |
| Digitales | SINV-17433 | Carters Price Guide to Antiques subscription | 581.90 |
| Winc Australia Pty Ltd | 9033505143 9033492280 | Stationery items for Admin Building Stationery items for Admin Building | 48.61 544.74 |
| Advanced Traffic Management (WA) Pt | 00138703 | Traffic management various sites | 762.30 |
| | 00138704 | Traffic management Mandogalup Rd | 880.55 |
| | 00138705 | Traffic management Chiswick Pde | 378.40 |
| AC Cooling Services | 6146 | Relocate AC at U21 Callistemon Crt | 385.00 |
| ED Property Services | 00001561 | Replace downpipe at U69 Callistemon Crt | 198.00 |
| | 00001565 | Replace wardrobe at U16 Callistemon Crt | 3,080.00 |
| T J Depiazzi & Sons | 109126 | Supply and deliver pinebark mulch to Depot | 3,259.85 |
| | 109065 | Supply and deliver pinebark mulch to Depot | 3,259.85 |
| Complete Office Supplies Pty Ltd | 09466636 | Stationery for Darius Wells | 8.14 |
| Leeanne Parsons | 20August20 | Verbatim headsets x 5 | 60.00 |
| Landgate | 358403-10001098 | GRV chargeable schedule No G2020/15 | 295.52 |
| Big W | 176841 | Assorted items for Creche | 138.50 |
| | 176843 | Boots x 1 pair for City Operations Team | 25.00 |
| Rockingham Foam Supplies | 4724 | Re-upholstering of 9 fabric ottomans for The Zone | 683.37 |
| Department of Planning -DAP | DAP/17/01215 | DA8924.2 Berthold Street Orelia | 241.00 |
| | 1696852 | Refund bond on Medina Hall | 200.00 |
| JB HiFi Commercial Division | BD0223197 | 5 wireless keyboards and 3 mouse | 265.56 |
| Wendy Gaye Cooper | ICTALLOW20/21 | ICT allowance | 291.67 |
| | MEETINGFEES20/2 | Meeting fees | 2,639.83 |
| Buswest | 116003 | Bus hire for 170820 | 456.50 |
| Centrecare | 23318 | EAP annual registration and management fee | 1 026 66 |
| Enzed Fremantle | 60873 | Replacement hose | 388.89 |
| Programmed Maintenance Services Ltd | SINV586761 | BP and APU gardening and lawn mowing Aug 20 | 10,257.86 |
| Accord Security Pty Ltd | 00024980 | Darius Wells security patrols period ended 160820 | 406.49 |
| Flexi Staff Pty Ltd | 10001096 | Temp staff week ending 090820 | 1,512.86 |
| | | | |
| ALSCO Pty Ltd | | Linen hire for OCM Dinners | |
| Imagesource Digital Solutions | 453027 | Kwinana Loop Interpretive Trail signage | 9,091.00 |
| Woolworths Group Limited | 4052817 | Items for The Zone | 7.32 |
| | 4052807 | Items for The Zone | 147.79 |
| | 71304978 4052804 | Staff items for City Operations Team Staff items for Community Resource Centre | 113.28 28.75 |
| | 70284558 | Staff items for City Operations Team | 67.08 |
| | 4052826 | Items for The Zone | 25.53 |
| | 4052824 | Items for The Zone | 7.17 |
| Elexacom | 110622 | Refit light switches U10 Callistemon Crt | 1,558.52 |
| | 110579 | | 895.13 |

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| Payee | Invoice | Description | Amount |
|-------------------------------------|------------------|---|------------------|
| | 110619 | Repair BBQ at Wells Park | 1,459.16 |
| | 110593 | Test emergency lights Casuarina Hall | 132.00 |
| | 110592 | Test emergency lights Kwinana Boy Scouts Hall | 132.00 |
| | 110591 110588 | 6 monthly testing Casuarina Hall RCD testing Casuarina Fire Station | 55.00 210.36 |
| Labourforce Impex Personnel Pty Ltd | 166260 | Temp staff week ending 230820 | 1,877.35 |
| | | | |
| Australia Post | 1009791558 | Postage for period ending 310720 | 661.01 |
| Quantum Building Services | 00003387 | Replace flag pole at Admin Building | 5,443.02 |
| Rebecca Lee Newman | 2.9 | Rates Refund | 1,037.00 |
| HP Financial Services Pty Ltd | 100001226812 | Printer lease from 011020 to 311020 | 2,216.50 |
| | 100001225950 | Monthly payment for IT hardware 011020 to 311020 | 15,829.24 |
| Focus Networks | INV-8767G | Lifesize Cloud Premium 10 renewal | 9,826.30 |
| Flex Industries Pty Ltd | 1006562 | Replace batteries and fuses on 1GMX033 | 1,165.92 |
| | 1006312 | Anderson plug and brakes fitted to 1GMX033 | 1,044.60 |
| GreenLite Electrical Contractors Pt | 00012799 | Inspect retic pump at Thomas Rd | 138.60 |
| Walter J Pratt Pty Ltd | 612356 | Reset computer remotely for pools at Recquatic | 220.00 |
| Mervyn Thomas Kearney | ICTALLOW20/21 | ICT allowance | 291.67 |
| | MEETINGFEES20/2 | Meeting fees | 2,639.83 |
| Aaron Leigh McClennan | 19August20 | Part payment of principal from Christmas saver | 600.00 |
| MRA Consulting Group Pty Ltd | 00255125 | Waste Strategy Inception meeting | 3,833.28 |
| Chris Kershaw Photography | L2714 | Photography for Loop Trail highlights | 990.00 |
| Pacific BioLogics Pty Ltd | 20200767 | Prolink XR Briquets bucket and prosand | 3,593.79 |
| Lamp Replacements | IN1030733 | Tubes T8 & T5 for Depot and Recquatic | 285.56 |
| McLeods | 114715 | Legal fees matter 44448 | 777.04 |
| | 114714 | Legal fees matter 44400 | 556.63 |
| | 114713 | Legal fees matter 42544 | 439.95 |
| | 114712 | Legal fees matter 42540 | 132.42 |
| | 114720 114719 | Legal fees matter 45239 Legal fees matter 45235 | 198.52 708.09 |
| | 114718 | Legal fees matter 44459 | 417.92 |
| | 114717 | Legal fees matter 44457 | 1,126.63 |
| | 114716 | Legal fees matter 44455 | 1,071.63 |
| Lo-Go Appointments | 00422249 | Temp staff week ending 150820 | 2,174.57 |
| | 00422247 | Temp staff week ending 150820 | 2,577.30 |
| | 00422277 | Temp staff week ending 220820 | 1,930.09 |
| | 00422275 | Temp staff week ending 220820 | 1,737.08 |
| | 00422245 | Temp staff week ending 150820 | 820.56 |
| Matthew James Rowse | ICTALLOW20/21 | ICT allowance | 291.67 |
| | MEETINGFEES20/2 | Meeting fees | 2,639.83 |
| | | Print and issuing of Rates booklet | 4,858.67 |

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| Payee | Invoice | Description | Amount |
|-----------------------------------|------------------|-------------------------|---------------|
| Australian Services Union | PY01-05-Aust Ser | Payroll Deduction | 275.98 |
| | PY01-05-Aust Ser | Payroll Deduction | 71.70 |
| Australian Taxation Office | PY01-05-Australi | PAYG tax withheld | 207,203.00 |
| Maxxia Pty Ltd | PY01-05-Maxxia P | Payroll Deduction | 1,484.05 |
| | PY01-05-Maxxia P | | 1,491.56 |
| Health Insurance Fund of WA (HIF) | PY01-05-Health I | Payroll Deduction | 1,106.55 |
| City of Kwinana - Xmas fund | PY01-05-TOK Chri | | 7,480.00 |
| Child Support Agency | PY01-05-Child Su | | 1,067.26 |
| LGRCEU | PY01-05-LGREC U | | 379.51 |
| | PY01-05-LGREC U | Payroll Deduction | 10.26 |
| | | Total EFT | -3,489,221.78 |
| Cancelled Cheques | | | |
| 201022 | | | 0.00 |
| 201023 | | | 0.00 |
| 201024 | | | 0.00 |
| | | Total Cancelled Cheques | 0.00 |
| Payroll | | | |
| Payroll - Interim | | | 39,320.87 |
| Payroll | | | 608,180.47 |
| Payroll | | | 614,038.35 |
| | | Total Payroll | -1,261,539.69 |
| | | Grand Total | -4.785.151.25 |

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Credit Card Transactions



1/08/2020 to 31/08/2020

| Transaction No | Tran Type | Tran Reference | Invoice Date | Actual | Transaction Description |
|-------------------------------|-------------------------|-------------------------------|--------------------------|----------------------|---|
| Credit card Functions | officer to 040820 | | | \$313.95 | |
| 4864894 | Invoice | 040820A | 04/08/2020 | \$53.59 | Gold pens to update honour board |
| 4864894 | Invoice | 040820A | 04/08/2020 | \$231.82 | Yearly subscription for deliveries |
| 4864894 | GST | 040820A | 04/08/2020 | \$28.54 | GST |
| Credit card Director C | City Legal to 040820 | | | \$424.20 | |
| 4864897 | Invoice | 040820B | 04/08/2020 | \$141.40 | Lodgement of court hearing notice |
| 4864897 | Invoice | 040820B | 04/08/2020 | \$282.80 | Lodgement of court hearing notice x 2 |
| Credit card Director C | City Development and Si | ustainability to 040820 | | \$306.31 | |
| 4864901 | Invoice | 040820c | 04/08/2020 | \$2.73 | Directorate milestone event |
| 4864901 | Invoice | 040820c | 04/08/2020 | \$12.85 | PRG meeting |
| 4864901 | Invoice | 040820c | 04/08/2020 | \$64.52 | Directorate milestone event |
| 4864901 | Invoice | 040820c | 04/08/2020 | \$80.09 | Directorate milestone event |
| 4864901 | Invoice | 040820c | 04/08/2020 | \$136.56 | Directorate milestone event |
| 4864901 | GST | 040820c | 04/08/2020 | \$9.56 | GST |
| Credit card Manager (| Customer and Commun | ications to 040820 | | \$1,196.65 | |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$0.72 | International transaction fee |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$1.27 | International transaction fee |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$28.69 | Zapier licence |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$29.24 | Facebook advertising |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$50.00 | Facebook advertising |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$50.00 | Facebook advertising |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$50.00 | Facebook advertising |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$50.62 | Typeform subscription |
| | | | | | |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$100.00 | Facebook advertising |
| 4864903 4864903 | Invoice Invoice | 040820D 040820D | 04/08/2020 04/08/2020 | \$100.00 \$224.53 | Facebook advertising Facebook advertising |
| | | | | · | |
| 4864903 | Invoice | 040820D | 04/08/2020 | \$224.53 | Facebook advertising |
| 4864903 4864903 4864903 | Invoice Invoice | 040820D 040820D 040820D | 04/08/2020 04/08/2020 | \$224.53 \$278.15 | Facebook advertising Facebook advertising |

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Credit Card Transactions





| Transaction No | Tran Type | Tran Reference | Invoice Date | Actual | Transaction Description |
|------------------------|----------------------------|----------------|--------------|------------|------------------------------------|
| 4864905 | GST | 040820F | 04/08/2020 | \$0.40 | GST |
| Credit card Director (| City Engagement | | | \$44.00 | |
| 4864908 | Invoice | 040820G | 04/08/2020 | \$40.00 | Advertising for art review panel |
| 4864908 | GST | 040820G | 04/08/2020 | \$4.00 | GST |
| Credit card Manager | Human Resources | | | \$5,583.69 | |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$45.45 | Smartrider auto load |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$180.00 | Recruitment advertising |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$232.68 | Gift cards for service awards |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$721.47 | Recruitment advertising |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$746.70 | Recruitment advertising |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$919.91 | Gift cards for service awards |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$1,140.00 | CPA financial reporting unit |
| 4864915 | Invoice | 040820H | 04/08/2020 | \$1,193.50 | Gift cards as per council policy |
| 4864915 | GST | 040820H | 04/08/2020 | \$403.98 | GST |
| Credit card Director (| City Infrastructure to 040 | 0820 | | \$1,331.00 | |
| 4864927 | Invoice | 040820E | 04/08/2020 | \$338.10 | Warrant application |
| 4864927 | Invoice | 040820E | 04/08/2020 | \$449.98 | Renewal of SSL certificate |
| 4864927 | Invoice | 040820E | 04/08/2020 | \$452.65 | Install and modify street lighting |
| 4864927 | GST | 040820E | 04/08/2020 | \$90.27 | GST |
| | | | Grand Total: | \$9,204.15 | |

Date Printed:31/08/2020 Page 2 of 2

18.3 Monthly Financial Report August 2020

DECLARATION OF INTEREST:

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 31 August 2020 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

- 1. Accepts the Monthly Statements of Financial Activity for the period ended 31 August 2020, contained within Attachment A; and
- 2. Accepts the explanations for material variances for the period ended 31 August 2020, contained within Attachment A.

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Elected Members in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is August 2020. The current closing municipal surplus for this period is \$43,923,885 compared to a budget position of \$42,731,021. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position.

The City's cash balances are tracking well with a positive unrestricted cash balance as at 31 August of \$19,639,698. The first rates instalment due date in August has seen a healthy in flow of cash payments. To date, the City has not had to draw on either the Waste Reserve contingency or the WATC Short Term Lending Facility.

Income for the August 2020 period year to date is \$49,264,730. This is made up of \$48,338,730 in operating revenues and \$926,000 in non-operating grants, contributions and subsidies received. The budget estimated \$48,437,761 would be received for the same period. The variance to budget is \$826,969. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

Expenditure for the August 2020 period year to date is \$7,922,368. This is made up of \$7,305,167 in operating expenditure and \$617,201 in capital expenditure. The budget estimated \$10,693,885 would be spent for the same period. The variance to budget is \$2,771,517. This operating expenditure variance is attributable to the timing of works being completed and the supplier invoicing the City for works done. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

18.3 MONTHLY FINANCIAL REPORT AUGUST 2020

LEGAL/POLICY IMPLICATIONS:

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the Local Government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report contained within Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications associated with 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 | 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.

PUBLIC HEALTH IMPLICATIONS

There are no public health implications as a result of this report.

18.3 MONTHLY FINANCIAL REPORT AUGUST 2020

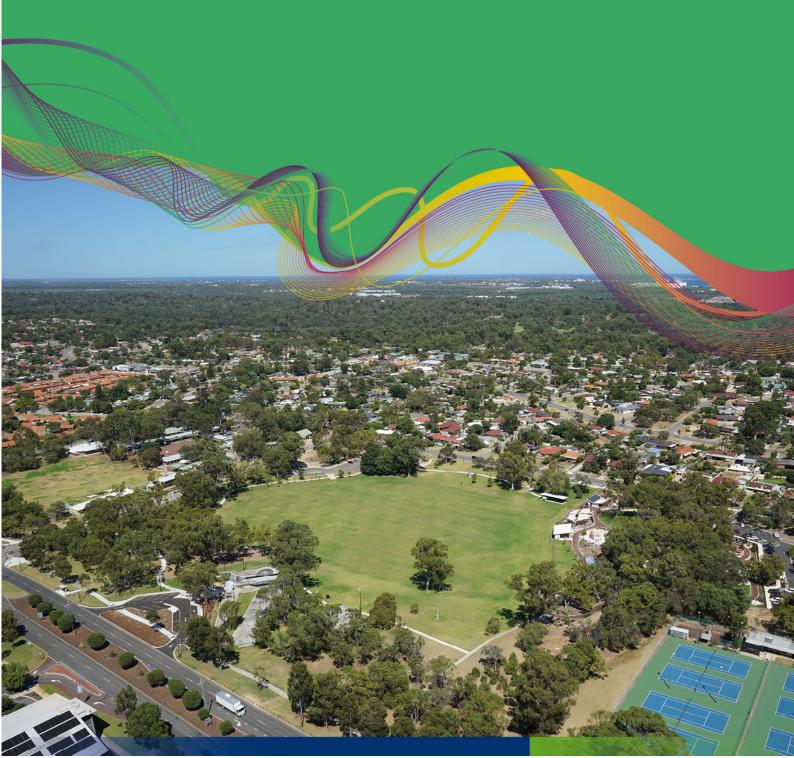
RISK IMPLICATIONS:

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

| Risk Event | Inadequate management of the City's provisions, |
|--------------------------|---|
| IXISK EVEIR | |
| | revenues and expenditures. |
| Risk Theme | Failure to fulfil statutory regulations or compliance |
| | Providing inaccurate advice/information |
| Risk Effect/Impact | Financial |
| | Reputation |
| | Compliance |
| Risk Assessment | Operational |
| Context | |
| Consequence | Minor |
| Likelihood | Unlikely |
| Rating (before | Low |
| treatment) | |
| Risk Treatment in place | Reduce (mitigate the risk) |
| Response to risk | Annual adoption of variance tolerances for |
| treatment required/in | reporting purposes. |
| place | - |
| Rating (after treatment) | Low |



Monthly Financial Report



CITY OF KWINANA

MONTHLY FINANCIAL REPORT

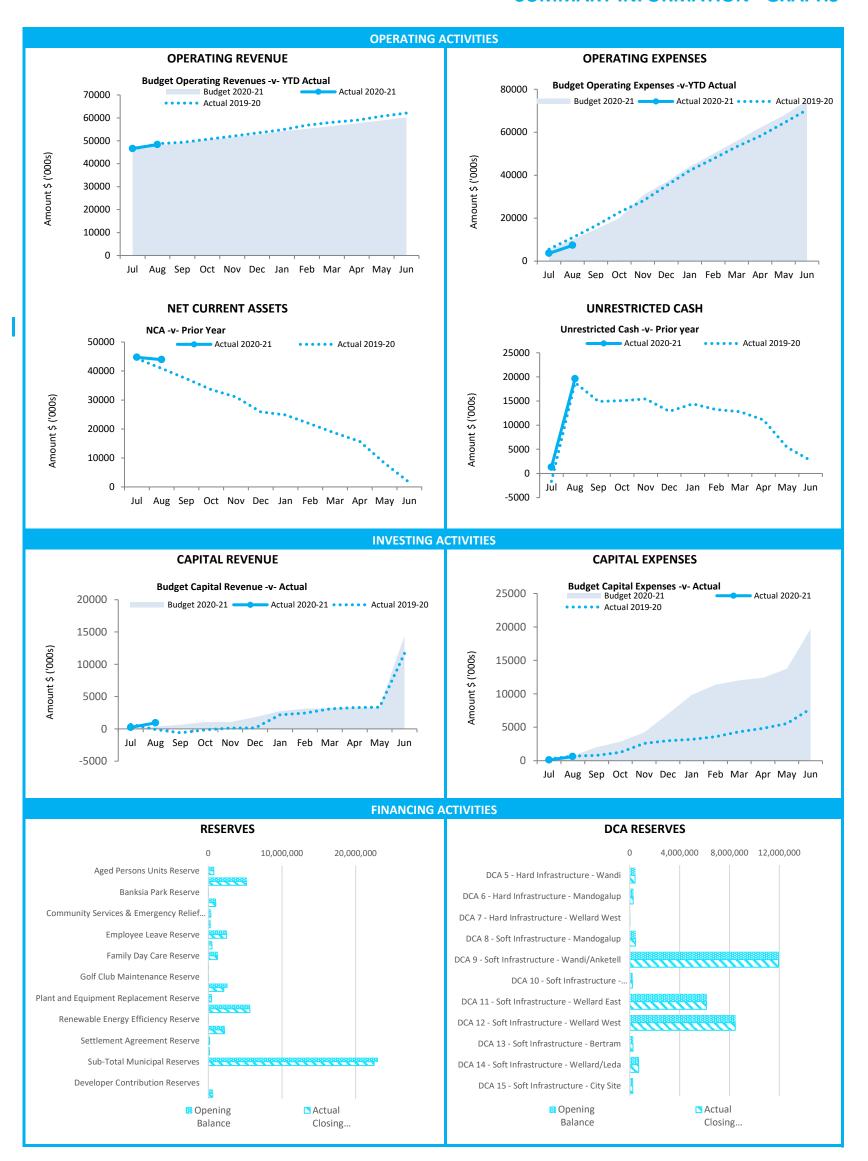
(Containing the Statement of Financial Activity) For the period ending 31 August 2020

LOCAL GOVERNMENT ACT 1995 LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SUMMARY INFORMATION - GRAPHS



| Funding surplus / | (deficit) Comp | onents | | | | | | |
|---|--|---|--|--|-----------------|---|--|------------------------|
| | | Funding | surplus / (deficit) | | | | | |
| | | Current | YTD | YTD | Var. \$ | | | |
| | | Budget | Current Budget (a) | Actual (b) | (b)-(a) | | | |
| Opening | | \$1.36 M | \$1.39 M | \$1.83 M | \$0.44 M | | | |
| Closing Refer to Statement of F | inancial Activity | \$0.00 M | \$42.73 M | \$43.92 M | \$1.19 M | | | |
| | • | | | | | | | |
| Cash and | d cash equ | | | Payables | | F | Receivables | |
| Unrestricted Cash | \$ 75.70 M \$19.64 M | % of total 25.9% | Trade Payables | \$8.16 M \$5.67 M | | Rates Receivable | \$29.76 M \$29.06 M | % Outstanding 53.6% |
| Restricted Cash | \$56.06 M | 74.1% | Bonds & Deposits Held | \$1.00 M | | Trade Receivable | \$0.70 M | 55.07 |
| Refer to Note 3 - Cash a | and Financial Asset | s | Other Accrued Expenses | \$1.49 M | | Refer to Note 4 - Receiva | ables | |
| Key Operating Acti | ivities | | | | | | | |
| Amount | attributab | le to opera | ating activities | | | | | |
| Current Budget | YTD Budget | YTD Actual | Var. \$ | | | | | |
| Current Budget | (a) | (b) | (b)-(a) | | | | | |
| (\$6.23 M) | \$38.15 M | \$41.29 M | \$3.14 M | | | | | |
| Refer to Statement of F | inancial Activity | | | | | | | |
| | ites Reven | | Operating G | | | | s and Char | |
| YTD Actual YTD Budget | \$40.14 M \$39.93 M | % Variance 0.5% | YTD Actual YTD Budget | \$1.41 M \$1.35 M | % Variance 4.6% | YTD Actual YTD Budget | \$6.48 M \$6.47 M | % Variance 0.2% |
| TTD budget | 333.33 IVI | 0.5% | TID Budget | \$1.55 IVI | 4.0% | TTD budget | 30.47 IVI | 0.276 |
| Refer to Statement of F | inancial Activity | | Refer to Note 10 - Operating Gra | ants and Contributior | ns | Refer to Statement of Fin | nancial Activity | |
| Kan baranti a st | | | | | | | | |
| Key Investing Activ | /ities | | | | | | | |
| | | le to inves | ting activities | | | | | |
| Amount | attributab | YTD | ting activities Var. \$ | | | | | |
| | attributab | | | | | | | |
| Amount Adopted Budget (\$5.21 M) | attributab YTD Budget (a) (\$0.37 M) | YTD Actual | Var. \$ | | | | | |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F | attributab YTD Budget (a) (\$0.37 M) inancial Activity | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M | | | | | |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F | attributab YTD Budget (a) (\$0.37 M) inancial Activity | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M | set Acquisiti | | | apital Grant | |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F | attributab YTD Budget (a) (\$0.37 M) inancial Activity ceeds on s \$0.01 M | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M Ass | \$0.62 M | % Spent | YTD Actual | \$0.37 M | % Received |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget | attributab YTD Budget (a) (\$0.37 M) inancial Activity ceeds on s \$0.01 M \$0.00 M | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget | \$0.62 M \$19.69 M | % Spent 3.1% | YTD Actual Current Budget | \$0.37 M \$3.11 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCEEDS ON S \$0.01 M \$0.00 M \$0.47 M | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget | \$0.62 M \$19.69 M \$19.12 M | % Spent | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCECCS ON S \$0.01 M \$0.00 M \$0.47 M sal of Assets | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCECCS ON S \$0.01 M \$0.00 M \$0.47 M sal of Assets | Actual (b) \$0.31 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCECCS ON S \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab | YTD Actual (b) \$0.31 M Sale % Spent 2.9% | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ | attributab YTD Budget (a) (\$0.37 M) inancial Activity Deceds on S \$0.01 M \$0.00 M \$0.47 M sal of Assets | Actual (b) \$0.31 M Sale % Spent | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi cing activities Var. \$ | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget | attributab YTD Budget (a) (\$0.37 M) inancial Activity Ceeds on S \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab YTD Budget (a) | Actual (b) \$0.31 M Sale % Spent 2.9% Let o finan YTD Actual (b) | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi cing activities Var. \$ (b)-(a) | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget \$10.08 M | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCECCS ON S \$0.01 M \$0.00 M \$0.47 M sal of Assets Vities attributab YTD Budget (a) \$3.56 M | YTD Actual (b) \$0.31 M Sale % Spent 2.9% | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi cing activities Var. \$ | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | YTD Actual Current Budget Adopted Budget | \$0.37 M \$3.11 M \$2.96 M | % Received 11.8% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of Financing Active Amount Adopted Budget Amount Adopted Budget \$10.08 M Refer to Statement of Financing Active \$10.08 M | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCCCCS \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab YTD Budget (a) \$3.56 M inancial Activity | Actual (b) \$0.31 M Sale % Spent 2.9% Spent Actual (b) \$0.49 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi cing activities Var. \$ (b)-(a) | \$0.62 M \$19.69 M \$19.12 M | % Spent 3.1% | Current Budget Adopted Budget Refer to Note 6 - Capital | \$0.37 M \$3.11 M \$2.96 M Acquisition | % Received 11.8% 12.4% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget \$10.08 M Refer to Statement of F | attributab YTD Budget (a) (\$0.37 M) inancial Activity CCCCC ON S \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab YTD Budget (a) \$3.56 M inancial Activity Borrowings | Actual (b) \$0.31 M Sale % Spent 2.9% Spent Actual (b) \$0.49 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi cing activities Var. \$ (b)-(a) (\$3.07 M) | \$0.62 M \$19.69 M \$19.12 M sition | % Spent 3.1% | Current Budget Adopted Budget Refer to Note 6 - Capital | \$0.37 M \$3.11 M \$2.96 M Acquisition | % Received 11.8% 12.4% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of FI Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget \$10.08 M Refer to Statement of FI Principal repayments | attributab YTD Budget (a) (\$0.37 M) inancial Activity Ceeds on S \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab YTD Budget (a) \$3.56 M inancial Activity Borrowings \$0.00 M | Actual (b) \$0.31 M Sale % Spent 2.9% Spent Actual (b) \$0.49 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi Cing activities Var. \$ (b)-(a) (\$3.07 M) | \$0.62 M \$19.69 M \$19.12 M stion Reserves \$22.51 M | % Spent 3.1% | Current Budget Adopted Budget Refer to Note 6 - Capital | \$0.37 M \$3.11 M \$2.96 M Acquisition | % Received 11.8% 12.4% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of F Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget \$10.08 M Refer to Statement of F Principal repayments Interest expense | attributab YTD Budget (a) (\$0.37 M) inancial Activity Ceeds on S \$0.01 M \$0.00 M \$0.47 M sal of Assets vities attributab YTD Budget (a) \$3.56 M inancial Activity Borrowings \$0.00 M \$0.00 M | Actual (b) \$0.31 M Sale % Spent 2.9% Spent Actual (b) \$0.49 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi Cing activities Var. \$ (b)-(a) (\$3.07 M) Reserves balance DCA Reserve Balance | \$0.62 M \$19.69 M \$19.12 M ition Reserves \$22.51 M \$32.25 M | % Spent 3.1% | Current Budget Adopted Budget Refer to Note 6 - Capital Le Principal repayments Interest expense | \$0.37 M \$3.11 M \$2.96 M Acquisition Pease Liabilit \$0.01 M \$0.00 M | % Received 11.8% 12.4% |
| Amount Adopted Budget (\$5.21 M) Refer to Statement of FI Pro YTD Actual YTD Budget Current Budget Refer to Note 5 - Dispos Key Financing Activ Amount Adopted Budget \$10.08 M Refer to Statement of FI Principal repayments | attributab YTD Budget (a) (\$0.37 M) inancial Activity Ceeds on S \$0.01 M \$0.00 M \$0.47 M sal of Assets Vities attributab YTD Budget (a) \$3.56 M inancial Activity Borrowings \$0.00 M \$0.00 M \$0.00 M \$0.00 M | Actual (b) \$0.31 M Sale % Spent 2.9% Spent Actual (b) \$0.49 M | Var. \$ (b)-(a) \$0.68 M ASS YTD Actual Current Budget Adopted Budget Refer to Note 6 - Capital Acquisi Cing activities Var. \$ (b)-(a) (\$3.07 M) | \$0.62 M \$19.69 M \$19.12 M sition Reserves \$22.51 M \$32.25 M \$0.00 M | % Spent 3.1% | Current Budget Adopted Budget Refer to Note 6 - Capital | \$0.37 M \$3.11 M \$2.96 M Acquisition Pase Liabilit \$0.01 M \$0.00 M \$0.19 M | % Received 11.8% 12.4% |

This information is to be read in conjunction with the accompanying Financial Statements and notes.

STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 AUGUST 2020

BY NATURE OR TYPE

| | Ref Note | Adopted Budget | Current Budget | YTD Budget (a) | YTD Actual (b) | Var. \$ (b)-(a) | Var. % (b)-(a)/(a) | Var. |
|---|-------------|-------------------|-------------------|----------------------|----------------------|--------------------|-----------------------|----------|
| | | \$ | | \$ | \$ | \$ | % | |
| Opening funding surplus / (deficit) | | 1,360,000 | 1,388,540 | 1,388,540 | 1,829,045 | 440,505 | 31.7% | A |
| Revenue from operating activities | | | | | | | | |
| Rates | 5 | 39,933,543 | 39,933,543 | 39,933,543 | 40,142,825 | 209,282 | 0.5% | |
| Operating grants, subsidies and contributions | 10 | 6,617,653 | 6,617,653 | 1,348,927 | 1,411,553 | 62,626 | 4.6% | |
| Fees and charges | | 11,913,171 | 11,913,171 | 6,468,003 | 6,480,632 | 12,628 | 0.2% | |
| Interest earnings | | 1,220,577 | 1,220,577 | 198,412 | 122,977 | (75,435) | (38.0%) | • |
| Other revenue | | 451,881 | 451,881 | 115,358 | 180,744 | 65,386 | 56.7% | A |
| Profit on disposal of assets | 5 | 124,510 | 124,510 | 0 | 0 | 0 | 0.0% | |
| | • | 60,261,335 | 60,261,335 | 48,064,243 | 48,338,730 | 274,487 | | |
| Expenditure from operating activities | | | | | | | | |
| Employee costs | | (28,033,854) | (28,033,854) | (4,420,643) | (3,942,904) | 477,739 | 10.8% | A |
| Materials and contracts | | (27,604,630) | (27,604,630) | (5,009,777) | (2,826,372) | 2,183,405 | 43.6% | A |
| Utility charges | | (2,557,908) | (2,557,908) | (426,316) | (383,473) | 42,843 | 10.0% | |
| Depreciation on non-current assets | | (14,691,676) | (14,691,676) | (38,284) | 0 | 38,284 | 100.0% | |
| Interest expenses | | (987,579) | (987,579) | (724) | (306) | 418 | 57.8% | |
| Insurance expenses | | (583,736) | (583,736) | (305,743) | (404,418) | (98,675) | (32.3%) | • |
| Other expenditure | | (189,547) | (189,547) | 249,075 | 252,305 | 3,230 | (1.3%) | |
| Loss on disposal of assets | 5 | (83,085) | (83,085) | 0 | 0 | 0 | 0.0% | |
| | | (74,732,015) | (74,732,015) | (9,952,412) | (7,305,167) | 2,647,245 | | |
| Non-cash amounts excluded from operating activities | 2 | 8,241,957 | 8,241,957 | 38,284 | 259,359 | 221,075 | 577.5% | A |
| Amount attributable to operating activities | | (6,228,723) | (6,228,723) | 38,150,115 | 41,292,922 | 3,142,807 | | |
| Investing activities | | | | | | | | |
| Grants, Subsidies and Contributions | 11 | 13,434,461 | 13,969,181 | 373,518 | 912,500 | 538,982 | 144.3% | |
| Proceeds from disposal of assets | 5 | 473,350 | 473,350 | 0 | 13,500 | 13,500 | 0.0% | |
| Self-Supporting Loan Principal Received | 7 | 17,269 | 17,269 | 2,878 | 4,282 | 1,404 | 48.8% | |
| Self-Supporting Loan Principal Paid | , | (17,269) | (17,269) | 0 | 0 | 0 | 0.0% | |
| Payments for property, plant and equipment | 6 | (19,121,835) | (19,692,095) | (741,473) | (617,201) | 124,272 | 16.8% | |
| Amount attributable to investing activities | | (5,214,024) | (5,249,564) | (365,077) | 313,081 | 678,158 | 10.070 | _ |
| Financing Activities | | | | | | | | |
| Proceeds from new debentures | 7 | 5,000,000 | 5,000,000 | 0 | 0 | 0 | 0.0% | |
| Repayment of debentures | 7 | (6,871,990) | (6,871,990) | 0 | 0 | 0 | 0.0% | |
| Payments for principal portion of lease liabilities | , | (229,206) | (229,206) | (19,101) | (6,496) | 12,605 | 66.0% | |
| Transfer from reserves | 9 | 20,399,567 | 20,406,567 | 3,576,544 | 498,831 | (3,077,713) | 86.1% | |
| Transfer to reserves | 9 | (8,215,624) | (8,215,624) | 0 | (3,498) | (3,498) | 0.0% | |
| Amount attributable to financing activities | - | 10,082,747 | 10,089,747 | 3,557,444 | 488,838 | (3,068,606) | 0.0% | r. |
| Closing funding surplus / (deficit) | | 0 | 0 | 42,731,021 | 43,923,885 | 1,192,865 | | |

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 1 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 AUGUST 2020

| | NOTE | Closing 30 June 2020 | Current Month | This Time Last Year |
|--|--------|-------------------------|----------------------|----------------------|
| | NOTE | \$ June 2020 \$ | 31 August 2020 \$ | 31 August 2019 \$ |
| CURRENT ASSETS | | Ţ | Ţ | Ţ |
| Cash and cash equivalents | 9 | 25,471,026 | 35,923,291 | 13,481,025 |
| Other financial assets - Term Deposits | 9 | 33,787,559 | 39,469,729 | 62,369,243 |
| Other financial assets - Banksia Park Deferred Mgmt Fees | | 319,490 | 319,490 | 297,819 |
| Other financial assets - Self Supporting Loans | | 17,269 | 17,269 | 16,709 |
| Trade and other receivables (incl. allowance for impairment) | 4 | 4,438,511 | 31,394,629 | 28,137,699 |
| Inventories | | 37,323 | 38,931 | 31,637 |
| Other assets | | 464,297 | 15,745 | 423,849 |
| TOTAL CURRENT ASSETS | | 64,535,473 | 107,179,083 | 104,757,983 |
| NON-CURRENT ASSETS | | | | |
| Trade and other receivables | | 760,126 | 756,140 | 706,913 |
| Other financial assets - Banksia Park Deferred Mgmt Fees | | 3,184,673 | 3,184,673 | 3,095,582 |
| Other financial assets - Local Govt House Trust | | 124,637 | 124,637 | 122,620 |
| Other financial assets - Self Supporting Loans | | 232,704 | 228,422 | 245,829 |
| Investment in associate (SMRC) | | 319,244 | 319,244 | 319,244 |
| Property, plant and equipment | | 146,767,124 | 146,998,516 | 149,799,920 |
| Infrastructure | | 366,135,077 | 366,434,738 | 360,996,700 |
| Intangible assets | | 616,115 | 688,763 | 379,058 |
| Right of use assets | | 190,680 | 190,679.57 | 0 |
| TOTAL NON-CURRENT ASSETS | | 518,330,380 | 518,925,813 | 515,665,867 |
| TOTAL ASSETS | | 582,865,853 | 626,104,896 | 620,423,850 |
| CURRENT LIABILITIES | | | | |
| Trade and other payables | | 7,119,985 | 8,164,086 | 7,632,947 |
| Banksia Park Unit Contributions | | 16,975,350 | 16,975,350 | 17,133,425 |
| Contract liabilities | 10 &11 | 10,638,042 | 10,905,402 | 0 |
| Lease liabilities | | 114,357 | 107,861 | 0 |
| Borrowings | 7 | 1,889,259 | 1,889,259 | 1,451,093 |
| Employee related provisions | | 5,505,931 | 5,493,944 | 4,885,226 |
| TOTAL CURRENT LIABILITIES | | 42,242,923 | 43,535,903 | 31,102,691 |
| NON-CURRENT LIABILITIES | | | | |
| Contract liabilities | 11 | 21,971,617 | 21,971,617 | 0 |
| Lease liabilities | | 77,148 | 77,148 | 0 |
| Borrowings | 7 | 18,212,046 | 18,212,046 | 20,101,305 |
| Employee related provisions | | 410,209 | 410,209 | 469,604 |
| TOTAL NON-CURRENT LIABILITIES | | 40,671,020 | 40,671,020 | 20,570,909 |
| TOTAL LIABILITIES | | 82,913,943 | 84,206,923 | 51,673,599 |
| NET ASSETS | | 499,951,910 | 541,897,973 | 568,750,251 |
| EQUITY | | | | |
| Retained surplus | | 212,970,388 | 255,411,785 | 281,144,069 |
| Reserves - cash/financial asset backed | 9 | 55,249,687 | 54,754,353 | 55,874,347 |
| Revaluation surplus | | 231,731,835 | 231,731,835 | 231,731,835 |
| TOTAL EQUITY | | 499,951,910 | 541,897,973 | 568,750,251 |
| | | | | |

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

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2020-21 year is \$50,000 or 5.00% whichever is the greater.

| Reporting Program | Var. \$ | Var. % | Timing/ Permanent | Explanation of Variance |
|---|-------------|--------|----------------------|--|
| | \$ | % | | |
| Revenue from operating activities | | | | |
| Rates | 209,282 | 1% | No Material Variance | |
| Operating Grants, Subsidies and Contributions | 62,626 | 5% | Timing | Refer note 10. First quarter DFES grant (\$47k) received in June 2020 offset by higher than expected first quarter FAGS. |
| Fees and Charges | 12,628 | 0% | No Material Variance | |
| Interest Earnings | (75,435) | (38%) | ▼ Timing | Interest for direct debits still to be charged (Sep/Oct). |
| Other Revenue | 65,386 | 57% | Timing | Insurance reimbursements and rebate. |
| Profit on Disposal of Assets | 0 | 0% | No Material Variance | |
| Expenditure from operating activities | | | | |
| Employee Costs | 477,739 | 11% | ▲ Timing | Salary & wages below budget \$363k (Environmental Health \$80k, Community Development \$68k, Facilities Management \$65k, Recquatic \$38k). |
| | | | | Workers compensation premium below budget \$114k. |
| Materials and Contracts | 2,183,405 | 44% | ▲ Timing | Timing of works. Environmental Health \$589k below budget (\$535k Mainstream Waste, \$42k Natural Environment). Facilities Management \$469k below budget (\$335k Parks & Reserves, \$134k Building Services). Engineering Services \$254k below budget (\$122k Depot and plant operating, \$130k Infrastructure & asset maintenance). Kwinana Village \$245k below budget, Community Centres & Library \$157k below budget, Family Daycare \$145k below budget, Community Development \$142k below budget and Planning & building services \$97k below budget. |
| Utility Charges | 42,843 | 10% | No Material Variance | |
| Depreciation on Non-Current Assets | 38,284 | 100% | Timing | Depreciation to be calculated after the annual financial report has been audited. |
| Interest Expenses | 418 | 58% | No Material Variance | |
| Insurance Expenses | (98,675) | (32%) | ▼ Timing | Insurance premiums paid July, offset by rebate posted to Other Revenue. |
| Other Expenditure | 3,230 | (1%) | No Material Variance | |
| Loss on Disposal of Assets | 0 | 0% | No Material Variance | |
| Investing activities | | | | |
| Non-Operating Grants, Subsidies and Contributions | 538,982 | 144% | Timing | Refer note 11. Developer Contributions are estimated at budget, but actual receipts rely on the timing of subdivisions. |
| Reimbursement of Developer Contributions | 0 | 0% | No Material Variance | |
| Proceeds from disposal of assets | 13,500 | 0% | No Material Variance | |
| Self-Supporting Loan Principal | 1,404 | 49% | No Material Variance | |
| Payments for property, plant and equipment | 124,272 | 17% | ▲ Timing | Refer note 6. Timing of project expenditure. |
| Financing actvities | | | | |
| Proceeds from new debentures | 0 | 0% | No Material Variance | |
| Repayment of debentures | 0 | 0% | No Material Variance | |
| Payments for principal portion of lease liabilities | 12,605 | 66% | No Material Variance | |
| Transfer from reserves | (3,077,713) | 86% | Timing | \$3m budgeted drawdown of Refuse Reserve to cover potential cash shortage is yet to be required. |
| Transfer to reserves | (3,498) | 0% | No Material Variance | |

| | Notes | Last Years Closing 30 June 2020 | This Time Last Year 31 August 2019 | YTD Actual 31 August 2020 |
|---|------------------|------------------------------------|---------------------------------------|------------------------------|
| | | \$ | \$ | \$ |
| a) Non-cash items excluded from operating activities | | | | |
| The following non-cash revenue and expenditure has been exclu | ded from operati | ng activities | | |
| within the Statement of Financial Activity in accordance with Fin | ancial Manageme | ent Regulation 32. | | |
| Non-cash items excluded from operating activities | | | | |
| | | | | |
| Adjustments to operating activities | | | | |
| Less: Profit on asset disposals | 5 | (124,076) | - | - |
| Less: Movement in pensioner deferred rates (non-current) | | (48,371) | 4,842 | 3,986 |
| Movement in employee benefit provisions | | 544,157 | (17,153) | (11,987) |
| Add: Loss on asset disposals | | 1,247,308 | 12,969 | - |
| Add: Mvmt in Local Govt House Trust | | (2,017) | - | - |
| Add: Change in accounting policies | | (1,040,123) | - | - |
| Add: Depreciation on assets | | 13,067,886 | 2,520,421 | - |
| Add: Mvmt in operating contract liabilities associated with rest | tricted cash | 190,800 | - | - |
| Add: Mvmt in non-operating contract liabilities associated with | restricted cash | 82,701 | - | 267,360 |
| Movement in Banksia Park deferred management fund receiva | able | (110,762) | _ | - |
| Movement in Banksia Park valuation of unit contribution | | (158,075) | - | - |
| Total non-cash items excluded from operating activities | | 13,649,428 | 2,521,079 | 259,359 |

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets

| Total adjustments to net current assets | (20,463,506) | (32,094,471) | (19,719,295) |
|--|--------------|--------------|--------------|
| Add: Banksia Park Unit Contributions | 16,975,350 | 17,133,425 | 16,975,350 |
| Add: Lease liabilities | 114,357 | - | 107,861 |
| Add: Current portion of contract liability held in reserve | 10,638,042 | - | 10,905,402 |
| Add: Provisions - employee | 5,505,931 | 4,885,226 | 5,493,944 |
| Add: Borrowings | 1,889,259 | 1,451,093 | 1,889,259 |
| Less: Banksia Park DMF Recievable | (319,490) | (297,819) | (319,490) |
| Less: Financial assets at amortised cost - self supporting loans | (17,269) | (16,709) | (17,269) |
| Less: Reserves - restricted cash | (55,249,686) | (55,249,686) | (54,754,353) |
| • | | | |

(c) Net current assets used in the Statement of Financial Activity

| Current assets | 64,535,473 | 104,757,983 | 107,179,083 |
|---|--------------|--------------|--------------|
| Less: Current liabilities | (42,242,923) | (31,102,691) | (43,535,903) |
| Less: Total adjustments to net current assets | (20,463,506) | (32,094,471) | (19,719,295) |
| Closing funding surplus / (deficit) | 1,829,045 | 41,560,822 | 43,923,885 |

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

OPERATING ACTIVITIES NOTE 3 CASH AND FINANCIAL ASSETS

| Description | l lougatuiata d | Do atriista d | Tures | Total Cash | Interest | la atitutia a | COD Dating | Maturity | Davis |
|---|--------------------|---------------|---------|---------------|--------------|---------------|------------|----------|-------|
| Description | Unrestricted \$ | Restricted | Trust | | Rate | Institution | S&P Rating | Date | Days |
| Cash on hand | Ş | \$ | \$ | \$ | | | | | |
| CBA Municipal Bank Account | 8,635,928 | 882,902 | | 9,518,830 | Variable | СВА | AA | | |
| CBA Reserve Bank Account | 0,033,328 | 15,400,691 | | 15,400,691 | | СВА | AA | | |
| CBA Trust Bank Account | U | 13,400,031 | 307,711 | 307,711 | 0.00% N/A | СВА | AA | | |
| Cash On Hand - Petty Cash | 3,770 | | 307,711 | 3,770 | N/A | PC | N/A | | |
| Term Deposits - Investments | | | | | | | | | |
| NAB | 3,000,000 | | | 3,000,000 | 0.45% | NAB | AA | Sep 2020 | 31 |
| NAB | 3,000,000 | | | 3,000,000 | 0.60% | NAB | AA | Oct 2020 | 60 |
| NAB | 2,000,000 | | | 2,000,000 | | NAB | AA | Nov 2020 | 90 |
| NAB | 3,000,000 | | | 3,000,000 | | NAB | AA | Nov 2020 | 90 |
| Reserve Funds Investments (Cash Backed Reserves) | | | | | | | | | |
| Community Services & Emergency Relief Reserve | | 89,961 | | 89,961 | 0.85% | NAB | AA | Sep 2020 | 92 |
| CLAG Reserve | | 248,820 | | 248,820 | | NAB | AA | Sep 2020 | 92 |
| Workers Compensation Reserve | | 143,259 | | 143,259 | 0.85% | NAB | AA | Sep 2020 | 92 |
| Settlement Agreement Reserve | | 166,990 | | 166,990 | | NAB | AA | Sep 2020 | 92 |
| Family Day Care Reserve | | 1,280,000 | | 1,280,000 | | NAB | AA | Dec 2020 | 122 |
| City Infrastructure Reserve | | 1,000,000 | | 1,000,000 | | NAB | AA | Dec 2020 | 122 |
| APU Reserve | | 745,000 | | 745,000 | | NAB | AA | Dec 2020 | 122 |
| BP Reserve | | 25,000 | | 25,000 | 0.70% | NAB | AA | Dec 2020 | 122 |
| Renewable Energy Efficiency Reserve | | 35,000 | | 35,000 | | NAB | AA | Dec 2020 | 122 |
| Information Technology Reserve | | 2,597,170 | | 2,597,170 | | NAB | AA | Dec 2020 | 122 |
| Reserve Funds Investments (Developer Contributions) | | | | | | | | | |
| DCA - 4 Hard Infrastructure - Anketell | | 540,134 | | 540,134 | 0.90% | NAB | AA | Oct 2020 | 119 |
| DCA 5 - Hard Infrastructure - Wandi | | 447,073 | | 447,073 | 0.90% | NAB | AA | Oct 2020 | 120 |
| DCA 7 - Hard Infra Mandogalup | | 18,140 | | 18,140 | | NAB | AA | Oct 2020 | 120 |
| DCA - 8 Soft Infrastructure - Mandogalup | | 477,570 | | 477,570 | | NAB | AA | Oct 2020 | 119 |
| DCA - 9 Soft Infrastructure - Wandi/Anketell | | 11,963,942 | | 11,963,942 | 0.90% | NAB | AA | Oct 2020 | 120 |
| DCA - 10 Soft Infrastructure - Casuarina/Anketell | | 229,360 | | 229,360 | 0.90% | NAB | AA | Oct 2020 | 120 |
| DCA - 13 Soft Infrastructure - Bertram | | 288,396 | | 288,396 | 0.90% | NAB | AA | Oct 2020 | 120 |
| DCA - 14 Soft Infrastructure - Wellard/Leda | | 735,437 | | 735,437 | 0.90% | NAB | AA | Oct 2020 | 120 |
| DCA - 15 Soft Infrastructure - Townsite | | 263,335 | | 263,335 | | NAB | AA | Oct 2020 | 120 |
| DCA - 1 Hard Infrastructure - Bertram | | 629,856 | | 629,856 | | BEN | AAA | Sep 2020 | 91 |
| DCA - 2 Hard Infrastructure - Wellard | | 2,475,398 | | 2,475,398 | 0.60% | BEN | AAA | Sep 2020 | 91 |
| DCA 6 - Hard Infrastructure - Mandogalup | | 398,133 | | 398,133 | 0.60% | BEN | AAA | Sep 2020 | 91 |
| DCA - 11 Soft Infrastructure - Wellard East | | 6,178,056 | | 6,178,056 | 0.60% | BEN | AAA | Sep 2020 | 91 |
| DCA - 12 Soft Infrastructure - Wellard West | | 8,493,698 | | 8,493,698 | 0.60% | BEN | AAA | Sep 2020 | 91 |
| Total | 19,639,698 | 55,753,322 | 307,711 | 75,700,730 | | | | | |
| | 26% | 74% | 0.4% | | | | | | |
| Comprising | | | | | | | | | |
| Cash and cash equivalents (Exclude Trust) | 19,639,698 | 16,283,593 | 0 | 35,923,291 | | | | | |
| Financial assets at amortised cost | 0 | 39,469,729 | 0 | 39,469,729 | | | | | |
| Trust | 0 | 0 | 307,711 | 307,711 | | | | | |
| WEY INFORMATION | 19,639,698 | 55,753,322 | 307,711 | 75,700,730 | | | | | |

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- $\hbox{- the asset is held within a business model whose objective is to collect the contractual cashflows, and}\\$
- $\hbox{- the contractual terms give rise to cash flows that are solely payments of principal and interest.}\\$

Note 3(b): Cash and Investments - Compliance with Investment Policy

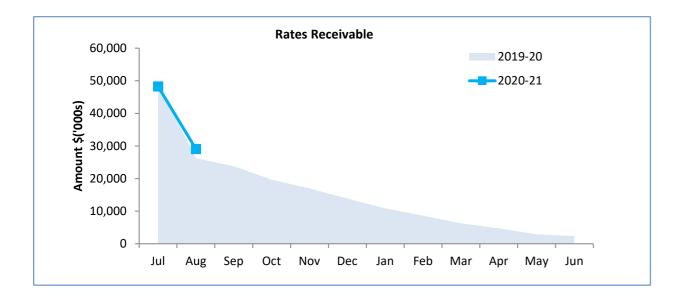
| Portfolio Credit Risk | Funds Held | Actual at Period End | Limit per Policy | |
|---|------------|-------------------------|---------------------|----------|
| AAA & Bendigo Bank Kwinana Community Branch | 18,175,141 | 24% | 100% | • |
| AA | 57,521,819 | 76% | 100% | ~ |
| A | - | 0% | 60% | ~ |
| BBB | - | 0% | 20% | ✓ |
| Unrated | 3,770 | 0% | 20% | ~ |

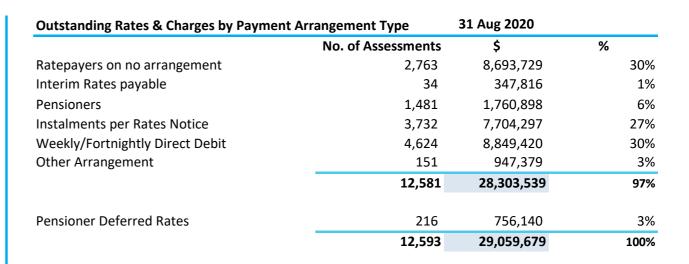
| Counterparty Credit Risk | Funds Held | Actual at Period End | Limit per Policy | |
|--------------------------|------------|-------------------------|---------------------|----------|
| BEN (AAA) | 18,175,141 | 24% | 45% | ✓ |
| NAB (AA) | 32,294,588 | 43% | 45% | ~ |
| CBA (AA) | 25,227,231 | 33% | 45% | ~ |
| SUN (A) | - | 0% | 45% | ~ |

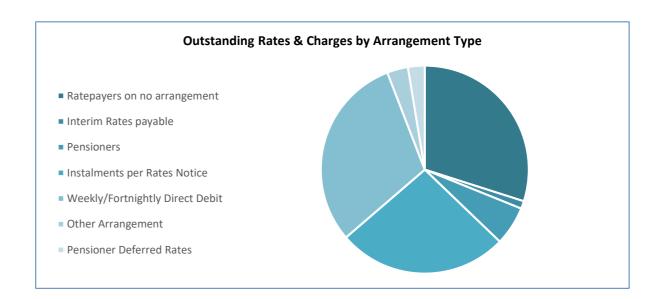
OPERATING ACTIVITIES NOTE 4 RECEIVABLES

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 AUGUST 2020

| Rates receivable | 30 Jun 2020 | 31 Aug 2019 | 31 Aug 2020 |
|---|--------------|--------------|--------------|
| | \$ | | \$ |
| Opening arrears previous years | 4,576,831 | 4,576,703 | 3,148,533 |
| Levied this year | 51,941,047 | 50,738,401 | 51,048,191 |
| Rates & Charges to be collected | 56,517,878 | 55,315,104 | 54,196,724 |
| | | | |
| Less Collections to date | (52,185,033) | (28,106,939) | (24,380,905) |
| Less Pensioner Deferred Rates | (760,126) | (706,913) | (756,140) |
| Net Rates & Charges Collectable | 3,572,719 | 26,501,252 | 29,059,679 |
| % Outstanding | 6.32% | 47.91% | 53.62% |
| | | | |
| Prepaid Rates received (not included above) | (1,182,587) | (287,001) | (372,827) |
| | 4.23% | 47.39% | 52.93% |

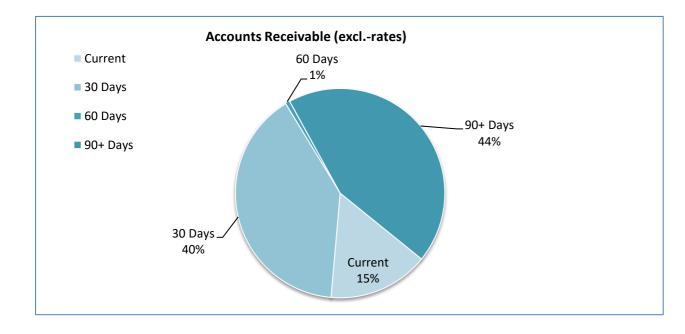






| OPERATING ACTIVITIES |
|-----------------------------|
| NOTE 4 |
| RECEIVABLES |

| Receivables - general | Current | 30 Days | 60 Days | 90+ Days | Total |
|--|---------|---------|---------|----------|---------|
| Amounts shown below include GST (where applicable) | \$ | \$ | \$ | \$ | \$ |
| Sundry receivable | 105,841 | 278,360 | 1,736 | 100,580 | 486,516 |
| Infringements Register | 3,630 | 2,475 | 3,218 | 207,829 | 217,152 |
| Total general receivables outstanding | 109,471 | 280,835 | 4,953 | 308,409 | 703,668 |
| | 16% | 40% | 1% | 44% | |



KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.

| Debtor# | s Outstanding Over 90 Days Exceeding \$1,000 Description | Status | \$ |
|----------------|---|--|-------|
| | · | Status | Ţ |
| | es Enforcement Registry (FER) | Desistant with FFD Desweet court to common as collection of | F F- |
| 2442.07 | Prosecution Dog Act 1976 | Registered with FER. Request sent to commence collection of | 5,57 |
| 2224 07 | Book the self-fire and Book 14076 | outstanding debt. | 4.00 |
| 3321.07 | Prosecution and Infringement Dog Act 1976 | Registered with FER. Regular fortnightly payments. | 1,03 |
| 3909.07 | Prosecution Local Government Act 1995 | Registered with FER. | 3,65 |
| 4131.07 | Prosecution Dog Act 1976 Dangerous Dog | Registered with FER. Debtor is making payments to FER. City yet to | 4,65 |
| | | receive payments due to quantum of fines outstanding. | |
| 4233.07 | Prosecution Local Law Fencing | Registered with FER. | 2,50 |
| 4274.07 | Prosecution Dog Act 1976 | Registered with FER. Fortnightly payment of \$105 being received. | 6,20 |
| 4275.07 | Prosecution Local Law Urban Environment Nuisance - | Registered with FER. Request sent to commence collection of | 14,17 |
| | Disrepair Vehicle | outstanding debt | |
| 4387.07 | Prosecution Dog Act 1976 | Registered with FER. | 10,20 |
| 4465.07 | Prosecution Dog Act 1976 | Registered with FER. Regular payments being received. | 6,56 |
| 4467.07 | Prosecution Planning & Devlopment Act | Registered with FER. Regular payments being received. | 16,26 |
| 4545.07 | Prosecution Dog Act 1976 | Registered with FER. Regular payments being received. | 1,32 |
| 4741.07 | Prosecution Dog Act 1976 | Registered with FER. | 5,50 |
| | | | 77,64 |
| Other Sundry D | Debtors | | |
| 854.16 | Lease & Outgoings | Reconciliation of final tenancy costs being discussed with Department. | 3,70 |
| 2463.16 | Rent & Outgoings | Waiting on rental assessment waiver Covid-19. | 6,86 |
| 3884.03 | Local Government Act 1995 abandoned vehicle | Payment arrangement in place as approved by Director City | 1,1 |
| 4355.03 | Hazard reduction costs | Business. Debt to be transferred onto property. | 1,1 |
| | 90+ days > \$1,000 | | 90,60 |

OPERATING ACTIVITIES NOTE 5 DISPOSAL OF ASSETS

| | | | | Current Budget | | | | YTD Actual | |
|------------|---|----------------|----------|-------------------|----------|----------------|----------|-------------------|--------|
| Asset Ref. | Asset description | Net Book Value | Proceeds | Profit | (Loss) | Net Book Value | Proceeds | Profit | (Loss) |
| | | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| | Motor Vehicles | | | | | | | | |
| | Plant Replacement - P432 | 20,000 | 19,800 | 0 | (200) | 0 | 0 | 0 | |
| | Plant Replacement - P448 | 3,488 | 17,100 | 13,612 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P479 | 3,439 | 15,500 | 12,061 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P483 - Insurance Claim | 6,386 | 10,800 | 4,414 | 0 | 0 | 13,500 | 0 | |
| | Plant Replacement - P484 | 10,006 | 18,900 | 8,894 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P485 | 20,848 | 18,900 | 0 | (1,948) | 0 | 0 | 0 | |
| | Plant Replacement - P487 | 14,999 | 19,800 | 4,801 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P492 | 7,467 | 22,050 | 14,583 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P493 | 13,279 | 19,800 | 6,521 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P494 | 14,167 | 20,700 | 6,533 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P511 | 17,824 | 27,000 | 9,176 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P515 | 12,997 | 18,000 | 5,003 | 0 | 0 | 0 | 0 | |
| | Plant Replacement - P551 | 29,260 | 24,300 | 0 | (4,960) | 0 | 0 | 0 | |
| | Plant & Equipment | | | | | | | | |
| | Plant Repalcement P275 - Trailer Roller | 1,788 | 4,000 | 2,212 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P499 - DECK - Toro Ride on mower | 14,499 | 0 | 0 | (14,499) | 0 | 0 | 0 | |
| | Plant Replacement P500 - DECK - Toro Ride on mower | 12,196 | 0 | 0 | (12,196) | 0 | 0 | 0 | |
| | Plant Replacement P531 - DECK - Toro Ride on mower | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P114 - Tandem Axle Tilt Trailer | 0 | 2,000 | 2,000 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P120 - Trailer Box top - Coast care | 0 | 700 | 700 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P148 Trailer box 7x4 with water tank and Pump | 0 | 2,000 | 2,000 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P199 Trailer box 7x4 with water tank and Pump | 0 | 2,000 | 2,000 | 0 | 0 | 0 | 0 | |
| | Plant Replacement P351 Mitsubishi Canter Tip Truck | 25,600 | 25,000 | 0 | (600) | 0 | 0 | 0 | |
| | Plant Replacement P392 Mitsubishi Canter Fuso | 35,500 | 25,000 | 0 | (10,500) | 0 | 0 | 0 | |
| | Plant Replacement P443 Isuzu Tip Truck 6x4 | 118,182 | 80,000 | 0 | (38,182) | 0 | 0 | 0 | |
| | Plant Replacement P223 Volvo Loader L70 | 50,000 | 80,000 | 30,000 | 0 | 0 | 0 | 0 | |
| | | 431,925 | 473,350 | 124,510 | (83,085) | 0 | 13,500 | 0 | |
| | | | | Net Profit/(Loss) | 41,425 | | | Net Profit/(Loss) | |

| Capital acquisitions | Adopted | Current | YTD | YTD | YTD |
|-----------------------------------|------------|------------|---------|---------|-----------|
| | Budget | Budget | Budget | Actual | Variance |
| | \$ | \$ | \$ | \$ | \$ |
| Land and Buildings | 5,231,570 | 5,460,570 | 21,024 | 190,674 | 169,650 |
| Plant, Furniture and Equipment | 2,344,265 | 2,379,805 | 97,026 | 126,865 | 29,839 |
| Intangible Assets | 622,809 | 622,809 | | | |
| Infrastructure - Roads | 3,642,090 | 3,802,090 | 444,627 | 185,365 | (259,262) |
| Infrastructure - Parks & Reserves | 994,154 | 994,154 | 141,519 | 72,596 | (68,923) |
| Infrastructure - Footpaths | 191,075 | 336,795 | 0 | 970 | 970 |
| Infrastructure - Car Parks | 0 | 0 | 0 | 0 | 0 |
| Infrastructure - Drainage | 5,822,737 | 5,822,737 | 33,947 | 33,947 | 0 |
| Infrastructure - Bus Shelters | 36,630 | 36,630 | 3,330 | 3,330 | 0 |
| Infrastructure - Street Lights | 236,505 | 236,505 | 0 | 3,453 | 3,453 |
| Infrastructure - Other | 0 | 0 | 0 | 0 | 0 |
| Payments for Capital Acquisitions | 19,121,835 | 19,692,095 | 741,473 | 617,201 | (124,272) |
| Right of use assets | 553,030 | 0 | 0 | 0 | 0 |
| Total Capital Acquisitions | 19,674,865 | 19,692,095 | 741,473 | 617,201 | (124,272) |
| Capital Acquisitions Funded By: | | | | | |
| | \$ | \$ | \$ | \$ | \$ |
| Capital grants and contributions | 2,957,310 | 3,112,697 | 373,518 | 367,972 | (5,546) |
| Borrowings | 0 | 0 | 0 | 0 | 0 |
| Lease liabilities | 553,030 | 0 | 0 | 0 | 0 |
| Disposal of Assets | 473,350 | 473,350 | 0 | 13,500 | 13,500 |
| Cash Backed Reserves | 8,684,361 | 14,792,956 | 34,740 | 0 | (34,740) |
| Municipal Funds | 6,453,784 | 1,313,092 | 333,215 | 235,729 | (97,486) |
| Capital funding total | 19,121,835 | 19,692,095 | 741,473 | 617,201 | (124,272) |

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

| Сар | ital Expenditure | Adopted Budget | Current Budget | YTD Budget | YTD Actual | YTD Variance | Comments |
|---|---|-------------------|-------------------|---------------|---------------|-----------------|--|
| | | \$ | \$ | \$ | \$ | \$ | |
| Buildings | | | | | | | |
| 13616 Recquatic Front Counter - Automated C | ates | 90,000 | 90,000 | 0 | 0 | 0 | |
| 13617 Building & Parks Contingency | | 101,750 | 101,750 | 0 | 0 | 0 | |
| 13618 DCA 9 Local Sportsground Clubroom Ho | neywood Primary School Oval | 3,718,203 | 3,718,203 | 0 | 72,850 | 72,850 | Project on hold during community engagement process. |
| 13619 Kwinana South VBFB Station Extensions | | 376,000 | 376,000 | 0 | 0 | 0 | Additional funding available, budget variation in progress. |
| 13620 Kwinana South VBFB Station Upgrade | | 30,000 | 30,000 | 0 | 0 | 0 | Additional funding available, budget variation in progress. |
| 13621 Mandogalup VBFB Station Extensions | | 328,159 | 328,159 | 0 | 89,784 | 89,784 | DFES Grant funded. Construction completed August. Awaiting outstanding invoices. |
| 13622 Mandogalup VBFB Station Upgrade | | 25,000 | 25,000 | 0 | 0 | 0 | Construction completed August. Awaiting outstanding invoices. |
| 13623 John Wellard Community Centre Exterr | al Paint | 6,300 | 6,300 | 300 | 300 | 0 | Work to commence September. |
| 13624 Parmelia House Roof Renovation | | 47,775 | 47,775 | 2,275 | 2,275 | 0 | Work to commence September. |
| 13626 Medina Oval Toilet Refurbishment | | 26,250 | 26,250 | 1,250 | 1,250 | 0 | Specification in progress. |
| 13627 Darius Wells Stormwater System | | 27,300 | 27,300 | 1,300 | 1,300 | 0 | Specification complete, quoting in progress. |
| 13628 John Wellard Community Centre Storm | water System | 22,050 | 22,050 | 1,050 | 1,050 | 0 | Specification complete, quoting in progress. |
| 13629 Darius Wells Roof Fall Arrest System | | 21,000 | 21,000 | 1,000 | 1,000 | 0 | |
| 13630 Darius Wells Automate Disabled Toilet | Doors | 21,000 | 21,000 | 1,000 | 1,000 | 0 | To be completed by end of September. |
| 13631 Calista Oval Tennis Clubrooms | | 137,363 | 137,363 | 6,541 | 6,541 | 0 | Work to commence September. |
| 13632 Darius Wells Room Conversion | | 9,666 | 9,666 | 0 | 0 | 0 | To be completed by end of May 2021. |
| 13633 Sloans Cottage Accessibility Works | | 26,709 | 26,709 | 0 | 0 | 0 | To be completed by end of November. |
| 13634 Administration Building Refurbishment | | 40,000 | 40,000 | 0 | 9,899 | 9,899 | In progress. |
| 13635 Rhodes Park Accessible Toilet Design | | 15,750 | 15,750 | 0 | 450 | 450 | Brief in progress. |
| 13636 Animal Care Facility Refurbishment | | 85,470 | 85,470 | 0 | 0 | 0 | To be completed by end of December. |
| 13637 Challenger Beach Ablutions Structural F | enewal | 10,500 | 10,500 | 3,833 | 500 | (3,333) | Assessment in progress. |
| 13638 18 Maydwell Way Asbestos Removal Pr | ogram | 5,250 | 5,250 | 250 | 250 | 0 | Specification in progress. |
| 13639 Wandi Resource Centre Asbestos Remo | - | 15,750 | 15,750 | 750 | 750 | 0 | Specification in progress. |
| 13640 Recquatic Resurface Floor | | 7,875 | 7,875 | 375 | 375 | 0 | To be completed by end of December. |
| 13641 Recquatic Spa balance tank lid and lado | er | 8,400 | 8,400 | 400 | 400 | 0 | |
| 13642 Recquatic 25m backwash tank lid Repla | cement | 7,350 | 7,350 | 350 | 350 | 0 | |
| 13644 Sloans Heritage (Caretaker) Cottage Acc | essibility Works | 20,700 | 64,700 | 350 | 350 | 0 | To be completed by end of November. |
| 13643 Recquatic Centre - Internal paint public | areas | 0 | 8,000 | 0 | 0 | 0 | LRCI Projects. |
| 13834 Recquatic Centre - Entrance area exteri | | 0 | 25,000 | 0 | 0 | 0 | LRCI Projects. |
| 13835 Recquatic Centre - Grout renewal - cha | | 0 | 25,000 | 0 | 0 | 0 | LRCI Projects. |
| 13836 Darius Wells Knowledge Centre - Roof I | | 0 | 3,500 | 0 | 0 | 0 | LRCI Projects. |
| _ | Ablution - External wall repaint/paving restoration | 0 | 12,000 | 0 | 0 | 0 | LRCI Projects. |
| • | g stain cleaning/repaint due to vandalism | 0 | 10,000 | 0 | 0 | 0 | LRCI Projects. |
| 13839 John Wellard Community Centre - Wall | | 0 | 7,000 | 0 | 0 | 0 | LRCI Projects. |
| 13840 John Wellard Community Centre - Wist | | 0 | 15,000 | 0 | 0 | 0 | LRCI Projects. |
| 13841 Medina Hall - Isabela Corker wing - lift, | | 0 | 4,000 | 0 | 0 | 0 | LRCI Projects. |
| 13842 Medina Oval Changerooms - Terracing/ | | 0 | 15,000 | 0 | 0 | 0 | LRCI Projects. |
| | ernal walls cleaning/renewal and painting | 0 | 4,500 | 0 | 0 | 0 | LRCI Projects. |
| 13844 Wellard Pavilion - External wall finishes | | 0 | 10,000 | 0 | 0 | 0 | LRCI Projects. |
| 13845 Wells Park public toilet - External brick | | 0 | 10,000 | 0 | 0 | 0 | LRCI Projects. |
| • | kternal cracked walls repairs/metal fencing repaint | 0 | 7,000 | 0 | 0 | 0 | LRCI Projects. |
| • | kternal walls repaint in the playground area | 0 | 7,000 | 0 | 0 | 0 | LRCI Projects. |
| • | usted gutters restoration close to playground area | 0 | 7,000 | 0 | 0 | 0 | LRCI Projects. |
| 13849 Mandogalup VB Fire Station - Repair sto | | 0 | 5,000 | 0 | 0 | 0 | LRCI Projects. |
| 13850 Zone Youth Centre - Roof leak repair | | 0 | 10,000 | 0 | 0 | 0 | LRCI Projects. |
| Buildings Total | | 5,231,570 | 5,460,570 | 21,024 | 190,674 | 169,650 | - ····j |

| | | | Adopted | Current | YTD | YTD | YTD | |
|---------------|-------------|---|-----------|-----------|--------|---------|----------|--|
| | | Capital Expenditure | Budget | Budget | Budget | Actual | Variance | Comments |
| | | | \$ | \$ | \$ | \$ | \$ | |
| | Plant, Fur | niture and Equipment | | | | | | |
| | Furniture a | and Equipment | | | | | | |
| | 13660 | Library - self returns shelves | 12,355 | 12,355 | 0 | 0 | 0 | |
| | 13661 | Library - self check out touchscreen computer & workstation | 7,000 | 7,000 | 0 | 0 | 0 | |
| | 13662 | Library - self check out stations for Community Centres | 25,438 | 25,438 | 0 | 0 | 0 | |
| | Computing | Equipment Sequipment | | | | 0 | | |
| | 13646 | City Website Redevelopment Stage 3 of 3 | 122,860 | 122,860 | 10,176 | 1,216 | (8,960) | In progress. |
| | 13647 | Computing Equipment as required | 25,438 | 25,438 | 0 | 0 | 0 | |
| | 13648 | Corporate Business System Implementation | 1,519,953 | 1,519,953 | 86,850 | 71,432 | (15,418) | In progress. |
| | Plant and B | Equipment | | | | | | |
| | 13606 | Plant Replacement P275 Trailer Roller | 23,500 | 23,500 | 0 | 0 | 0 | |
| | 13663 | Plant Replacement P499 DECK - Toro Ride on mower | 5,500 | 5,500 | 0 | 0 | 0 | |
| | 13664 | Plant Replacement P500 DECK - Toro Ride on mower | 5,500 | 5,500 | 0 | 0 | 0 | |
| | 13665 | Plant Replacement P531 DECK - Toro Ride on mower | 5,500 | 5,500 | 0 | 0 | 0 | |
| | 13666 | Plant Replacement P114 Tandem Axle Tilt Trailer | 15,000 | 15,000 | 0 | 0 | 0 | |
| | 13667 | Plant Replacement P120 Trailer Box top - Coastcare | 3,500 | 3,500 | 0 | 0 | 0 | |
| | 13668 | Plant Replacement P148 Trailer box 7x4 with water tank and Pump | 10,500 | 10,500 | 0 | 0 | 0 | |
| \mathcal{A} | 13669 | Plant Replacement P199 Trailer box 7x4 with water tank and pump | 10,500 | 10,500 | 0 | 0 | 0 | |
| 41 | 13670 | Plant Replacement P351 Mitsubishi Canter Tip Truck | 135,000 | 135,000 | 0 | 0 | 0 | |
| 4 | 13671 | Plant Replacement P392 Mitsubishi Canter Fuso | 95,000 | 95,000 | 0 | 0 | 0 | |
| 4 | 13672 | Plant Replacement P443 Isuzu Tip Truck 6x4 | 150,000 | 150,000 | 0 | 0 | 0 | |
| Щ | 13673 | Plant Replacement P223 Volvo Loader L70 | 260,000 | 260,000 | 0 | 0 | 0 | |
| Щ | 13674 | Traffic Management - Traffic Equipment | 26,530 | 26,530 | 0 | 1,170 | 1,170 | Signs arrived August. Awaiting outstanding invoices. |
| | | | | | | | 0 | |
| | Motor Veh | icles | | | | | | |
| Щ | 13692 | Plant Replacement P551 | 43,000 | 43,000 | 0 | 0 | 0 | |
| | 13686 | Plant Replacement P483 | 27,500 | 27,500 | 0 | 25,978 | 25,978 | Purchase complete. |
| | 13693 | Plant Replacement P511 | 43,000 | 43,000 | 0 | 0 | 0 | |
| | 13696 | Plant Replacement P515 | 35,000 | 35,000 | 0 | 0 | 0 | |
| | 13697 | Plant Replacement P492 | 27,500 | 27,500 | 0 | 27,069 | 27,069 | Purchase complete. |
| | 13694 | Plant Replacement P448 | 42,000 | 42,000 | 0 | 0 | 0 | |
| | 13687 | Plant Replacement P479 | 40,000 | 40,000 | 0 | 0 | 0 | |
| | 13688 | Plant Replacement P484 | 45,000 | 45,000 | 0 | 0 | 0 | |
| | 13695 | Plant Replacement P485 | 40,000 | 40,000 | 0 | 0 | 0 | |
| | 13685 | Plant Replacement P487 | 40,000 | 40,000 | 0 | 0 | 0 | |
| | 13689 | Plant Replacement P493 | 40,000 | 40,000 | 0 | 0 | 0 | |
| | 13690 | Plant Replacement P494 | 40,000 | 40,000 | 0 | 0 | 0 | |
| 4 | 13691 | Plant Replacement P432 | 45,000 | 45,000 | 0 | 0 | 0 | |
| | Diamet For | rniture and Equipment Total | 2,967,074 | 2,967,074 | 97,026 | 126,865 | 29,839 | |

| | | Adopted | Current | YTD | YTD | YTD | |
|----------------|--|---------|---------|---------|--------|-----------|---------------------------------------|
| | Capital Expenditure | Budget | Budget | Budget | Actual | Variance | Comments |
| | | \$ | \$ | \$ | \$ | \$ | |
| Park and I | | | | | | | |
| 13675 | KIA Street Tree Planting Program | 76,313 | 76,313 | 3,634 | 3,634 | 0 | Design due October. |
| 13676 | Kwinana Loop Trail | 10,000 | 10,000 | 0 | 9,781 | 9,781 | Carried forward from 2019/20. |
| 13677 | Thomas Oval Lighting | 413,361 | 413,361 | 0 | 0 | 0 | To be completed by end of September. |
| 13678 | Bertram Street Tree Planting Program | 111,925 | 111,925 | 5,330 | 5,330 | 0 | Design due October. |
| 13679 | Parks for People Strategy Ascot Park | 145,000 | 145,000 | 0 | 1,320 | 1,320 | |
| 13680 | Parks for People Strategy Peace Park | 10,000 | 10,000 | 0 | 0 | 0 | Project to commence October-December. |
| 13682 | POS / Parks & Reserves Renewals Bores, Fencing, Irrigation | 227,555 | 227,555 | 132,555 | 52,531 | (80,024) | |
| | Reserves Total | 994,154 | 994,154 | 141,519 | 72,596 | (68,923) | |
| Roads | | | | | | | |
| Urban Roa | d Grant Construction | | | | | | |
| 13704 | Wellard Road Duplication Project MRRG / DCA Funded | 282,905 | 282,905 | 0 | 0 | 0 | Design and drafting in progress. |
| 13705 | Road Reseal Renewals MRRG Ocean Street | 345,200 | 345,200 | 31,382 | 31,382 | 0 | |
| 13706 | Road Reseal Renewals MRRG Mandurah Road SB1 | 188,300 | 188,300 | 17,118 | 17,118 | 0 | |
| 13707 | Road Reseal Renewals MRRG Cockburn Road NB | 46,400 | 46,400 | 4,218 | 4,218 | 0 | |
| 13708 | Road Reseal Renewals MRRG Leath Road 3 | 395,300 | 395,300 | 35,936 | 35,936 | 0 | |
| 13709 | Road Reseal Renewals MRRG Leath Road 1 | 99,300 | 99,300 | 9,027 | 9,027 | 0 | |
| 13710 | Road Reseal Renewals MRRG Mandurah Road NB 2 | 64,800 | 64,800 | 5,891 | 5,891 | 0 | |
| 13711 | Road Reseal Renewals MRRG Leath Road 2 | 49,700 | 49,700 | 4,518 | 4,518 | 0 | |
| 13712 | Road Reseal Renewals MRRG Mason Rd | 211,701 | 211,701 | 19,246 | 19,246 | 0 | |
| Black Spot | Grant Construction | | | | | | |
| 13703 | Gilmore Avenue Pedestrian Crossing | 262,073 | 262,073 | 262,073 | 86 | (261,987) | In progress. |
| Roads to R | ecovery Grant Construction | | | | | | |
| 13700 | Road Reseal Renewals RTR Pace Road | 275,000 | 275,000 | 25,000 | 25,000 | 0 | |
| 13701 | Road Reseal Renewals RTR Orton Road | 174,000 | 174,000 | 15,818 | 15,818 | 0 | |
| 13702 | Road Reseal Renewals RTR Milton Place | 77,000 | 77,000 | 7,000 | 7,000 | 0 | |
| DCA Funde | ed Construction | | | | | | |
| 13713 | DCA 5 - Lyon Road - Cassowary to Kenby | 437,250 | 437,250 | 0 | 0 | 0 | |
| 13714 | DCA 2 Millar Road Chg 470 to 577. Developer to complete | 293,983 | 293,983 | 0 | 0 | 0 | |
| 13715 | DCA 2 Sunrise Boulevard Internal Collector Road (b) Lot 59 | 351,079 | 351,079 | 0 | 0 | 0 | |
| LRCI Projec | (Developer to complete) | | | | | | |
| 13853 | Stefanelli Close - Road Resurfacing | 0 | 75,000 | 0 | 0 | 0 | LRCI Projects. |
| | Wandi Drive - Road Resurfacing | 0 | | 0 | 0 | 0 | • |
| 13854 | Road Construction | U | 85,000 | 0 | Ü | U | LRCI Projects. |
| _ | | 2 222 | 6.606 | - | | • | |
| 13698 13699 | Traffic Management - Breccia Parade speed calming | 6,699 | 6,699 | 7 400 | 10.135 | 0 | |
| 13699 | General Traffic Management - Traffic calming | 81,400 | 81,400 | 7,400 | 10,125 | 2,725 | |

| Canital Evacaditura | Adopted | Current | YTD | YTD | YTD | Comments |
|--|------------|------------|---------|---------|-----------|---------------------------------------|
| Capital Expenditure | Budget | Budget | Budget | Actual | Variance | Comments |
| | \$ | Ş | \$ | \$ | \$ | |
| Street Lighting | | | | | | |
| 13683 Street Lighting - New - Leath Road | 208,525 | 208,525 | 0 | 3,000 | 3,000 | Construction estimated for October. |
| 13684 Street Lighting Upgrade reactive work street light requests | 27,980 | 27,980 | 0 | 453 | 453 | |
| Street Lighting Total | 236,505 | 236,505 | 0 | 3,453 | 3,453 | |
| Bus Shelter Construction | | | | | | |
| 13645 Bus Shelter Upgrades | 36,630 | 36,630 | 3,330 | 3,330 | 0 | To be completed by end of September. |
| Bus Shelter Construction Total | 36,630 | 36,630 | 3,330 | 3,330 | 0 | |
| Footpath Construction | | | | | | |
| 13657 Footpath Renewals | 50,875 | 50,875 | 0 | 0 | 0 | |
| 13658 Gilmore Avenue Shared Path Stage 1 Design (Perth Bicycle Network LG Grants Program) | 81,400 | 81,400 | 0 | 0 | 0 | Community consultation due September. |
| 13659 Parmelia Avenue Shared Path Stage 1 Design (Perth Bicycle Network LG Grants Program) | 58,800 | 58,800 | 0 | 0 | 0 | Community consultation due September. |
| 13821 Breccia Parade footpath | 0 | 0 | 0 | 970 | 970 | Carried forward from 2019/20. |
| 13851 Barwell Road - Construction of 1.5m wide concrete footpath | 0 | 30,720 | 0 | 0 | 0 | |
| 13852 Bilya Gardens - Construction of 2m wide concrete footpath | 0 | 115,000 | 0 | 0 | 0 | |
| Footpath Construction Total | 191,075 | 336,795 | 0 | 970 | 970 | |
| Drainage Construction | | | | | | |
| 13651 Drainage - DCA 2 Peel Sub N Drain - Lot 64 Woolcoot Road & Lot 379 | 1,093,205 | 1,093,205 | 0 | 0 | 0 | Carried forward from 2019/20. |
| 13652 Drainage - DCA 2 - Peel Sub N1 Drain - Lot 378 & 90 | 334,000 | 334,000 | 0 | 0 | 0 | |
| 13653 DCA1 Stormwater Management Infrastructure | 572,473 | 572,473 | 0 | 0 | 0 | Design work awarded. |
| 13654 DCA 3 Peel Sub P1 Drain Casuarina | 1,164,627 | 1,164,627 | 0 | 0 | 0 | |
| 13655 DCA 3 Peel Sub P1A Drain Casuarina | 1,098,363 | 1,098,363 | 0 | 0 | 0 | |
| 13656 DCA 3 Peel Sub P Drain Anketell South & Casuarina | 1,186,647 | 1,186,647 | 0 | 0 | 0 | |
| 13649 Drainage New Ocean Street | 212,850 | 212,850 | 19,350 | 19,350 | 0 | |
| 13650 Drainage New Pace Road | 160,572 | 160,572 | 14,597 | 14,597 | 0 | |
| Drainage Construction Total | 5,822,737 | 5,822,737 | 33,947 | 33,947 | 0 | |
| Capital Expenditure Total | 19,121,835 | 19,656,555 | 741,473 | 617,201 | (124,272) | |

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

20%

40%

80%

100%
Over 100%

FINANCING ACTIVITIES NOTE 7 BORROWINGS

| Repayments - borrowings Information on borrowings | | | New L | oans | Princ | cipal ments | Princ Outsta | - | Inter Repayn | |
|---|-----------------|-------------|--------|-----------|--------|----------------|-----------------|------------|-----------------|---------|
| information on borrowings | Finalisation of | | 14CW L | Current | перау | Current | Outsta | Current | перауп | Current |
| Particulars | Loan | 1 July 2020 | Actual | Budget | Actual | Budget | Actual | Budget | Actual | Budget |
| | | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Governance | | | | | | | | | | |
| Loan 99 - Administration Building Renovations | 2024/25 | 576,328 | 0 | 0 | 0 | 101,532 | 576,327.77 | 474,796 | 0 | 38,476 |
| WATC Short Term Lending Facility | TBA | 0 | 0 | 5,000,000 | 0 | 5,000,000 | 0 | 0 | 0 | 11,371 |
| Education and welfare | | | | | | | | | | |
| Loan 96 - Youth Specific Space | 2022/23 | 95,162 | 0 | 0 | 0 | 29,407 | 95,162.19 | 65,755 | 0 | 7,290 |
| Loan 100 - Youth Specific Space | 2027/28 | 1,270,494 | 0 | 0 | 0 | 134,365 | 1,270,493.50 | 1,136,129 | 0 | 66,272 |
| Recreation and culture | | | | | | | | | | |
| Loan 94 - Wellard Sports Pavilion | 2021/22 | 108,836 | 0 | 0 | 0 | 52,709 | 108,835.56 | 56,127 | 0 | 6,728 |
| Loan 95 - Orelia Oval Pavilion | 2022/23 | 228,389 | 0 | 0 | 0 | 70,576 | 228,389.40 | 157,813 | 0 | 17,497 |
| Loan 97 - Orelia Oval Pavilion Extension | 2024/25 | 1,275,247 | 0 | 0 | 0 | 224,660 | 1,275,246.86 | 1,050,587 | 0 | 85,135 |
| Loan 102 - Library & Resource Centre | 2028/29 | 6,820,176 | 0 | 0 | 0 | 629,005 | 6,820,175.85 | 6,191,171 | 0 | 347,778 |
| Loan 104 - Recquatic Refurbishment | 2029/30 | 3,350,000 | 0 | 0 | 0 | 277,849 | 3,350,000.00 | 3,072,151 | 0 | 155,846 |
| Loan 105 - Bertram Community Centre | 2029/30 | 1,269,272 | 0 | 0 | 0 | 112,530 | 1,269,272.16 | 1,156,742 | 0 | 48,147 |
| Loan 106 - Destination Park - Calista | 2030/31 | 1,321,267 | 0 | 0 | 0 | 102,291 | 1,321,266.60 | 1,218,976 | 0 | 49,749 |
| Transport | | | | | | | | | | |
| Loan 98 - Streetscape Beautification | 2024/25 | 778,043 | 0 | 0 | 0 | 137,066 | 778,042.61 | 640,977 | 0 | 51,943 |
| Loan 101 - City Centre Redevelopment | 2021/22* | 2,500,000 | 0 | 0 | 0 | 0 | 2,500,000 | 2,500,000 | 0 | 79,250 |
| B/Fwd Balance | | 19,593,213 | 0 | 5,000,000 | 0 | 6,871,990 | 19,593,213 | 17,721,223 | 0 | 965,482 |
| Self supporting loans Recreation and culture | | | | | | | | | | |
| Loan 103B - Golf Club Refurbishment | 2031/32 | 249,972 | 0 | 0 | 0 | 17,269 | 249,972.37 | 232,703 | 0 | 9,869 |
| | | 249,972 | 0 | 0 | 0 | 17,269 | 249,972 | 232,703 | 0 | 9,869 |
| **Share of SMRC Loan | | 258,120 | 0 | | 0 | 0 | 258,120.00 | 258,120 | 0 | (|
| Total | | 20,101,305 | 0 | 5,000,000 | 0 | 6,889,259 | 20,101,305 | 18,212,046 | 0 | 975,351 |
| Current borrowings | | 6,889,259 | | | | | 1,889,259.30 | | | |
| Non-current borrowings | | 13,212,046 | | | | | 18,212,045.57 | | | |
| | | 20,101,305 | | | | | 20,101,305 | | | |

^{*}City Centre Redevelopment loan expected to be refinanced upon maturity in 2021/22, as the City awaits reimbursement from the State Government.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

^{**} Non-current portion of borrowings includes \$258,120, which represents the City's share of the Southern Metropolitan Regional Council (SMRC) Administration Building loan with the WATC.

Cash backed reserve

| Cash backed reserve | | | | | | | | | |
|---|------------|--------------------|--------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------|-------------------|
| | Opening | Budget Interest | Actual Interest | Budget Transfers In | Actual Transfers In | Budget Transfers Out | Actual Transfers Out | Budget Closing | Actual Closing |
| Reserve name | Balance | Earned | Earned | (+) | (+) | (-) | (-) | Balance | Balance |
| Municipal Reserves | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ | \$ |
| Aged Persons Units Reserve | 741,044 | 9,404 | 436 | 195,678 | 0 | (190,000) | 0 | 756,126 | 741,480 |
| Asset Management Reserve | 5,163,247 | 151,936 | 7,376 | 0 | 0 | (2,051,059) | 0 | 3,264,124 | 5,170,622 |
| Banksia Park Reserve | 23,997 | 996 | 21 | 175,000 | 0 | (246,050) | 0 | (46,057) | 24,018 |
| City Infrastructure Reserve | 995,255 | 11,700 | 566 | 0 | 0 | (308,300) | 0 | 698,655 | 995,821 |
| Community Services & Emergency Relief Reserve | 340,995 | 4,084 | 759 | 0 | 0 | (250,000) | 0 | 95,079 | 341,754 |
| Contiguous Local Authorities Group Reserve | 265,918 | 3,156 | 0 | 21,504 | 0 | (29,508) | 0 | 261,070 | 265,918 |
| Employee Leave Reserve | 2,488,383 | 0 | 0 | 0 | 0 | 0 | 0 | 2,488,383 | 2,488,383 |
| Employee Vacancy Reserve | 500,233 | 6,000 | 282 | 0 | 0 | 0 | 0 | 506,233 | 500,515 |
| Family Day Care Reserve | 1,229,903 | 13,872 | 723 | 0 | 0 | (46,706) | 0 | 1,197,069 | 1,230,626 |
| Golf Course Cottage Reserve | 29,396 | 352 | 17 | 0 | 0 | 0 | 0 | 29,748 | 29,412 |
| Golf Club Maintenance Reserve | 8,846 | 108 | 5 | 5,004 | 0 | (5,004) | 0 | 8,954 | 8,851 |
| Information Technology Reserve | 2,597,169 | 34,760 | 1,476 | 0 | 0 | (2,153,806) | (498,831) | 478,123 | 2,099,813 |
| Plant and Equipment Replacement Reserve | 430,899 | 5,076 | 246 | 355,350 | 0 | (445,850) | 0 | 345,475 | 431,145 |
| Refuse Reserve | 5,644,888 | 0 | 0 | 3,000,000 | 0 | (3,479,515) | 0 | 5,165,373 | 5,644,888 |
| Renewable Energy Efficiency Reserve | 34,172 | 412 | 19 | 2,035 | 0 | (2,035) | 0 | 34,584 | 34,191 |
| Restricted Grants & Contributions Reserve | 2,187,985 | 0 | 0 | 0 | 0 | (814,306) | 0 | 1,373,679 | 2,187,985 |
| Settlement Agreement Reserve | 167,771 | 2,012 | 0 | 0 | 0 | 0 | 0 | 169,783 | 167,771 |
| Workers Compensation Reserve | 143,928 | 1,728 | 0 | 0 | 0 | 0 | 0 | 145,656 | 143,928 |
| Sub-Total Municipal Reserves | 22,994,028 | 245,596 | 11,925 | 3,754,571 | 0 | (10,022,139) | (498,831) | 16,972,056 | 22,507,122 |
| Developer Contribution Reserves | | | | | | | | | |
| DCA 1 - Hard Infrastructure - Bertram | 599,722 | 7,504 | (114) | 250,000 | 0 | (675,430) | 0 | 181,796 | 599,608 |
| DCA 2 - Hard Infrastructure - Wellard | 1,988,294 | 29,704 | (448) | 230,000 | 0 | (2,095,316) | 0 | (77,318) | 1,987,846 |
| DCA 3 - Hard Infrastructure - Casuarina | 1,986,294 | 23,704 | (448) | 3,499,637 | 0 | (3,472,686) | 0 | 26,951 | 1,367,640 |
| DCA 4 - Hard Infrastructure - Anketell | 521,489 | 6,484 | (173) | 3,499,037 | 0 | (23,049) | 0 | 504,924 | 521,316 |
| DCA 5 - Hard Infrastructure - Wandi | 427,218 | 5,312 | (173) | 20,000 | 0 | | 0 | (7,769) | 427,064 |
| DCA 5 - Hard Infrastructure - Wandi | 274,056 | 4,776 | (72) | 20,000 | 0 | (23,049) | 0 | 255,783 | 273,984 |
| DCA 7 - Hard Infrastructure - Wellard West | 18,172 | 220 | (6) | 50,000 | 0 | (23,049) | 0 | 45,343 | 18,165 |
| DCA 8 - Soft Infrastructure - Mandogalup | 450,501 | 5,732 | (153) | 0.000 | 0 | (24,120) | 0 | 432,113 | 450,348 |
| DCA 9 - Soft Infrastructure - Wandi/Anketell | 11,941,274 | 142,840 | (4,130) | 0 | 0 | (3,342,323) | 0 | 8,741,791 | 11,937,144 |
| DCA 10 - Soft Infrastructure - Casuarina/Anketell | 204,182 | 2,700 | (4,130) | 0 | 0 | (24,120) | 0 | 182,762 | 204,103 |
| DCA 10 - Soft Infrastructure - Casuarnia/Anketen | 6,152,977 | 74,084 | (1,117) | 0 | 0 | (24,120) | 0 | 6,202,941 | 6,151,859 |
| DCA 11 - Soft Infrastructure - Wellard West | 8,468,096 | 101,872 | (1,117) | 0 | 0 | (24,120) | 0 | 8,545,848 | 8,466,560 |
| DCA 12 - Soft Infrastructure - Weilard West | 263,326 | 3,408 | (1,336) | 0 | 0 | (24,120) | 0 | 242,614 | 263,226 |
| DCA 13 - Soft Infrastructure - Bertram DCA 14 - Soft Infrastructure - Wellard/Leda | 710,202 | 8,104 | | 0 | 0 | | 0 | 694,186 | 709,949 |
| DCA 14 - Soft Infrastructure - Wellard/Leda DCA 15 - Soft Infrastructure - City Site | 236,150 | 3,080 | (254) (91) | 0 | 0 | (24,120) (24,120) | 0 | 215,110 | 236,059 |
| | | | | 2 010 627 | 0 | | 0 | | |
| Sub-Total Developer Contribution Reserves Total Poserves | 32,255,658 | 395,820 | (8,427) | 3,819,637 | 0 | (, , , , | | 26,187,074 | 32,247,231 |
| Total Reserves | 55,249,686 | 641,416 | 3,498 | 7,574,208 | 0 | (20,306,180) | (498,831) | 43,159,130 | 54,754 |

| Provider Operating grants, subsidies and contributions General purpose funding Local Government General Purpose Grant Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | Opening Liability 1 July 2020 \$ 0 0 47,043 0 0 0 0 0 | Increase in Liability \$ 125,798 98,066 0 0 28,646 7,876 0 | Liability Reduction (As revenue) \$ (125,798) (98,066) 0 (28,646) (7,876) 0 | Liability 31 Aug 2020 \$ 0 0 47,043 | Adopted Budget Receivable \$ 314,584 270,000 175,570 181,180 | Current Budget Receivable \$ 314,584 270,000 175,570 181,180 | Current Budget Revenue \$ 314,584 270,000 175,570 181,180 | Budget YTD Revenue 78,646 67,500 0 | | Comments Qtr 1 instalment received, higher than budgeted. Qtr 1 instalment received, higher than budgeted. |
|--|---|--|---|-------------------------------------|---|---|--|--|-------------------------------------|--|
| Operating grants, subsidies and contributions General purpose funding Local Government General Purpose Grant Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | Liability 1 July 2020 \$ 0 0 47,043 0 0 0 | \$ 125,798 98,066 0 0 28,646 | (As revenue) \$ (125,798) (98,066) 0 (28,646) (7,876) | \$ 0 0 0 0 47,043 | \$ 314,584 270,000 175,570 | Receivable \$ 314,584 270,000 175,570 | \$ 314,584 270,000 175,570 | 78,646 67,500 0 | YTD Revenue \$ 125,798 | Qtr 1 instalment received, higher than budgeted. |
| General purpose funding Local Government General Purpose Grant Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | \$ 0 0 0 47,043 0 0 0 | \$ 125,798 98,066 0 0 28,646 7,876 | \$ (125,798) (98,066) 0 (28,646) (7,876) | \$ 0 0 0 47,043 | \$ 314,584 270,000 175,570 | \$ 314,584 270,000 175,570 | \$ 314,584 270,000 175,570 | 78,646 67,500 0 | \$ 125,798 | Qtr 1 instalment received, higher than budgeted. |
| General purpose funding Local Government General Purpose Grant Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 47,043 0 0 0 | 125,798 98,066 0 0 28,646 | (98,066) 0 0 (28,646) (7,876) | | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 67,500 0 | 125,798 | |
| Local Government General Purpose Grant Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 47,043 0 0 0 | 98,066 0 0 28,646 7,876 | (98,066) 0 0 (28,646) (7,876) | | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 67,500 0 | | |
| Local Government General Purpose Grant - Roads Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 47,043 0 0 0 | 98,066 0 0 28,646 7,876 | (98,066) 0 0 (28,646) (7,876) | | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 270,000 175,570 181,180 | 67,500 0 | | |
| Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 47,043 0 0 0 | 0 28,646 7,876 | 0 (28,646) (7,876) | | 175,570 181,180 | 175,570 181,180 | 175,570 181,180 | 0 | 98,066 0 0 | Qtr 1 instalment received, higher than budgeted. |
| Law, order, public safety Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 47,043 0 0 0 | 0 28,646 7,876 | 0 (28,646) (7,876) | | 181,180 | 181,180 | 181,180 | 0 45,295 | 0 | |
| Department Fire and Emergency Services - ESL Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 0 | 28,646 7,876 | (28,646) (7,876) | | | | | 45,295 | 0 | |
| Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 0 | 28,646 7,876 | (28,646) (7,876) | | | | | 45,295 | 0 | |
| Department Fire and Emergency Services - RCTI ESG 1819 Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 0 | 7,876 | (7,876) | | | | | , | | |
| Health Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | 7,876 | (7,876) | 0 | 0 | 0 | ^ | | | \$47,043 First instalment of 2021 grant received early in |
| Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | | | | | | 0 | 0 | 28,646 | DFES Operating Grant from FY19 received July. |
| Mosquito Management Contributions (CLAG) Department of Health - Larvicide Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | | | | | | | | | |
| Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | | | 0 | 21,504 | 21,504 | 21,504 | 3,584 | 7,876 | |
| Education and welfare Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | | o o | 3 | 0 | 2,000 | 2,000 | 2,000 | 2,000 | 0 | |
| Banksia Park Operating Cost Contribution Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | | | J | 2,000 | 2,000 | 2,000 | 2,000 | Ü | |
| Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 0 | | | | | | | | | |
| Family Daycare - Mainstream Childcare Benefit Subsidy Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | 0 | 57,720 | (57,720) | 0 | 346,320 | 346,320 | 346,320 | 57,720 | 57,720 | |
| Family Daycare - Subsidy Other Family Daycare - Inclusion Subsidy Scheme | | 350,592 | (350,592) | 0 | 3,436,608 | 3,436,608 | 3,436,608 | 572,768 | 350,592 | |
| Family Daycare - Inclusion Subsidy Scheme | 0 | 227,799 | (227,799) | 0 | 46,476 | 46,476 | 46,476 | 7,746 | 227,799 | |
| | 0 | 0 | 0 | 0 | 5,160 | 5,160 | 5,160 | 860 | 0 | |
| In-Home Care - CCB Subsidy | 0 | 124,397.10 | (124,397) | 0 | 900,000 | 900,000 | 900,000 | 150,000 | 124,397 | |
| In-Home Care - Subsidy - Department of Communities | 0 | 30,977 | (30,977) | 0 | 10,320 | 10,320 | 10,320 | 1,720 | 30,977 | |
| Family Day Care Sustainability Grant | 80,904 | 31,180 | (31,180) | 80,904 | 62,360 | 62,360 | 62,360 | 31,180 | 31,180 | |
| , , | 80,904 | | | 80,904 | | · · · · · · · · · · · · · · · · · · · | | | | |
| NGALA My Time Program | 0 | 2,640 | (2,640) | 0 | 10,560 | 10,560 | 10,560 | 2,640 | 2,640 | |
| Operational Subsidy - Aboriginal Resource Worker | 0 | 15,257 | (15,257) | 0 | 31,500 | 31,500 | 31,500 | 15,257 | 15,257 | |
| Library Contributions and Donations | 0 | 35 | (35) | 0 | 0 | 0 | 0 | 0 | 35 | |
| Youth Social Justice Program | 0 | 44,690 | (44,690) | 0 | 174,000 | 174,000 | 174,000 | 43,500 | 44,690 | |
| Youth Leadership and Development LYRIK | 0 | 0 | 0 | 0 | 30,000 | 30,000 | 30,000 | 20,000 | 0 | |
| Youth Intervention Program | 0 | 0 | 0 | 0 | 20,000 | 20,000 | 20,000 | 0 | 0 | |
| Youth Spaces Activation | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 5,000 | 0 | 0 | |
| Community amenities | | | | | | | | | | |
| PTA Bus Shelter Subsidy | 0 | 0 | 0 | 0 | 7,000 | 7,000 | 7,000 | 0 | 0 | |
| SMCC - KIC Coastcare in the KIA | 0 | 0 | 0 | 0 | 12,518 | 12,518 | 12,518 | 0 | 0 | |
| SMCC - BP Coastcare | 0 | 0 | 0 | 0 | 10,000 | 10,000 | 10,000 | 0 | 0 | |
| SMCC - Perth Region NRM Kleenheat Project | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| SMCC - Tronox Adopt a Beach | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 5,000 | 0 | 0 | |
| SMCC - Suez/ProAlliance Adopt a Beach | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 5,000 | 0 | 0 | |
| Greening fund | 62,853 | 0 | 0 | 62,853 | 62,852 | 62,852 | 62,852 | 0 | 0 | \$100k Grant received in 2018. |
| Bin Tagging Funding | 0 | 0 | 0 | 0 | 12,000 | 12,000 | 12,000 | 0 | 0 | |
| Sustainability Workshops | 0 | 0 | 0 | 0 | 7,000 | 7,000 | 7,000 | 0 | 0 | |
| Grow it Local | 0 | 0 | 0 | 0 | 19,000 | 19,000 | 19,000 | 0 | 0 | |
| Recreation and culture | | | | | | | | | | |
| Shared Use Agreements | 0 | 74,134 | (74,134) | 0 | 100,911 | 100,911 | 100,911 | 58,511 | 74,134 | |
| Stay on Your Feet Program - Injury Matters | 0 | 74,134 | (74,134) | 0 | 3,230 | 3,230 | 3,230 | 56,511 | 74,134 | |
| Stay on Tour Feet Frogram - Injury Matters | U | U | U | U | 3,230 | 3,230 | 5,230 | U | U | |
| Transport | | | | | | | | | | |
| Main Roads Annual Direct Grant | 0 | 191,745 | (191,745) | 0 | 190,000 | 190,000 | 190,000 | 190,000 | 191,745 | |
| Main Roads Street Light Subsidy | 0 | 0 | 0 | 0 | 6,000 | 6,000 | 6,000 | 0 | 0 | |
| Main Roads Maintenance Contribution | 0 | 0 | 0 | 0 | 134,000 | 134,000 | 134,000 | 0 | 0 | |
| TOTALS | 190,800 | 1,411,553 | | | | | | | | |

| | Unspent non opera | ting grants, subsidi | es and contributi | ons liability | Non operating grants, subsidies and contributions revenue | | | | | | |
|--|-----------------------|----------------------|-------------------|---------------|---|-----------------------|----------------|----------------|-------------|-------------|--|
| | | Increase | Liability | | | | | | | | |
| | Liability | in | Reduction | Liability | Adopted Budget | Current Budget | Adopted Budget | Current Budget | Budget | Actual | |
| Provider | 1 July 2020 | Liability | (As revenue) | 31 Aug 2020 | Receivable | Receivable | Revenue | Revenue | YTD Revenue | YTD Revenue | Comments |
| Non-operating grants, subsidies and contributions | \$ | \$ | \$ | \$ | \$ | \$ | | \$ | | \$ | |
| Law, order, public safety | | | | | | | | | | | |
| Department Premier & Cabinet - Kwinana South extensions | 30,000 | 0 | 0 | 30,000 | 431,000 | 431,000 | 431,000 | 431,000 | 0 | 0 | |
| Department Premier & Cabinet - Mandogalup extensions | 13,151 | 0 | 0 | 13,151 | 328,159 | | 328,159 | 328,159 | 0 | 0 | |
| Department Fire and Emergency Services - Mandogalup Ablutions | 20,894 | 0 | 0 | 20,894 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Recreation and culture | | | | | | | | | | | |
| Medina Oval Extension/Upgrade - Changeroom Development | 0 | 0 | 0 | 0 | 400,000 | 400,000 | 400,000 | 400,000 | 0 | 0 | |
| Department of Infrastructure - Thomas Oval Lighting | 0 | 0 | 0 | 0 | 150,000 | | 150,000 | 150,000 | 0 | 0 | |
| Department of Education - McWhirter Promenade and Johnson Road landscaping | 55,663 | 0 | 0 | 55,663 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Department of Education - Breccia Parade Footpath | 2,547 | 0 | 0 | 2,547 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Local Roads and Community Infrastructure Program | 2,547 | 0 | 0 | 2,547 | 0 | 229,000 | 0 | 229,000 | 0 | 0 | |
| Local Roads and Community initiastructure Frogram | O | O | O | J | O | 223,000 | Ü | 223,000 | O | O | |
| Transport | | | | | | | | | | | |
| Roads to Recovery - Pace Road Re-seal | 0 | 0 | 0 | 0 | 275,000 | | 275,000 | 275,000 | 0 | 0 | |
| Roads to Recovery - Orton Road Re-seal | 0 | 0 | 0 | 0 | 174,000 | | 174,000 | 174,000 | 0 | 0 | |
| Roads to Recovery - Milton Place Re-seal | 0 | 0 | 0 | 0 | 48,903 | 48,903 | 48,903 | 48,903 | 0 | 0 | |
| State Road Grant - Wellard Road Duplication Project | 0 | 0 | 0 | 0 | 142,997 | 142,997 | 142,997 | 142,997 | 0 | 0 | |
| State Road Grant - Road Reseal - Ocean Street | 0 | 90,976 | (90,976) | 0 | 230,133 | 230,133 | 230,133 | 230,133 | 92,053 | 90,976 | |
| State Road Grant - Road Reseal - Cockburn Road NB | 0 | 11,739 | (11,739) | 0 | 30,933 | 30,933 | 30,933 | 30,933 | 12,373 | 11,739 | |
| State Road Grant - Road Reseal - Leath Road 1 | 0 | 26,480 | (26,480) | 0 | 66,200 | 66,200 | 66,200 | 66,200 | 26,480 | 26,480 | |
| State Road Grant - Road Reseal - Leath Road 2 | 0 | 12,664 | (12,664) | 0 | 33,133 | - | 33,133 | 33,133 | 13,253 | | |
| State Road Grant - Road Reseal - Leath Road 3 | 0 | 104,604 | (104,604) | 0 | 263,533 | | 263,533 | 263,533 | 105,413 | | |
| State Road Grant - Road Reseal - Mandurah Road SB1 | 0 | 49,460 | (49,460) | 0 | 125,533 | - | 125,533 | 125,533 | 50,213 | | |
| State Road Grant - Road Reseal - Mandurah Road NB 2 | 0 | 16,673 | (16,673) | 0 | 43,200 | | 43,200 | 43,200 | 17,280 | | |
| State Road Grant - Road Reseal - Mandulan Road NB 2 | 0 | 55,376 | (55,376) | 0 | 141,133 | | 141,133 | 141,133 | 56,453 | 55,376 | |
| | 30,940 | 33,370 | (33,370) | 20.040 | 158,740 | | 158,740 | 158,740 | 30,433 | 33,370 | |
| Black Spot - Gilmore Avenue Pedestrian Crossing | 30,940 | 0 | 0 | 30,940 | · · · · · · · · · · · · · · · · · · · | - | | • | 0 | 0 | |
| Perth Bicycle Network LG Grant - Gilmore Avenue Shared Path Stage 1 Design | 0 | 0 | 0 | 0 | 40,700 | | 40,700 | 40,700 | 0 | 0 | |
| Perth Bicycle Network LG Grant - Parmelia Avenue Shared Path Stage 1 Design | 0 | 0 | 0 | 0 | 29,400 | | 29,400 | 29,400 | 0 | 0 | |
| Local Roads and Community Infrastructure Program | Ü | 267,360 | 0 | 267,360 | 0 | 305,720 | 0 | 305,720 | Ü | U | |
| Economic services | | | | | | | | | | | |
| Medina CCTV Grant | 10,007 | 0 | 0 | 10,007 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Community amenities | | | | U | | | | | | | |
| DCA 1 - Hard Infrastructure - Bertram | 599,722 | 53,683 | (53,683) | 599,722 | 257,504 | 257,504 | 713,153 | 713,153 | 0 | 53,683 | |
| DCA 2 - Hard Infrastructure - Wellard | 1,988,294 | 0 | 0 | 1,988,294 | 29,704 | | 2,095,316 | 2,095,316 | 0 | 0 | |
| DCA 3 - Hard Infrastructure - Casuarina | 0 | 0 | 0 | 0 | 3,499,637 | - | 3,472,686 | 3,472,686 | 0 | 0 | |
| DCA 4 - Hard Infrastructure - Anketell | 521,489 | 53,024 | (53,024) | 521,489 | 6,484 | | 23,049 | 23,049 | 0 | 53,024 | |
| DCA 5 - Hard Infrastructure - Wandi | 427,218 | 0 | (55,62) | 427,218 | 25,312 | - | 460,299 | 460,299 | 0 | 0 | |
| DCA 6 - Hard Infrastructure - Mandogalup | 274,056 | 8,343 | (8,343) | 274,056 | 4,776 | | 23,049 | 23,049 | 0 | 8,343 | |
| DCA 7 - Hard Infrastructure - Mandogalup (west) | 18,172 | 3,513 | (3,513) | 18,172 | 50,220 | - | 23,049 | 23,049 | 0 | 3,513 | |
| DCA 8 - Soft Infrastructure - Mandogalup | 450,501 | 232,443 | (232,443) | 450,501 | 5,732 | | 24,120 | 24,120 | 0 | 232,443 | Developer Contributions are estimated at budget, but |
| DCA 8 - Soft Infrastructure - Mandogalup DCA 9 - Soft Infrastructure - Wandi / Anketell | 450,501 11,941,274 | 232,443 | (232,443) | • | 142,840 | - | | 3,342,323 | 0 | 232,443 | actual receipts rely on the timing of subdivisions. |
| · | | 0 | 0 | 11,941,274 | | | 3,342,323 | 24,120 | 0 | 0 | |
| DCA 10 - Soft Infrastructure - Casuarina/Anketell | 204,182 | 0 | 0 | 204,182 | 2,700 | | 24,120 | | 0 | 0 | |
| DCA 11 - Soft Infrastructure - Wellard East | 6,152,977 | 172 217 | (472.247) | 6,152,977 | 74,084 | | 24,120 | 24,120 | 0 | 472.247 | |
| DCA 12 - Soft Infrastructure - Wellard West | 8,468,096 | 172,217 | (172,217) | 8,468,096 | 101,872 | | 24,120 | 24,120 | 0 | 172,217 | |
| DCA 13 - Soft Infrastructure - Bertram | 263,326 | 0 | 0 | 263,326 | 3,408 | | 24,120 | 24,120 | 0 | 0 | |
| DCA 14 - Soft Infrastructure - Wellard / Leda | 710,202 | 3,183 | (3,183) | 710,202 | 8,104 | | 24,120 | 24,120 | 0 | 3,183 | |
| DCA 15 - Soft Infrastructure - Townsite | 236,150 | 18,122 | (18,122) | 236,150 | 3,080 | 3,080 | 24,120 | 24,120 | 0 | 18,122 | |
| TOTALS | 32,418,860 | 1,179,860 | (912,500) | 32,686,220 | 7,328,154 | 7,862,874 | 13,434,461 | 13,969,181 | 373,518 | 912,500 | |

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

| Description | Opening Balance 1 July 2020 | Amount Received | Amount Paid | Closing Balance |
|---|-----------------------------------|--------------------|----------------|-----------------|
| p | \$ | \$ | \$ | \$ |
| APU Security Bonds | 17,934 | 1,500 | 0 | 19,434 |
| Contiguous Local Authorities Group (CLAG) | 3,594 | 835 | 0 | 4,429 |
| Public Open Space Cash In Lieu | 283,848 | 0 | 0 | 283,848 |
| | | | | |
| | 305,376 | 2,335 | 0 | 307,711 |

Amendments to original budget since budget adoption. Surplus/(Deficit)

| | | Increase / | Amended |
|-------------------------|---|---------------|-----------------------|
| | | (Decrease) to | Budget Running |
| GL Code | Description | Net Surplus | Balance |
| | | \$ | \$ |
| 24/06/2020 Annua | al Budget adoption | 0 | 0 |
| 12/08/2020 Non-C | Operating Grants & Contributions - Local Roads and Community Infrastructure Program | 534,720 | |
| Capita | al projects expenditure- Buildings | (229,000) | |
| Capita | al projects expenditure - Footpaths | (145,720) | |
| Capita | al projects expenditure - Roads | (160,000) | 0 |
| 26/08/2020 Openi | ing Surplus Adjustment | 25,000 | |
| Capita | al project expenditure - Plant & Equipment - Recquatic upgrades | (25,000) | |
| Openi | ing Surplus Adjustment | 3,540 | |
| Transf | fer from Reserve - Restricted Grants and Contributions Reserve | 7,000 | |
| Capita | al project expenditure - Furniture & Equipment - Mayoral Chains | (10,540) | 0 |
| | | | |
| | | | |
| | | 0 | 0 |

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 AUGUST 2020

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

18.4 Bushfire Risk Mitigation Plan

DECLARATION OF INTEREST:

SUMMARY:

In accordance with the State's Emergency Management Legislative Framework, the City of Kwinana has prepared a Bushfire Risk Mitigation Plan (the Plan), as at Attachment A, for Council endorsement.

The City of Kwinana is a Local Government that has been identified as a bushfire prone area and as such has a requirement to prepare a Plan that is endorsed not only by Council but the Office of Bushfire Risk Management (OBRM).

The Plan is supported by the Bushfire Risk Management System (BRMS) which is funded and held by the OBRM which is a branch of Department Fire Emergency Services (DFES). This provides funding through the Mitigation Activities Fund (MAF) in order to support fire reduction works to state owned lands which are vested or have a management order to the City, and road verges which are managed by the City. Risk assessments are completed throughout the City in any space where an area of bushland or other open area is adjacent to any form of asset (human settlement, economic, environmental or cultural). The BRMS then calculates the level of risk that the hazard presents to that asset. Any asset which shows a risk of high, very high or extreme is then eligible to receive funding from MAF. MAF is available twice yearly, September and April, currently a round of MAF is open, an opportunity for funding is currently available with the plan being adopted, and the City will then be able to apply for this round, for works prior to this year's fire season.

OFFICER RECOMMENDATION:

That Council endorse the City of Kwinana Bushfire Risk Mitigation Plan, as at Attachment A.

DISCUSSION:

The City with the support of the DFES and OBRM undertook the necessary investigations, analysis, mapping and other tasks to develop a draft Plan in early 2020. This Plan was then currently being reviewed, then endorsed by OBRM.

The objective of the Plan is to effectively manage and document a coordinated approach toward the identification, assessment and treatment of assets exposed to bushfire risk within the City in order to protect people, assets and other things of local value.

Specifically, the objectives of this Plan is to:

- a) guide and coordinate a tenure blind, multi-agency bushfire risk management program over a five-year period;
- b) document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk;
- c) facilitate the effective use of the financial and physical resources available for bushfire risk management activities;

18.4 BUSHFIRE RISK MITIGATION PLAN

- d) integrate bushfire risk management into the business processes of local government, landowners and other agencies;
- e) ensure there is integration between landowners and bushfire risk management programs and activities; and
- f) monitor and review the implementation of treatments to ensure treatment plans are adaptable and risk is managed at an acceptable level.

LEGAL/POLICY IMPLICATIONS:

Emergency Management Act 2005

Bush Fires Act 1954

FINANCIAL/BUDGET IMPLICATIONS:

Once the City's Plan is approved by Council, the City can then apply for MAF grant funding. OBRM allocate grant funding to eligible Local Governments following their review and endorsement of the City's plan. Funding received will contribute to works being carried out on lands which are eligible within the City.

ASSET MANAGEMENT IMPLICATIONS:

The City manages the bushfire risks within private properties through the City of Kwinana Bushfire Notice and inspection processes.

The plan assesses the risk to all assets within the city which include all Human Settlement, Economic, Environmental and Cultural with the City.

ENVIRONMENTAL IMPLICATIONS:

Environmental implications in the event of a major fire event could include major loss of biodiversity.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

| Plan | Outcome | Objective |
|------|---------------------------------|--|
| | A beautiful natural environment | 3.1 Improve conservation of biodiversity and protection of native vegetation whilst achieving high levels of environmental protection in |
| | | new developments |

18.4 BUSHFIRE RISK MITIGATION PLAN

COMMUNITY ENGAGEMENT:

The devastation to a community from bushfires is well documented and Local Governments have an active role to play in Mitigation.

PUBLIC HEALTH IMPLICATIONS:

The recommendation of this report have the potential to:

- cause a significant improvement to the following determinants of health
 - Socio-economic Factors Community Safety

RISK IMPLICATIONS:

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

| Risk Event | The City not having a Bushfire Risk Mitigation Plan, as well as not having it endorsed by Council and the OBRM |
|--|--|
| Risk Theme | Business and community disruption Failure of IT or systems and infrastructure Inadequate safety and security practices Inadequate environmental management |
| Risk Effect/Impact | Service Delivery People/Health Financial Environment Reputation Compliance Property |
| Risk Assessment Context | Strategic Operational |
| Consequence | Catastrophic |
| Likelihood | Possible |
| Rating (before treatment) | High |
| Risk Treatment in place | Reduce - mitigate risk Share - Share with another party Prepare Contingent Plans - in event risk occurs |
| Response to risk treatment required/in place | The City has prepared a Bushfire Risk Management Plan and submitted to the OBRM for endorsement. |
| Rating (after treatment) | High |



Bushfire Risk Management Plan 2020 - 2025



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Document Control

| Document Name | Bushfire Risk | Current Version | 1.0 |
|-----------------------|-----------------|-------------------------|-----|
| | Management Plan | | |
| Document Owner | City of Kwinana | Issue Date | |
| Document | | Next Review Date | |
| Location | | | |

Document Endorsements

City of Kwinana Council endorses that the Bushfire Risk Management Plan (BRM Plan) has been reviewed and assessed by the Office of Bushfire Risk Management as compliant with the standard for bushfire risk management planning in Western Australia, the *Guidelines for Preparing a Bushfire Risk Management Plan*. City of Kwinana is the owner of this document and has responsibility, as far as is reasonable, to manage the implementation of the BRM Plan and facilitate the implementation of bushfire risk management treatments by risk owners. The endorsement of the BRM Plan by City of Kwinana Council satisfies their endorsement obligations under *State Hazard Plan - Fire (interim)*.

| Local Government | Representative | Signature | Date | |
|------------------|------------------|-----------|------|--|
| City of Kwinana | Wayne Jack - CEO | | | |
| | | | | |
| | | | | |

Amendment List

| Version | Date | Author | Section |
|---------|------------|----------|---------|
| 1.0 | 07/07/2020 | lan Abel | |
| | | | |
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Publication Information

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1. Introduction

1.1 Background

Under the State Hazard Plan - Fire (Interim) (OEM 2017) an integrated Bushfire Risk Management Plan (BRM Plan) is to be developed for local government areas with significant bushfire risk. This BRM Plan has been prepared for the City of Kwinana in accordance with the requirements of the Guidelines for Preparing a Bushfire Risk Management Plan (Guidelines) (OBRM 2015). The risk management processes used to develop this BRM Plan are aligned to the key principles of AS/NZS ISO 31000:2009 Risk management - Principles and guidelines (AS/NZS ISO 31000:2009), as described in the Second Edition of the National Emergency Risk Assessment Guidelines (NERAG 2015). This approach is consistent with State Emergency Management Policy (State EM Policy) 3.2 - Emergency Risk Management Planning.

This BRM Plan is a strategic document that identifies assets at risk from bushfire and their priority for treatment. The Treatment Schedule sets out a broad program of coordinated multi-agency treatments to address risks identified in the BRM Plan. Government agencies and other land managers responsible for implementing treatments participate in developing the BRM Plan to ensure treatment strategies are collaborative and efficient, regardless of land tenure.

1.2 Aim and Objectives

The aim of the BRM Plan is to document a coordinated and efficient approach toward the identification, assessment and treatment of assets exposed to bushfire risk within the City of Kwinana.

The objective of the BRM Plan is to effectively manage bushfire risk within the City of Kwinana in order to protect people, assets and other things of local value. Specifically, the objectives of this BRM Plan are to:

- Guide and coordinate a tenure blind, multi-agency bushfire risk management program over a five year period;
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk;
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities;
- Integrate bushfire risk management into the business processes of local government, land owners and other agencies;
- Ensure there is integration between land owners and bushfire risk management programs and activities;
- Monitor and review the implementation of treatments to ensure treatment plans are adaptable and risk is managed at an acceptable level.

1.3 Legislation, Policy and Standards

The following legislation, policy and standards were considered to be applicable in the development and implementation of the BRM Plan.

1.3.1 Legislation

- Aboriginal Heritage Act 1972
- Biodiversity Conservation Act (2019)
- Building Act 2011
- Bush Fires Act 1954
- Bush Fires Regulations 1954
- Conservation and Land Management Act 1984
- Country Areas Water Supply Act 1947
- Emergency Management Act 2005
- Emergency Management Regulations 2006
- Environmental Protection Act 1986
- Environmental Protection and Biodiversity Conservation Act 1999 (cth)
- Fire and Emergency Service Act 1998
- Fire Brigades Act 1942
- Metropolitan Water Supply, Sewerage and Drainage Act 1909
- Planning and Development (Local Planning Scheme) Regulations 2015

1.3.2 Policies, Guidelines and Standards

- AS 3959-2009 Construction of buildings in bushfire-prone areas
- AS/NZS ISO 31000:2009 Risk management Principles and guidelines
- Bushfire Risk Management Planning Guidelines for preparing a Bushfire Risk Management Plan (OBRM 2015)
- Firebreak Location, Construction and Maintenance Guidelines (DFES)
- Guidelines for Planning in Bushfire Prone Areas (WAPC 2017)
- Guidelines for Plantation Fire Protection (DFES 2011)
- National Emergency Risk Assessment Guidelines (NERAG) (Second Edition 2015)
- State Emergency Management Policy 2.5 Local Arrangements (SEMC)
- State Emergency Management Policy 3.2 Emergency Risk Management Planning (SEMC)
- State Emergency Management Preparedness Procedure 7 Local Emergency Management Committee (LEMC) (SEMC)
- State Emergency Management Prevention Procedure 1 Emergency Risk Management Planning (SEMC)
- State Emergency Management Preparedness Procedure 8 Local Emergency Management Arrangements (SEMC)
- State Hazard Plan Fire (2019) (SEMC)
- State Planning Policy 3.4: Natural Hazards and Disasters (WAPC)
- State Planning Policy 3.7: Planning in Bushfire Prone Areas (WAPC)
- Western Australian Emergency Risk Management Guidelines (SEMC 2015)

1.3.3 Other Related Documents

- Bushfire Risk Management Planning Handbook (DFES)
- Bushfire Risk Management System (BRMS) User Guide (DFES)
- City of Kwinana Bush Fire Protection Plan
- City of Kwinana Fire Notice
- City of Kwinana Local Emergency Management Arrangements
- City of Kwinana Natural Areas Management Plan 2014-2024
- City of Kwinana Risk Management Policy
- City of Kwinana Strategic Community Plan 2019 2029
- Code of Practice for Timber Plantations in Western Australia (Forest Products Commission Second Edition 2014)
- National Statement of Capability for Fire and Emergency Services (AFAC 2015)
- National Strategy for Disaster Resilience
- Public Service Circular No. 88 Use of Herbicides in Water Catchment Areas

2. The Risk Management Process

The risk management processes used to identify and address risk in this BRM Plan are aligned with the international standard for risk management, AS/NZS ISO 31000:2009, as described in NERAG (2015). This process is outlined in Figure 1 below.

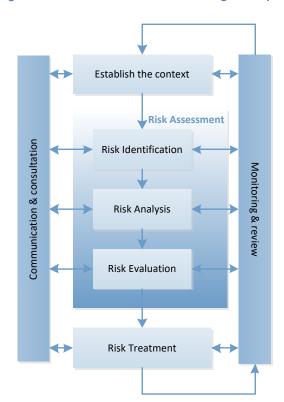


Figure 1 - An overview of the risk management process ¹

¹ Source: AS/NZS ISO 31000:2009, Figure 1, reproduced under SAI Global copyright Licence 1411-c083.

2.1 Roles and Responsibilities

| Stakeholder Name | Roles and Responsibilities |
|--|--|
| Local Government | As custodian of the BRM Plan, coordination of the development and ongoing review of the integrated BRM Plan. Negotiation of commitment from land owners to treat risks identified in the BRM Plan. As treatment manager, implementation of treatment strategies. As part of the approval process, submission of the draft BRM Plan to the Office of Bushfire Risk Management (OBRM) to review it for consistency with the Guidelines. As part of the approval process, submission of the final BRM Plan to council for their endorsement and adoption. |
| Department of Fire and Emergency Services (DFES) | Participation in and contribution to the development and implementation of BRM Plans, as per their agency responsibilities as the Hazard Management Agency for bushfire. Support to local government through expert knowledge and advice in relation to the identification, prevention and treatment of bushfire risk. Facilitation of local government engagement with state and federal government agencies in the local planning process. Undertake treatment strategies, including prescribed burning on behalf of Department of Lands for Unmanaged Reserves and Unallocated Crown Land within gazetted town site boundaries. In accordance with Memorandums of Understanding and other agreements, implementation of treatment strategies for other landholders. |
| Office of Bushfire Risk Management (OBRM) | Under the OBRM Charter, to ensure bushfire risk is managed in accordance with AS/NZS ISO 31000 and reporting on the state of bushfire risk across Western Australia. Review BRM Plans for consistency with the Guidelines prior to final endorsement by council. |

| Stakeholder Name | Roles and Responsibilities |
|---|---|
| Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service (PWS) | Participation in and contribution to the development and implementation of BRM Plans. Providing advice for the identification of environmental assets that are vulnerable to fire and planning appropriate treatment strategies for their protection. As treatment manager, implementation of treatment strategies on department managed land and for Unmanaged Reserves and Unallocated Crown Land outside gazetted town site boundaries. In accordance with Memorandums of Understanding and other agreements, implementation of treatment strategies for other landholders. |
| Other State and Federal Government Agencies Public Utilities | Assist the local government by providing information about their assets and current risk treatment programs. Participation in and contribution to the development and implementation of BRM Plans. As treatment manager, implementation of treatment strategies. Assist the local government by providing |
| Corporations and Private Land | Assist the local government by providing information about their assets and current risk treatment programs. Participation in and contribution to the development and implementation of BRM Plans. As treatment manager, implementation of treatment strategies. As treatment manager, implementation |
| Owners | of treatment strategies. |

2.2 Communication and Consultation

As indicated in Figure 1 (*page 7*), communication and consultation throughout the risk management process is fundamental to the preparation of an effective BRM Plan. To ensure appropriate and effective communication occurred with relevant stakeholders in the development of the BRM Plan, a *Communication Strategy* was prepared. The strategy is provided at Appendix 1.

3. Establishing the Context

3.1 Description of the Local Government and Community Context

3.1.1 Strategic and Corporate Framework

State Hazard Plan - Fire requires an integrated Bushfire Risk Management Plan (BRM Plan) be prepared for each local government area across Western Australia.

The BRM Plan is to be in accordance with the templates and guidelines prepared by the Office of Bushfire Risk Management (OBRM). The guidelines assign the preparation responsibility to local government.

In accordance with City of Kwinana Strategic Community Plan 2019-2029, "The vision for the future is Rich in spirit, alive with opportunities, surrounded by nature" Supported by the BRM Plan, the cities overall bushfire risk management will be the core part of the cities planning. Work is underway assessing bushfire risk and identifying priorities for Bushfire Mitigation works in conjunction with woks depot and environmental departments.

The City of Kwinana recognises the importance of bush fire mitigation activities and, with approximately 65% of the City declared as Bushfire prone, continues to work in partnership with Department of Fire and Emergency Services (DFES) to maintain or reduce the bush fire risk to the community. The City's Bushfire Mitigation Officer, is now delivering planned strategy in partnership with these departments mentioned and is responsible for developing and maintaining this plan and its implementation, this also includes consultation with other departments within the City and the Local Emergency Management Committee (LEMC). The plan will assist in informing the committee and the prioritisation of projects, multijurisdictional communications and objectives. The implementation of the plan will require involvement and input from multiple city functions including Environment, Works department, Planning and Community Engagement, on both operation and strategic levels.

The BRM Plan encourages the community to work collaboratively and self-sufficiently in providing guidance and negotiating suitable treatment strategies for mitigation of bushfire risk. The responsible land holders will, as a result of the BRM Plan process, be able to allocate resources effectively in order to lower the bushfire risk to an acceptable level. Furthermore, existing and future works programs conducted by the City of Kwinana, that have the potential to influence bushfire risk, will be identified, reviewed and refined and will utilise the BRM Plan risk register to prioritise resources and influence the decision making process.

To effectively implement the BRM Plan across the City, the stakeholders involved are encouraged to work with each other and the local government. The landowners and managers are empowered to take responsibility on their own land and implement the appropriate mitigation measures or treatments outlined in the BRM Plan. The coordinated implementation of the treatments across all land tenures is critical to the BRM Plan process in order to reduce bushfire related risk to a safe and manageable level across the entire City.

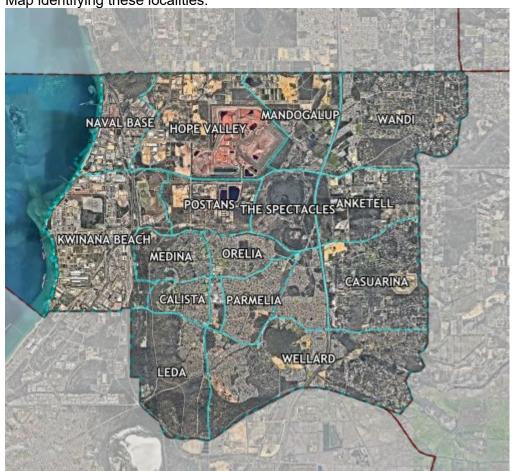
The Local Emergency Management Committee (LEMC) will be encouraged to be actively involved during the life cycle of the BRM Plan. The LEMC are stakeholder groups that will be able to provide important advice and feedback to assist in guiding the BRM Plan process. The advice received in relation to the selection and implementation of appropriate land treatments, and during the review stages will be highly valued.

3.1.2 Location, Boundaries and Tenure

The City of Kwinana is located in Perth's outer southern suburbs, around 35 kilometres south of the Perth CBD. The City is comprised of 17 suburbs:

- Anketell
- Bertram
- Calista
- Casuarina
- Hope Valley
- Kwinana Beach
- Kwinana Town Centre
- Leda
- Mandogalup
- Medina
- **Naval Base**
- Orelia
- Parmelia
- **Postans**
- The Spectacles
- Wandi
- Wellard

Map identifying these localities:



The City covers an area of 120 square kilometres, made up of residential, industrial and rural areas, as well as a major retail and commercial centre. It boarders the City of Cockburn to the north, the Shire of Serpentine-Jarrahdale to the east and the City of Rockingham to the south.

Figure 2 City of Kwinana Location Map Jandakot Coogee 1 Camillo Harrisdale Treeby Piara Waters Mount Nasura Forrestdale Atwell Banjup Armadale Haynes Hammond Park Brookdale Hilbert Wungong Darling Downs Garden Island Hope Valley Oakford Mandogalup Wungon Reservo Garden Island Byford Kwinana 21 Beach Orelia Casuarina Bertram Karrakup Cardup Wellard Oldbury Peron Rockingham 22 Whitby Shoalwater Mundijong Cooloongup Safety Bay Waikiki 18 Baldivis Mardella Jarrahdale Warnbro

Table 1 - Overview of Land Tenure and Management

| Land Manager/Agency* | % of Plan Area |
|---|----------------|
| City of Kwinana | 14.24 |
| Western Australian Planning Commission | 4.89 |
| Crown Land | 4.01 |
| State of Western Australia | 3.78 |
| Development WA | 2.72 |
| Minister for Prisons | 2.39 |
| Department of Housing | 1.65 |
| Department of Agriculture | 1.39 |
| State Planning Commission | 1.24 |
| Public Transport Authority of Western Australia | 0.80 |
| Water Corporation of Western Australia | 0.73 |
| Other (including private) | 62.16 |
| Total | 100 |

Source: City of Kwinana

3.1.3 Population and Demographics

On 17 September 2012, the Town of Kwinana was granted City status, with an official population of 29,227. The 2016 ABS Census showed that by 2016, the population had increased 33% to 38,918. Overall, 26.5% of the population was aged between 0 and 17 (Greater Perth average is 22.7%), and 13.6% were aged 60 years and over (19.0% for Greater Perth).

The City is predicted to experience significant growth in coming years, with an expected population of 85,158 by 2036, at an average annual change of 3.81%.²

Newer developments pose a higher risk level due to the nature of the surrounding area being native bushland, which will increase community's exposure to bushfire risk and require careful planning to consider and embed adequate design elements that address construction standards, mitigation and evacuation at the planning stage. Rezoning of rural land holdings as urbanised and infill developments expand and subdivision of larger land parcels, particularly through private development, continues to provide an opportunity for the City to address legacy bushfire risk management issues that were not a standard consideration when the areas were originally subdivided, in some cases many decades ago. Areas experience the most significant growth are Wellard, Wandi, Casuarina, Anketell and Mandogalup. Population density in the City ranges from a low of 0.49 persons per hectare in Wandi - Mandogalup, to a high of 19.66 persons per hectare in Bertram.

The urban expansion in some areas of the City presents a unique challenge, as the demand for residential land is often in conflict with many of the competing land uses and priorities of the surrounding area. For example, the perservation of wetlands and natural areas, environmental and industrial buffers and restrictions on intensification of land use within the Jandakot Goundwater Protection Area. Without appropriate management, this can lead to extension of the urban rural interface, or create pockets of unmanageble vegetation, which results in a greater proportion of the community being exposed to bushfire risk. Local planning schemes, development policies, structure plans and an effective annual Firebreak and Fire Hazard Notice are some of the control measures used to manage these challenges.

Due to their country of origin (shown in Figure 5 below), many residents moving into these areas may not understand the local bush fire risk and the predicted increase in new residents will be a challenge for the City to ensure that they understand the risk and how to prepare and respond to bush fires.

Currently the city provides information to all residents each year with the fire notice which is set to all residents within the city. This the city's website also has information on being fire ready and advice on how to prepare yourself, family and community to be bushfire ready.

The city also undertakes a variety of community outreach programs which target these newer residents. Some of these include the "get to know your neighbour" program and the "neighbour day every day" which supports the community in bringing together residents to socialise and welcome each other.

² Data obtained from ABS 2016 Census

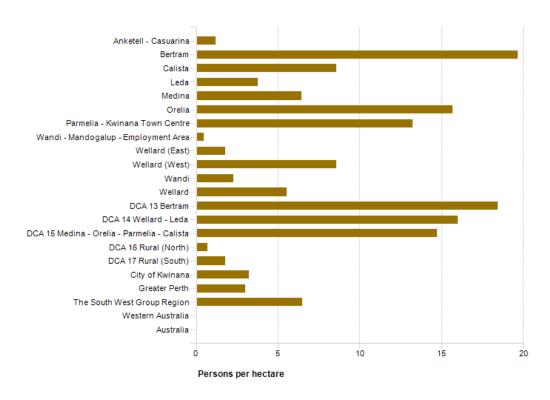
Newer developments pose a higher risk level due to the nature of the surrounding area being native bushland, which will increase the fire risk and require careful planning to consider all elements of bush fire risk from building, mitigation and evacuation.

Estimated population growth 2016 - 2036

Figure 4 Estimated population growth 2016 – 2036

| Forecast population, households and dwellings - | Forecast year | | | | | |
|---|---------------|--------|--------|--------|--------|--|
| Summary | 2016 | 2021 | 2026 | 2031 | 2036 | |
| Population | 40,305 | 51,746 | 62,902 | 75,270 | 85,158 | |
| Change in population (5yrs) | - | 11,441 | 11,155 | 12,368 | 9,888 | |
| Average annual change | - | 5.12 | 3.98 | 3.66 | 2.50 | |
| Households | 14,740 | 18,559 | 22,443 | 26,480 | 29,985 | |
| Average household size | 2.68 | 2.74 | 2.76 | 2.81 | 2.81 | |
| Population in non-private dwellings | 769 | 855 | 913 | 971 | 1,029 | |
| Dwellings | 15,480 | 19,521 | 23,524 | 27,530 | 30,989 | |
| Dwelling occupancy rate | 95.22 | 95.07 | 95.40 | 96.19 | 96.76 | |

Population density 2016



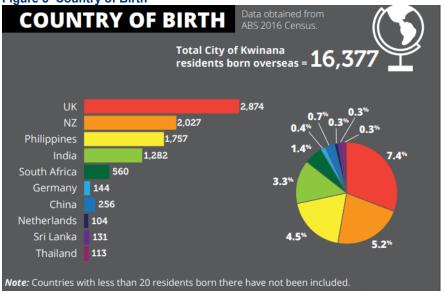
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data) Compiled and presented in atlas.id by .id, the population experts.



Figure 4 Forecast Residential Growth - 2016 to 2036

| Forecast residential development 2016 to 2036 | | | | |
|---|---|---------|--|--|
| Area | Change in dwellings between 2016 and 2036 | | | |
| Area | Number | % | | |
| City of Kwinana | +15,509 | +100.2 | | |
| Anketell | +1,619 | +1740.9 | | |
| Bertram | +275 | +12.6 | | |
| Calista | +106 | +11.1 | | |
| Casuarina | +2,268 | +818.8 | | |
| Kwinana Town Centre | +1,061 | +684.5 | | |
| Leda | +71 | +6.0 | | |
| Mandogalup | +2,408 | +3391.5 | | |
| Medina | +89 | +7.3 | | |
| Orelia | +728 | +35.1 | | |
| Parmelia | +726 | +28.1 | | |
| Wandi | +1,304 | +112.9 | | |
| Wellard (East) | +1,242 | +249.9 | | |
| Wellard (West) | +3,612 | +119.4 | | |

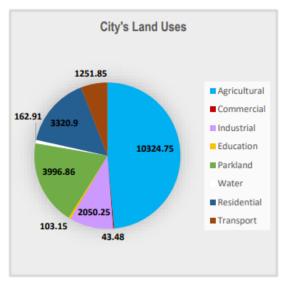
Figure 5 Country of Birth



Source: City of Kwinana

Figure 6 - City's land use - 2019

| Land Use | Area (ha) |
|-------------------------------------|-----------|
| Agricultural (Rural /Special Rural) | 10324.75 |
| Commercial | 43.48 |
| Industrial | 2050.25 |
| Education | 103.15 |
| Parkland | 3996.86 |
| Water | 162.91 |
| Residential | 3320.9 |
| Transport | 1251.85 |
| Total | 32183.55 |



3.1.4 Economic Activities and Industry

The City of Kwinana's Gross Regional Product is estimated at \$3.77 billion, which represents 1.5% of the state's GSP (Gross State Product).

The City of Kwinana is a major industrial locality compromising heavy industry, manufacturing, bulk storage and distribution, power generation and goods import and export through bulk carrier and cargo shipping. These industries include fuel refinery and storage, gas processing and storage, fertiliser and chemical manufacturing and storage, steel fabrication and transport as well as other heavy industry. Critical infrastructure is also located here to support the greater Perth area, including port facilities, power generation, water desalination and water treatment.

The risk of significant bushfires impacting most areas of the industrial strip are generally low; however, some areas still carry a higher level of risk, particularly where industry adjoins vegetated areas. In the event of a bushfire impact, the risk of loss, damage and lost production time to the infrastructure, and the impact of this loss to the State would be significant and could have a long term impact on the economy. A significant loss would also be difficult to replace in the short term, causing the economic impact to escalate. The large scale assets of particular concern include the BP fuel refinery, which supplies fuel to commercial and domestic customers and retail outlets throughout the State, as well as aviation fuel to facilities State-wide and via a pipeline to Perth Airport.

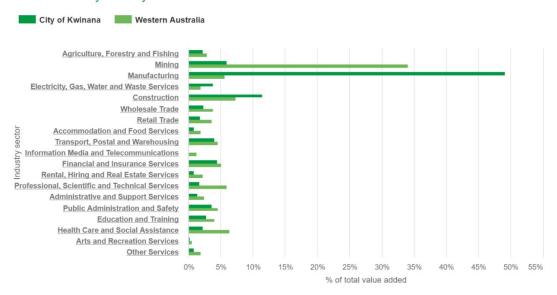
Loss or damage to the water treatment plant located on McLaughlan Road would affect the Kwinana town site with this being a standalone facility servicing the area. In the case of a bushfire impact, sewerage treated at the site would have to be trucked to another plant until the facility returned to service. Disruption to the water desalination plant would also severely affect fresh water supplies throughout Perth.

Other large scale manufacturing and storage operations are also located within the industrial area which supply bulk materials and chemicals to the state. The bulk storage of many chemicals and fertilisers, mainly ammonium nitrate (AN), (NH₄NO₃) and fuels also pose a further risk due to the nature of these substances and their flammability. Many of the large scale manufacturing facilities have bulk storage of flammable substances such as chemicals, fertilisers and fuels. These facilities can pose a high risk in bushfire events. An effective mitigation and management program for the vegetation around these areas is critical.

Below is a table showing the main value added by industry is an indicator of business productivity in the City of Kwinana. It shows how productive each industry sector is increasing the value of its inputs. It is a more refined measure of the productivity of an industry sector than output (total gross revenue), as some industries have high levels of output but require large amounts of input expenditure to achieve that.

By comparing the value added of each industry sector to a regional benchmark, you can clearly see the structure of the City of Kwinana's economy. This can be done by directly comparing the percentage contribution of each industry to the total output, relative to the benchmark, or by using a location quotient, where a number greater than one indicates a high concentration of that industry and less than one indicates a lower concentration.

Value added by industry sector 2018/19



Source: National Institute of Economic and Industry Research (NIEIR) ©2019 Compiled and presented in economy.id by .id the population experts.

Image 1 – Kwinana Industrial Area



Figure 7 - City's Industry Sectors where Residents Work - 2016

| | | 2016 | |
|---|--------|-------|-----------------------|
| Industry sector | Number | % | South West Group % |
| Agriculture, Forestry and Fishing | 167 | 1.0 | 0.7 |
| Mining | 718 | 4.3 | 5.0 |
| Manufacturing | 1,358 | 8.1 | 6.6 |
| Electricity, Gas, Water and Waste Services | 227 | 1.4 | 1.2 |
| Construction | 1,780 | 10.6 | 9.9 |
| Wholesale trade | 1,808 | 10.8 | 9.8 |
| Retail Trade | 530 | 3.2 | 2.6 |
| Accommodation and Food Services | 1,045 | 6.2 | 6.0 |
| Transport, Postal and Warehousing | 993 | 5.9 | 4.4 |
| Information Media and Telecommunications | 152 | 0.9 | 1.0 |
| Financial and Insurance Services | 329 | 2.0 | 2.3 |
| Rental, Hiring and Real Estate Services | 233 | 1.4 | 1.8 |
| Professional, Scientific and Technical Services | 850 | 5.1 | 6.6 |
| Administrative and Support Services | 635 | 3.8 | 3.0 |
| Public Administration and Safety | 1,123 | 6.7 | 7.1 |
| Education and Training | 1,103 | 6.6 | 9.5 |
| Health Care and Social Assistance | 1,973 | 11.7 | 12.5 |
| Arts and Recreation Services | 211 | 1.3 | 1.7 |
| Other Services | 672 | 4.0 | 3.7 |
| Industry not classified | 895 | 5.3 | 4.7 |
| Total employed persons aged 15+ | 16,802 | 100.0 | 100.0 |

Of the 12,612 local workers in the City of Kwinana, 3,092 or 24.5% also live in the area. An analysis of the jobs held by the resident population in City of Kwinana in 2016 shows the three most popular industry sectors were:

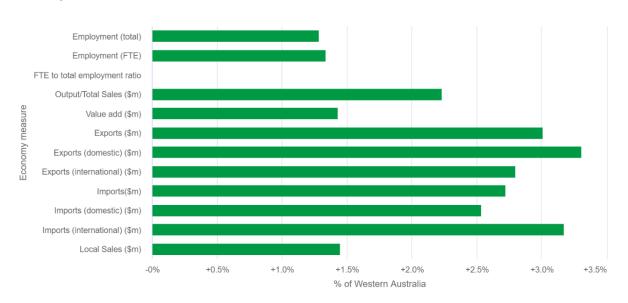
- Health Care and Social Assistance (1,973 people or 11.7%)
- Retail Trade (1,808 people or 10.8%)
- Construction (1,780 people or 10.6%)

In combination, these three industries employed 5,561 people in total or 33.1% of the total employed resident population.

In comparison, Greater Perth employed 12.3% in Health Care and Social Assistance; 9.8% in Retail Trade; and 9.9% in Construction (profile.id).

Industry contribution to Western Australia 2018/19

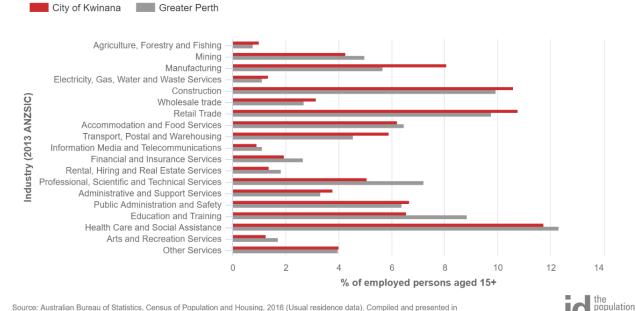
City of Kwinana - All industries



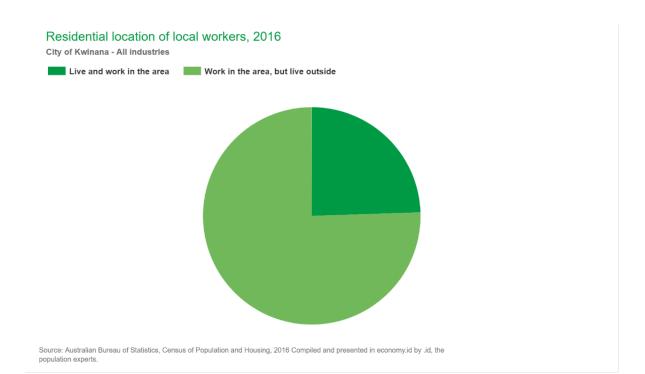
Source: National Institute of Economic and Industry Research (NIEIR) ©2019

Industry sector of employment, 2016

Total employed persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.



3.2 Description of the Environment and Bushfire Context

3.2.1 Topography and Landscape Features

The topography of Kwinana contains only modest variations in elevation, with a maximum elevation change of 57 metres and an average elevation above sea level of 10 metres.

The City of Kwinana lies wholly within the Perth coastal plain, and contains several swamp areas, low undulating sandy areas, large areas of banksia woodland as well as areas containing taller Jarrah woodland.

The City of Kwinana contains a number of low lying swamp lands, the largest of which is the Spectacles (pictured below), at approximately 450ha. The wetlands is located directly north of the urban suburb of Orelia and bounded by a number of major haulage and commuter transport links, including the Kwinana Freeway. Additional to this is the Mandurah to Perth rail line which passes inside the Spectacles reserve to the south western corner as it exits the Kwinana train station heading north.

Peat swamps contain organic material which helps soils to store moisture and nutrients and improves soil structure. For this reason, organic soils are highly valued for agricultural land. Areas of native bush growing on organic soil are becoming rare, so they are afforded protected under State and Commonwealth legislation. Organic soils are very slow to form, and deep organic soil layers may take many thousands of years to develop. This material can be lost in a single fire, with long-lasting effects on the biodiversity of the area. Common plant species endemic to wetland areas are also highly flammable, particularly when surface moisture dries out in the peak of summer.

Fires in these areas can burn and smoulder below ground for long periods. They produce large amounts of harmful smoke and can be difficult to access. Organic soils are unstable, especially when burnt, and may collapse beneath people or vehicles. Their thin surface crust may give way with little pressure, exposing the soft and extremely hot soil beneath. Because of this, extinguishing fires in organic soils requires large amounts of water and/or mechanical works. In peat swamps there is a high risk of acid sulphate soils. When disturbed and exposed to air these soils form sulphuric acid, and can release environmentally harmful metals and nutrients into nearby soils and waterways when they are burnt.

Image 1 - The Spectacles Wetlands Area



Other areas of low lying wetland include:

Sandy Lake, located east of the Kwinana Freeway off Treeby Road, Anketell, and covers an area of 25 ha. This wetland and area of bush is also located in an area which has been zoned urban and will be developed into residential housing.

Image 2 – Sandy Lake



Bollard Bulrush Swamp, located wholly within the suburbs of Wellard and Bertram, this area currently covers an area of approx. 140 ha and is also in the stages of residential development.

Image 3 – Bollard Bulrush Swamp



Wetland bounded by Mortimer Road to the north, Woolcoot Road to the east and new housing developments to the south and west. This area is approx. 40 ha and also has large areas which have further urban redevelopment proposed for the future.

Image 4 – Wetlands area near Mortimer Raod



Image 5 - Long Swamp



Development and the associated increase in population in and around these areas also then brings an increased risk of fire ignition due to the increased activity near to these features.

Other features to note is a limestone ridge which runs through the suburbs of Parmelia and Wellard, part of the north-south ridges of Tamala Limestone that extend north and south across the Swan Coastal Plain.

Heritage and Cultural Sites

Local heritage sites including Sloans Cottage, Wheatfields Cottage, Meads Cottage and the riding for the disabled facility all of which are located in or on the fringe of the Leda nature reserve. Also inside the Leda Reserve, WW2 signals bunkers lie off Wellard Road.

As well as these settlers cottages, Smirks Cottage located next to the Kwinana Operations Depot is an historical site which gathers together much of the soldier resettlement of the 1920s.

Other areas of note include ruins located inside the Postans Reserve and the site at Kwinana Beach where the SS Kwinana beached and came aground and was wrecked on 29 May, 1922.

Chalk Hill and Thomas Oval running off Beacham Crescent, Medina is a registered Aboriginal Heritage site as are Sloans Reserve in Leda, and Wallys Camp located near the Kwinana Freeway on the Kwinana Rockingham boarder.

3.2.2 Climate and Bushfire Season

Climate

The south-west of Western Australia experiences a Mediterranean-type climate of mild, wet winters and warm to hot, dry summers (Beard 1990). The climate of the region is strongly influenced by the position of a band of high pressure known as the sub-tropical ridge. For much of the year the ridge is located to the south allowing the east or south easterly winds to prevail. During the cooler months the ridge periodically moves to the north allowing cold fronts to pass over the west coast and deliver much of the annual rainfall. The Swan Coastal Plain typically receives 800 to 900 millimetres of annual precipitation and 5 to 6 nearly dry months per year.

The Bureau of Meteorology (BOM) Station at Kwinana BP Refinery (station 009064, operated 1955-2012). Annual mean rainfall is 745.5mm, with a single winter peak (highest in June-July), February is the hottest month with a mean maximum daily temperature of 29.5°C, July and August are coldest, with a mean minimum daily temperature of 10.6°C (BOM 2015).

The greatest fire risk is summer through to autumn, when the moisture content in vegetation is low. This is exacerbated by high temperatures, low humidity and strong winds. The BOM states that extreme fire weather conditions in the Perth region typically occurs with strong easterlies or north easterly winds that are associated with a strong high to the south of the state and a trough off-shore. Easterly winds represent about 60% of extreme fire weather days compared to less than 5% associated with southerly winds. Approximately 15% of Perth extreme fire weather days occurred in a westerly flow following the passage of a trough (BOM 2013).

Dangerous fire weather conditions often follow a sequence of hot days and easterly winds that culminate when the trough deepens near the coast and moves inland. Winds can change from easterly to northerly and then to westerly during this sequence of climatic events (BOM 2013). This wind shift is a pattern regularly experienced in summer, when westerly winds often arrive during the afternoon, when temperatures have peaked and bushfire fuels are at their driest. Fires burning under these conditions can intensify quickly as the fire changes direction and the long flank becomes the head fire.

Given Kwinana's coastal location, the arrival of the south-westerly breeze in the afternoon can occur quickly, with the effects felt earlier than areas located further inland. The wind change can intensify fire behaviour for a period, before temperatures begin to decrease and the humidity rises.

Bushfires and Fire Control

RESTRICTED BURNING PERIOD

1 OCTOBER TO 30 NOVEMBER

PERMITS REQUIRED

RURAL AREAS ONLY

PROHIBITED BURNING
PERIOD

1 DECEMBER TO 31 MARCH.

NO BURNING PERMITTED

RESTRICTED BURNING PERIOD

> 1 APRIL TO 31 MAY

PERMITS REQUIRED

RURAL AREAS ONLY

Prohibited Burning Period

During the prohibited period, which begins on 1 December each year and ends at midnight 31 March (dates may vary), no permits will be issued and burning is not permitted anywhere within the City.

Restricted Burning Periods

During restricted burning periods - from 1 October to 30 November and again from 1 April to 31 May (dates may vary) - open fires are not permitted unless you have a valid permit issued by a Bushfire Control Officer. Hazard reduction burning that will reduce fire risk can be undertaken subject to conditions with a permit issued by the bushfire control officer. The restricted fire period may be on occasion varied due to seasonal conditions following the publication of a notice in the local press.

A Bushfire Control Officer may grant permits to people living in rural areas for burning under strict guidelines, at no charge. Pursuant to section, 24G (2) of the Bush Fires Act 1954, no garden refuse burning is to be undertaken in areas defined as "Urban" under the Metropolitan Region Scheme without written approval of Local Government.

Fire Notice to all land owners

A notice is sent to all residents in September advising of the requirement to maintain certain things relevant to bushfire control and mitigation on their property. These things include the establishment and maintenance of a fire break to all boundaries on properties larger than 3501m2, as well as requiring all land owners to clear roofs and gutters of loose dead material. This notice allows the city to enforce these requirements under the Bush Fires Act 1954.

3.2.3 Vegetation

Of the many studies conducted through areas with the City of Kwinana, all reveal the predominant species and vegetation being made up of:

1. (B-K) Banksia attenuata - Banksia menziesii low woodland to open woodland (mostly under about 6m in height but up to about 14 m in height at maturity) over Kunzea glabrescens open to mid-dense scrub. This vegetation was often

- associated with Allocasuarina fraseriana, Banksia ilicifolia and /or Xylomelum occidentale.
- 2. (C-B) Corymbia calophylla-Banksia spp. open woodland to about 18m in height over a lower layer of Banksia spp. trees.
- 3. (M-B) Melaleuca preissiana-Banksia spp. low woodland.

Vegetation complex mapping illustrates local natural (not necessary endemic) occurring patterns of vegetation at a regional scale and are associated with soils, hydrology, landform and climate. Local natural tree species in these ecological communities have coevolved to form strong relationships and mutual dependencies with the flora and fauna of the community and have adapted to suit the specifics of the local physical environment. A list of the vegetation complexes found within the City of Kwinana is provided at Table 5 below.

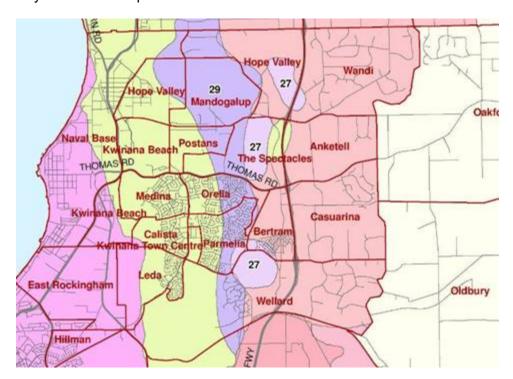


Table 2 - Vegetation Complexes https://apacewa.org.au/suburb-selector/

| Vegetation complex | System 6 code | Summary Description |
|--------------------|---------------|--|
| Bassendean | 1 | Vegetation ranges from woodland of Eucalyptus marginata (Jarrah) - |
| Complex- | | Allocasuarina fraseriana (Sheoak) - Banksia species to low woodland |
| Central and | | of Melaleuca species, and sedgelands on the moister sites. This area |
| South | | includes the transition of Eucalyptus marginata (Jarrah) to Eucalyptus |
| | | todtiana (Prickly bark) in the vicinity of Perth. |
| Karrakatta | 29 | Predominantly open forest of Eucalyptus gomphocephala (Tuart) - |
| Complex- | | Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) and |
| Central and | | woodland of Eucalyptus marginata (Jarrah) - Banksia species. Agonis |
| South | | flexuosa (Peppermint) is co-dominant south of the Capel River. |
| Cottesloe | 11 | Mosaic of woodland of Eucalyptus gomphocephala (Tuart) and open |
| Complex- | | forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata |
| Central and | | (Jarrah) - Corymbia calophylla (Marri); closed heath on the Limestone |
| South | | outcrops. |
| Herdsman | 27 | Sedgelands and fringing woodland of Eucalyptus rudis (Flooded |
| Complex | | Gum) - Melaleuca species. |

| Quindalup Complex | 41 | Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of Melaleuca lanceolata |
|----------------------|----|---|
| | | (Rottnest Teatree) - Callitris preissii (Rottnest Island Pine), the closed scrub of Acacia rostellifera (Summer-scented Wattle) and the low closed Agonis flexuosa (Peppermint) forest of Geographe Bay. |

In addition to these features, large areas of woodland still exist in the district, the largest of these being the Leda Nature Reserve. This reserve comprises a total of nearly 960 ha of high conservation value bushland, between Thomas Road in the north and Millar Road in the south. Bush Forever Area 349 is also linked to the west with the extensive Bush Forever Area 356 (which includes bush extending across the Rockingham Holocene Plain to encompass Lake Cooloongup, Lake Walyungup and adjacent bushland) and the Ramsar Wetlands at Port Kennedy (Bush Forever Area 377).

Vegetation structures in the north-east of the City tend to be classified as low woodlands or scrub as they lack the typical tall overstorey associated with forest vegetation types. Some areas in the north were extensively cleared many decades ago, with most of the large timber removed. Banksia, with a dense shrub layer is predominate in these areas, with pockets of scrub, dominated by Tea Tree, Paperbarks and even Flooded Gums in lower, wetter areas. These scrub layers can be dense in areas and provide fine, elevated fuels that burn easily in summer conditions. Many of the species are very flammable and will burn intensely, but quickly, throwing fine embers that can start additional spot fires some distance away. Surface water many be present in lower areas during the winter and spring, drying out during the peak of summer.

In southern parts of the City, areas have a taller tree canopy that is more typical of a forest type structure, but lacks the height of the forests in the south west due to the soil type and lower annual rainfall. The understorey is a mix of grasses and/or shrubs, which can often be dependent on previous fire history or the management activities that have occurred in the vegetation previously.

3.2.4 Bushfire Frequency and Causes of Ignition

A report provided by DFES' Operational Information System Branch identifies that from the period starting 1 July 2015 to 10 June 2020, there have been a total of 514 landscape fire ignitions within the City of Kwinana, at an average of 103 per year, which can be seen in Table 6. The number of ignitions has trended downward since 2015/16 by an average of 7 less per year. This downward trend may be attributed to any number of factors, ranging from differences in weather/seasonal conditions, to increased community awareness, targeted arson programs and improved reporting.

This lower rate of ignitions can be treated in a number of ways, it may indicate a better level of fire safety, as well as lower instances of suspicious or deliberate ignitions but also may be a precursor to the fuel load growing. In either case, this must not be treated as lowering the need to be vigilant and maintaining good awareness and bushfire security across all areas of the city.

Bushland areas on the western side of the Kwinana freeway and fringing the residential areas are a common location where fire is started, these areas include the Spectacles, the Medina off road area as well as various bush blocks through Parmelia surrounding the Mandurah to Perth rail line. These fires pose significant risk to the community due to close proximity to housing in these areas. Since 2010, bushfire ignitions in the Spectacles is 17 incidents, with all but two being of a suspicious nature while Sandy Lake and the immediate surrounding area having had 21 ignitions, these include bush wild fire as well as rubbish being dumped and then set alight and vehicles being dumped and then also set on fire.

In the past, bushfires starting on the western side of the Kwinana Freeway have been known to throw embers and start spot fires on the eastern side, or within the road corridor itself. In the mid 1990s and early 2000s, fires starting in the Spectacles under very hot and windy conditions ran a significant distance, impacting the northern boundary of Wandi and on occasion, beyond into the suburb of Banjup. As urban development extends along the Freeway corridor and vegetation becomes more fragmented, this is becoming less of a risk; however, some significant pockets of bushland still remain between urban areas and there are many areas where fires would be able to cross major arterial roads, including the Kwinana Freeway, Thomas and Anketell Roads.

Table 3: City of Kwinana landscape ignition data summary 2015/16 - 2019/20 (DFES)

| Bushfires with Causes | | | | | | |
|--|---------|---------|---------|---------|---------|-------|
| From: 01/07/2015 to 10/06/2020 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | Total |
| No. of Bushfires of all sizes | 115 | 115 | 111 | 94 | 79 | 514 |
| Suspicious/Deliberate | 46 | 72 | 75 | 53 | 50 | 296 |
| Cigarette | 23 | 12 | 14 | 15 | 11 | 75 |
| Reignition of previous fire | 10 | 8 | 7 | 6 | 3 | 34 |
| Burn off fires | 2 | 7 | 4 | 5 | 2 | 20 |
| Weather conditions - Lightning | 5 | 0 | 1 | 5 | 3 | 14 |
| Undetermined | 3 | 3 | 6 | 2 | 0 | 14 |
| Weather conditions (High winds, natural combustion etc Excludes lightning) | 8 | 2 | 2 | 1 | 0 | 13 |
| Hot works (grinding, cutting, drilling etc) | 3 | 2 | 0 | 0 | 5 | 10 |
| Power lines | 4 | 1 | 0 | 1 | 0 | 6 |
| Campfires/bonfires/outdoor cooking | 4 | 2 | 0 | 0 | 0 | 6 |
| Improper fuelling/cleaning/storage/use of material ignited | 2 | 3 | 0 | 1 | 0 | 6 |
| Other open flames or fire | 1 | 2 | 1 | 1 | 0 | 5 |
| Unreported | 1 | 0 | 0 | 0 | 2 | 3 |
| Fireworks/flares | 2 | 0 | 0 | 0 | 1 | 3 |
| Children misadventure | 1 | 0 | 1 | 1 | 0 | 3 |
| Equipment - mechanical or electrical fault | 0 | 1 | 0 | 0 | 1 | 2 |
| Vehicles (incl farming equipment/activities) | 0 | 0 | 0 | 1 | 1 | 2 |
| Electrical distribution (excl power lines) | 0 | 0 | 0 | 1 | 0 | 1 |
| Human error (left on, knock over, unattended etc) | 0 | 0 | 0 | 1 | 0 | 1 |

4. Asset Identification and Risk Assessment

4.1 Priorities for Asset Identification and Assessment

The City of Kwinana has three distinct zones, which are as follows:

Industrial Zone

The industrial strip including Naval Base, Kwinana Beach, Hope Valley, Postans, Mandogalup and The Spectacles - this zone comprises of a range of heavy industry, critical infrastructure, commercial facilities and rural landholdings. Pockets of vegetation exist within the zone, presenting a risk to assets and activities. The land surrounding some facilities acts as an environmental buffer (e.g. for noise, dust etc.) which may affect the land management objectives for treatments undertaken in this zone.

Residential Zone

The residential area including the urban residential suburbs of Medina, Callista, Orelia, Parmelia, Bertram, Wellard and Leda - Extensive urban development exists within this zone, inter-mixed with bushland reserves of varying sizes. Many community, commercial and recreational facilities are located within the zone as well.

Rural Zone

The rural area including Wandi, Anketell, Casuarina and Wellard (East). This zone is mainly rural-residential landholdings (2ha or more) with some small areas of new urban residential development, such as the estates of Wellard Glen, Sunrise Estate, the Living Edge all in Wellard, Albero in Anketell and Honeywood estate in Wandi. The urban areas in this zone are generally small pockets, surrounded by vegetated reserves and rural properties, increasing the extent of the rural-urban interface within the City.

The similar land uses occurring in each of these zones is likely to have a strong influence on the risk profile, land management objectives and the future treatment options applied in each zone. Attached at Appendix 2 is a map showing the boundaries of each zone.

An assessment tool was applied to each zone to determine the priorities for asset identification and assessment. Using the tool, each zone was rated against six risk factors, with the highest scoring zone being the first priority for asset identification and risk assessment.

Assets were identified and assessed in each planning area, based on the results of the planning area assessment outlined in the following table. **Table 4 - Planning Area Assessment Summary**

| | Risk Factor | Kwinana Industrial Area | Kwinana Residential Area | Kwinana Rural Area |
|---------------------------|---|-------------------------------|--------------------------------|-----------------------|
| 1. | Density of LG Population in Planning Area | 1 | 3 | 2 |
| 2. | Fuel Structures | 3 | 2 | 1 |
| 3. | Assets | 3 | 1 | 2 |
| 4. | Rural Urban Interface | 3 | 2 | 1 |
| 5. | Suppression response times | 3 | 2 | 1 |
| 6. Suppression strategies | | 3 | 1 | 2 |
| TOTAL | | 16 | 11 | 9 |
| PF | RIORITY | 3 | 2 | 1 |

4.2 **Asset Identification**

Asset identification and risk assessment has been conducted at the local level using the methodology described in the Guidelines. Identified assets have been mapped, recorded and assessed in the Bushfire Risk Management System (BRMS). Identified assets are categorised into the following subcategories:

| | gories and Subcategories | | | |
|---------------------|---|--|--|--|
| Asset Category | Asset Subcategories | | | |
| Calegory | | | | |
| Human Settlement | Residential areas Rural urban interface areas and rural properties. Places of temporary occupation Commercial, mining and industrial areas located away from towns and population centres (that is, not adjoining residential areas). Special risk and critical facilities Hospitals, nursing homes, schools and childcare facilities, tourist accommodation and facilities, prison and detention centres, government administration centres and depots, incident control centres, designated evacuation centres, police, fire and emergency services. | | | |
| Economic | Agricultural Pasture, grazing, livestock, crops, viticulture, horticulture and other farming infrastructure. Commercial and industrial Major industry, waste treatment plants, mines, mills and processing and manufacturing facilities and cottage industry. Critical infrastructure Power lines and substations, water and gas pipelines, telecommunications infrastructure, railways, bridges, port facilities and waste water treatments plants. Tourist and recreational Tourist and recreational sites that generate significant tourism and/or employment within the local area. Commercial forests and plantations Drinking water catchments | | | |
| Environmental | Protected | | | |

| Asset Category | Asset Subcategories | | |
|-------------------|---|--|--|
| | Rare and threatened flora and fauna, ecological communities and wetlands. Priority Fire sensitive species and ecological communities. Locally important Nature conservation and research sites, habitats, species and communities, areas of visual amenity. | | |
| Cultural | Aboriginal heritage Places of indigenous significance. Recognised heritage Assets afforded legislative protection through identification by the National Trust, State Heritage List or Local Planning Scheme Heritage List. | | |
| | Local heritage Assets identified in a Municipal Heritage Inventory or by the community. Other Other assets of cultural value, for example community centres and recreation facilities. | | |

4.3 Assessment of Bushfire Risk

Risk assessments have been undertaken for each asset or group of assets identified using the methodology described in the Guidelines.

The percentage of assets within the local government in each asset category at the time of BRM Plan endorsement is shown in the following table

Table 6 - Asset Category Proportions

| Asset category | Proportion of identified assets | | |
|------------------|---------------------------------|--|--|
| Human Settlement | 65% | | |
| Economic | 30% | | |
| Environmental | 2% | | |
| Cultural | 3% | | |

4.3.1 Likelihood Assessment

Likelihood is described as the chance of a bushfire igniting, spreading and reaching an asset. The approach used to determine the likelihood rating is the same for each asset category: Human Settlement, Economic, Environmental and Cultural.

There are four possible likelihood ratings: almost certain, likely, possible, and unlikely.

Table 7 - Likelihood Ratings

| Likelihood Rating | Description | | |
|---------------------------------------|--|--|--|
| Almost Certain (Sure to Happen) | Is expected to occur in most circumstances; High level of recorded incidents and/or strong anecdotal evidence; and/or Strong likelihood the event will recur; and/or Great opportunity, reason or means to occur; May occur more than once in 5 years. | | |
| Likely (Probable) | Regular recorded incidents and strong anecdotal evidence; and /or Considerable opportunity, reason or means to occur; May occur at least once in 5 years. | | |
| Possible (feasible but < probable) | Should occur at some stage; and/or Few, infrequent, random recorded incidents or little anecdotal evidence; and/or Some opportunity, reason or means to occur. | | |
| Unlikely (Improbable, not likely) | Would only occur under exceptional circumstances. | | |

4.3.2 Consequence Assessment

Consequence is described as the outcome or impact of a bushfire event. The approach used to determine the consequence rating is different for each asset category: Human Settlement, Economic, Environmental and Cultural.

There are four possible consequence ratings: minor, moderate, major and catastrophic.

Table 8 - Consequence Ratings

| Consequence Rating | Descriptions | | | |
|-----------------------|--|--|--|--|
| Minor | No fatalities. Near misses or minor injuries with first aid treatment possibly required. No persons are displaced. Little or no personal support (physical, mental, emotional) required. Inconsequential or no damage to an asset, with little or no specific recovery efforts required beyond the immediate clean-up. Inconsequential or no disruption to community. | | | |

| Consequence | Descriptions | | |
|-------------|--|--|--|
| Rating | | | |
| | Inconsequential short-term failure of infrastructure or service delivery. (Repairs occur within 1 week, service outages last less than 24 hours.) Inconsequential or no financial loss. Government sector losses managed within standard financial provisions. Inconsequential business disruptions. | | |
| Moderate | Isolated cases of serious injuries, but no fatalities. Some hospitalisation required, managed within normal operating capacity of health services. Isolated cases of displaced persons who return within 24 hours. Personal support satisfied through local arrangements. Localised damage to assets that is rectified by routine arrangements. Community functioning as normal with some inconvenience. Isolated cases of short to mid-term failure of infrastructure and disruption to service delivery. (Repairs occur within 1 week to 2 months, service outages last less than 1 week.) Local economy impacted with additional financial support required to recover. Government sector losses require activation of reserves to cover loss. Disruptions to businesses lead to isolated cases of loss of employment or business failure. Isolated cases of damage to environmental or cultural assets, one-off recovery efforts required, but with no long | | |
| | term effects to asset. | | |
| Major | Isolated cases of fatalities. Multiple cases of serious injuries. Significant hospitalisation required, leading to health services being overstretched. Large number of persons displaced (more than 24 hours duration). Significant resources required for personal support. Significant damage to assets, with ongoing recovery efforts and external resources required. Community only partially functioning. Widespread inconvenience, with some services unavailable. Mid to long-term failure of significant infrastructure and service delivery affecting large parts of the community. Initial external support required. (Repairs occur within 2 to 6 months, service outages last less than a month.) Local or regional economy impacted for a significant period of time with significant financial assistance required. Significant disruptions across industry sectors | | |

| Consequence | Descriptions | | |
|--------------|---|--|--|
| Rating | | | |
| | leading to multiple business failures or loss of employment. Significant damage to environmental or cultural assets that require major rehabilitation or recovery efforts. Localised extinction of native species. This may range from loss of a single population to loss of all of the species within the BRM Plan area (for a species which occupies a greater range than just the BRM Plan area). | | |
| Catastrophic | Multiple cases of fatalities. | | |
| | Extensive number of severe injuries. | | |
| | Extended and large number requiring hospitalisation, | | |
| | leading to health services being unable to cope. | | |
| | Extensive displacement of persons for extended duration. | | |
| | Extensive resources required for personal support. | | |
| | Extensive damage to assets that will require significant ongoing recovery efforts and extensive external resources. | | |
| | Community unable to function without significant support. | | |
| | Long-term failure of significant infrastructure and service delivery affecting all parts of the community. Ongoing external support required. (Repairs will take longer than 6 months, service outages last more than 1 month.) | | |
| | Regional or State economy impacted for an extended period of time with significant financial assistance required. Significant disruptions across industry sectors leading to widespread business failures or loss of employment. | | |
| | Permanent damage to environmental or cultural assets. | | |
| | Extinction of a native species in nature. This category is most relevant to species that are restricted to the BRM Plan area, or also occur in adjoining areas and are likely to be impacted upon by the same fire event. 'In nature' means wild specimens and does not include flora or | | |
| | fauna bred or kept in captivity. | | |

The methodology used to determine the consequence rating for each asset category is based on the following:

• Consequence Rating - Human Settlement Assets

The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and the vulnerability of the asset.

Consequence Rating - Economic Assets

The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and the vulnerability of the asset.

Consequence Rating - Environmental Assets

The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the vulnerability of the asset and the potential impact of a bushfire or fire regime.

Consequence Rating - Cultural Assets

The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and the vulnerability of the asset.

4.3.3 Assessment of Environmental Assets

Using available biological information and fire history data, environmental assets with a known minimum fire threshold were assessed to determine if they were at risk from bushfire, within the five year life of the BRM Plan. Environmental assets that would not be adversely impacted by bushfire within the five year period have not been included and assessed in the BRM Plan. The negative impact of a fire on these assets (within the period of this BRM Plan) was determined to be minimal, and may even be of benefit to the asset and surrounding habitat.

4.3.4 Local Government Asset Risk Summary

A risk profile for the local government is provided in the summary table below. This table shows the proportion of assets at risk from bushfire in each risk category at the time the BRM Plan was endorsed.

Table 9 - Local Government Asset Risk Summary

| | | Risk Rating | | | | |
|----------|------------------|-------------|--------|------|-----------|---------|
| | | Low | Medium | High | Very High | Extreme |
| 2 | Human Settlement | 23 | 13.5 | 7.3 | 7.9 | 11.7 |
| Economic | Economic | 14.2 | 9 | 4 | 1.1 | 1.5 |
| Asset C | Environmental | | | 1.6 | .9 | |
| Ä | Cultural | 1.7 | .9 | .4 | 1.1 | .2 |

5. Risk Evaluation

5.1 Evaluating Bushfire risk

The risk rating for each asset has been assessed against the likelihood and consequence descriptions to ensure:

- The rating for each asset reflects the relative seriousness of the bushfire risk to the asset;
- Likelihood and consequence ratings assigned to each asset are appropriate; and
- Local issues have been considered.

5.2 Treatment Priorities

The treatment priority for each asset has been automatically assigned by BRMS, based on the asset's risk rating. Table 8 shows how likelihood and consequence combine to give the risk rating and subsequent treatment priority for an asset.

Table 10 - Treatment Priorities

| | | Consequence | | | |
|-----------|----------------|----------------|-------------------|-------------------|-------------------|
| | | Minor | Moderate | Major | Catastrophic |
| | Almost certain | 3D (High) | 2C (Very High) | 1C (Extreme) | 1A (Extreme) |
| ikelihood | Likely | 4C (Medium) | 3A (High) | 2A (Very High) | 1B (Extreme) |
| Likelii | Possible | 5A (Low) | 4A (Medium) | 3B (High) | 2B (Very High) |
| | Unlikely | 5C (Low) | 5B (Low) | 4B (Medium) | 3C (High) |

5.3 Risk Acceptability

Risks below a certain level were not considered to require specific treatment during the life of this BRM Plan. They will be managed by routine local government wide controls and monitored for any significant change in risk. Proximity to vegetation is a significant factor in the overall risk assessment and risk rating for an asset. The number of assets, particularly residential, rural and special rural and critical facilities, located within close proximity to bushland has led to a high percentage of risks being rated as extreme or very high. These risks are deemed to be at an unacceptable level and will require specific application of resources at some point during the life of the BRM Plan to reduce risk to a more acceptable level. Treatment planning undertaken as part of the BRM Plan process will prioritise extreme and very high risk for treatment, giving due regard to the City's current capacity to undertake the mitigation work required. Areas of high, medium or low risk will likely not require a specific application of resources, but will be regularly monitored in case of change.

In most circumstances risk acceptability and treatment will be determined by the land owner, in collaboration with local government and fire agencies. However, as a general rule, the following courses of action have been adopted for each risk rating. These risks are not transferable to the City and all risks and required treatments remain the responsibility of the land holder.

Table 11 - Criteria for Acceptance of Risk and Course of Action

| Risk Rating | Criteria for Acceptance of Risk | Course of Action |
|---------------------------------------|---|---|
| Extreme (Priorities 1A, 1B, 1C) | Only acceptable with excellent controls. Urgent treatment action is required. | Routine controls are not enough to adequately manage the risk. Immediate attention required as a priority. Specific action is required in first year of BRM Plan. Continuous monitoring required Treatments will be approached by: - Priorities will be made for treatments that will have maximum benefit to multiple assets and critical infrastructure. - Treatments that benefit vulnerable communities will be given priority. - Identification of partnerships with other agencies for strategic mitigation. Communication with asset owners will be as per the Communications Plan and focus on increasing understanding of the risk facing these assets. |

| Very High (Priorities 2A, 2B, 2C) | Only acceptable with excellent controls. Treatment action is required. | Routine controls are not enough to adequately manage the risk. Specific action will be required during the period covered by the BRM Plan. Quarterly monitoring will be required. |
|---|---|---|
| High (Priorities 3A, 3B, 3C, 3D) | Only acceptable with adequate controls. Treatment action may be required. | Specific action may not be required. Risk may be managed with routine controls and/or specific procedures and is subject to annual monitoring. |
| Medium (Priorities 4A, 4B, 4C) | Acceptable with adequate controls. Treatment action is not required but risk must be monitored regularly. | Specific action may not be required. Risk may be managed with routine controls and/or procedures and monitored as required throughout the life of the BRM Plan |
| Low (Priorities 5A, 5B, 5C) | Acceptable with adequate controls. Treatment action is not required but risk must be monitored. | Need for specific action is unlikely. Risk will be managed with routine controls and monitored as required. |

6. Risk Treatment

The purpose of risk treatment is to reduce the likelihood of a bushfire occurring and/or the potential impact of a bushfire on the community, economy and environment. This is achieved by implementing treatments that modify the characteristics of the hazard, the community or the environment.

There are many strategies available to treat bushfire risk. The treatment strategy (or combination of treatment strategies) selected will depend on the level of risk and the type of asset being treated. Not all treatment strategies will be suitable in every circumstance.

6.1 City of Kwinana-Wide Controls

Local government wide controls are activities that reduce the overall bushfire risk within the City of Kwinana. These types of treatments are not linked to specific assets, and are applied across all or part of the local government as part of normal business or due to legislative requirements. The following controls are currently in place across the City of Kwinana:

- Bush Fires Act 1954 Section 33 notices, including applicable fuel management requirements, firebreak standards and annual enforcement programs;
- Declaration and management of Prohibited Burn Times, Restricted Burn Times and Total Fire Bans for the local government;
- Public education campaigns and the use of PWS and DFES state-wide programs, tailored to suit local needs;

- State-wide arson prevention programs developed in conjunction with WA Police and DFES:
- State planning framework and local planning schemes, implementation of appropriate land subdivision and building standards in line with DFES, Department of Planning and Building Commission policies and standards; and
- Monitoring performance against the BRM Plan and reporting annually to the local government council and OBRM.

A multi-agency work plan has been developed and is attached at **Appendix 3**. The plan details work to be undertaken as a part of normal business, to improve current controls or to implement new controls to better manage bushfire risk across the local government.

6.2 Asset-Specific Treatment Strategies

Asset-specific treatments are implemented to protect an individual asset or group of assets, identified and assessed in the BRM Plan as being at risk from bushfire. There are six asset specific treatment strategies:

- **Fuel management** Treatment reduces or modifies the bushfire fuel through manual, chemical and prescribed burning methods;
- **Ignition management** Treatment aims to reduce potential human and infrastructure sources of ignition in the landscape;
- Preparedness Treatments aim to improve access and water supply arrangements to assist firefighting operations;
- Planning Treatments focus on developing plans to improve the ability of firefighters and the community to respond to bushfire; and
- **Community Engagement** Treatments seek to build relationships, raise awareness and change the behaviour of people exposed to bushfire risk.
- Other Local government-wide controls, such as community education campaigns and planning policies, will be used to manage the risk. Asset-specific treatment is not required or not possible in these circumstances.

6.3 Determining the Treatment Schedule

Efforts will be made to finalise the Treatment Schedule within six months (or sooner) of this BRM Plan being endorsed by council. The Treatment Schedule will be developed in broad consultation with land owners and other stakeholders.

Land owners are ultimately responsible for treatments implemented on their own land. This includes any costs associated with the treatment and obtaining the relevant approvals, permits or licences to undertake an activity. Where agreed, another agency may manage a treatment on behalf of a land owner. However, the onus is still on the land owner to ensure treatments detailed in this BRM Plan are completed.

7. Monitoring and Review

Monitoring and review processes are in place to ensure that the BRM Plan remains current and valid. These processes are detailed below to ensure outcomes are achieved in accordance with the *Communication Strategy* and *Treatment Schedule*.

7.1 Review

A comprehensive review of this BRM Plan will be undertaken at least once every five years, from the date of council endorsement. Significant circumstances that may warrant an earlier review of the BRM Plan include:

- Changes to the BRM Plan area, organisational responsibilities or legislation;
- Changes to the bushfire risk profile of the area; or
- Following a major fire event.

7.2 Monitoring

BRMS will be used to monitor the risk ratings for each asset identified in the BRM Plan and record the treatments implemented. Risk ratings are reviewed on a regular basis. New assets will be added to the *Asset Risk Register* when they are identified.

7.3 Reporting

The City of Kwinana will submit an annual report to OBRM each year summarising progress made towards implementation of the BRM Plan.

8. Glossary

Asset A term used to describe anything of value that may be adversely

impacted by bushfire. This may include residential houses, infrastructure, commercial, agriculture, industry, environmental,

cultural and heritage sites.

Asset Category There are four categories that classify the type of asset - Human

Settlement, Economic, Environmental and Cultural.

Asset Owner The owner, occupier or custodian of the asset itself. Note: this may

differ from the owner of the land the asset is located on, for example a communication tower located on leased land or private property.

Asset Register A component within the Bushfire Risk Management System used to

record the details of assets identified in the Bushfire Risk

Management Plan.

Asset Risk Register A report produced within the Bushfire Risk Management System that details the consequence, likelihood, risk rating and treatment priority for each asset identified in the Bushfire Risk Management Plan.

Bushfire Unplanned vegetation fire. A generic term which includes grass fires,

forest fires and scrub fires both with and without a suppression

objective.3

Bushfire Management Plan A document that sets out short, medium and long term bushfire risk

management strategies for the life of a development.⁴

Bushfire risk management

A systematic process to coordinate, direct and control activities relating to bushfire risk with the aim of limiting the adverse effects of

bushfire on the community.

Bushfire Hazard The hazard posed by the classified vegetation, based on the

vegetation category, slope and separation distance.

Consequence The outcome or impact of a bushfire event.

Draft Bushfire Risk Management

Plan

The finalised draft Bushfire Risk Management Plan (BRM Plan) is submitted to the OBRM for review. Once the OBRM review is complete, the BRM Plan is called the 'Final BRM Plan' and can be

progressed to local government council for endorsement.

Emergency Risk Management Plan A document (developed under *State Emergency Management Policy* 2.9) that describes how an organisation(s) intends to undertake the activities of emergency risk management based on minimising risk.

³ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne.

⁴ Western Australian Planning Commission 2015, *State Planning Policy 3.7: Planning in Bushfire Prone Areas*, WAPC, Perth.

These plans help inform the ongoing development of Local Emergency Management Arrangements (LEMA) and Westplans.

Geographic Information System (GIS) A data base technology, linking any aspect of land-related information

to its precise geographic location.5

Geographic Information System (GIS) Map The mapping component of the Bushfire Risk Management System. Assets, treatments and other associated information is spatially

identified, displayed and recorded within the GIS Map.

Land Owner The owner of the land, as listed on the Certificate of Title; or leaser

under a registered lease agreement; or other entity that has a vested

responsibility to manage the land.

Likelihood The chance of something occurring. In this instance, the chance of a

bushfire igniting, spreading and reaching the asset.

Locality The officially recognised boundaries of suburbs (in cities and larger

towns) and localities (outside cities and larger towns).

Planning Area A geographic area determine by the local government which is used to

provide a suitable scale for risk assessment and stakeholder

engagement.

Priority See Treatment Priority.

Recovery Cost The capacity of an asset to recover from the impacts of a bushfire.

Responsible Person The person responsible for planning, coordinating, implementing,

evaluating and reporting on a risk treatment.

Risk acceptance The informed decision to accept a risk, based on the knowledge

gained during the risk assessment process.

Risk analysis The application of consequence and likelihood to an event in order to

determine the level of risk.

Risk assessment The systematic process of identifying, analysing and evaluating risk.

Risk evaluation The process of comparing the outcomes of risk analysis to the risk

criteria in order to determine whether a risk is acceptable or tolerable.

Risk identification

The process of recognising, identifying and describing risks.

Risk Manager The organisation or individual responsible for managing a risk

identified in the Bushfire Risk Management Plan; including review,

monitoring and reporting.

⁵ Landgate 2015, *Glossary of terms*, Landgate, Perth

Risk Register A component within the Bushfire Risk Management System used to

record, review and monitor risk assessments and treatments associated with assets recorded in the Bushfire Risk Management

Plan.

Risk treatment A process to select and implement appropriate measures undertaken

to modify risk.

Rural Any area where in residences and other developments are scattered

and intermingled with forest, range, or farm land and native vegetation

or cultivated crops.6

Rural Urban Interface (RUI) The line or area where structures and other human development

adjoin or overlap with undeveloped bushland.⁷

Slope The angle of the ground's surface measured from the horizontal.

Tenure Blind An approach where multiple land parcels are consider as a whole,

regardless of individual ownership or management arrangements.

Treatment An activity undertaken to modify risk, for example a prescribed burn.

Treatment Objective

The specific aim to be achieved or action to be undertaken, in order to complete the treatment. Treatment objectives should be specific and

measurable.

Treatment Manager

The organisation, or individual, responsible for all aspects of a treatment listed in the Treatment Schedule of the Bushfire Risk Management Plan, including coordinating or undertaking work,

monitoring, reviewing and reporting.

Treatment Priority

The order, importance or urgency for allocation of funding, resources and opportunity to treatments associated with a particular asset. The

treatment priority is based on an asset's risk rating.

Treatment Schedule

A report produced within the Bushfire Risk Management System that details the treatment priority of each asset identified in the Bushfire Risk Management Plan and the treatments scheduled.

Treatment Strategy

The broad approach that will be used to modify risk, for example fuel

management.

Treatment Type

The specific treatment activity that will be implemented to modify risk,

for example a prescribed burn.

Vulnerability The susceptibility of an asset to the impacts of bushfire.

⁶ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne

⁷ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne

9. Common Abbreviations

| APZ Asset Protection Zone BRMP Bushfire Risk Management Planning BRM Plan Bushfire Risk Management Plan BRMS Bushfire Risk Management System CALD Culturally and Linguistically Diverse DEMC District Emergency Management Committee DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform WAPC Western Australian Planning Commission | | T |
|---|----------|---|
| BRM Plan Bushfire Risk Management Plan BRMS Bushfire Risk Management System CALD Culturally and Linguistically Diverse DEMC District Emergency Management Committee DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | APZ | Asset Protection Zone |
| BRMS Bushfire Risk Management System CALD Culturally and Linguistically Diverse DEMC District Emergency Management Committee DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | BRMP | Bushfire Risk Management Planning |
| CALD Culturally and Linguistically Diverse DEMC District Emergency Management Committee DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | BRM Plan | Bushfire Risk Management Plan |
| DEMC District Emergency Management Committee DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | BRMS | Bushfire Risk Management System |
| DFES Department of Fire and Emergency Services ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | CALD | Culturally and Linguistically Diverse |
| ERMP Emergency Risk Management Plan FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | DEMC | District Emergency Management Committee |
| FFDI Forest Fire Danger Index FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | DFES | Department of Fire and Emergency Services |
| FMP Fire Management Plan GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | ERMP | Emergency Risk Management Plan |
| GFDI Grassland Fire Danger Index GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | FFDI | Forest Fire Danger Index |
| GIS Geographic Information System HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | FMP | Fire Management Plan |
| HSZ Hazard Separation Zone JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | GFDI | Grassland Fire Danger Index |
| JAFFA Juvenile and Family Fire Awareness LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | GIS | Geographic Information System |
| LEMA Local Emergency Management Arrangements LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | HSZ | Hazard Separation Zone |
| LEMC Local Emergency Management Committee LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | JAFFA | Juvenile and Family Fire Awareness |
| LG Local Government LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | LEMA | Local Emergency Management Arrangements |
| LMZ Land Management Zone OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | LEMC | Local Emergency Management Committee |
| OBRM Office of Bushfire Risk Management OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | LG | Local Government |
| OEM Office of Emergency Management PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | LMZ | Land Management Zone |
| PWS Parks and Wildlife Service SEMC State Emergency Management Committee SLIP Shared Land Information Platform | OBRM | Office of Bushfire Risk Management |
| SEMC State Emergency Management Committee SLIP Shared Land Information Platform | OEM | Office of Emergency Management |
| SLIP Shared Land Information Platform | PWS | Parks and Wildlife Service |
| | SEMC | State Emergency Management Committee |
| WAPC Western Australian Planning Commission | SLIP | Shared Land Information Platform |
| | WAPC | Western Australian Planning Commission |

10 Appendices

- 1 Communication Strategy
- 2 District Zone Map
- 3 Local Government Wide Controls, Multi-Agency Treatment Work Plan
- 4 Treatment Schedule



Bushfire Risk Management Planning

Communication Strategy

The text included in this template is suggested for use and may be amended as required. Consideration should be given to the intended audience of the Communication Strategy. Please remove ALL drafting notes (identified in blue italics) before submitting.

Document Control

| Document Name | Bushfire Risk Management Plan Communications Strategy | Current Version | 1.0 |
|----------------------|--|------------------|------------|
| Document Owner | 0,7 | Issue Date | DD/MM/YYYY |
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Related Documents

| Title | Version | Date |
|--|---------|------------------|
| City of Kwinana Bushfire Risk Management Plan | | |
| | | |
| | | Add as required. |

Amendment List

| Add as required. |
|------------------|

1 INTRODUCTION

A Bushfire Risk Management Plan (BRM Plan) is a strategic document that outlines the approach to the identification, assessment and treatment of assets exposed to bushfire risk within the City of Kwinana. This Communication Strategy accompanies the BRM Plan for the City of Kwinana. It documents the communication objectives for the BRM Plan, roles and responsibilities for communication, key stakeholders, target audiences and key messages at each project stage, communication risks and strategies for their management, and communication monitoring and evaluation procedures.

2 COMMUNICATIONS OVERVIEW

Communication Objectives

The communication objectives for the development, implementation and review of the BRM Plan for the City of Kwinana are as follows:

- 1. Key stakeholders understand the purpose of the BRM Plan and their role in the bushfire risk management planning process.
- Stakeholders who are essential to the bushfire risk management planning process, or can supply required information, are identified and engaged in a timely and effective manner.
- 3. Relevant stakeholders are involved in decisions regarding risk acceptability and treatment.
- 4. Key stakeholders engage in the review of the BRM Plan as per the schedule in place for the local government area.
- 5. The community and other stakeholders engage with the bushfire risk management planning process and as a result are better informed about bushfire risk and understand their responsibilities to address bushfire risk on their own land.
- 6. Insert additional objectives as required.

Communication Roles and Responsibilities

City of Kwinana is responsible for the development, implementation and review of the Communication Strategy. Key stakeholders support local government by participating in the development and implementation of the Communications Strategy as appropriate. An overview of communication roles and responsibilities follows:

List the roles (not names) and their communication responsibilities:

- CEO, City of Kwinana, responsible for endorsement of the BRM Plan Communications Strategy;
- Director, City Engagement Team City of Kwinana, responsible for external communication with the local government area;
- Emergency Service Coordinator, City of Kwinana, responsible for operational-level communication between the Shire and the Department of Fire and Emergency Services.

Key Stakeholders for Communication

The following table identifies key stakeholders in bushfire risk management planning. These are stakeholders that are identified as having a significant role or interest in the planning process or are likely to be significantly impacted by the outcomes.

| Stakeholder | Role or interest | Level of impact of outcomes | Level of engagement |
|---|--|-----------------------------|--|
| City of Kwinana | Land Managers/Asset Owners | High | Inform, consult, involve collaborate and empower |
| Department of Communities | Landholder | Medium | Inform, Collaborate |
| Department of Biodiversity, Conservation and Attractions | Landholder Response Agency | Medium | Inform, Collaborate |
| Department of Education | Landholder | Medium | Inform, Collaborate |
| Department of Fire and Emergency Services | Land Manager and Response Agency | High | Inform, Collaborate |
| Department of Justice | Landholder | Medium | Inform, Collaborate |
| Department of Planning Lands and Heritage | Landholder | Medium | Inform, Collaborate |
| Department of Primary Industries and Regional Development | Infrastructure | Medium | Inform, Collaborate |
| Public Transport Authority | Critical Infrastructure | Medium | Inform, Collaborate |
| Department of Water and Environmental Regulation | Critical Infrastructure | Medium | Inform, Collaborate |
| Fremantle Port Authority | Critical Infrastructure | Medium | Inform, Collaborate |
| State Housing Authority | Landholder | Medium | Inform, Collaborate |
| Main Roads Western Australia | Critical Infrastructure | Medium | Inform, Collaborate |
| Water Corporation | Landholder and Critical Infrastructure | Medium | Inform, Collaborate |
| Western Power | Landholder and Critical Infrastructure | Medium | Inform, Collaborate |
| Telstra | Critical Infrastructure | Medium | Inform |
| Optus | Critical Infrastructure | Medium | Inform |
| Atco Gas | Critical Infrastructure and Landholder | Medium | Inform, Collaborate |
| AGL Pipeline | Critical Infrastructure and Landholder | Low | Inform, Collaborate |

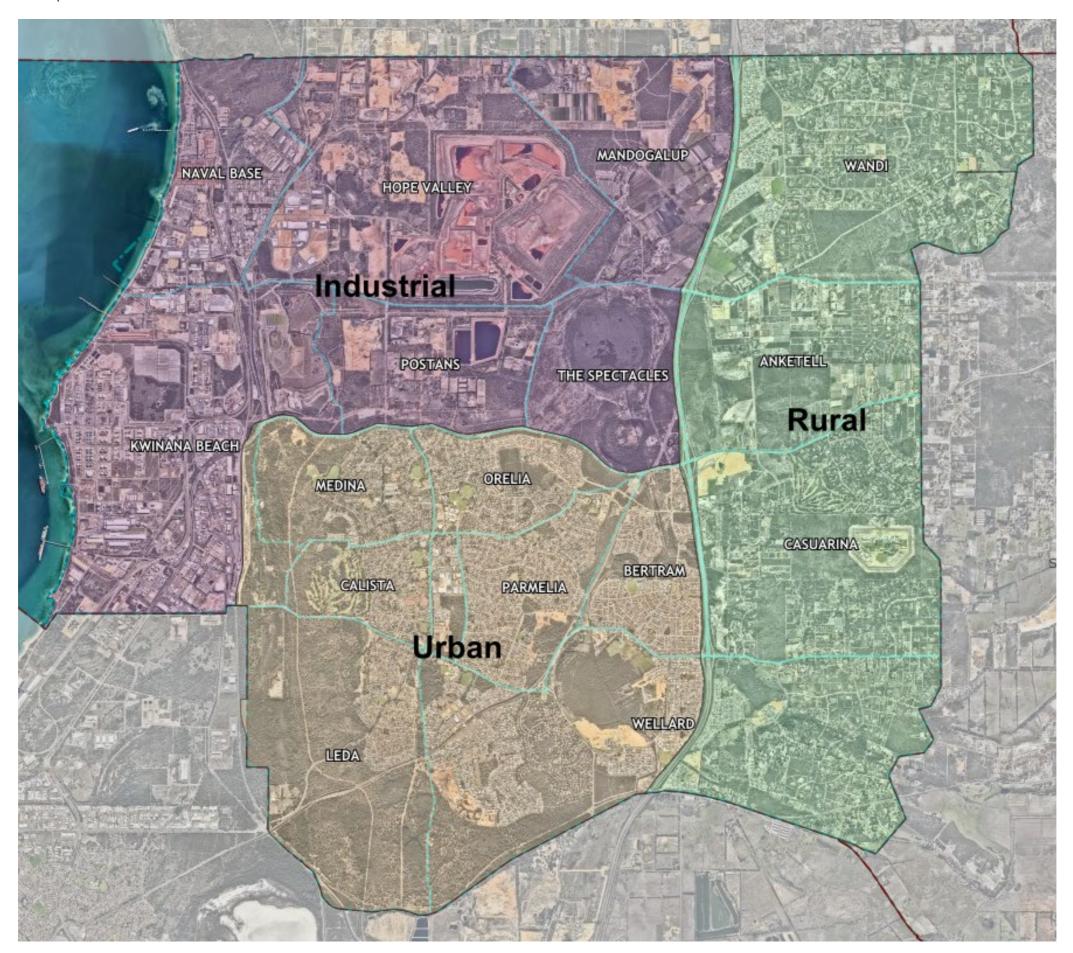
| Motorplex | Landholder | Medium | Inform, Collaborate |
|---|---|--------|--|
| Local Emergency Management Committee | Interested Party | High | Inform, Educate |
| City of Kwinana Volunteer Bushfire Brigades | Interested Party | High | Inform, consult, involve collaborate and empower |
| City of Armadale | Neighbouring Jurisdiction, Interested Party | Medium | Inform |
| Shire of Serpentine Jarrahdale | Neighbouring Jurisdiction, Interested Party | Medium | Inform |
| City of Cockburn | Neighbouring Jurisdiction, Interested Party | Medium | Inform |
| City of Rockingham | Neighbouring Jurisdiction, Interested Party | Medium | Inform |
| KIMA | Interested Party | High | Inform, consult, involve collaborate and empower |
| Alcoa of Australia Limited | Landholder | Medium | Inform, Collaborate |
| BP Refinery | Landholder | Medium | Inform, Collaborate |
| BHP - Kwinana Nickel Refinery | Landholder | Medium | Inform, Collaborate |
| Brookfield Rail | Landholder | Medium | Inform, Collaborate |
| Costa Mushrooms | Landholder | Medium | Inform, Collaborate |
| CSBP | Landholder | Medium | Inform, Collaborate |
| DBNGP | Critical Infrastructure | Medium | Inform, Collaborate |
| Puma Kwinana Fuel Terminal | Landholder | Medium | Inform, Collaborate |
| Tianqi Lithium | Landholder | Medium | Inform, Collaborate |
| Tronox | Landholder | Medium | Inform, Collaborate |
| Waste Stream Management | Landholder | Medium | Inform, Collaborate |
| Developers | Landholder and Interested Party | High | Inform, Educate, Collaborate |
| Private Land Holders | Landholder | High | Inform, Educate, Collaborate |
| Community Progress Associations/General Community | Interested Party | Medium | Inform, Educate, Collaborate |
| Kwinana Coastcare Group | Interested Party | Low | Inform, Educate |

Communications Plan

| Timing of Communication | Stakeholder (s) | Communication Objective(s) | Communication Method | Key Message or Purpose | Responsibility | Identified Risks to Communication | Strategy to Manage Risks | Monitoring and Evaluation Method |
|-------------------------|--|-------------------------------|--|---|---|--|--|--|
| Development of t | the BRM Plan | | | | <u> </u> | | 1 | |
| Life of plan | City of Kwinana CEO, Senior Leadership Team and Staff | All (1-5) | Emails Meetings (Quarterly) City Website and Intranet | Informed, consulted, accountable or responsible. Review and input into Plan. | BRPC if appointed, Chief Bush Fire Control Officer (CBFCO), Fire Prevention Officer (FPO) or Director of Corporate & Community Services | Time constraints Conflicting priorities No clear message | Regular planning meetings Time management | Outcomes met Feedback, Milestones and Outcomes met |
| Life of plan | Local Emergency Management Committee (LEMC) | All (1-6) | Presentation at each LEMC meetings | Understanding BRMP process, supports for project, Inc. identified assets, treatments esp. priority. | BRPC if appointed, BRMO, FPO, CBFCO | Attendance of members at the scheduled meeting Time constraints | Set clear objectives Prepare succinct clear presentations | Feedback Sign off on strategic milestones. |
| Life of plan | FCO's, Brigade Captains | All (1-5) | Brigade meetings, Emails | Identify Risk, and share information | Community Emergency Services Coordinator (CESC), BRPC if appointed, FPO | Time issues Availability of volunteers | Express importance of plan | Feedback Support for the BRMP |
| Life of plan | House and land owners | 1 & 2 | Social media Local Newspaper City Website Community Engagement | Inform of the BRMP process Identify valued assets | BRPC if appointed FPO CBFCO | Media not reaching property owners, Community engagement programs may be affected by other priorities | Newspaper and website details Chair meetings with strict agenda and purpose | Feedback Success of outcomes |

| Timing of Communication | Stakeholder (s) | Communication Objective(s) | Communication Method | Key Message or Purpose | Responsibility | Identified Risks to Communication | Strategy to Manage Risks | Monitoring and Evaluation Method |
|-------------------------|--|-------------------------------|---|---|---|---|--|---|
| Life of plan | State Agencies, Service providers and other Stakeholders (WP, WC, National Trust etc.) | All (1-5) | Emails Face to face meetings Phone calls | Responsibilitie s on risk in communities. Inform of the BRMP process | BRPC if appointed FPO CBFCO | Interest from other agencies Time constraints | Select appropriate channel of communication Prepare materials and good planning | Feedback and interest in program |
| Implementation of | of the BRM Plan | | | | | | | |
| Life of plan | City of Kwinana CEO, Senior Leadership Team and Staff | All (1-5) | Emails Meetings (Quarterly) City Website and Intranet | Informed, consulted, accountable or responsible. Review and input into Plan. | BRPC if appointed, FPO, Chief Bush Fire Control Officer (CBFCO) or Director of Corporate & Community Services | Time constraints Conflicting priorities No clear message | Regular planning meetings Time management | Outcomes met Feedback |
| Life of plan | Major Industry Stakeholder group | All (1-5) | Emails Website Telephone | Informed, consulted, accountable or responsible. Review and input into Plan. Progress to plan | BRPC if appointed, BRMO, FPO, CBFCO | Availability Located out of local/district area Commitment lost | Well planned and executed sharing of information Negotiations conducted | Feedback and commitment received to implement agreed controls Highly engaged |
| Life of plan | BFB Brigade | All | Emails and meetings | Engaged in process | Bushfire Mitigation Officer and Emergency Operations Officer | Time constraints Limited Resources | Early notification and planning | Positive Feedback |
| Life of plan | State Government Departments and Agencies | All | Emails and Meetings. Face to face meetings. | Engaged, collaborative | Bushfire Mitigation Officer and Emergency Operations Officer | Time constraints | Time management | Support, resources and collaboration |

| Timing of Communication | Stakeholder (s) | Communication Objective(s) | Communication Method | Key Message or Purpose | Responsibility | Identified Risks to Communication | Strategy to Manage Risks | Monitoring and Evaluation Method |
|-------------------------|--|-------------------------------|------------------------------------|---|--|---|--|--|
| Life of plan | Neighbouring Local Governments | All | Progress reporting and information | Engaged and collaborative | CEO, Emergency Operations Officer, Bushfire Mitigation Officer | Misleading information, limited collaboration | Time Management Clear Messaging | |
| Review of the BR | M Plan | | | | | | | |
| Yearly | City of Kwinana | All | Meetings | Monitor and report on plan outcomes, pre and post operations and upcoming actions. | Bushfire Mitigation Officer under the direction of Emergency Operations Officer | Time constraints Confusion in changes | Clear reporting and progress updates. | Continued support for operations |
| 5 Years | City of Kwinana/OBRM/DFES/Neighbour ing LGs | All | Meetings, Emails | Review of plan and update material, report on objectives. | Bushfire Mitigation Officer under the direction of Emergency Operations Officer | Time constraints | Time management | New or amended plan for use, continued support |
| Twice Yearly | Bushfire Mitigation Officer, Emergency Service Coordinator, Essential Services Manager | All | Emails, Bulletins | Report on plan objectives, completed and upcoming projects as well as performance indicators. | Bushfire Mitigation Officer under the direction of Emergency Service Coordinator | Time constraints and lack of updates | Time management | Continued support and positive messaging |



Appendix 3 - Local Government-Wide Controls, Multi-Agency Treatment Work Plan

Bushfire Risk Management Planning

This template is provided to record works to be undertaken to manage bushfire risk across the local government area. Refer section 6.1 of the Bushfire Risk Management Plan template and section 8.6 of the Guidelines for Preparing a Bushfire Risk Management Plan.

| | Control | Action or Activity Description | Lead Agency | Other Stakeholder(s) | Notes and Comments |
|----|---|--|----------------------------|---|--|
| 1 | City of Kwinana Bushfire Risk Management Plan 2020 - 2025 | BRM Plan extreme and very high risks priority for treatment | DFES and Local Government | DFES and landowners/managers | Implementation of risk mitigation treatments |
| 2 | City of Kwinana Bushfire Risk Management Plan 2020 - 2025 | Maintain and refine BRM Plan | Local Government | DFES and landowners/managers | Maintenance of BRM Plan and BRMS. BRM Plan performance monitoring and reporting progress to local government council and OBRM |
| 3 | City of Kwinana, Bushfire Protection Plan (Bush Fires Act 1954) (Bushfire Regulations 1954) | Annual Firebreak and Fuel Reduction Notice | Local Government | FCO's, brigades and land owners | Firebreak notice and information booklet established to ensure land owners understand and comply to firebreak specifications as well as appropriately reducing fuel load and risk on their properties. Notice reviewed annually. City Assist and FMO inspect compliance to the notice and fines apply if noncompliant. |
| 4 | City of Kwinana Prohibited and Restricted burn times (Bush Fires Act 1954) Sect. 17 & 18 | Annual fire notice | Local Government | Chief BFCO, FCO's, City Assist Officers and the public. | Prohibited burning and restricted burn times are designed to reduce the bushfire risk during very high to catastrophic fire danger rating days. The firebreak notice is reviewed annually and dates can be changed as required by the Chief Bushfire Control Officer. |
| 5 | Department of Fire and Emergency Service Land Management | Fire mitigations works and fire response. | DFES | Local Government and Brigades | Development of UBRPs and prescribed fire/fire mitigation operations. |
| 6 | City of Kwinana fire mitigation works | Hazard reduction works | Local Government | FCO's, brigades and land owners | |
| 7 | City of Kwinana environmental Department | Hazard reduction works | Local Government | | |
| 8 | City of Kwinana Parks and Gardens Department | Hazard reduction works | Local Government | Contractors, land owners | |
| 9 | DBCA | Hazard reduction works | DBCA | | |
| 10 | Water Corporation | Hazard reduction works | Water Corporation | | |
| 11 | Main Roads | | Main Roads | | |
| 12 | City Assist and Depot staff | General and isolated inspections of areas throughout the city | Local Government | FCO's, brigades and land owners | Conduct patrols and inspections during normal work related activities. |
| 13 | State-wide arson prevention programs | Education and awareness campaigns exist across the state for arson | WA Police | DFES, Local Government | Participation as required. The City participates in campaigns for arson prevention as required. They also have a number of JAFFA Coordinators within the area |
| 15 | Public Transport Authority | Veg maintenance within rail corridor | Public Transport Authority | | |

Appendix 4 - Treatment Schedule

TO BE ADDED

- 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

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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 Charitable Rate Exemption – The King's Educational Ministries Inc.

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 -
 - (iii) information about the business, professional, commercial or financial affairs of a person.

25.2 Rent Relief Application – Waste Stream Management Pty Ltd

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, where the trade secret or information is held by, or is about, a person other than the local government

25.3 Delegation to the Chief Executive Officer to mediate a Public Art Contribution under Local Planning Policy No. 5 – Development Contribution Towards Public Art

This report and its attachments are confidential in accordance with Section 5.23(2)(d) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following:

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; and

26 Close of meeting