

Ordinary Council Meeting

27 October 2021

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.

Wayne Jack
Chief Executive Officer

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

TABLE OF CONTENTS

1	Opening and announcement of visitors	4
2	Acknowledgement of country	4
3	Dedication.....	4
4	Attendance, apologies, Leave(s) of absence (previously approved).....	4
5	Public Question Time.....	4
6	Receiving of petitions, presentations and deputations:.....	5
6.1	Petitions:	5
6.2	Presentations:	5
6.3	Deputations:	5
7	Confirmation of minutes	6
7.1	Ordinary Meeting of Council held on 13 October 2021:.....	6
7.2	Special Council Meeting held on 18 October 2021:.....	6
8	Declarations of Interest (financial, proximity, impartiality – both real and perceived) by Members and City Officers	6
9	Requests for leave of absence	7
10	Items brought forward for the convenience of those in the public gallery	7
11	Any business left over from previous meeting	7
12	Recommendations of committees	7
13	Enbloc reports.....	7
14	Reports - Community	8
15	Reports – Economic.....	8
16	Reports – Natural Environment.....	8
17	Reports – Built Infrastructure.....	8
17.1	Proposed Scheme Amendment No. 163 to Local Planning Scheme No.2: Removal of 2% Developer Contribution Plan Administration fee and introduction of an estimated Administration Cost as per State Planning Policy 3.6 – Infrastructure Contributions	9
17.2	Adoption of Revised Development Contribution Plan Reports and Revised Cost Apportionment Schedule - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items).....	15
17.3	Allocation of Local Roads and Community Infrastructure Phase Three and Community Project Quarantined Funds	25
18	Reports – Civic Leadership	32
18.1	Budget Variations.....	32
18.2	Review of Council Policy – Related Party Disclosures.....	35
18.3	Monthly Financial Report September 2021.....	37
18.4	Accounts for payment for the month ended 30 September 2021.....	39
18.5	Appointment of Council Representatives to Committees and Organisations	42
19	Notices of motions of which previous notice has been given	57

20	Notices of motions for consideration at the following meeting if given during the meeting	57
21	Late and urgent Business	57
22	Reports of Elected Members	57
23	Answers to questions which were taken on notice	57
24	Mayoral Announcements	57
25	Confidential items	57
26	Close of meeting	57

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 country

"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

Deputy Mayor Peter Feasey 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 2 October 2021 to 30 October 2021.

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 13 October 2021:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That the Minutes of the Ordinary Meeting of Council held on 13 October 2021 be confirmed as a true and correct record of the meeting.

7.2 Special Council Meeting held on 18 October 2021:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That the Minutes of the Special Council Meeting held on 18 October 2021 be confirmed as a true and correct record of the meeting.

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

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

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

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

Section 5.66 of the *Local Government Act 1995* states:

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

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

9 Requests for leave of absence

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That Councillor be 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 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

Nil

15 Reports – Economic

Nil

16 Reports – Natural Environment

Nil

17 Reports – Built Infrastructure

Nil

17.1 Proposed Scheme Amendment No. 163 to Local Planning Scheme No.2: Removal of 2% Developer Contribution Plan Administration fee and introduction of an estimated Administration Cost as per State Planning Policy 3.6 – Infrastructure Contributions

SUMMARY:

The purpose of this report is for Council to adopt (initiate) proposed Scheme Amendment No. 163 (Amendment 163) to the City of Kwinana Local Planning Scheme No. 2 (LPS2) affecting Developer Contribution Area's 1 through to 7 (refer Attachment A). The proposed changes are to update the Scheme's Developer Contribution requirements for administrative costs to be in accordance with the requirements of State Planning Policy 3.6 – Infrastructure Contributions.

The proposed amendment seeks to:

- a) Remove the existing Administrative costing requirements, being a flat 2% cost to cover administrative items for DCA 1 through to 7 under Schedule 5 of Local Planning Scheme No. 2; and
- b) Insert an amended Administrative costing requirement based on estimated staff time spent on managing the DCA's into DCA 1 through to 7 under Schedule 5 of Local Planning Scheme No. 2.

Accordingly, City Officers recommend that Amendment 163 be:

- a) Adopted, in accordance with section 75 of the Planning and Development Act 2005;
- b) Considered a 'Complex' amendment under regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (PD Regulations);
- c) Referred to the Environmental Protection Authority as required; and
- d) Advertised for 60 days in accordance with Regulation 38(3) of the PD Regulations.

OFFICER RECOMMENDATION:

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, adopt Scheme Amendment No.163 to the City of Kwinana Local Planning Scheme No. 2 (LPS2) as per Attachment A for the purposes of:
 - a) Amending Schedule V – Development Contributions Plan 1, Bertram/Wellard/Parmelia (North East) / Orelia (East), by
 - i. Replacing clause 1.3 (Administration Costs) with:

Administrative costs including:

 - i. costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);
 - ii. costs to prepare Annual Report and monitoring;
 - iii. costs to prepare and review cost estimates and the cost apportionment schedule; and
 - iv. valuation costs.

17.1 PROPOSED SCHEME AMENDMENT NO. 163 TO LOCAL PLANNING SCHEME NO.2: REMOVAL OF 2% DEVELOPER CONTRIBUTION PLAN ADMINISTRATION FEE AND INTRODUCTION OF AN ESTIMATED ADMINISTRATION COST AS PER STATE PLANNING POLICY 3.6 – INFRASTRUCTURE CONTRIBUTIONS

- ii. **Replacing clause 2.3 (Administration Costs) in the section relating to “Cost Contribution Methodology” with:**

As estimated in the DCP report.

- b) **Amending Schedule V – Development Contributions Plan 2 through to 7 by:**

- i. **Replacing clause 5.1 under the heading “Administration costs” in the section relating to “Infrastructure and administrative items to be funded” with:**

5.1 Administrative costs including:

- i. ***costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);***
- ii. ***costs to prepare Annual Report and monitoring;***
- iii. ***costs to prepare and review cost estimates and the cost apportionment schedule; and***
- iv. ***valuation costs.***

- ii. **Replacing text under the heading “Cost Contribution for Administration Costs” in the section relating to “Method for calculating contributions” with:**

As estimated in the DCP report.

- 2. **Refer the amendment to the Environmental Protection Authority (EPA) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, forward the amendment to the Western Australian Planning Commission (WAPC). In the event that the EPA determines that the amendment requires modification, the City shall modify the amendment and forward it to the WAPC.**
- 3. **Pursuant to Regulation 38(3) of the *Planning and Development (Local Planning Scheme) Regulations 2015* and Section 82 of the *Planning and Development Act 2005*, Amendment 163 be advertised for 60 days.**
- 4. **Resolve that in the opinion of Council, Amendment No. 163 is a ‘Complex Amendment’ as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:**
 - a) **The amendment will amend a development contribution area.**

17.1 PROPOSED SCHEME AMENDMENT NO. 163 TO LOCAL PLANNING SCHEME NO.2: REMOVAL OF 2% DEVELOPER CONTRIBUTION PLAN ADMINISTRATION FEE AND INTRODUCTION OF AN ESTIMATED ADMINISTRATION COST AS PER STATE PLANNING POLICY 3.6 – INFRASTRUCTURE CONTRIBUTIONS

DISCUSSION:

Proposal

The City has prepared Local Planning Scheme Amendment No. 163 in order to bring LPS2 up to date with current state government policy. The state government has recently revised *State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6)*. SPP 3.6 now provides a cost calculation method for the administrative elements of managing a Developer Contribution Plan (DCP), whereby administrative costs should be estimated by officer time and billed to the DCP accordingly. Currently, LPS2 provides for a flat 2% administration cost to be billed to the DCP and as such, LPS2 is not in accordance with SPP 3.6.

Amendment 163 will seek to modify LPS2 to be in line with the requirements of the SPP.

Amendment 163 will affect DCP contributions areas 1 through to 7 under Schedule V of LPS2. DCP's 8 – 15 are still subject to Scheme Amendment 145, which is ongoing, and will pick up on changes from SPP 3.6 through the progression of Amendment 145.

The formal amendment documentation is provided in Attachment A. This report elaborates on critical elements of Amendment 163.

Background

The current 2% requirement was previously considered under the 2009 version of State Planning Policy 3.6. The implications are that the administration of the DCP are calculated based on the total infrastructure costs in the DCA area.

The West Australian Planning Commission (WAPC) resolved to approve State Planning Policy 3.6 – Infrastructure contributions and was published in the Government Gazette No.79 in April 2021.

Amendment Type

As per Part 5, Division 1, regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), there are three scheme amendment types: basic, standard and complex. Under regulation 35(2), the local government is required to specify what type of amendment is proposed in addition to providing an explanation for forming that opinion.

The amendment is considered to be Complex under the provisions of the Regulations for the following reason(s):

- The amendment will amend a development contribution area.

Planning Discussion

Local Planning Strategy

The City's draft Local Planning Strategy sets out the following in relation to Developer Contribution Plans:

17.1 PROPOSED SCHEME AMENDMENT NO. 163 TO LOCAL PLANNING SCHEME NO.2: REMOVAL OF 2% DEVELOPER CONTRIBUTION PLAN ADMINISTRATION FEE AND INTRODUCTION OF AN ESTIMATED ADMINISTRATION COST AS PER STATE PLANNING POLICY 3.6 – INFRASTRUCTURE CONTRIBUTIONS

Strategic Direction

To deliver an equitable distribution of accessible and integrated multi-functional public open spaces, community infrastructure and recreation facilities that supports healthy and socially connected communities.

Strategic Actions

19. Pursue development contributions for community, public open space, social, road and other infrastructure items for improvement or provision as appropriate, in accordance with the City of Kwinana's Community Infrastructure Plan and approved local structure plans.
20. Implement, and regularly review, the City of Kwinana's development contribution plans in accordance with State Planning Policy 3.6 - Development Contributions for Infrastructure.

In this regard, this proposed Scheme Amendment is directly executing Action 20 by ensuring that the City's development contribution plans are in accordance with SPP 3.6.

Alignment with State Planning Policy

SPP 3.6's objectives are to provide careful planning and coordination of infrastructure within developer contribution areas. The policy aims to include both new and established areas and facilitate the delivery and coordination of the required infrastructure. The policy framework ensures that the process is transparent, equitable and accountable to ensure effective administration of DCP areas.

Clause 6.10.5 & 6.10.8 of SPP 3.6 illustrates the scope of Administrative items which can be captured within the DCP, further detail can be found within the Scheme Amendment Report (Attachment A).

The primary modification will be amending the 2% flat contribution requirement for administrative costs for DCP areas. The requirements will be modified detailing each specific administrative item and the administrative costs will be based on an estimated hourly rate of officer's time spent on DCP management, in accordance with SPP 3.6.

In terms of the financial implications, more detail is provided below but, in summary, the capacity of the City to charge for the time officers spend administering the DCPs, and as such the full and true amount of the management cost of the DCPs, is considered a better arrangement than the current flat rate of 2%. The view of City Officers is that this will more accurately reflect the financial costs of managing the DCPs and ensure that the costs are met by the contribution plan, rather than the City.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is the City of Kwinana.

17.1 PROPOSED SCHEME AMENDMENT NO. 163 TO LOCAL PLANNING SCHEME NO.2: REMOVAL OF 2% DEVELOPER CONTRIBUTION PLAN ADMINISTRATION FEE AND INTRODUCTION OF AN ESTIMATED ADMINISTRATION COST AS PER STATE PLANNING POLICY 3.6 – INFRASTRUCTURE CONTRIBUTIONS

Acts and Regulations

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

Schemes

- *Metropolitan Region Scheme*
- *City of Kwinana Local Planning Scheme No. 2*

State Government Policies

- State Planning Policy 3.6 – Infrastructure Contributions

City of Kwinana

- Community Infrastructure Plan 2018

FINANCIAL/BUDGET IMPLICATIONS:

Amendment 163 will allow the City to accurately and correctly recoup the costs of managing the DCP's rather than rely on a fixed 2% administration cost. This will result in DCP administration costs being fully borne by the DCP and not subsidised by the City, as occurs now for some of the DCPs.

The table below shows the recoverable Administration cost for each DCP, as per the current 2% fixed cost, alongside the actual cost to date and the resulting cost to the City.

DCP	2% Administration cost	Actual cost to date	Cost to City
1	291,402.15	349,691.07	58,288.92
2	132,804.16	190,364.52	57,560.36
3	737,735.08	128,266.15	0.00
4	518,096.13	118,814.93	0.00
5	1,051,302.73	137,708.91	0.00
6	436,642.47	124,149.78	0.00
7	29,051.19	107,695.44	78,644.25

DCPs 1, 2 and 7 have already reached the 2% cap for Administration costs and their operation is now being funded by the City, until this amendment is gazetted.

It is important to note that the costs are specific to each DCP and can not be shared between DCPs. So, whilst there are Administration funds available from other DCPs (i.e.: DCPs 3-6) they cannot be used to fund the administration of another DCP.

Direct costs associated with processing this amendment includes the cost of advertising in local papers as part of community consultation required for the scheme amendment process, which is estimated to be \$500 and this will be borne by the City in accordance with the *Planning and Development Regulations 2009*.

17.1 PROPOSED SCHEME AMENDMENT NO. 163 TO LOCAL PLANNING SCHEME NO.2: REMOVAL OF 2% DEVELOPER CONTRIBUTION PLAN ADMINISTRATION FEE AND INTRODUCTION OF AN ESTIMATED ADMINISTRATION COST AS PER STATE PLANNING POLICY 3.6 – INFRASTRUCTURE CONTRIBUTIONS

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

Public Health Implications:

The recommendations of this report have the potential to:

- contribute to a negative impact on the following determinants of health and factors–
 - Built Environment – Environmental Quality and Neighbourhood Amenity.

STRATEGIC/SOCIAL IMPLICATIONS:

The officer recommendation seeks to support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

Plan	Outcome	Objective
Strategic Community Plan	Infrastructure and services that are affordable and contribute to health and wellbeing	3.1 Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community

COMMUNITY ENGAGEMENT:

The application will be advertised consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* which will include advertising in a local newspaper and a notification on the City's website. Public submissions will be invited for 60 days, following which the proposal will be presented to Council for consideration of submissions.



City of Kwinana
Local Planning Scheme No. 2

Amendment No. 163

Summary of Amendment Details

Removal of 2% Developer Contribution Plan Administration fee and Introduction of the appropriated scheduled administration fee as per State Planning Policy 3.6 – Infrastructure contributions.

Planning and Development Act 2005
RESOLUTION TO PREPARE OR ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME

Local Planning Scheme No. 2
Amendment No. 163

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amend Schedule V – Development Contributions Plan 1, Bertram/Wellard/Parmelia (North East) / Orelia (East),
 - a. Replacing clause 1.3 (Administration Costs) with:

Administrative costs including:

- i. *costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);*
- ii. *costs to prepare Annual Report and monitoring;*
- iii. *costs to prepare and review cost estimates and the cost apportionment schedule;*
and
- iv. *valuation costs.*

- b. Replacing clause 2.3 (Administration Costs) in the section relating to “Cost Contribution Methodology” with:

As estimated in the DCP report.

1. Amend Schedule V – Development Contributions Plan 2 through to 7 by:

- a. Replacing clause 5.1 under the heading “Administration costs” in the section relating to “Infrastructure and administrative items to be funded” with:

5.1 Administrative costs including:

- i. *costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);*
- ii. *costs to prepare Annual Report and monitoring;*
- iii. *costs to prepare and review cost estimates and the cost apportionment schedule;*
and
- iv. *valuation costs.*

- b. Replacing text under the heading “Cost Contribution for Administration Costs” in the section relating to “Method for calculating contributions” with:

As estimated in the DCP report.

The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- *The Scheme Amendment is to identify or amend a development contribution area or to prepare or amend a development contribution plan*

Dated this _____ day of _____ 20__

(Chief Executive Officer)

1.0 INTRODUCTION

The City of Kwinana has prepared this report as rationale for amending Local Planning Scheme No.2's Schedule V - Development Contribution Plans (DCP's), Method of Calculating the Cost Contribution for Administration Costs within Development Contribution Plan's 1 to 7.

The City is modifying the Scheme to respond to State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6). The Scheme currently requires a 2% cost contribution for the purposes of Administration costs associated with administering the development contribution plan. SPP 3.6 requires an appropriated calculation method in lieu of a flat percentage fee. The City is amending the Scheme and its DCP's to be in accordance with the State Planning Policy's requirements.

This report details the current scheme and the modified requirements in accordance with SPP 3.6. The Amendment is considered complex due to it being a modification to a developer contribution plan under regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2.0 BACKGROUND

Location

The proposed amendment affects all DCP's 1 to 7.

- DCP 1 - Bertram / Wellard / Parmelia (North East) / Orelia (East)
- DCP 2 - Wellard East - Standard Infrastructure
- DCP 3 - Casuarina – Standard Infrastructure
- DCP 4 – Anketell – Standard Infrastructure
- DCP 5 – Wandi – Standard Infrastructure
- DCP 6 – Mandogalup – Standard Infrastructure
- DCP 7 – Wellard/Bertram – Standard Infrastructure

Site Area

Each DCP area contains specific boundaries which can be found within Schedule V of the City of Kwinana Local Planning Scheme No. 2

3.0 STATE & REGIONAL PLANNING CONTEXT

State Planning Policy 3.6 – Infrastructure Contributions

State Planning Policy 3.6 – Infrastructure Contributions was amended in April 2021. SPP 3.6's purpose is to set out the principles and requirements that apply to the collection of infrastructure contributions in both new and established areas. The framework embedded within SPP 3.6 ensures that there is a clear, transparent and equitable way for the requirement of infrastructure contributions to be administered. In respect to this amendment SPP 3.6 highlights the methodology by which Administrative costs associated with DCP's should be collected.

Under Clause 6.4 of SPP 3.6:

- *“other costs reasonably associated with the preparation, implementation and administration of a DCP”*

This allows and enables a Local Government to cover costs which pertain to the application of a DCP.

Clause 6.10.5 & 6.10.8 of SPP 3.6 illustrates the scope of Administrative items which can be captured within the DCP stating:

- *administration costs associated with office accommodation and facilities for staff undertaking DCP administration;*
- *Administrative items may be included as a DCP item, but they must relate directly to the work local government must do to prepare and implement the DCP. All administration items are to be individually itemised in the DCP.*
- *Items that may be included are detailed in the Schedule 4 and may include:*
 - o *technical consultant fees for other studies, plans, reports, and project management associated with the development of land if required to inform the preparation of the DCP.*

Schedule 4 of SPP 3.6 further expands on the requirements and content of a DCP:

Schedule 4 – Requirements and Content of a Development Contribution Plan	
Administrative Items	<p>Administrative items may be included as a DCP item, however, must relate directly to the work local government must do to prepare and implement the DCP. Administration Items should be itemised in the DCP and include estimated costs for each item in the DCP report:</p> <ul style="list-style-type: none"> • costs to prepare and review DCP cost estimates • costs to prepare DCP cost apportionment schedule • costs for undertaking valuations for DCP • costs associated with structure planning and technical studies but only when associated with the preparation of a DCP • fees for professional services directly linked to preparation and implementation of DCP (e.g. legal and accounting fees) • costs for computer software and/or hardware upgrades necessary to enable DCP preparation • proportion of staff salaries directly related to DCP administration – ‘management fees’ should directly relate to the cost of labour to manage the DCP, rather than a percentage of total DCP costs • details and justification of contingencies applied

	<ul style="list-style-type: none"> • financial institution fees and charges associated with administration of DCP funds • interest charged on loans taken out to pre-fund items included in DCP (established based on lending rates at the time DCP is prepared).
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Under the SPP 3.6 - Guidelines the policy brings forth the consideration and preparation of the ongoing administrative costs and specifies that including management fees as an administration costs should not be applied on a percentage basis of overall cost of the DCP, and should directly relate to the estimated costs of the individual tasks and labour components related to administrating the DCP.

4.0 LOCAL PLANNING CONTEXT

Local Planning Strategy

The changes are in accordance with the Local Planning Strategy. The Strategy focuses on the following two actions which are directly related to Development Contributions. It is considered that the amendment meets the intent of the Local Planning Strategy.

Action 19:

Pursue development contributions for community, public open space, social, road and other infrastructure items for improvement or provision as appropriate, in accordance with the City of Kwinana's Community Infrastructure Plan and approved local structure plans.

Action 20:

Implement, and regularly review, the City of Kwinana's development contribution plans in accordance with State Planning Policy 3.6 - Development Contributions for Infrastructure.

Local Planning Scheme

Local Planning Scheme No.2 currently provides a 2% requirement of the total cost to be allocated towards the administrative costing for DCA's 1 through to 7, this calculation does not reflect the appropriate method of calculation nor does it have any clear merit or justification. This current methodology is not in compliance with SPP 3.6 as it does not provide a well-defined and visible methodology on the cost contribution.

SPP 3.6 provides the correct methodology of calculating the administrative work which is related to the DCP.

Local Planning Policies

Local Planning Policy No. 4 – Administration of Development Contribution Plans

Local Planning Policy No. 4 (LPP4) – Administration of Development Contribution plans currently provides guidance in accordance with SPP3.6 in the application of the entire Development Contribution costing. LPP4 currently does not have any provisions which relate to the

administrative cost contributions. The Policy is currently under review and will be amended to meet the provisions of SPP 3.6.

5.0 CONCLUSION

The proposed amendment will align the City's Local Planning Scheme with the State Planning Policy 3.6 – Infrastructure Contributions to remove the 2% administration fee and insert reference to an estimated administration fee, which will improve accuracy and transparency when applying administrative costs to Development Contribution Plans.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of Kwinana Local Planning Scheme No. 2 Amendment 163

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amend Schedule V – Development Contributions Plan 1, Bertram/Wellard/Parmelia (North East) / Orelia (East),
 - c. Replacing clause 1.3 (Administration Costs) with:

Administrative costs including:

- v. *costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);*
- vi. *costs to prepare Annual Report and monitoring;*
- vii. *costs to prepare and review cost estimates and the cost apportionment schedule;*
and
- viii. *valuation costs.*

- d. Replacing clause 2.3 (Administration Costs) in the section relating to “Cost Contribution Methodology” with:

As estimated in the DCP report.

2. Amend Schedule V – Development Contributions Plan 2 through to 7 by:

- c. Replacing clause 5.1 under the heading “Administration costs” in the section relating to “Infrastructure and administrative items to be funded” with:

5.1 Administrative costs including:

- v. *costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan);*
- vi. *costs to prepare Annual Report and monitoring;*
- vii. *costs to prepare and review cost estimates and the cost apportionment schedule;*
and
- viii. *valuation costs.*

- d. Replacing text under the heading “Cost Contribution for Administration Costs” in the section relating to “Method for calculating contributions” with:

As estimated in the DCP report.

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the City of Kwinana at the Ordinary Meeting of the Council held on the 22 day of September, 2021.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Kwinana at the Ordinary Meeting of the Council held on the 22 day of September, 2021, proceed to advertise this Amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the City of Kwinana was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

17.2 Adoption of Revised Development Contribution Plan Reports and Revised Cost Apportionment Schedule - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items)

SUMMARY:

The purpose of this report is for Council to affirm and endorse revised Development Contribution Plan Reports (DCP Reports) and Cost Apportionment Schedule (CAS) for Development Contribution Areas 2-7 (DCAs 2-7). DCAs 2-7 comprise the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

The DCP Reports and CAS are required to be reviewed annually in accordance with clause 5.15.5.11.2 of LPS2. The DCP Reports and resulting CAS is unchanged in terms of the items listed and areas that contribute to it, however following the annual review, there is a change to the combined cost of the items in DCAs 2-7 as shown below. The total change to the items in DCAs 2-7 results an increase of \$9,443,530.12.

Development Contribution Area	2020 CAS	2021 CAS	Variance
DCA 2	\$7,252,221	\$6,331,042.06	- \$921,179
DCA 3	\$38,948,718	\$51,521,793.37	\$12,573,075
DCA 4	\$28,796,233	\$25,467,489.05	- \$3,328,744
DCA 5	\$55,544,074	\$55,648,294.02	\$104,220
DCA 6	\$24,260,027	\$25,603,876.78	\$1,343,849
DCA 7	\$1,727,161	\$1,785,253.59	\$58,093

Generally, there is an increase across the CAS as a result of increased land values and increased costs for construction of all items. However, this has been offset by a reduction in actual costs vs prior estimates where work has been completed on some items, particularly in DCA2 where items constructed over the last year have come in under the estimated costs.

The most significant changes are associated with DCA 3 – Casuarina and DCA 4 – Anketell, where structure plans, or amendments to them, have been approved.

These changes are due to the amount of Public Open Space (POS) being delivered. Within DCA 3 – Casuarina, the approved structure plan for Casuarina Central includes an increase in POS delivery as compared to previous estimates, whilst within DCA 4 – Anketell, approved Amendment 4 to the Anketell North structure plan has reduced POS delivery.

These items are funded by these respective DCP's and therefore the cost for those items has changed accordingly. Further commentary and explanation for these variations is provided in the discussion below.

It is recommended that Council affirms and endorses the proposed revised DCP Reports and CAS for DCAs 2-7, as per the Officer Recommendation.

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

OFFICER RECOMMENDATION:

That Council:

- 1. affirms and adopts the revised Development Contribution Plan Report (DCP Report) as detailed in Attachment A and Cost Apportionment Schedule (CAS) as detailed in Attachment B for Development Contribution Areas 2-7, under Schedule V of the City of Kwinana Local Planning Scheme No. 2; and**
- 2. notifies all active developers of Councils decision on the revised DCP Report and CAS.**

DISCUSSION:

Local Planning Strategy

This report implements the following Strategic Directions of the City's draft Local Planning Strategy:

- To deliver an equitable distribution of accessible and integrated multi-functional public open spaces, community infrastructure and recreation facilities that supports healthy and socially connected communities.

This outcomes from this report also fulfill specific Strategic Actions 19 and 20, which require the City to:

- Pursue development contributions for community, public open space, social, road and other infrastructure items for improvement or provision as appropriate, in accordance with the City of Kwinana's Community Infrastructure Plan and approved local structure plans.
- Implement, and regularly review, the City of Kwinana's development contribution plans in accordance with State Planning Policy 3.6 - Development Contributions for Infrastructure.

Background

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

These contribution areas and plans have been in place for a number of years with DCAs 2-7 having first been adopted by the WAPC and gazetted on 3 October 2017 and are collecting contributions towards the following items:

Roads	Drainage	POS	Facility land
Sunrise Boulevard	Peel Sub N Drain	Casuarina Public Open Space	Branch Library
Treeby Road	Peel Sub N1 Drain	Anketell North Public Open Space	District Youth Centre
Millar Road	Peel Sub N2 Drain	Wandi Public open space	Local Community Centre

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

Lyon Road	Peel Sub P Drain	Wandi playing fields	
Honeywood Avenue	Peel Sub P1 Drain	Mandogalup Public Open Space	
Hammond Road extension	Peel Sub P1A Drain	District Sporting Ground	
Mandogalup	Peel Sub O Drain		
Mortimer Road			
Thomas Road			
Anketell Road			

DCAs 2 -7 apply over the areas as illustrated in Figure 1: DCAs 2-7 below:

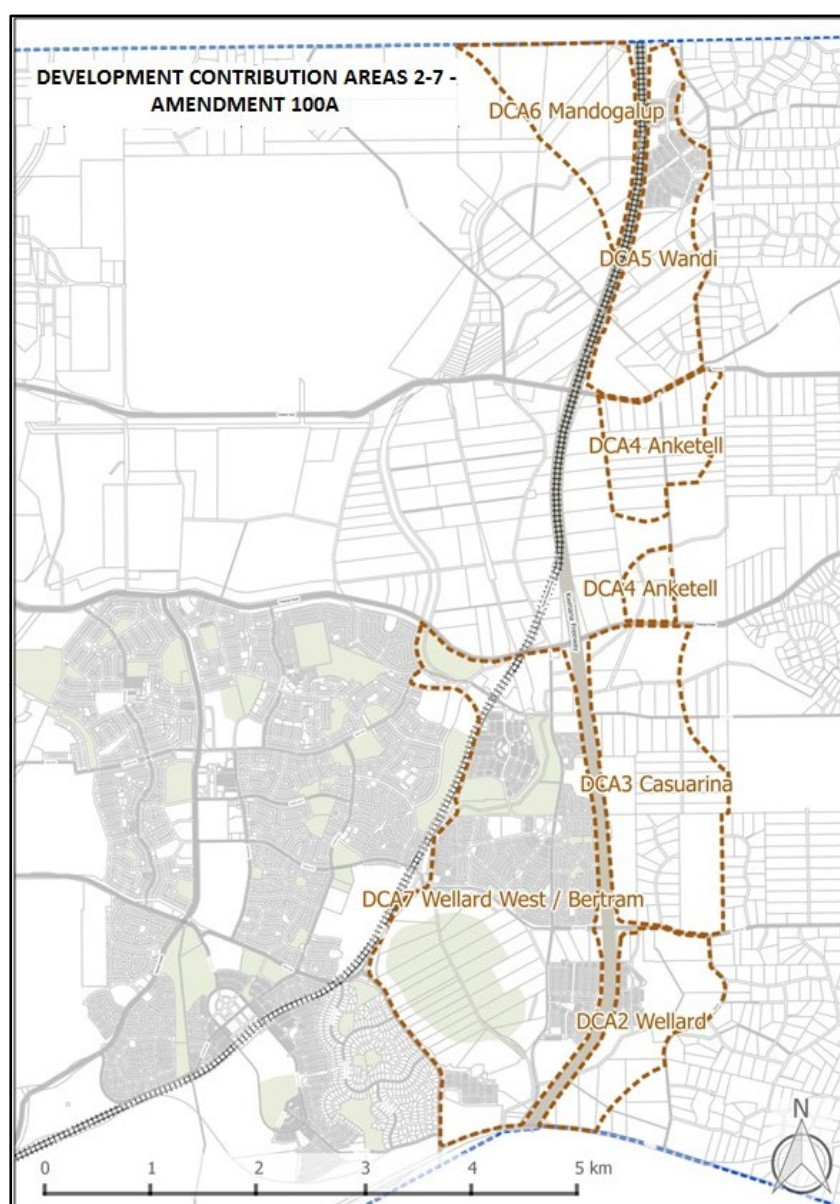


Figure 1: DCAs 2-7

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

Cost Contribution Review process

LPS2 sets out that:

The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.

In order to satisfy the review requirement, the City has:

- Checked lot creation and development data that has occurred over the preceding year, including estimated development areas and estimated lots proposed via approved Local Structure Plans;
- Sought updated costings for land, DCP infrastructure items and landscaping from appropriately qualified independent persons;
- Updated the CAS and including costing updates and lot/land area information; and
- Reviewed the list of Priority Works in the DCP Reports for currency and timeframe revision, if necessary.

Results of Review

During the period of review:

- 23.55ha of land was created through subdivision clearances being issued;
- Local Structure Plan for Casuarina Central was approved by the Western Australian Planning Commission (WAPC) and Amendment 4 to the Anketell North Local Structure Plan was approved by the WAPC; and
- Minor subdivision design and changes to lot layout and yields also occurred within the Mandogalup area.

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 Attachment O - Confidential Attachment - 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.

In accordance with the land valuation review, the City will apply the following land area rates:

Development Contribution Area	Land rate / ha (Sept 2020)	Land rate / ha (Sept 2021)
2	\$440,000	\$470,000
3	\$550,000	\$570,000
4	\$780,000	\$800,000

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

5	\$170,000 (rural)	\$180,000 (rural)
5	\$1,100,000 (urban)	\$1,090,000 (urban)
6	\$170,000 (rural)	\$180,000 (rural)
6	\$840,000 (urban)	\$950,000 (urban)
7	\$480,000	\$490,000

As can be seen with the comparison to last years review, the land value has increased across all areas, except the urban land value for DCA 5 which has decreased slightly, and this has been reflected in the total costs across all DCPs. The land valuations have the greatest impact on the delivery of POS and land acquisition for community facilities.

The City had the individual Infrastructure items independently reviewed by Turner & Townsend Pty Ltd, and the results are contained as Attachment N - Report 2021/21 DCP Cost Review - 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 DCPs.

There is a general cost increase across all infrastructure items due to the current market trends in terms of labour, plant and material component price increases. There is a cost increase in civil construction, steelwork, concrete and reinforcement due to the unavailability of skilled labour related to these trades.

This supply and demand impact is exacerbated by a restriction in overseas skilled labour entering WA which will likely result in a lack of competition in labour rates and in turn will drive a price spike.

As a result of land valuations and infrastructure costs being reviewed, the total variation between the July 2020 and the revised September 2021 CAS is an additional \$9,443,530.12.

A breakdown of the cost of each individual item and its change from last year's review is provided below, along with comments that are additional to the above reasons for any substantial change in the cost.

DCA	Description	Ref	July 2020 CAS	Sept 2021 CAS
DCA 2	Millar Road	1.1	\$1,678,150	\$1,209,395
Comment on item Actual cost used for upgrade works to west end.				
DCA 2	Sunrise Blvd - Internal collector	1.3(a)	\$375,344	\$433,158
DCA 2	Sunrise Boulevard - Internal collector	1.3(b)	\$369,337	\$425,714
DCA 2	Sunrise Boulevard - Internal collector	1.3(c)	\$195,714	\$281,926

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

Comment on item Includes a pro-rata total cost for Sunrise Boulevard (to width of 19.4m), which was not included in 2020 cost estimate, to present a more accurate cost variance.				
DCA 2	Peel Sub N Drain	2.1	\$1,838,473	\$1,235,307
DCA 2	Peel Sub N1 Drain	2.2	\$320,593	\$309,084
DCA 2	Peel Sub N2 Drain	2.3	\$250,287	\$199,634
Comment on item Contracted and actual works for drains has come in under budget and prior estimates.				
DCA 3	Peel Sub P Drain	2.1	\$1,145,188	\$1,173,352
DCA 3	Peel Sub P1 Drain	2.2	\$927,635	\$1,030,094
DCA 3	Peel Sub P1A Drain	2.3	\$363,727	\$564,155
Comment on item All P drains have been re-scoped based on the need for some sections to be piped rather than developed as open drains to an urban standard (living stream).				
DCA 3	Peel Sub O Drain	2.4	\$826,652	\$943,263
DCA 3	Casuarina Public Open Space	3	\$25,225,950	\$36,677,668
Comment on item The structure planning process, resolved over the last 12 months in Casuarina Central, has confirmed a number of environmental assets for protection from development. This is to be achieved through allocating POS, both for and as buffers, to wetlands and significant vegetation. Accordingly, approval of Casuarina Central Local Structure Plan includes 12.6ha (18.37%) of POS, whereas the original assumptions were based on 6.8ha (10%) POS being credited. The DCP needs to meet the cost of providing this additional POS and as such is reflected in the increased cost for this item. Coupled with increased land valuations this item has increased by a significant portion.				
DCA 4	Treeby Road - Internal collector	1.3	\$759,761	\$759,761
DCA 4	Anketell North Public Open Space	2	\$18,775,847	\$15,494,798
Comment on item Amendment 4 to the Anketell North Local Structure Plan was approved by the WAPC with modifications to the POS areas. There has been a significant change to the location of the local playing field and other POS areas have been adjusted in response. The overall effect is a reduction in the amount of POS being delivered within this DCA and costs have been reduced accordingly.				
DCA 5	Lyon Road	1.2	\$5,035,851	\$4,887,850
Comment on item Re-scoping of the road landscaping element of this item has brought costs down.				

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

DCA 5	Honeywood Avenue Internal collector	1.3	\$11,343,441	\$11,343,441
DCA 5	Wandi Public open space	2	\$25,457,756	\$25,457,756
DCA 5	Wandi playing fields	2.3	\$6,665,364	\$6,705,482
DCA 6	Mandogalup Public Open Space	2	\$18,877,509	\$20,044,163
Comment on item Includes actuals for credits granted for POS A and minor variations to creditable POS following subdivision redesign.				
DCA 6	Hammond Road extension	1.1	\$2,117,359	\$2,183,502
DCA 6	Internal collector road (Hammond Road Extension)	1.2	\$2,178,251	\$2,250,935
DCA2, DCA3, DCA4, DCA5, DCA6, DCA7	District Sporting Ground	Multi.	\$3,432,214	\$3,539,025
DCA2, DCA3, DCA4, DCA5, DCA6, DCA7	Branch Library Land	Multi.	\$621,600	\$610,400
DCA4, DCA5, DCA6	District Youth Centre Land	Multi.	\$777,000	\$763,000
DCA4, DCA5	Local Community Centre Land	Multi.	\$388,500	\$381,500
DCA2, DCA3	Mortimer Road	Multi.	\$5,270,956	\$5,426,678
DCA3, DCA4	Thomas Road	Multi.	\$9,009,930	\$9,264,930
DCA4, DCA5	Anketell Road	Multi.	\$9,230,860	\$9,499,860
Total			\$153,459,249.11	\$162,902,779.23

The total change to the items in DCAs 2-7 results an increase of \$9,443,530.12.

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

Split across the DCP areas this equates to the following changes to each DCP:

Development Contribution Area	2020 CAS	2021 CAS	Variance
DCA 2	\$7,252,221	\$6,331,042.06	- \$921,179
DCA 3	\$38,948,718	\$51,521,793.37	\$12,573,075
DCA 4	\$28,796,233	\$25,467,489.05	- \$3,328,744
DCA 5	\$55,544,074	\$55,648,294.02	\$104,220
DCA 6	\$24,260,027	\$25,603,876.78	\$1,343,849
DCA 7	\$1,727,161	\$1,785,253.59	\$58,093

A breakdown of the cost per hectare is provided below, however this should not be relied upon for calculating the relevant development contribution as it does not account for differences in commercial vs residential development and does not account for some development parcels contributing towards individual items within each CAS.

Development Contribution Area	2020 CAS / ha	2021 CAS / ha	Variance
DCA 2	\$81,344.92*	\$49,898.03*	- \$31,446.89
DCA 3	\$251,004.81	\$335,535.79	\$84,530.98
DCA 4 (Anketell North)	\$232,957.78	\$191,570.44	- \$41,387.34
DCA 4 (Anketell South)	\$88,859.18	\$88,071.12	- \$788.06
DCA 5	\$568,654.49	\$574,140.84	\$5,486.35
DCA 6	\$245,252.05	\$262,010.91	\$16,758.86
DCA 7	\$4,224.80	\$4,417.92	\$193.12

**Does not include item 1.3(a) or 1.3 (b) which only affect Lot 28 & 59 Mortimer Road*

The most significant increase is as a result of increases to Public Open Space being determined within Casuarina, with some increases to other drainage infrastructure also contributing.

Reductions to DCA 2 and 4 are a result of actual works to drains being delivered under budget and through a reduction of Public Open Space being determined.

In addition to the above infrastructure costs, a 2% administration fee for all DCP's also applies which results in an additional \$3,258,056 administration fee, bringing the total cost across DCAs 2-7 to \$166,160,835.

DCP Reports and Priorities

The DCP Reports have been updated to fit the new template as required by SPP 3.6. The content, items to be delivered and priorities did not require any revision at this stage. Accordingly, there is no change proposed to any of the items being delivered, their priorities or timings in the DCPs.

An additional note has been included for the DCP Reports relating to DCA 3 – Casuarina and DCA 4 – Anketell. The City is in negotiations with Main Roads regarding funding arrangements for the Thomas Road upgrade and the additional note allows the City to distribute DCP funds to Main Roads, rather than just land owners, which is the case currently.

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, there are multiple owners and developers affected by this report, located within DCAs 2 – 7 as set out in Figure 1: DCAs 2-7.

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No. 2

State Planning Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

Local Planning Policies

Local Planning Policy 4: Administration of Development Contributions

The City's LPS2 requires an annual review of the Cost Apportionment Schedule. Should this review not be undertaken, the City would not be fulfilling its obligations under the Scheme.

Clauses 5.15.5.11.6 and 5.15.5.12.3 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 Development 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 Long-Term Financial Plan.

ASSET MANAGEMENT IMPLICATIONS:

The City will be financially responsible for maintaining roads, road landscaping, POS landscaping and footpaths within DCAs 2-7 once the area has been developed and maintained for the required period.

17.2 ADOPTION OF REVISED DEVELOPMENT CONTRIBUTION PLAN REPORTS AND REVISED COST APPORTIONMENT SCHEDULE - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

Public Health Implications:

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

- Built Environment – Sanitation; Environmental Quality; Neighbourhood Amenity; Disease Prevention.

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	Infrastructure and services that are affordable and contribute to health and wellbeing	Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community

COMMUNITY ENGAGEMENT:

The following community engagement is proposed to take place:

Affected land owners will be advised of Council's decision and provided a copy of the revised DCP Reports and CAS.

1.0 Development Contribution Plan 2 – Wellard

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 2 (DCA2). The area is replicated in Appendix 1 – Development Contribution Area 2 - Wellard, however, should there be any discrepancies between Appendix 1 – Development Contribution Area 2 - Wellard and the area of DCA2 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing, infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA2 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- Jandakot Structure Plan (2007) - WAPC
- Wellard East Local Structure Plan (April 2014) – Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – Cardno for the Wellard Glen development /DJ MacCormack Property Group
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (2015) – Michael Swift and Associates
- Lot 64 Woolcoot Road, Wellard East Local Structure Plan (2015) – Rowe Group
- Lot 59 Mortimer Road Local Structure Plan (2016) – Peter D Webb and Associates
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (2015) – Lorraine Elliott Planning Services on behalf of Armana P/L
- State Planning Policy 3.6: Infrastructure Contributions (2021) - WAPC
- Liveable Neighbourhoods (2009) - WAPC
- Development Control Policy 1.7: General Road Planning - WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas - WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with the City of Kwinana Local Planning Scheme No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with State Planning Policy 3.6: Infrastructure Contributions (SPP 3.6) and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA2. The land valuation is based on the Static Feasibility model contained within Schedule 8 of LPS2 and SPP 3.6.

Asset ID	Item
1.0	Roads
1.1	Millar Road
1.2	Mortimer Road
1.3	Internal Collector Road
2.0	Drainage – Peel Sub Drains
2.1	Peel Sub N Drain
2.2	Peel Sub N1 Drain
2.3	Peel Sub N2 Drain
3.0	District Sporting Ground
3.1	Casuarina District Sporting Ground
4.0	Community Facilities
4.1	Branch Library (District A & B)
5.0	Administration
5.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

Appendix 2 – Road Infrastructure Spatial Plan shows the road infrastructure to be coordinated and funded by DCP2.

6.1.1 Millar Road – Asset ID 1.1

Millar Road is classified as an access road but tends to operate as a local district distributor road. Millar Road is a two lane un-kerbed road that operates at a zoned speed of 80 kmph. While current counts are not available, 2004 counts indicate that Millar Road is expected to currently carry in the order of 2,120 vpd¹.

¹ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 27.

It is estimated that traffic volumes on Millar Road will increase to 2,520 vpd west of the north-south road internal to DCA2, and to 2,380 vpd west of Woolcoot Road².

To improve the capacity and contribute to overall traffic network efficiency, the portion of Millar Road abutting the Metropolitan Region Scheme Urban zone is to be upgraded to a single carriageway urban standard westward from the north-south internal road, including resealing, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, and construction of a median island intersection.

Millar Road provides connection to Wellard Road (underneath and west of the Freeway), the Millar Road transfer station and further to Rockingham, and therefore is anticipated to be used by all residents within DCA2 and will thus be apportioned to all development within DCA2.

6.1.2 Mortimer Road – Asset ID 1.2

Mortimer Road is a District Distributor (B) with direct freeway access from both directions and an estimated 2,200 vpd³. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoot Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within DCA2⁴. Furthermore, the development of at least 2,000 dwellings in the northern adjoining cell, Development Contribution Area 3 – Casuarina, will generate more traffic to Mortimer Road⁵. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributor B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoot Road and the Neighbourhood Connector;
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

Due to the connectivity provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA2. Therefore, development within all of DCA2 will contribute to the Mortimer Road upgrade.

² Ibid, page 27.

³ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

⁴ Ibid, page 27.

⁵ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

6.1.3 Internal collector – Asset ID 1.3

The north–south internal collector (Sunrise Boulevard) has largely been constructed, and that which is yet to be constructed will be undertaken by subdividers on land adjoining the road, as required by the appropriate conditions of subdivision approval. However, there is a short length of this internal collector road that is unlikely to be provided as part of subdivision works and will therefore need to be included as a contribution item. This portion of road is approximately 420m in length and will replace the current temporary access to Mortimer Road for the Sunrise Estate.

The contribution item is for 100% of the full cost of design, land acquisition and construction of the internal collector road between Mortimer Road and Sunrise Boulevard to a single carriageway at an urban standard. The item includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).

6.2 Drainage – Asset ID 2.0

The location of the Sub-drains are shown in Appendix 3 – Drainage Infrastructure Spatial Plan.

There are three portions of the Peel Sub-drain system which are generally in an unsuitable state for a residential area. Upgrading of these Sub-drains is necessary to improve their appearance, safety and to better integrate the Sub-drains into any adjoining public open space. Due to the Sub-drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

6.2.1 Peel Sub Drain N – Asset ID 2.1

Sub Drain N extends 1,112m through DCA2 and is approximately 1,000mm deep. This includes the 20m wide reserve, bulk earthworks, fine grading, rock pitching, tubestock, advanced tree planting and a 10% contingency.

6.2.2 Peel Sub Drain N1 – Asset ID 2.2

Sub Drain N1 extends 456m through DCA2 within the Urban zoned land, and is less than 1000mm deep. This includes the 8m wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2m wide flow channel in the centre. The cost includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

6.2.3 Peel Sub Drain N2 – Asset ID 2.3

Sub Drain N2 extends a total of 1,211m through DCA2 and is less than 1,000mm deep, however given a large proportion of this falls within the Conservation Category Wetland, only 111m through Lot 28 and 245m at the southern end of the sub-drain adjacent to Living Edge Estate is included in the DCP as a Living Stream.

This includes the 8m wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3m on each side and 1:3 for a 2m wide flow channel in the centre. The Living Stream includes the 8m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

6.3 District Sporting Ground – Asset ID 3.0

6.3.1 District Sporting Ground (Casuarina) – Asset ID 3.1

The City's adopted CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B, as defined in CIP 2018, Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA2 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community infrastructure development contribution plans (DCAs 8-15) pursuant to Amendment 145 to the City's LPS2. The improvement costs associated with DCAs 2-7 include earthworks, drainage, basic landscaping and turfing to part of the site and associated reticulation, general lighting, paths, some additional car parking and establishment costs for two years.

6.4 Community Facilities – Asset ID 4.0

6.4.1 Branch Library – Asset ID 4.1

The City's adopted CIP 2018 identifies the need for a Branch Library to service Districts A and B, a Local Community Centre to serve District A and a District Youth Centre to serve District A, as defined in CIP 2018, Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA2 is located within District B and therefore only contributes towards the Branch Library.

The CIP 2018 includes multiple community facilities to be provided within the Wandi-Anketell District Centre however as the Wandi-Anketell District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi-Anketell District Centre are:

Local Community Centre

- Conceptual land requirement as a stand-alone facility of 0.5ha
- Serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand-alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand-alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor

and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking, for all three facilities, could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand-alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

6.5 Administrative costs – Asset ID 5.0

6.5.1 Administrative Costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 5 – Schedule of Costs for a breakdown of each infrastructure and administrative item, with a summary of each item provided below.

7.1 Roads – Asset ID 1.0

7.1.1 Millar Rd – Asset ID 1.1

The cost contribution for DCA2 towards the Millar Road upgrade is **\$1,209,395**.

7.1.2 Mortimer Road – Asset ID 1.2

The cost contribution for DCA2 towards the Mortimer Road upgrade is **\$1,736,167.63**.

7.1.3 Internal collector – Asset ID 1.3

The total cost of the Internal collector road is **\$1,140,798**, however the road has been split into three components being:

- 1.3(a) Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road - **\$433,158**
- 1.3(b) Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road - **\$425,714**
- 1.3(c) Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B from Sunrise Boulevard and Mortimer Road, across Lots 28 and 59 Mortimer Road - **\$281,926**

The need and responsibility for constructing an Access Street C road for the subdivision of Lots 28 and 59 are attributed to the landowners of Lots 28 and 59 only. However, the costs associated with constructing the road to a standard above and beyond what would be required only by the subdivision of Lots 28 and 59 (i.e. to a Neighbourhood Connector B standard) would be an infrastructure item to be funded by all landholdings within DCA2. This is to ensure that the standard of road is provided consistent with the broader function of a Neighbourhood Connector B – consistent with the rest of Sunrise Boulevard.

Thus, the cost contribution for the broader DCA2 towards the internal collector upgrades (that is, from a 15.4m road to a 19.4m road), including traffic management, land acquisition, design and contingency (20%) is **\$281,926**. Development within all of DCA2 will contribute to this internal collector construction.

7.2 Drainage – Asset ID 2.0

Three potential treatments for the Sub-drains were outlined and costed in the draft DCP report – Living Stream, Canal and Rock-pitching – and during the advertising process it was considered that the Living Stream treatment was the most cost-effective and contextually appropriate treatment.

Further, the Living Stream treatment is the most suitable option where a Sub-drain adjoins an area of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments, particularly during times of limited stream flow, and the 1 in 4 gradient of the Living Stream embankments (where the reserve width is 20 metres) is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is also better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

7.2.1 Peel Sub Drain N – Asset ID 2.1

The estimated cost to improve the drain with Living Stream treatment is **\$1,235,307**

7.2.2 Peel Sub Drain N1 – Asset ID 2.2

The estimated cost to improve the drain with Living Stream treatment is **\$309,084**.

7.2.3 Peel Sub Drain N2 – Asset ID 2.3

The estimated cost to improve the drain with Living Stream (356m) treatment is **\$199,634**.

7.3 District Sporting Ground – Asset ID 3.0

7.3.1 District Sporting Ground (Casuarina) 3.1

The costs for DCA2 for the District Sporting Ground are estimated at **\$321,130.03**, with the proportionate sharing of costs over DCAs 2-7 shown in Appendix 5 – Schedule of Costs, District Sporting Ground – Asset ID 3.1.

7.4 Community Facilities – Asset ID 4.0

7.4.1 Branch Library – Asset ID 4.1

DCA2 will proportionately contribute towards only the Branch Library component of the combined community facility, being **\$55,387.51**.

The apportionment of that facility across the various DCA's is shown in Appendix 5 – Schedule of Costs, Community Facilities – Asset ID 4.1.

7.5 Administrative Costs – Asset ID 5.0

7.5.1 Administrative Costs – Asset ID 5.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland (CCW) areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA2 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, Table 1: Estimated timing of infrastructure delivery below estimates the timing of development and the order of priority.

Priority	Infrastructure item	Anticipated timing	Comment
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1	Peel Sub Drains	0-4 years	Currently are being constructed by developers with POS adjoining the sub drains at time of subdivision works.
2	Millar Road	0-5 years	Largely constructed by developer of Lot 90 and Part Lot 378 Millar Road development (Wellard Glen Private Estate).
3	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
4	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018).
5	Internal collector road	1-9 years	Will likely be constructed at time of future subdivision of Lots 28 and 59, or when Main Roads WA advises the City that the temporary access to Mortimer Road (through the Sunrise Estate) shall be removed.
6	Mortimer Road	7-9 years	May be provided in part during subdivision of lots adjoining Mortimer Road.

Table 1: Estimated timing of infrastructure delivery

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works-in-kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works-in-kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 5.15.5.14.1(c) of the LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 10.3.4 Reimbursement of DCP funds.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council.

A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council.

Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

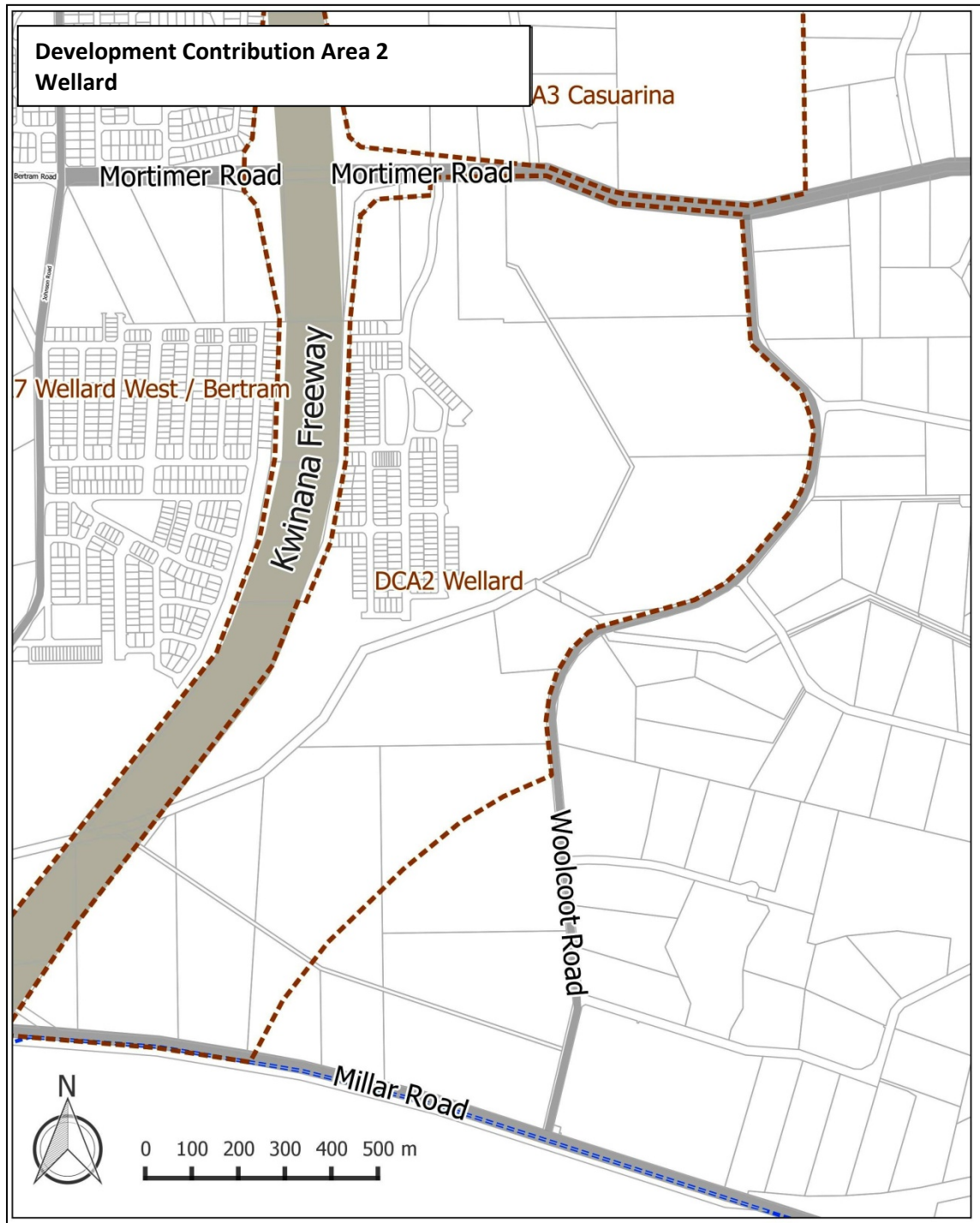
11.0 Review

The DCP will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

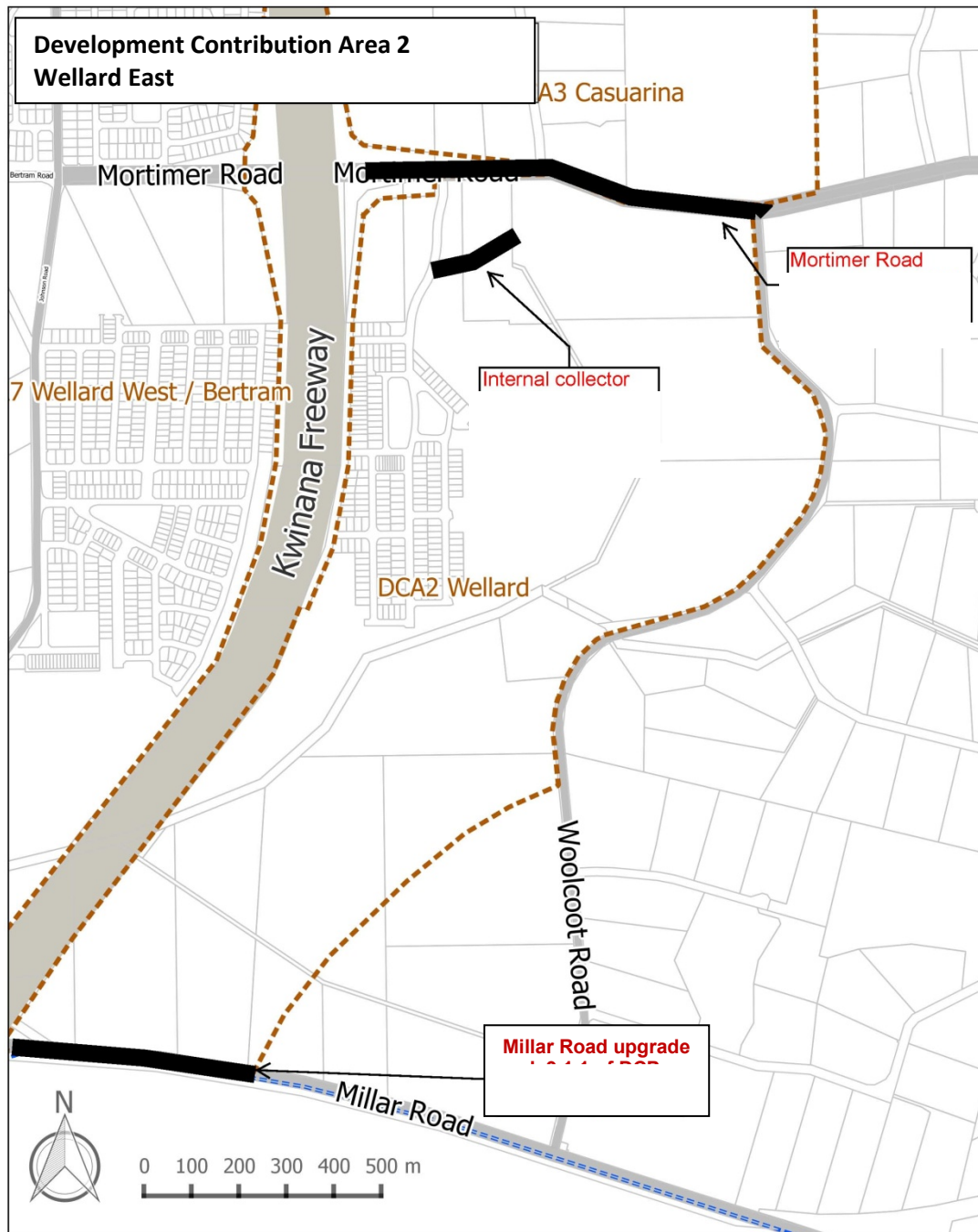
The estimated infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

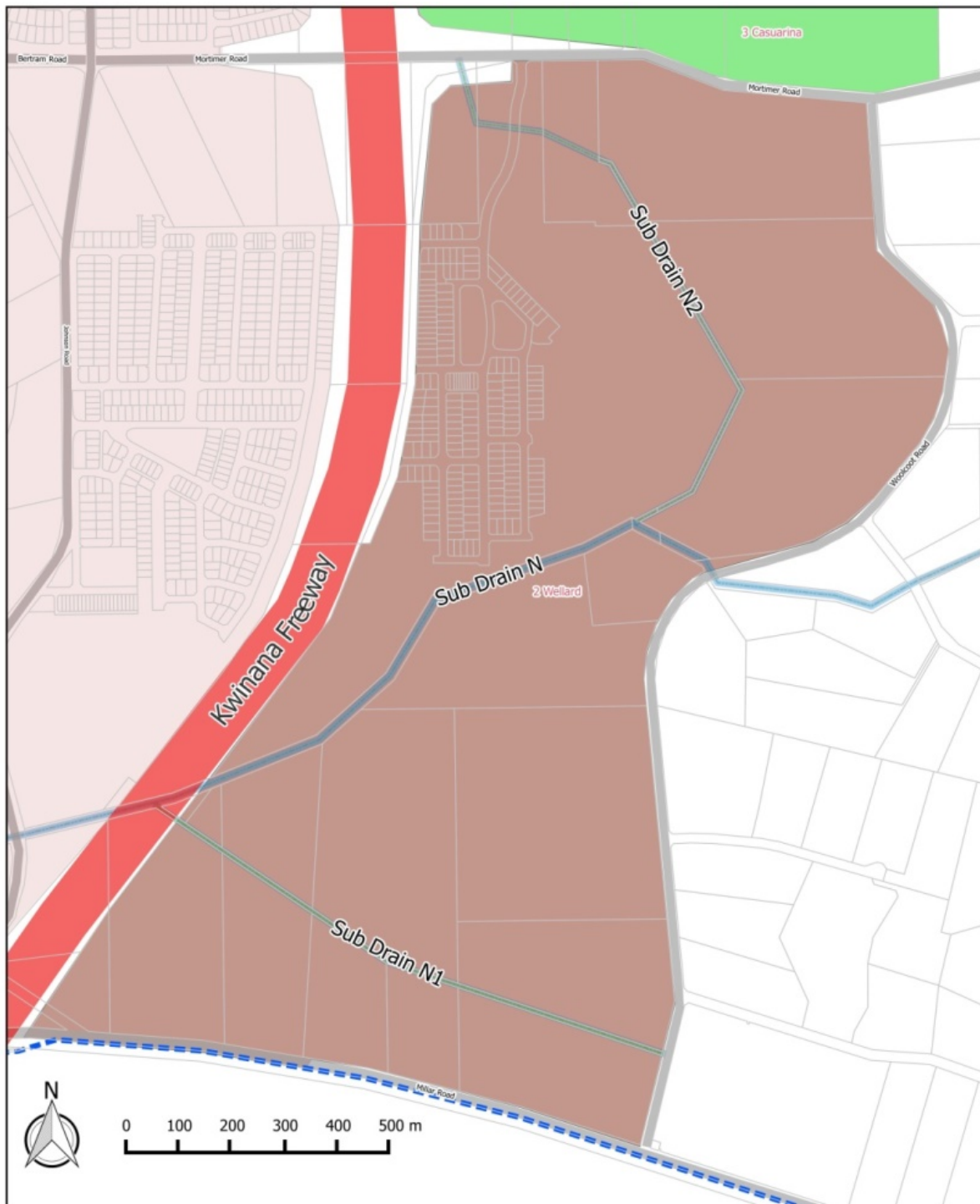
Appendix 1 – Development Contribution Area 2 - Wellard



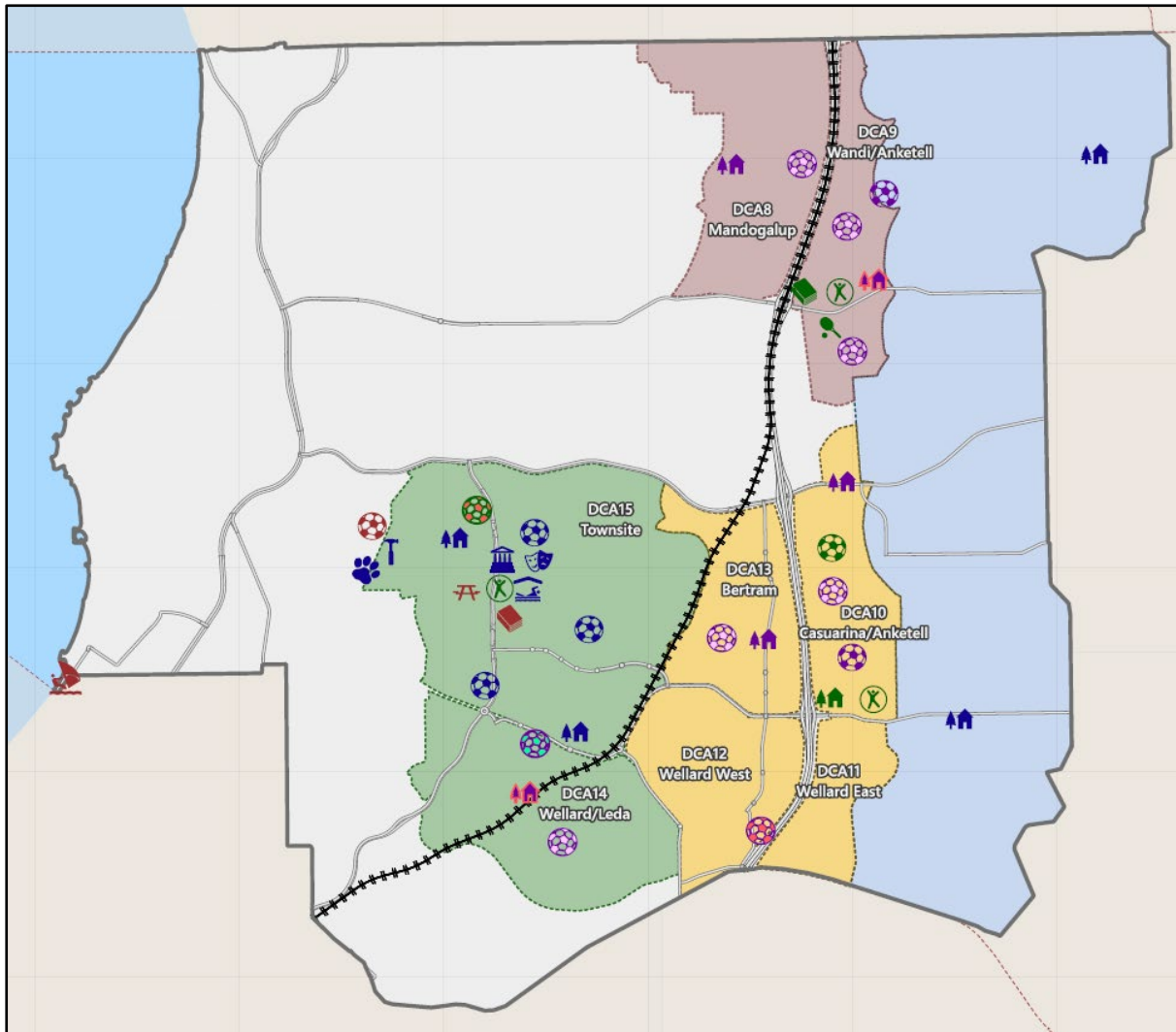
Appendix 2 – Road Infrastructure Spatial Plan



Appendix 3 – Drainage Infrastructure Spatial Plan



Appendix 4 – Community Infrastructure Plan Spatial Plan



Appendix 5 – Schedule of Costs

Millar Rd – Asset ID 1.1

The cost contribution for DCA2 towards the Millar Road upgrade, including traffic management, design and construction is **\$1,209,395**. This includes a landscaping component of **\$123,052** and a road construction cost of **\$1,086,343** and is comprised of both estimated costings (**\$249,895.10**) and actuals (**\$959,500.38**) obtained from the relevant landowner. In this regard, the portion of Millar Road abutting the Wellard Glen Estate has been upgraded in line with the DCP and with the City's prior agreement.

Mortimer Road – Asset ID 1.2

The cost contribution for DCA2 towards the Mortimer Road upgrade, including land acquisition (1,361m² in total), traffic management, design, construction, landscaping and contingency (20%) is **\$1,736,167.63**.

Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis, as demonstrated in the below table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	86.985ha	32.46%	\$1,736,167.63
3 – Casuarina	184.9001ha	67.54%	\$3,690,510.37
Total	271.8847ha	100%	\$5,179,000 (road costs) + \$170,101 (landscaping costs) + \$77,577 (land acquisition) = \$5,426,678

Internal collector – Asset ID 1.3

The three components are apportioned differently, as follows:

	Infrastructure item	Apportionment	Total Costs Per Section (incl. 20% contingency)
1.3(a)	Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road	Lot 28 Mortimer Rd to pay 100% of these costs.	\$402,491 (road costs) + \$25,948 (landscaping 15.4m) + \$4,719 (street trees) = \$433,158
1.3(b)	Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road	Lot 59 Mortimer Road to pay 100% of these costs.	\$395,838 (road costs) + \$25,520 (landscaping 15.4m) + \$4,356 street trees) = \$425,714

1.3(c)	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B from Sunrise Boulevard and Mortimer Road, across Lots 28 and 59 Mortimer Road	All landholdings within DCA2	\$169,000 (road costs) + \$78,960 (1680m ² land acquisition) + \$33,966 (landscaping) = \$281,926
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Peel Sub Drain N – Asset ID 2.1

Establishment cost per 10m section	Rate	unit	area	Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m ²	200	\$311.22

Construction cost per 10m section <1000mm deep	Qty	Unit	Unit Rate	Total Cost
bulk earthworks (cut to spoil, compact and final grade)	140	m ³	\$38.02	\$5,322.79
fine grading	200	m ²	\$1.43	\$286.59
rock pitching	10	m ²	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m ²)	200	m ²	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m ²	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m ²	\$11.41	\$2,282.43
Contingency 10%		%	10.00	\$1,406.09
total cost per 10 lineal meters				\$15,467.03

Construction cost per 10m section 1000 - 1500mm deep	Qty	Unit	Rate	Total cost
bulk earthworks (cut to spoil, compact and final grade)	240	m ³	\$38.02	\$9,124.78
fine grading	200	m ²	\$1.43	\$286.59
rock pitching	20	m ²	\$124.49	\$2,489.77
landscaping/ planting (140mm x 3/m ²)	200	m ²	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m ²	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m ²	\$11.41	\$2,282.43
10% Contingency		%	10.00	\$1,910.78
total cost per 10 meters				\$21,018.60

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

Peel Sub-drain N1 – Asset ID 2.2

Establishment cost per 10 m section	Qty	Unit	Rate	Total cost
\$1.50 per m2 per annum	\$1.50	m2	80	\$124.49
Two Year Establishment Cost				\$248.99
Construction cost per 10 m section <1000mm deep				
	Qty	Unit	Rate	Total cost
bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$38.02	\$2,129.12
fine grading	80	m2	\$1.43	\$114.64
rock pitching	10	m2	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m2)	80	m2	\$19.17	\$1,533.99
tubestock x 3/m2	3	m2	Excluded	Excluded
advanced tree planting (no.)		No	\$363.09	\$0.00
Mulch - (Inorganic)	80	m2	\$11.41	\$912.97
Contingency 10%		%	10.00	\$593.56
Cost per 10m section				\$6,529.16
Total (incl. maintenance)				\$6,778.15

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

Peel Sub-drain N2 – Asset ID 2.3

Establishment cost per 10 m section	Qty	Unit	Rate	Total cost
\$1.50 per m2 per annum	1	m2	120.76	\$120.76
Two Year Establishment Cost				\$241.52
Construction cost per 10 m section <1000mm deep				
	Qty	Unit	Rate	Total cost
bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$36.88	\$2,065.28
fine grading	80	m2	\$1.39	\$111.20
rock pitching	10	m2	\$120.76	\$1,207.56
landscaping/ planting (140mm x 3/m2)	80	m2	\$18.60	\$1,488.00
tubestock x 3/m2	3	each	\$10.57	\$31.71
advanced tree planting (no.)			\$352.20	\$0.00
Mulch - (Inorganic)	80		\$11.07	\$885.60
Contingency 10%			10.00	\$578.94
Cost per 10m section				\$6,368.29
Total (incl. maintenance)				\$6,730.57

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

District Sporting Ground – Asset ID 3.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01

Community Facilities (Branch Library) – Asset ID 4.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** largely estimated figures as only a partial LSP has been adopted by Council				

Administrative Costs – Asset ID 5.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 3 (DCA3). The area is replicated in Appendix 1 – Development Contribution Area 3 Casuarina however, should there be any discrepancies between Appendix 1 and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

While preliminary structure planning work has been undertaken for DCA3, only part of Casuarina North and Casuarina Central Local Structure Plans have been formally advertised and adopted. Therefore, the remaining land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore affect the cost contributions under the proposed DCP.

Nonetheless, development within DCA3 and the identification of infrastructure items within this plan are guided contextually by the following plans and documents:

- Jandakot Structure Plan (2007) - WAPC
- Draft Eastern Residential Intensification Concept (2005) – City of Kwinana
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area (2012) – Rowe Group
- Casuarina North Local Structure Plan and Concept Plan (2018) – Aigle Royal Properties Pty Ltd
- Casuarina Central Local Structure Plan (2021) - TBB
- Anketell South Structure Plan (Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell) (2014) - Rowe Group
- Anketell North Local Structure Plan (2015) – Rowe Group
- Anketell North Local Structure Plan Amendments 1, 2, 3 and 4 (2017/2018) – TBB
- Lot 59 Mortimer Road Local Structure Plan (2016) – Peter D Webb and Associates
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (2015) – Lorraine Elliott Planning Services on behalf of Armana P/L
- State Planning Policy 3.6: Infrastructure Contributions (2021) – WAPC
- Liveable Neighbourhoods (2009) – WAPC
- Development Control Policy 1.7: General Road Planning – WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas – WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Local Planning Scheme No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision or development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA3. The land valuation is based on the Static Feasibility model contained within Schedule 8 of the City's LPS2.

Asset ID	Item
1.0	Roads
1.1	Mortimer Road
1.2	Thomas Road
2.0	Drainage
2.1	Peel Sub Drain P
2.2	Peel Sub Drain P1
2.3	Peel Sub Drain P1A
2.4	Peel Sub Drain O
3.0	Public Open Space
3.1	Public Open Space
4.0	District Sporting Ground
4.1	District Sporting Ground
5.0	Community Facilities
5.1	Branch Library (District A & B)
6.0	Administration
6.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

Appendix 2 – Road Infrastructure Spatial Plan shows the road infrastructure to be coordinated and funded by DCP2.

6.1.1 Mortimer Road – Asset ID 1.1

Mortimer Road is a District Distributor (B) with direct freeway access from both directions and an estimated 2,200 vpd¹. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoot Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within the southern adjoining cell, Development Contribution Area 2 – Wellard East.² Furthermore, the development of at least 2,000 dwellings in DCA3, will generate more traffic to Mortimer Road³. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributor B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoot Road and the Neighbourhood Connector (within DCA2);
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

Due to the connectivity provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA3. Therefore, development within all of DCA3 will contribute to the Mortimer Road upgrade.

6.1.2 Thomas Road – Asset ID 1.2

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road in the vicinity of DCA3. The current posted speed on Thomas Road in this vicinity is 90km/h. Traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)⁴.

The development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁵. It is further estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)^{6&7}.

¹ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

² Ibid, page 27.

³ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

⁴ Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

⁵ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

⁶ Ibid, page 9.

⁷ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the west of DCA3. Further details of the Thomas Road upgrade include:

- Construction of a four-way roundabout at the junction of the Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- Landscaping to medians and swales.

6.2 Drainage – Asset ID 2.0

Within DCA3, there are four portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

The location of the sub drains are shown in Appendix 3 – Drainage Infrastructure Spatial Plan. While a number of potential treatments for the sub drains had previously been assessed, it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment for areas adjacent to future proposed residential land and POS, with piped sections of the sub-drains considered most appropriate within non-residential areas, including proposed commercial land.

6.2.1 Peel Sub Drain P – Asset ID 2.1

Sub Drain P extends 810m through DCA3 and is between 1000 and 1500mm deep. The estimate for the treatment of this sub-drain was originally for a Living Stream, however given the land use surrounding the sub-drain is approved for commercial land, it is more contextually appropriate for the sub-drain to be piped.

6.2.2 Peel Sub Drain P1 – Asset ID 2.2

Sub Drain P1 extends 580m through DCA3 (from the P Sub-Drain to the west to the interface with the Urban/Rural-Water Resource Protection Zones to the east) and is between 1000mm and 1500mm deep.

Key matters to note in relation to this drain include the location of the District POS. The LSP for the remaining Casuarina North Precinct is yet to be prepared and/or adopted by Council. This LSP will inform the approach necessary for Sub Drain P1.

6.2.3 Peel Sub Drain P1A – Asset ID 2.3

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep.

It should be noted the section south of Orton Road, outside of the Urban zone, will remain open rural drain. At the very end of the drain, where it commences near Landgren Road, will become redundant as it will be Urban zoned land, thus no rural land to drain. North of Orton Road, the section closest to Orton Road remaining in the Rural zoned land can remain open. Thus, the only section subject to the Living Stream treatment is the northern section P1A where it meets sub-drain P1.

Additional matters to note in relation to this drain include the location of the District POS. When an LSP for the remaining Casuarina North Precinct indicates this information, then piping this northern section of the P1A Sub-Drain may be a necessary consequence.

6.2.4 Peel Sub Drain O – Asset ID 2.4

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep.

6.3 Public Open Space – Asset ID 3.0

6.3.1 Public Open Space – Asset ID 3.1

Land acquisition and improvement costs for the provision of POS will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's CIP 2018. It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

6.4 District Sporting Ground – Asset ID 4.0

6.4.1 District Sporting Ground (Casuarina) – Asset ID 4.1

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA3 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

6.5 Community Facilities – Asset ID 5.0

6.5.1 Branch Library – Asset ID 5.1

The City's adopted CIP 2018 identifies the need for a Branch Library to service Districts A and B, a Local Community Centre to serve District A and a District Youth Centre to serve District A, as defined in Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA3 is located within District B and therefore only contributes towards the Branch Library.

The City's CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a standalone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a standalone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a standalone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

6.6 Administrative costs – Asset ID 6.0

6.6.1 Administrative Costs – Asset ID 6.1

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice

- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 5 – Schedule of Costs for a breakdown of each infrastructure and administrative item, with a summary of each item provided below.

7.1 Roads – Asset ID 1.0

7.1.1 Thomas Road – Asset ID 1.1

The total cost contribution for DCA3 towards the Thomas Road upgrade is estimated to be **\$5,795,499.51**.

7.2 Drainage – Asset ID 2.0

7.2.1 Peel Sub Drain P – Asset ID 2.1

The estimated cost to improve the drain through piping works is **\$1,173,352**.

7.2.2 Peel Sub Drain P1 – Asset ID 2.2

The estimated cost to improve the drain is **\$1,030,094** and comprises two separate components – piping proposed from the P Sub-Drain to the eastern edge of the Powerline Easement (185m) and Living Stream treatment from the eastern edge of the Powerline Easement to the interface with the Urban/Rural-Water Resource Protection Zones to the east (395m).

7.2.3 Peel Sub Drain P1A – Asset ID 2.3

The estimated cost to improve the drain with Living Stream treatment is **\$564,155**.

7.2.4 Peel Sub Drain O – Asset ID 2.4

The estimated cost to improve the drain with Living Stream treatment is **\$943,263**.

7.3 Public Open Space – Asset ID 3.0

7.3.1 Public Open Space – Asset ID 3.1

This includes 18.37% (12.6ha) of POS being delivered within the approved Casuarina Central LSP plus an estimated 10% POS to be delivered for both the Casuarina North and South precincts. The 10% POS estimate is based off GSA calculations. Across the total Casuarina DCA, the total POS to be delivered equals **\$36,677,668**.

7.4 District Sporting Ground – Asset ID 4.1

7.4.1 District Sporting Ground (Casuarina) – Asset ID 4.1

The costs for DCA3 for the District Sporting Ground are estimated at **\$543,311.61** with the proportionate sharing of costs over DCAs 2-7 shown in Appendix 5 – Schedule of Costs, District Sporting Ground – Asset ID 4..

7.5 Community Facilities – Branch Library Asset ID 5.0

7.5.1 Branch Library – Asset ID 5.1

DCA3 will contribute to the Branch Library the amount of **\$93,708.69** with the proportionate sharing of costs over DCA2 - DCA7 shown in Appendix 5 – Schedule of Costs, Community Facilities – Branch Library (serves Districts A and B) – Asset ID 5.1.

7.6 Administrative costs – Asset ID 6.1

7.6.1 Administrative costs – Asset ID 6.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA3 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the table below estimates the timing of development.

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-8 years	Will be provided during subdivisional works.
2	Peel Sub Drains	1-8 years	May be provided by developers with POS adjoining the sub drains during subdivisional works.
3	Thomas Road	1-5 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
4	District Sporting Ground (land component –	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018).

	acquisition and basic improvements)		Community infrastructure construction currently scheduled for 2028-2030.
5	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.
6	Mortimer Road	6-8 years	Is likely to be provided during subdivision works, in conjunction with the City.

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with clause 5.15.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 10.3.4 Reimbursement of DCP funds of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council.

A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after

the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council.

Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

Notwithstanding the above arrangements for reimbursement of DCP funds to landowners, the City is seeking to enter into a funding agreement with Main Roads for the upgrading of Thomas Road. The City will contribute the funds collected by the DCP for the Thomas Road upgrade, to Main Roads in accordance with the relevant legal agreement.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

A coversheet summary of the approved works undertaken for the relevant item;
An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

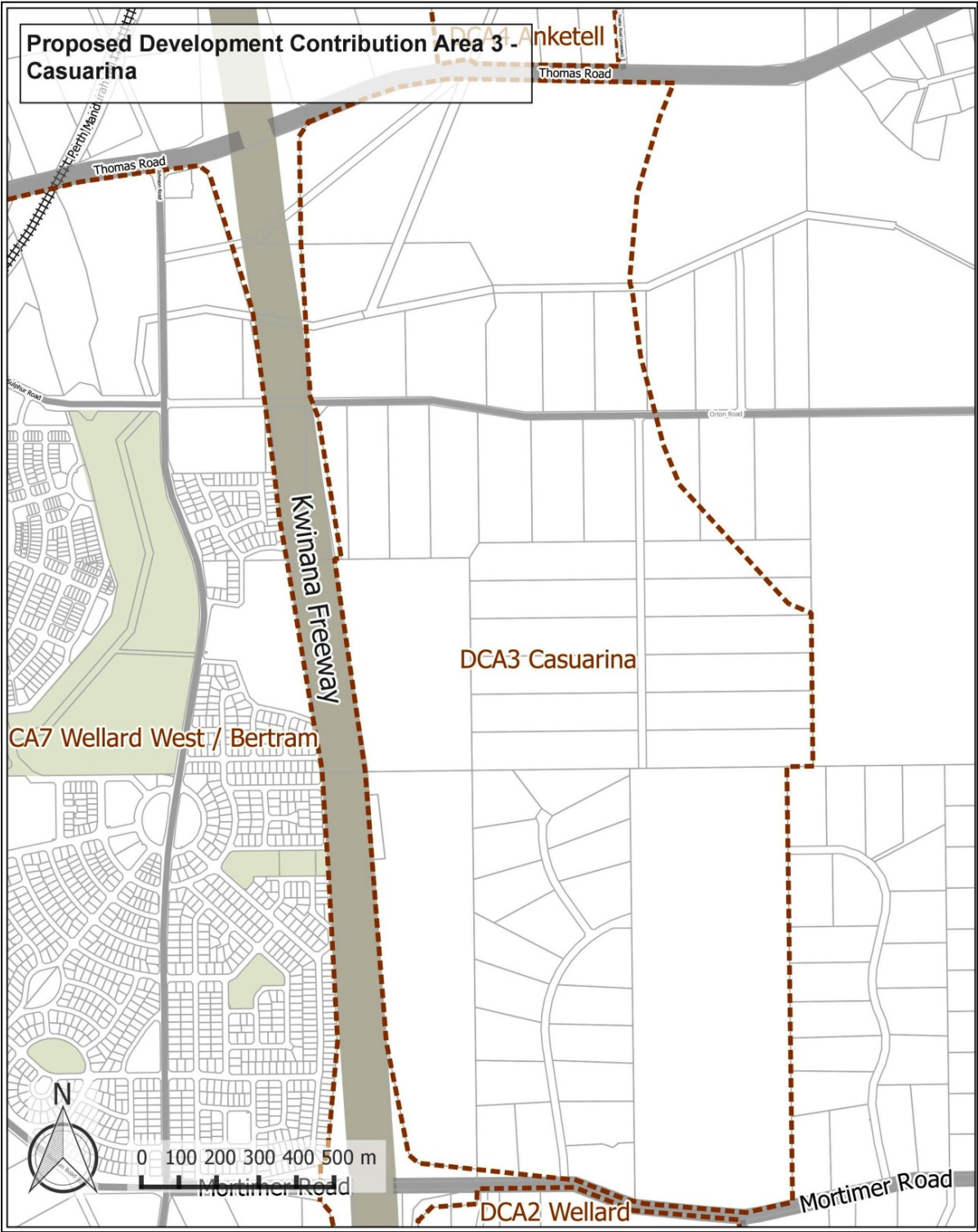
11.0 Review

The DCP will be reviewed when considered appropriate, though not exceeding a period of five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

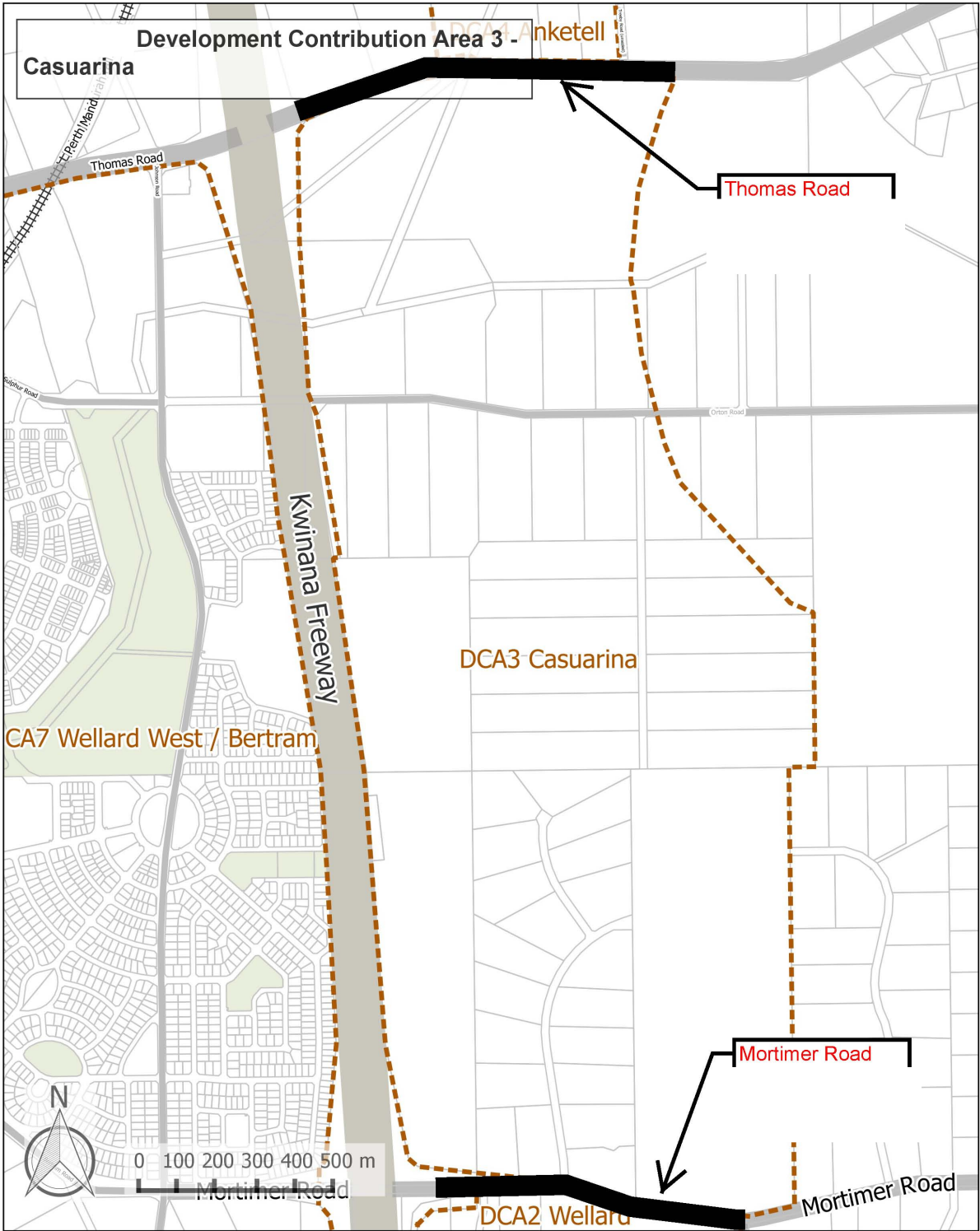
The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

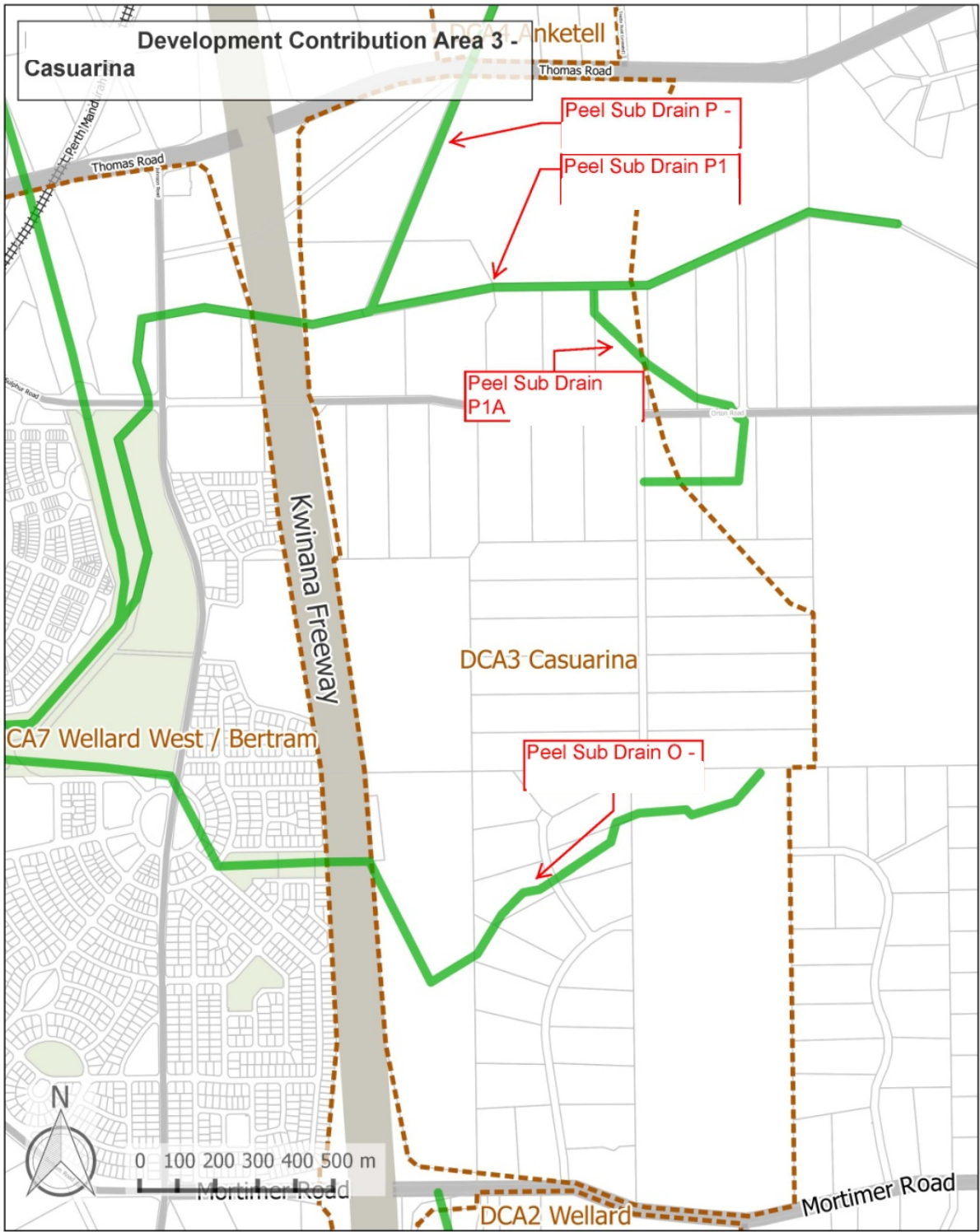
Appendix 1 – Development Contribution Area 3 Casuarina



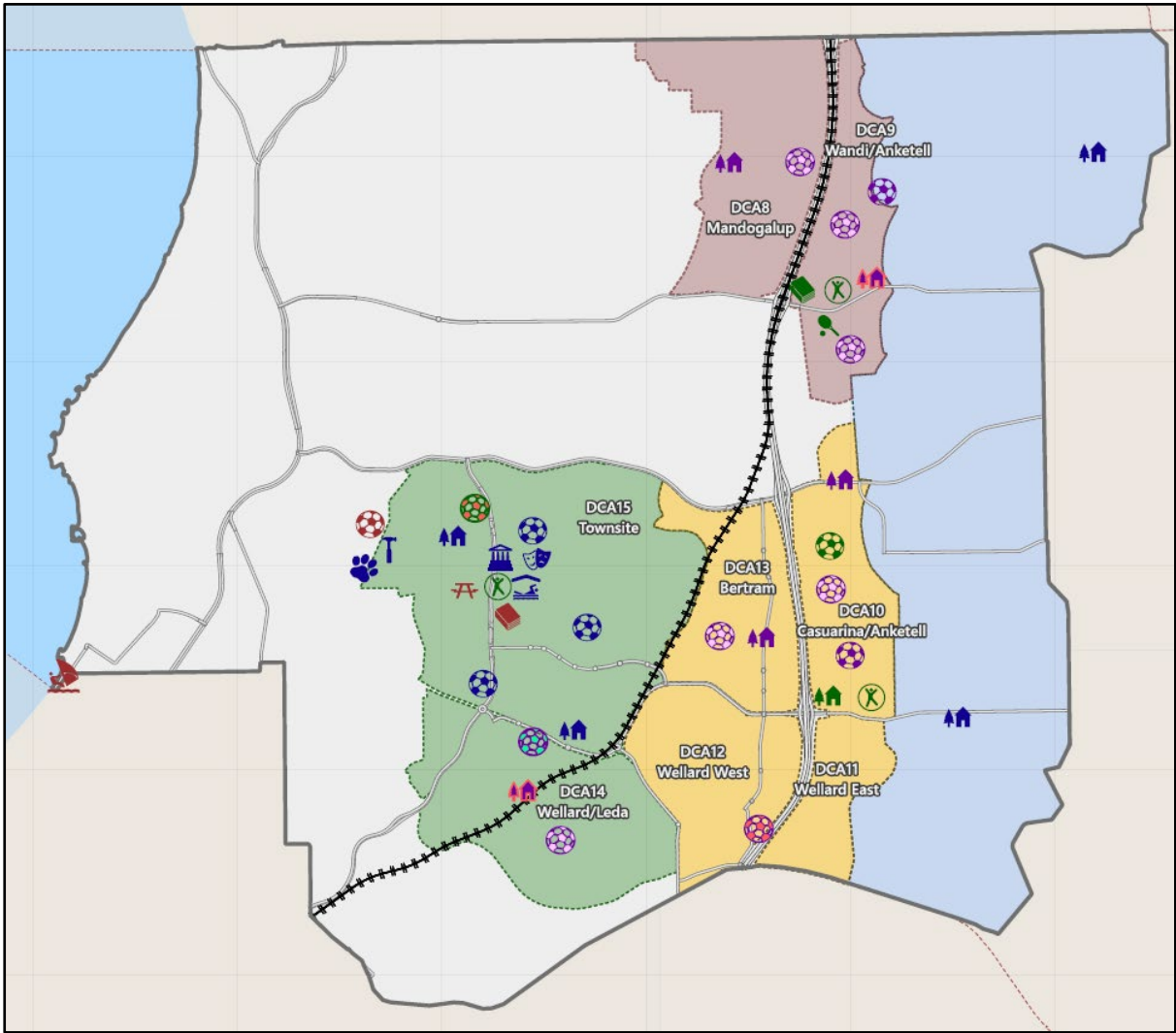
Appendix 2 – Road Infrastructure Spatial Plan



Appendix 3 – Drainage Infrastructure Spatial Plan



Appendix 4 – Community Infrastructure Plan Spatial Plan



Appendix 5 – Schedule of Costs

Mortimer Road – Asset ID 1.1

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m²), traffic management, design, construction, landscaping and contingency (20%) is **\$2,854,504**. Mortimer Road will also be used by new development within the southern adjoining development cell, DCA 2 – Wellard East, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	86.985	31.99%	\$1,736,167.63
3 – Casuarina	184.9001	68.01%	\$3,690,510.37
Total	271.8847	100.00%	\$5,426,678.00

Due to the connectivity provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA3. Therefore, development within all of DCA3 will contribute to the Mortimer Road upgrade.

Thomas Road – Asset ID 1.2

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$9,264,930**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	184.9001	62.55%	\$5,795,499.51
DCA 4 - Anketell	110.69	37.45%	\$3,469,430.49
Total	295.5891	100.00%	\$9,264,930.00
** largely estimated figures as only a partial LSP has been adopted by Council			

Peel Sub Drain P – Asset ID 2.1

Sub Drain P extends 810m through DCA3 and is between 1000 and 1500mm deep. The estimate for the treatment of this sub-drain was originally for a Living Stream, however given the land use surrounding the sub-drain is approved for commercial land, it is more contextually appropriate for the sub-drain to be piped. The cost to undertake piping works is **\$1,173,352**, with the estimate as follows:

Description	Qty	Unit Rate	Total Cost
Preliminaries Item	1	\$146,727.02	\$146,727.02
Remove Existing Headwall at Thomas Road incl traffic management	1	\$15,561.06	\$15,561.06
Clean out existing open drain	810	\$51.87	\$42,014.85
Dispose of material/vegetation	1	\$12,448.85	\$12,448.85
Grade Invert	910	\$5.19	\$4,720.19

Supply and Install 900 Dia Class 3 RC RRJ pipe	646	\$512.48	\$331,060.46
Supply and Install 1500 Dia Class 3 RC RRJ pipe	169	\$1,748.03	\$295,416.30
Backfill with clean sand and compact for 900 Dia pipe	1390	\$25.94	\$36,049.78
Backfill with clean sand and compact for 1500 Dia pipe	665	\$25.94	\$17,246.84
Construct manhole structure to connect culverts under Thomas Road	1	\$15,561.06	\$15,561.06
Supply and install manhole to suit 900dia pipe	2	\$5,187.02	\$10,374.04
Supply and Install manhole to suit 1500dia pipe	1	\$5,187.02	\$5,187.02
Supply and install splay bend to 1500 dia pipe	1	\$1,037.40	\$1,037.40
Supply and install headwall to suit 1500 dia pipe	1	\$2,835.00	\$2,835.00
225 dia pipe	1	\$1,037.40	\$1,037.40
375 dia pipe	1	\$1,037.40	\$1,037.40
450 dia pipe	1	\$1,037.40	\$1,037.40
Engineering and Surveying	1	\$60,000.00	\$60,000.00
Contingency	1	\$174,000.00	\$174,000.00
Total			\$1,173,352.07

Peel Sub Drain P1 – Asset ID 2.2

The estimated cost to improve the drain is **\$1,030,094** and comprises two separate components – piping proposed from the P Sub-Drain to the eastern edge of the Powerline Easement (185m) and Living Stream treatment from the eastern edge of the Powerline Easement to the interface with the Urban/Rural-Water Resource Protection Zones to the east (395m). The cost of the Living Stream portion is **\$745,178** and includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitting, tubestock, advanced tree planting and a 10% contingency.

Key matters to note in relation to this drain include the location of the District POS. The LSP for the remaining Casuarina North Precinct is yet to be prepared and/or adopted by Council. This LSP will inform the approach necessary for Sub Drain P1.

The cost to undertake piping works for the western component of the P1 Sub-Drain is **\$284,916** with the estimate as follows:

Description	Qty	Unit	Unit Rate	Total Cost
Proposed Piping of Portions of Peel Sub P1 Drain, Casuarina				
Preliminaries	1	item	\$40,117.83	\$40,117.83
Remove existing pipe culvert	1	no	\$1,037.40	\$1,037.40
Clean out existing open drain	185	m	\$51.87	\$9,595.99
Dispose of material/vegetation	1	item	\$3,112.21	\$3,112.21
Grade Invert	185	m	\$5.19	\$959.60
Supply and Install 1200 Dia Class 3 RC RRJ pipe	185	m	\$865.96	\$160,203.27
Backfill with clean sand and compact for 1200 Dia pipe	890	m3	\$25.94	\$23,082.23
Supply and install headwall to suit 1200 dia pipe	1	no	\$2,835.00	\$2,835.00
Engineering and surveying	7.5	%		\$18,070.77

Contingency	10	%		\$25,901.43
Total				\$284,915.73

The cost to undertake the Living Stream treatment for the eastern component of the P1 Sub-Drain is **\$745,178**, with the breakdown as follows:

Description	Qty	Unit	Unit Rate	Total Cost
Construction cost per 10 m sections <1000mm deep				
bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$38.02	\$5,322.79
fine grading	200	m2	\$1.43	\$286.59
rock pitching	10	m2	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
tubestock x 3/m2	200	m2	Excluded	Excluded
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
Contingency 10%		%	10.00	\$1,406.09
total cost per 10 lineal meters				\$15,467.03
Construction cost per 10 m sections 1000 - 1500mm deep				
bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$38.02	\$9,124.78
fine grading	200	m2	\$1.43	\$286.59
rock pitching	20	m2	\$124.49	\$2,489.77
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
tubestock x 3/m2	200	m2	Excluded	Excluded
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
10% Contingency		%	10.00	\$1,910.78
total cost per 10 meters				\$21,018.60
Maintenance cost per annum				
\$1.50 per m2 x 20m wide x 10lm per annum	1	Item	\$311.22	\$311.22
Subtotal				\$18,865.26
Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$18,865
Total cost for Peel Sub-Drain P1 – 395m x 20m; Living Stream	395	m		\$745,178

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

Peel Sub Drain P1A – Asset ID 2.3

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep with a total estimated cost of **\$564,155**.

The estimated cost to improve the drain with Living Stream treatment is **\$415,036** (this includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency) plus a piped northern section of the P1A Sub-Drain costing **\$149,119**.

A breakdown of the living stream section is provided below:

Description	Qty	Unit	Unit Rate \$2021	Total Cost \$2021
Construction cost per 10 m sections <1000mm deep				
bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$38.02	\$5,322.79
fine grading	200	m2	\$1.43	\$286.59
rock pitching	10	m2	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
Contingency 10%		%	10.00	\$1,406.09
total cost per 10 lineal meters				\$15,467.03
Construction cost per 10 m sections 1000 - 1500mm deep				
bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$38.02	\$9,124.78
fine grading	200	m2	\$1.43	\$286.59
rock pitching	20	m2	\$124.49	\$2,489.77
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
10% Contingency		%	10.00	\$1,910.78
total cost per 10 meters				\$21,018.60
Maintenance cost per annum				
\$1.50 per m2 x 20m wide x 10lm per annum 10m	1	Item	\$311.22	\$311.22
Total Cost for Peel Sub-Drain P1A – Living Stream				\$415,036

A breakdown of the piped section is provided below:

Description	Qty	Unit	Unit Rate \$2021	Total Cost \$2021
Construction cost per 10 m sections <1000mm deep				

bulk earthworks (cut to spoil, compact and final grade)	\$56.00	m3	\$38.02	\$2,129.12
fine grading	\$80.00	m2	\$1.43	\$114.64
rock pitching	\$10.00	m2	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m2)	\$80.00	m2	\$19.17	\$1,533.99
tubestock x 3/m2	\$3.00	m2	Excluded	Excluded
advanced tree planting (no.)		each	\$363.09	\$0.00
Mulch - (Inorganic)	\$80.00	m2	\$11.41	\$912.97
Contingency 10%		%	10.00	\$593.56
total cost per 10 meters				\$6,529.16
Maintenance Cost per annum				
\$1.50 per m2 x 8m wide x 10lm per annum	\$1.00	Item	\$124.49	\$124.49
Total				\$149,119

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

Peel Sub Drain O – Asset ID 2.4

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$871,280**. This includes the 20m wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Description	Qty	Unit	Unit Rate	Total Cost
Construction cost per 10 m sections <1000mm deep				
bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$38.02	\$5,322.79
fine grading	200	m2	\$1.43	\$286.59
rock pitching	10	m2	\$124.49	\$1,244.88
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
Contingency 10%		%	10.00	\$1,406.09
total cost per 10 lineal meters				\$15,467.03
Construction cost per 10 m sections 1000 - 1500mm deep				
bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$38.02	\$9,124.78
fine grading	200	m2	\$1.43	\$286.59
rock pitching	20	m2	\$124.49	\$2,489.77
landscaping/ planting (140mm x 3/m2)	200	m2	\$19.17	\$3,834.98
advanced tree planting (no.)	3	m2	\$363.09	\$1,089.26
Mulch - (Inorganic)	200	m2	\$11.41	\$2,282.43
10% Contingency		%	10.00	\$1,910.78
total cost per 10 meters				\$21,018.60

Maintenance cost per annum				
\$1.50 per m2 x 20m wide x 10lm per annum	1	Item	\$311.22	\$311.22
Total Cost for Peel Sub-Drain O – 500m x 20m wide				\$943,262.95

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two-year standard establishment cost.

Public Open Space – Asset ID 3.1

Land acquisition and improvement costs for the provision of POS will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's CIP 2018. It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

The estimated costs for the POS (includes 12.6ha (18.37%) of POS being delivered as per the approved Casuarina Central LSP plus the estimated costs for the provision of 10% POS across the remaining GSA) is **\$11,927,763 + \$24,749,905 = \$36,677,668**, based upon:

Land acquisition: **\$570,000** per hectare⁸

Average improvement costs (including establishment costs for 2 years): **\$119.73m²**⁹

POS is likely to be comprised of both Local and Neighbourhood Parks. Local Parks are those less than 1 hectare in area, with a rate for improvements and two years' establishment of **\$122.49** per m². Neighbourhood Parks are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment of **\$116.97** per m². These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

District Sporting Ground – Asset ID 4.1

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA3 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

The costs for DCA3 for the District Sporting Ground are estimated at **\$543,311.61** with the proportionate sharing of costs over DCAs 2-7 shown below:

⁸ Colliers International land valuation March 2019

⁹ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard East	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
	1,419.77	461.47	958.62	\$3,539,025.01
** estimated figures as only a partial LSP has been adopted by Council				

Community Facilities – Branch Library (serves Districts A and B) – Asset ID 5.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
	1,419.77	461.47	958.62	\$610,400.00
** estimated figures as only a partial LSP has been adopted by Council				

Administrative costs – Asset ID 6.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

1.0 Development Contribution Plan 4 – Anketell

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 4 (DCA4). The area is replicated in Appendix 1 below however, should there be any discrepancies between Appendix 1 and the area of DCA4 shown on the scheme map, the scheme map shall prevail. DCA4 comprises of two sub areas – referred to as Anketell North and Anketell South.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA4 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- Jandakot Structure Plan (2007) – WAPC
- Anketell South Local Structure Plan (Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (2014) – Rowe Group
- Anketell North Local Structure Plan (2015) – Rowe Group
- Anketell North Local Structure Plan Amendments 1, 2, 3 and 4 (2017/2018) – TBB
- Local Structure Plan Wandoo South (2014) – Rowe Group
- State Planning Policy 3.6: Infrastructure Contributions (2021) – WAPC
- Liveable Neighbourhoods (2009) – WAPC
- Development Control Policy 1.7: General Road Planning – WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas – WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Local Planning Scheme No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision or development or an extension of land use is lodged which relates to land to which this plan applies, the Local Government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA4. The land valuation prepared by Colliers International as at March 2019, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA4 of **\$800,000**.

Asset ID	Item
1.0	Roads
1.1	Thomas Road
1.2	Anketell Road
1.3	Treeby Road
2.0	Public Open Space (Anketell North)
2.1	Public Open Space
3.0	District Sporting Ground
3.1	District Sporting Ground
4.0	Community Facility
4.1	Branch Library
4.2	Community Centre
4.3	District Youth Centre

6.1 Roads – Asset ID 1.0

Appendix 2 – Road Infrastructure Spatial Plan shows the road infrastructure to be coordinated and funded by DCP4.

6.1.1 Thomas Road – Asset ID 1.1

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road along the southern boundary of DCA4 (being a dual carriageway immediately west of DCA4). The current posted speed on Thomas Road in this vicinity is 90km/h. The traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)¹.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LPS)^{2&3}. Furthermore, the development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁴.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA dual for a length of approximately 1,100m – to the Urban boundary near Bombay

¹ Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

² Ibid, page 9.

³ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

⁴ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

Boulevard - to join the existing dual carriageway to the west of DCA4. Further details of the Thomas Road upgrade include:

- Construction of a four-way roundabout at the junction of the Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- Landscaping to medians and swales.

6.1.2 Anketell Road – Asset ID 1.2

Anketell Road is classified as a District Distributor A Road and is currently constructed as a single carriageway road to a rural standard. The traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008). Anketell Road has been identified as a strategic freight route to the Naval Base / Kwinana Beach industrial areas. In the event that Anketell Road is classified as a primary freight route, local intersections will require upgrading.

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{5&6}. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd⁷.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westward from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

6.1.3 Treeby Road – Asset ID 1.3

The northern portion of Treeby Road is a local road and provides local access to the existing residential developments in the area. Treeby Road intersects with Anketell Road to the north in the form of a priority T-intersection. The southern portion of Treeby Road is currently unconstructed and therefore there is no connection to Thomas Road. The existing traffic volumes on this road are not available, however this volume is not significant as it is related to the existing low-density residential developments.⁸

To provide accessibility between the southern and northern parts of Anketell Road, Treeby Road is required to be constructed and upgraded to a Neighbourhood Connector standard. The new internal connector will provide for most north-south movement within DCA4 and therefore the demand for improvements to Treeby Road is limited to new development that abuts Treeby Road. Improvements for these sections of road will be the responsibility of developers of the land abutting Treeby Road and, whilst these improvements may not be undertaken at the same time, they will be achieved through standard conditions of subdivision approval.

⁵ Ibid, page 10.

⁶ Anketell (South) Local Structure Plan, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

⁷ Wandi South LSP, July 2010, Appendix 2: Traffic Report (Transcore), July 2010, page 11.

⁸ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), page 4.

The section of Treeby Road between the northern and southern developable areas of DCA4 that won't be upgraded by conditions of subdivision is included in the development contribution plan. This length of road is approximately 300m long and was constructed by the developer of Lot 13 Treeby Road to a Neighbourhood Connector standard. The cost for this item – which is based on the actual costings incurred by the developer for the construction of this portion of Treeby Road and confirmed by the City - will be apportioned to all development within DCA4.

6.2 Public Open Space – Anketell North local structure plan area – Asset ID 2.0

6.2.1 Public Open Space & Community Purpose Site – Asset ID 2.1

Land acquisition and improvement costs for the provision of POS as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area only.

POS areas are comprised of both Local and Neighbourhood Parks and Community Purpose sites. Local Parks are those less than 1 hectare in area, with rate for improvements and two years' establishment of **\$122.49** per m². Neighbourhood Parks are greater than 1 hectare in area, with a rate for improvements and two years' establishment of **\$116.97** per m². The Local Playing Field, comprising approximately 5 hectares, has a per m² rate of **\$62.70**, including improvements and two years' establishment. This reduced rate when compared to the Parks is largely due to expansive areas of turfing as opposed to condensed areas of landscaping and furniture. These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

6.3 District Sporting Ground – Asset ID 3.0

6.3.1 District Sporting Ground (Casuarina) – Asset ID 3.1

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA4 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

6.4 Community Facilities – Asset ID 4.0

6.4.1 Branch Library (serves Districts A and B) – Asset ID 4.1

The City's adopted CIP 2018 identifies the need for a Branch Library to service Districts A and B, a Local Community Centre to serve District A and a District Youth Centre to serve District A, as defined in CIP 2018, Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA4 is located within District B and therefore only contributes towards the Branch Library.

The City's CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand-alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

Local Community Centre (serves Districts A)

- Conceptual land requirement as a stand-alone facility of 0.5ha
- Serves the future population of Wandi and Anketell North only

District Youth Centre (serves Districts A)

- Conceptual land requirement as a stand-alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand-alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

6.5 Administrative costs – Asset ID 5.0

6.5.1 Administrative costs – Asset ID 5.1

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated Costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 4 – Schedule of Costs for each infrastructure and administrative item.

7.1 Roads – Asset ID 1.0

7.1.1 Thomas Road – Asset ID 1.1

The cost contribution for DCA4 towards the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$3,469,430.49**.

7.1.2 Anketell Road – Asset ID 1.2

The cost contribution for DCA4 towards the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$4,434,238.36**.

7.1.3 Treeby Road – Asset ID 1.3

The cost contribution for DCA4 towards Treeby Road is **\$759,761**, which includes road construction costs, land acquisition and landscaping.

7.2 Public Open Space – Anketell North local structure plan area – Asset ID 2.0

7.2.1 Public Open Space & Community Purpose Site – Asset ID 2.1

Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area only.

The estimated cost for the POS (as per the approved LSP at 11.17ha) is **\$8,157,200 + \$7,337,598 = \$15,494,798** based upon:

Land acquisition: **\$800,000** per hectare⁹

Average improvement costs (including establishment costs for 2 years): **\$119.73** per hectare¹⁰

⁹ Colliers International land valuation November 2017

¹⁰ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

7.3 District Sporting Ground – Asset ID 3.0

7.3.1 District Sporting Ground (Casuarina) – Asset ID 3.1

The costs for DCA4 for the District Sporting Ground are estimated at **\$382,661.68** with the proportionate sharing of costs over DCAs 2-7 shown in Appendix 4 – Schedule of Costs.

7.4 Community Facilities – Asset ID 4.0

7.4.1 Branch Library - Asset ID 4.1

DCA4 will contribute to the Branch Library the amount of **\$66,000.29** with the proportionate sharing of costs over DCA2 - DCA7 shown in Appendix 4 – Schedule of Costs, Branch Library (serves Districts A and B) – Asset ID 4.1.

7.5 Administrative costs – Asset ID 5.0

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP based on developable area.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland (CCW), transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA4 and varying rates of development it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table below estimates the timing of development and has been used in the City's Long-Term Financial Planning.

Priority	Infrastructure item	Anticipated timing	Comment
1	Treeby Road	Completed	Has been constructed as part of subdivision works for Lot 13 Treeby Road.

2	Public Open Space (Anketell North)	1-8 years	Is likely to be provided during subdivision works.
3	Thomas Road	1-5 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
4	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre, in conjunction with Main Roads WA.
5	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
6	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with clause 5.15.5.14(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 10.3.4 Reimbursement of DCP funds of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council.

A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council.

Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

Notwithstanding the above arrangements for reimbursement of DCP funds to landowners, the City is seeking to enter into a funding agreement with Main Roads for the upgrading of Thomas Road. The City will contribute the funds collected by the DCP for the Thomas Road upgrade, to Main Roads in accordance with the relevant legal agreement.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

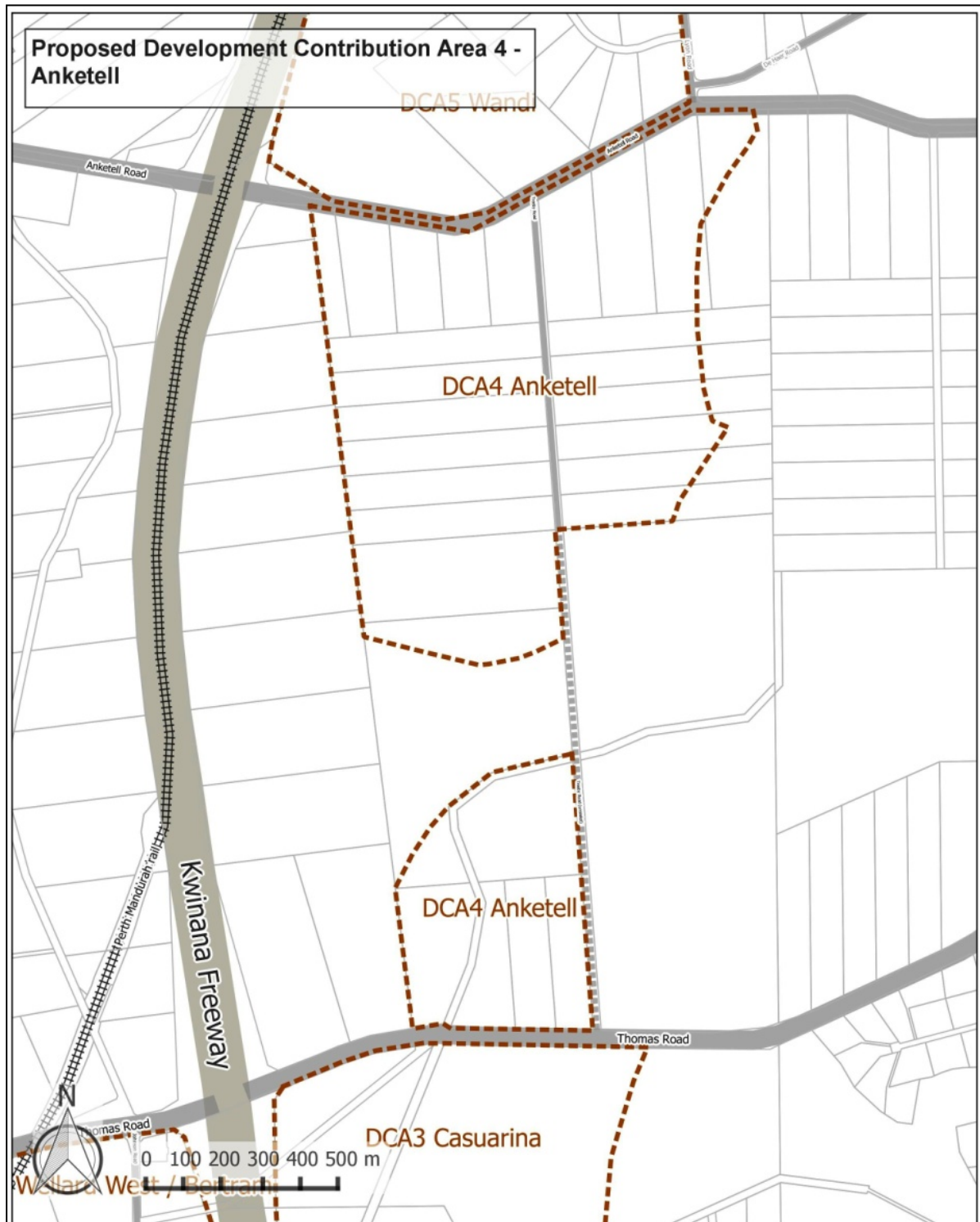
11.0 Review

This DCP will be reviewed five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

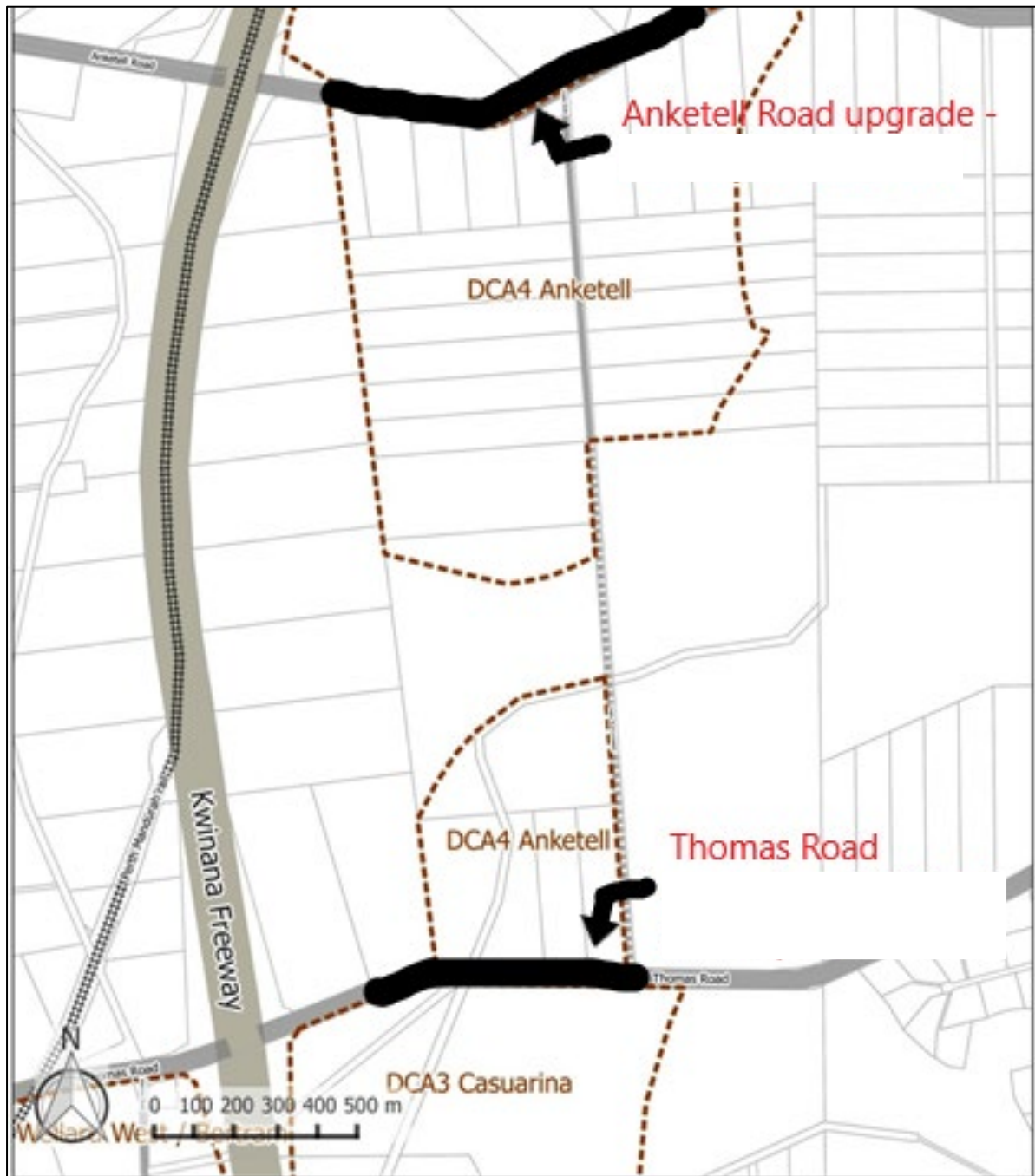
The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

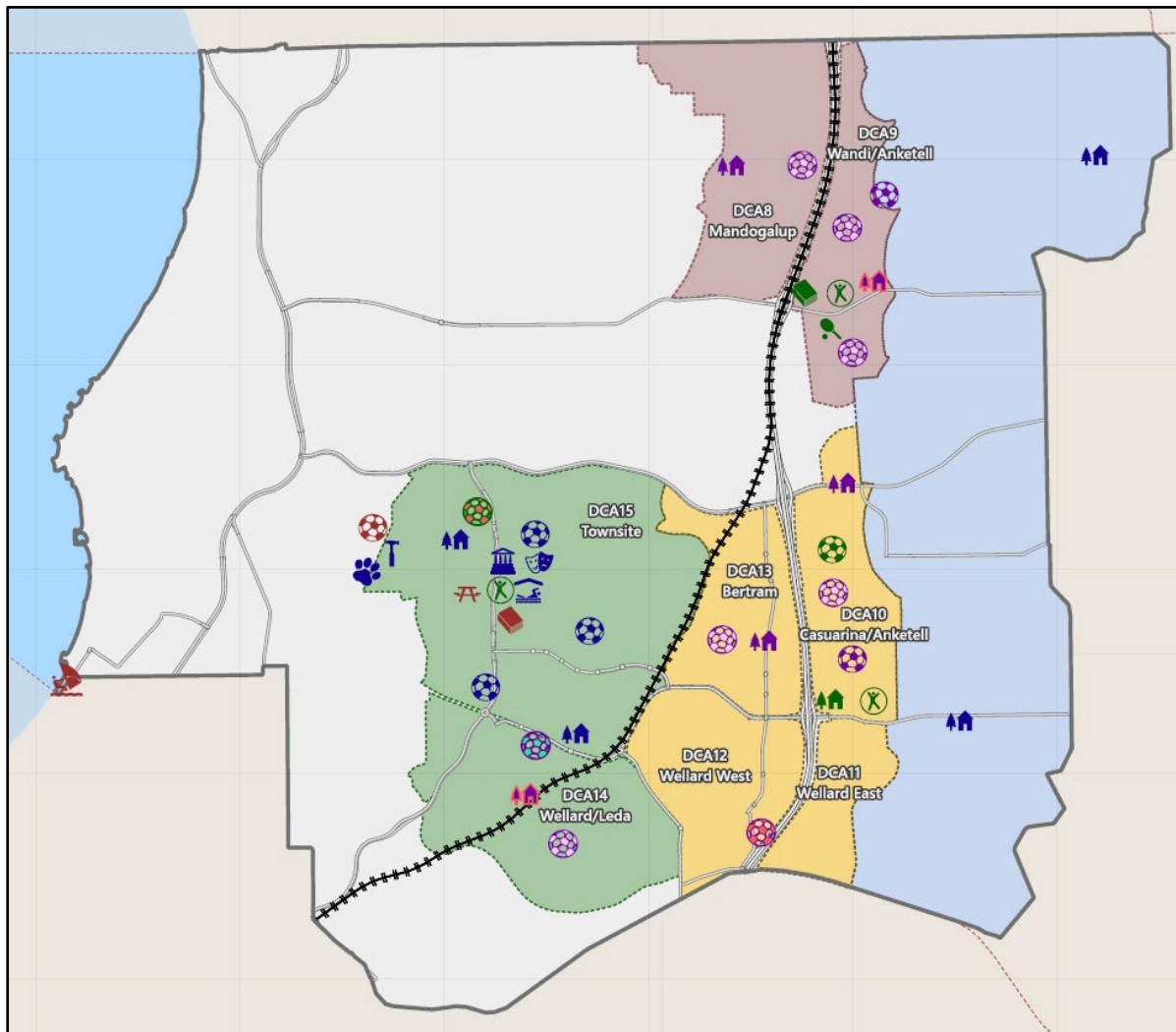
Appendix 1 – Development Contribution Area 4 – Anketell



Appendix 2 – Road Infrastructure Spatial Plan



Appendix 3 – Community Infrastructure Plan Spatial Plan



Appendix 4 – Schedule of Costs

Thomas Road – Asset ID 1.1

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$9,264,930**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA 4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	184.9001	61.28%	\$5,795,499.51
DCA 4 - Anketell	110.69	38.72%	\$3,469,430.49
Total	295.5891	100%	\$9,264,930.00
** largely estimated figures as only a partial LSP has been adopted by Council			

Anketell Road – Asset ID 1.2

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$9,499,860.00**.

Anketell Road will also be used by new development within the northern adjoining development cell, DCA5 - Wandi, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	110.69	47.52%	\$4,434,238.36
5 – Wandi	126.45	52.48%	\$5,065,621.64
Total	237.1388	100%	\$9,499,860.00

Treeby Road – Asset ID 1.3

The actual cost for this item is **\$759,761**, which includes road construction costs, land acquisition and landscaping.

Public Open Space & Community Purpose Site – Asset ID 2.1

The estimated cost for the POS (as per the approved LSP at 11.17ha) is **\$8,157,200 + \$7,337,598 = \$15,494,798** based upon:

Land acquisition: **\$800,000** per hectare¹¹

Average improvement costs (including establishment costs for 2 years): **\$119.73** per hectare¹²

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

¹¹ Colliers International land valuation November 2017

¹² As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

District Sporting Ground – Asset ID 3.1

The costs for DCA4 for the District Sporting Ground are estimated at **\$382,661.68** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01

Branch Library (serves Districts A and B) – Asset ID 4.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** largely estimated figures as only a partial LSP has been adopted by Council				

Administrative costs – Asset ID 5.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP based on developable area.

1.0 Development Contribution Plan 5 – Wandí

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 5 (DCA5). The area is shown in Appendix 1 – Development Contribution Area 5 Wandí, however should there be any discrepancies between Appendix 1 and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA5 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- Jandakot Structure Plan (2007) – WAPC
- Draft Eastern Residential Intensification Concept (2005) – City of Kwinana
- Wandí North Local Structure Plan (2015) – Rowe Group
- Lot 12 (also referred to as Lot 677) Honeywood Ave, Wandí Local Structure Plan (2014)
- Wandí South Local Structure Plan (2014) – Rowe Group
- Draft Wandí District Centre concept plan (2014)
- Anketell North Local Structure Plan (2015) Rowe Group
- Anketell North Local Structure Plan Amendments 1, 2, 3 and 4 (2017/2018) – TBB
- Anketell South Local Structure Plan – Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (2014) – Rowe Group
- Liveable Neighbourhoods (2009) – WAPC
- Development Control Policy 1.7: General Road Planning – WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Local Planning Scheme No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision or development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA5.

Asset ID	Item
1.0	Roads
1.1	Anketell Road
1.2	Lyon Road
1.3	Internal Collector (Honeywood Avenue)
2.0	Public Open Space
2.1	Public Open Space
2.2	Wandi Playing Fields
3.0	District Playing Fields
3.1	Casuarina District Sporting Ground
4.0	Community Facilities
4.1	Branch Library
4.2	Community Centre
4.3	District Youth Centre
5.0	Administration
5.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

6.1.1 Anketell Road – Asset ID 1.1

Anketell Road is classified as a District Distributor A Road and is currently constructed to single carriageway road to a rural standard. The traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008)¹. Anketell Road has been identified as a potential freight route to the Naval Base / Kwinana Beach industrial areas. Should Anketell Road be classified as a primary freight route, local intersections will require upgrading.

It is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd. It is further estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{2&3}.

¹ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 4.

² Ibid, page 10.

³ Anketell (South) Local Structure Plan ____, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westward from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

6.1.2 Lyon Road – Asset ID 1.2

Lyon Road is classified as a District Distributor B road and is currently constructed to a rural standard with a 7.0m wide carriageway. It provides a north-south link through the suburbs of Wandí, Mandogalup, and Atwell connecting Rowley Road to the north to Anketell Road to the south.

Historical traffic data for the locality indicates traffic volumes of less than 1,000 vpd on Lyon Road, which is predominantly generated by local residents. As would be expected of a road parallel to a freeway, Lyon Road is not significantly attractive to through traffic⁴.

Traffic volumes on Lyon Road are expected to increase following development of DCA5, but are to be no more than 3,000 vpd. Lyon Road will therefore be classified as an Access Street.⁵

The upgrades to Lyon Road from its current rural standard to single carriageway urban standard, between Anketell Road and Rowley Road, will consist of a single carriageway urban standard, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

Lyon Road is anticipated to be used by all development within DCA5 and therefore all development will contribute to this item on a gross subdivisible area basis.

6.1.3 Internal collector (Honeywood Avenue) – Asset ID 1.3

The Wandí North and South LSPs comprise a north-south internal collector road to run the full length of DCA5 from Anketell Road to Rowley Road. This road will provide the primary north-south movement network for traffic within DCA5.

The internal collector road will be an Integrator B road. The internal collector road is expected to carry traffic volumes between 2,000 vpd and 7,500 vpd⁶. The internal collector road contribution item will include the full cost of design and construction, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The internal collector road is expected to be used by all development within DCA5 and therefore all development will contribute to this item on a land area basis (gross subdivisible area).

6.2 Public Open Space

6.2.1 Public Open Space – Asset ID – 2.1

⁴ Wandí (North) Local Structure Plan 2009, Appendix 4: Local Structure Plan Traffic Report (Riley Consulting), January 2009, page 3.

⁵ Wandí (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 11.

⁶ Wandí (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 12.

Land acquisition and improvement costs for the provision of POS as per the adopted Wandi North and Wandi South Local Structure Plans will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within both the Wandi North and Wandi South Local Structure Plan areas.

It must be noted that the area comprising the Wandi District Centre has not been included in the POS item for DCA5, with no Local Structure Plan submitted as yet for this area. It is acknowledged that the majority of the Wandi District Centre will comprise Commercial land uses, with some residential land likely north of the Western Power powerline easement. The required POS within the Wandi District Centre will be determined separately via local structure planning, which will also be required to consider the combined Community Facilities site with a Branch Library, Youth Centre and Local Community Centre.

6.2.2 Wandi Playing Fields – Asset ID 2.2

The Wandi Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandi Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's CIP 2018.

A significant portion of the Wandi Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (e.g. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m², located immediately south of the Wandi Primary School site and adjoining the south-west corner of the sporting ground, that is designated as POS – Wandi Playing Fields in the Wandi North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandi Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's CIP 2018).

6.3 District Sporting Ground – Asset ID 3.0

6.3.1 District Sporting Ground (Casuarina) – Asset ID 3.1

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA5 is located within District A.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

6.4 Community Facilities – Asset ID 4.0

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA5 is located within District A.

The City's revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

6.4.1 Branch Library – Asset ID 4.1

- Conceptual land requirement as a standalone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

6.4.2 Local Community Centre – Asset ID 4.2

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

6.4.3 District Youth Centre – Asset ID 4.3

- conceptual land requirement as a standalone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand-alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at **\$1,090,000** per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately **\$1,754,900**.

6.5 Administrative costs – Asset ID 5.0

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated Costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 4 – Schedule of Costs for each infrastructure and administrative item.

7.1 Roads – Asset ID 1.0

7.1.1 Anketell Road upgrade – Asset ID – 1.1

The cost contribution for DCA5 towards the Anketell Road upgrade is estimated to be **\$5,065,621.64**

7.1.2 Lyon Road Upgrade – Asset ID 1.2

The cost contribution for DCA5 towards the Lyon Road upgrade is estimated to be **\$4,887,850**

7.1.3 Internal Collector Honeywood Avenue – Asset ID 1.3

The cost contribution for DCA5 towards Honeywood Avenue is estimated to be **\$11,343,441**

7.2 Public Open Space

7.2.1 Public open space – Asset ID 2.1

The cost contribution for DCA5 towards the POS (9.5% of the GSA, deducting the GSA for the Wandi District Centre is 12.0853ha) is estimated to be **\$14,145,738 + \$11,312,019 = \$25,457,756.**

7.2.2 Wandi Playing Fields – Asset ID 2.2

The cost contribution for DCA5 towards Wandi Playing Fields is estimated to be **\$6,705,482**

7.3 District Sporting Ground – Asset ID 3.0

The costs for DCA5 for the District Sporting Ground are estimated at **\$464,794.74**

7.4 Community Facilities – Asset ID 4.0

7.4.1 Branch Library – Asset ID 4.1

The cost contribution for DCA5 towards the branch library is **\$80,166.35**

The apportionment of that facility across the various DCA's is shown on Appendix 4 – Schedule of Costs.

7.4.2 Local Community Centre – Asset ID 4.2

The cost contribution for DCA 5 towards a local community centre is **\$230,601.60**.

The apportionment of that facility across the various DCA's is shown in Appendix 4 – Schedule of Costs.

7.4.3 District Youth Centre – Asset ID 4.3

The cost contribution for DCA5 towards a district youth centre is **\$321,437.17**

The apportionment of that facility across the various DCA's is shown in Appendix 4 – Schedule of Costs.

7.5 Administrative costs – Asset ID 5.0

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the below table estimates the timing of development.

Priority	Infrastructure item	Anticipated timing	Comment
1	Internal collector road	Final portion of Honeywood/Cordata Avenue to be constructed at the time the future Wandi-Anketell District Centre is constructed, estimated in 3-6 years.	Has been largely completed during subdivision of stages within Wandi North and Wandi South Local Structure Plan areas.
2	Lyon Road	Final section likely to be constructed within 1-3 years.	Has largely been provided during subdivision works.
3	Public Open Space	Some outstanding two years' establishment	Completed by all relevant landowners during the subdivision stage.

		remaining, due to be finalised by April 2020.	
4	Wandi Playing Fields	Largely complete. Small triangular section 2-3 years	Largely constructed by Satterley Property Group during adjoining subdivision stages
5	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre, in conjunction with Main Roads WA.
6	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
7	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 5.15.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 10.3.4 Reimbursement of DCP funds of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating.

Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there are sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

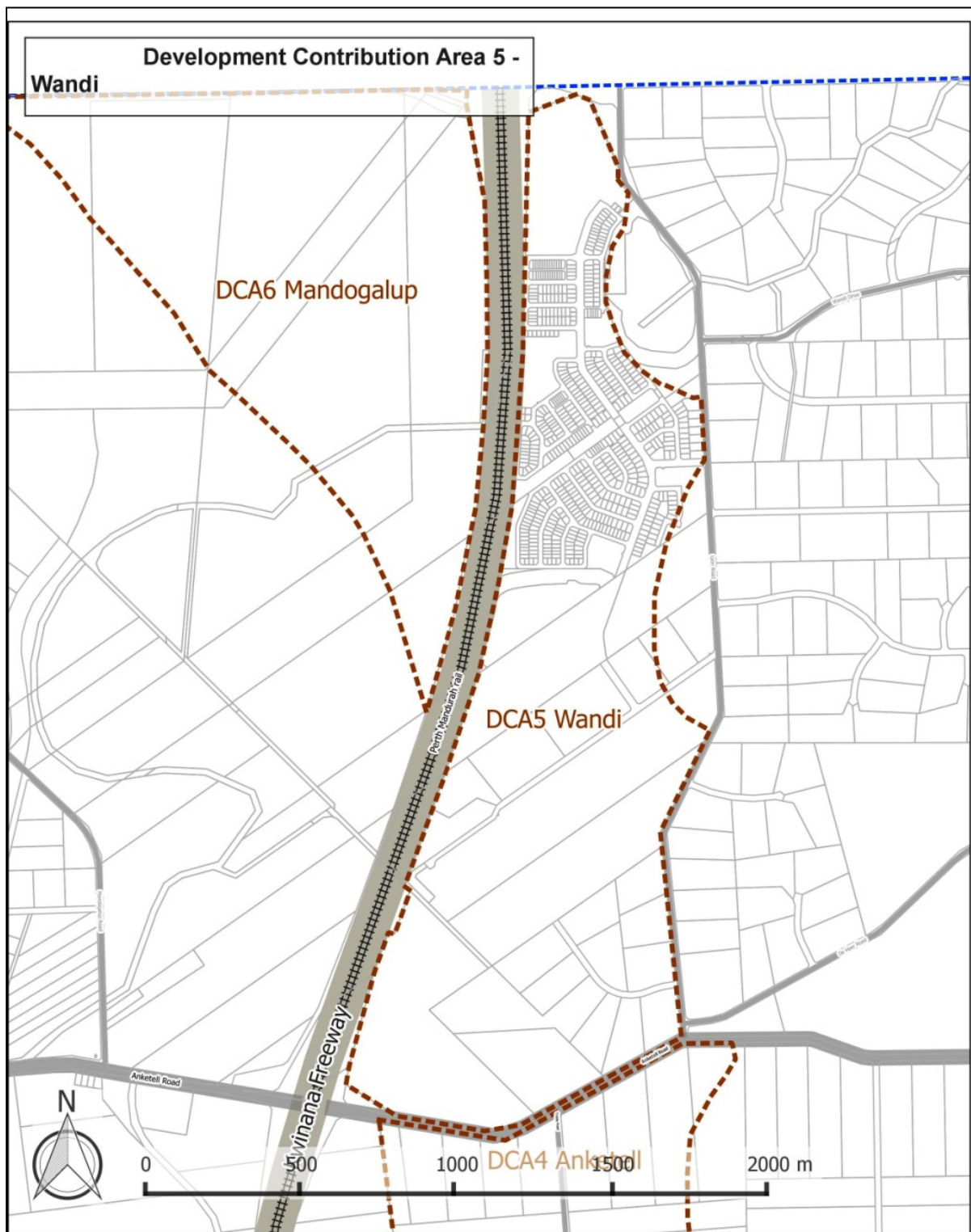
11.0 Review

This DCP will be reviewed five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

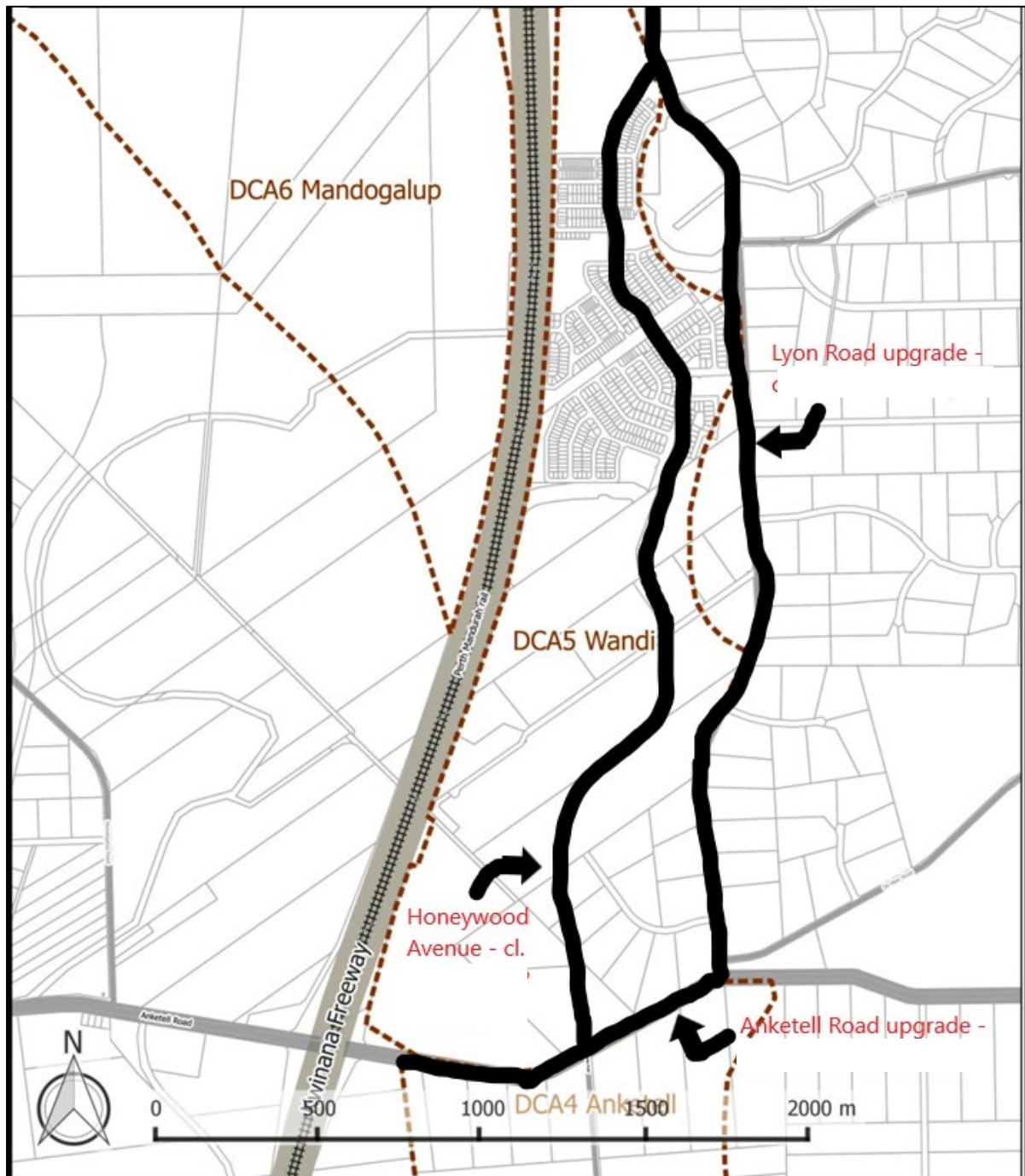
The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

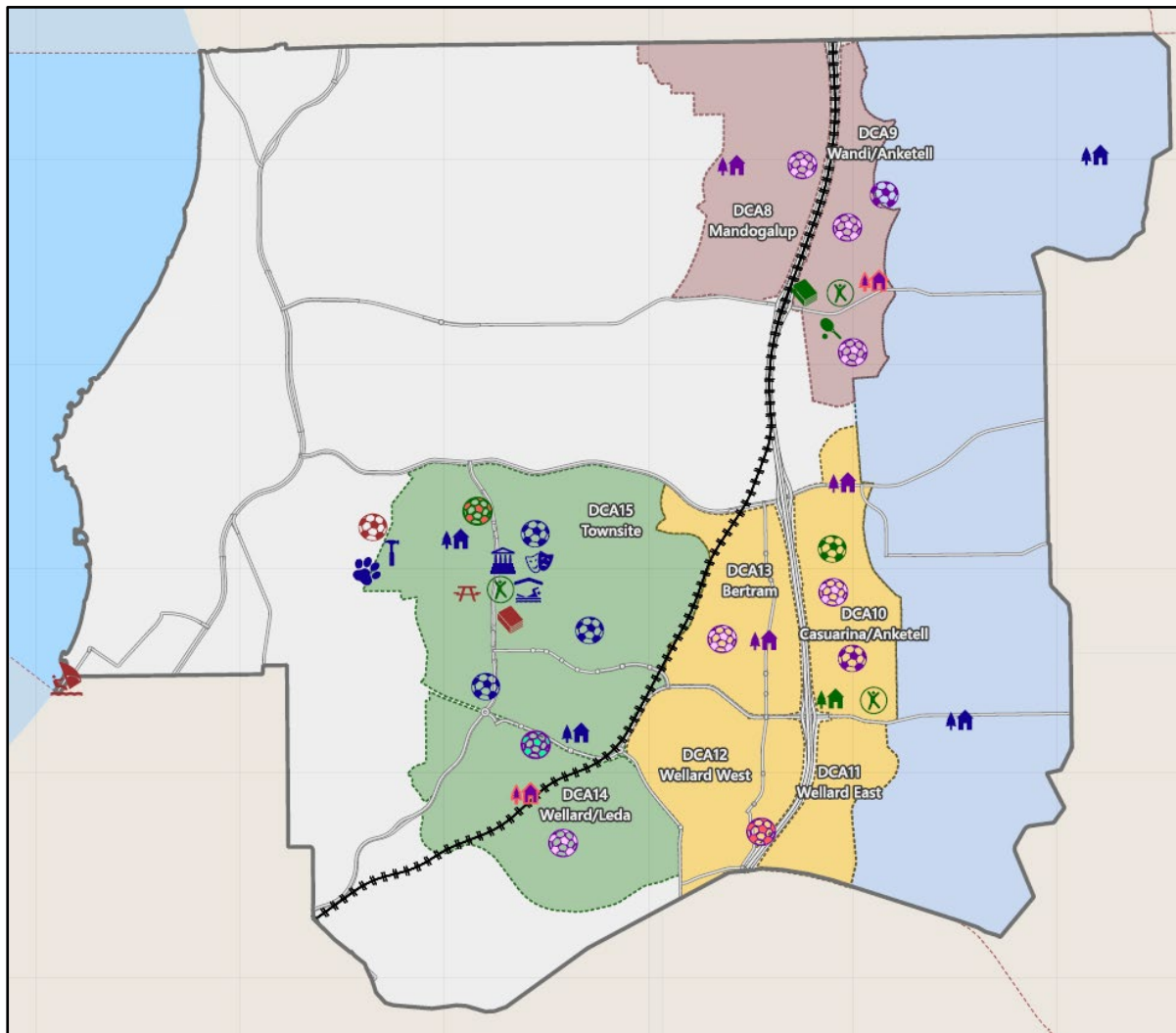
Appendix 1 – Development Contribution Area 5 Wandi



Appendix 2 – Road Infrastructure Spatial Plan



Appendix 3 – Community Infrastructure Plan Spatial Plan



Appendix 4 – Schedule of Costs

Anketell Road upgrade – Asset ID – 1.1

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$9,499,860.00**.

Given that Anketell Road will be used by new development on both its northern and southern sides, the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	110.69ha	47.52%	\$4,434,238.36
5 – Wandi	126.45ha	52.48%	\$5,065,621.64
Total	237.1388ha	100%	\$9,499,860.00

Lyon Road Upgrade – Asset ID 1.2

The cost for the Lyon Road upgrade is **\$4,887,850**, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and estimates for portions of Lyon Road yet to be upgraded in the southern section of the Wandi South Local Structure Plan area south to Anketell Road. This includes **\$496,070** for landscaping and **\$4,391,780** for road construction.

Internal Collector Honeywood Avenue – Asset ID 1.3

The cost for the internal collector road is **\$11,343,441**, which is based on a combination of actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding) and estimates provided by the City. This includes **\$1,662,709** for landscaping and **\$9,680,732** for road construction.

Public open space – Asset ID 2.1

The actual and estimated costs for the POS (9.5% of the GSA, deducting the GSA for the Wandi District Centre is 12.0853ha) is **\$14,145,738 + \$11,312,018 = \$25,457,756** based upon actuals and estimates for POS improvement and the following:

Land acquisition: **\$1,230,000** per hectare x 11.5006 hectares⁷. Note all credits were provided to developers prior to the CAS 2019 review as development has already occurred for all POS in the DCA area.

The areas of POS within the Wandi North Local Structure Plan area (Honeywood Estate and Whistling Grove Estate) and the Wandi South Local Structure Plan area (Honeywood Rise and Wandi Heights Estate) are the actual costings incurred by the landowner/developer. The remaining estimate is for a portion of the two years POS establishment cost in respect of the Wandi Heights Estate.

⁷ Colliers International land valuation November 2017

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

Wandi Playing Fields – Asset ID 2.2

The Wandi Playing Fields has largely been constructed by the Satterley Property Group, on behalf of the Wandi Anketell and Pointform landholdings. The costing for the Wandi Playing Fields, of **\$6,705,482**, is based upon:

- Land acquisition: **\$180,000** per hectare for the Rural zoned land⁸ (5.9277 ha required) PLUS **\$1,090,000** per hectare for the Urban zoned land (0.4928 ha required) = **\$1,787,504**. It must be noted that the remaining balance of the playing fields yet to be provided a credit is 0.2090ha; and
- Improvement costs (including establishment costs for 2 years): **\$4,917,978**. It must be noted that 0.2090ha of this figure is the remaining balance of the playing fields yet to be constructed.

All development within DCA5 will contribute to 100% of the cost of the item on a land area basis (gross subdivisible area).

District Sporting Ground – Asset ID 3.1

The costs for DCA5 for the District Sporting Ground are estimated at **\$464,794.74** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$ 321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$ 543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$ 382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$ 464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$ 334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$ 1,492,778.79
Total	1,419.77	461.47	958.62	\$ 3,539,025.01

Branch Library (serves Districts A and B) -- Asset ID 4.1

The cost contribution for DCA5 towards the branch library is **\$80,166.35** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$55,387.51

⁸ Colliers International valuation November 2017

DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandí	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** largely estimated figures as only a partial LSP has been adopted by Council				

Local Community Centre – Asset ID 4.2

The cost contribution for DCA 5 towards a local community centre is **\$230,601.60** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 – Anketell (North portion only)	115.515	33.450	82.384	\$150,898.40
DCA 5 - Wandí	186.130	60.231	125.899	\$230,601.60
Total	301.64	93.68	208.28	\$381,500.00

District Youth Centre – Asset ID 4.3

The cost contribution for DCA5 towards a district youth centre is **\$321,437.17** with the proportionate sharing of costs over DCAs 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	115.515	33.450	82.384	\$210,338.33
DCA 5 - Wandí	186.130	60.231	125.899	\$321,437.17
DCA 6 - Mandogalup	182.997	92.432	90.565	\$231,224.49
Total	484.64	186.11	298.85	\$762,999.99

Administrative costs – Asset ID 5.0

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

1.0 Development Contribution Plan 6 – Mandogalup

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 6 (DCA6). The area is replicated in Appendix 1, however should there be any discrepancies between Appendix 1 and the area of DCA6 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA6 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- Jandakot Structure Plan (2007) – WAPC
- Mandogalup West Local Structure Plan (2017) – Roberts Day
- Mandogalup East Local Structure Plan (2017) – Rowe Group
- State Planning Policy 3.6: Infrastructure Contributions (2021) – WAPC
- Development Control Policy 1.7: General Road Planning – WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas – WAPC

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with the City of Kwinana Local Planning Scheme (LPS) No. 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA6.

Asset ID	Item
1.0	Roads
1.1	Hammond Road Extension
1.2	Internal Connector Road
2.0	Public Open Space
2.1	Public Open Space (including community purpose sites)
3.0	District Sporting Ground
3.1	Casuarina District Sporting Ground
4.0	Community Facilities
4.1	Branch Library (District A and B)
4.2	District Youth Centre
5.0	Administration
5.1	Land valuations and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Roads – Asset ID 1.0

Appendix 2 shows the road infrastructure to be coordinated and funded by DCP6.

6.1.1 Hammond Road Extension – Asset ID 1.1

The ‘Hammond Road extension’ item refers to a 370m portion of MRS Other Regional Road (ORR) reservation south of Rowley Road. The construction of this road will be necessary to provide northern access to the Urban zoned area once Rowley Road is upgraded to its ultimate design by Main Roads WA which will remove the interim access currently proposed by the Mandogalup East and Mandogalup West LSPs.

A concept design of the Hammond Road extension has been undertaken, with the road to comprise of a single lane, dual carriageway divided by a central median (within a 40m reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

All landowners within DCA6 will contribute to the Hammond Road extension on a ‘developable area’ basis, as the road will provide northern access to the development area.

6.1.2 Internal connector road to Hammond Road Extension – Asset ID 1.2

An internal connector road from the Urban land and across the Rural zoned land to the Hammond Road extension will be required to provide permanent access to the current Urban zoned land within DCA6 when Rowley Road is upgraded to its ultimate design. The internal connector road is approximately 485m in length and will comprise a single lane, dual carriageway divided by a central median, underground power, lighting, drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

All landowners within DCA6 will contribute to these two items on a 'developable area' basis as the road will provide northern access to the development area to Rowley Road and southwards to Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

6.2 Public Open Space (including community purpose sites) – Asset ID 2.0

Land acquisition and improvement costs for the provision of POS as per the proposed structure plans for DCA6 will be coordinated by the development contribution plan, unless separate arrangements are made between the developers within DCA6 to provide the POS without the need for a DCP. Costs will be apportioned on a pro rata gross subdivisible area basis and only landowners within the DCA6 Urban zoned land will contribute.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

6.3 District Sporting Ground – Asset ID 3.0

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018., Appendix 3 – Community Infrastructure Plan – Spatial Plan DCA6 is located within District A.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

6.4 Community Facilities – Asset ID 4.0

The City's revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre – Asset ID 4.1

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre – Asset ID 4.2

- Conceptual land requirement as a stand-alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library – Asset ID 4.3

- Conceptual land requirement as a stand-alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City's adopted CIP 2018 identifies the Branch Library to service Districts A and B, and the District Youth Centre to service District B as defined in CIP 2018, Appendix 3 – Community Infrastructure Plan – Spatial Plan. DCA6 is located within District B and therefore contributes towards the Branch Library and District Youth Centre.

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table 1 below:

Facility	Land component as a stand-alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at **\$1,090,000** per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately **\$1,754,900**.

6.5 Administrative costs – Asset ID 5.0

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated costs

Details of the cost apportionment can be seen in Appendix 6 – Cost Apportionment Schedule.

Refer to Appendix 4 – Schedule of Costs for each infrastructure and administrative item.

7.1 Roads – Asset ID 1.0

7.1.1 Hammond Road extension – Asset ID 1.1

The cost contribution for DCA6 towards the Hammond Road extension is **\$2,183,502** (including a construction contingency of 20%).

7.1.2 Internal Connector Road – Asset ID 1.2

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$2,250,935**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = **\$213,012**
- road construction: estimated rate of **\$1,576,000**
- landscaping: estimated rate of **\$461,923**

7.2 Public Open Space – Asset ID 2.1

The cost for DCA6 for the public open space is **\$20,044,163**.

The estimated costs for the POS are:

- Land acquisition: a total of **\$9,262,550.00¹**; and
- Standard improvement costs (including establishment costs for 2 years): total of **10,781,613**.

POS areas are comprised of both Local and Neighbourhood Parks. Local Parks are those less than 1 hectare in area, with rate for improvements and two years' establishment of **\$122.49** per m². Neighbourhood Parks are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment of **\$116.97** per m². Local playing fields comprise a separate rate of **\$55.64** per m². These rates have been independently verified by a landscape architecture firm.

7.3 District Sporting Ground – Asset ID 3.1

The costs for DCA6 for the District Sporting Ground are estimated at **\$334,348.16** with the proportionate sharing of costs over DCA2-7 shown in Appendix 4 – Schedule of Costs.

7.4 Community Facilities 4.0

7.4.1 Branch Library – Asset ID 4.1

The costs for DCA6 for the Branch Library are estimated at **\$57,667.33** with the proportionate sharing of costs over DCA2-7 shown in Appendix 4 – Schedule of Costs.

7.4.2 District Youth Centre – Asset ID 4.2

The costs for DCA6 for the District Youth Centre are estimated at **\$231,224.49** with the proportionate sharing of costs over DCA 4-6 show in Appendix 4 – Schedule of Costs

¹ Colliers International land valuation March 2019

7.5 Administrative Costs – Asset ID 5.0

Administrative costs will be charged at a flat rate of **2%** of the total costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable area is defined as the total site area less areas for schools, community facilities, retail and associated land uses, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Table 2 estimates the timing of the infrastructure items included in DCP6.

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-5 years	Will be provided by developers during subdivision.
2	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
3	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.
4	Internal connector road to Hammond Road Extension.	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.
5	Hammond Road Extension	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to

			Rowley Road and is therefore dependent on Main Roads WA timing.
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Table 2: Estimated timing of infrastructure delivery

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 5.15.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to

works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the

remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there are sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

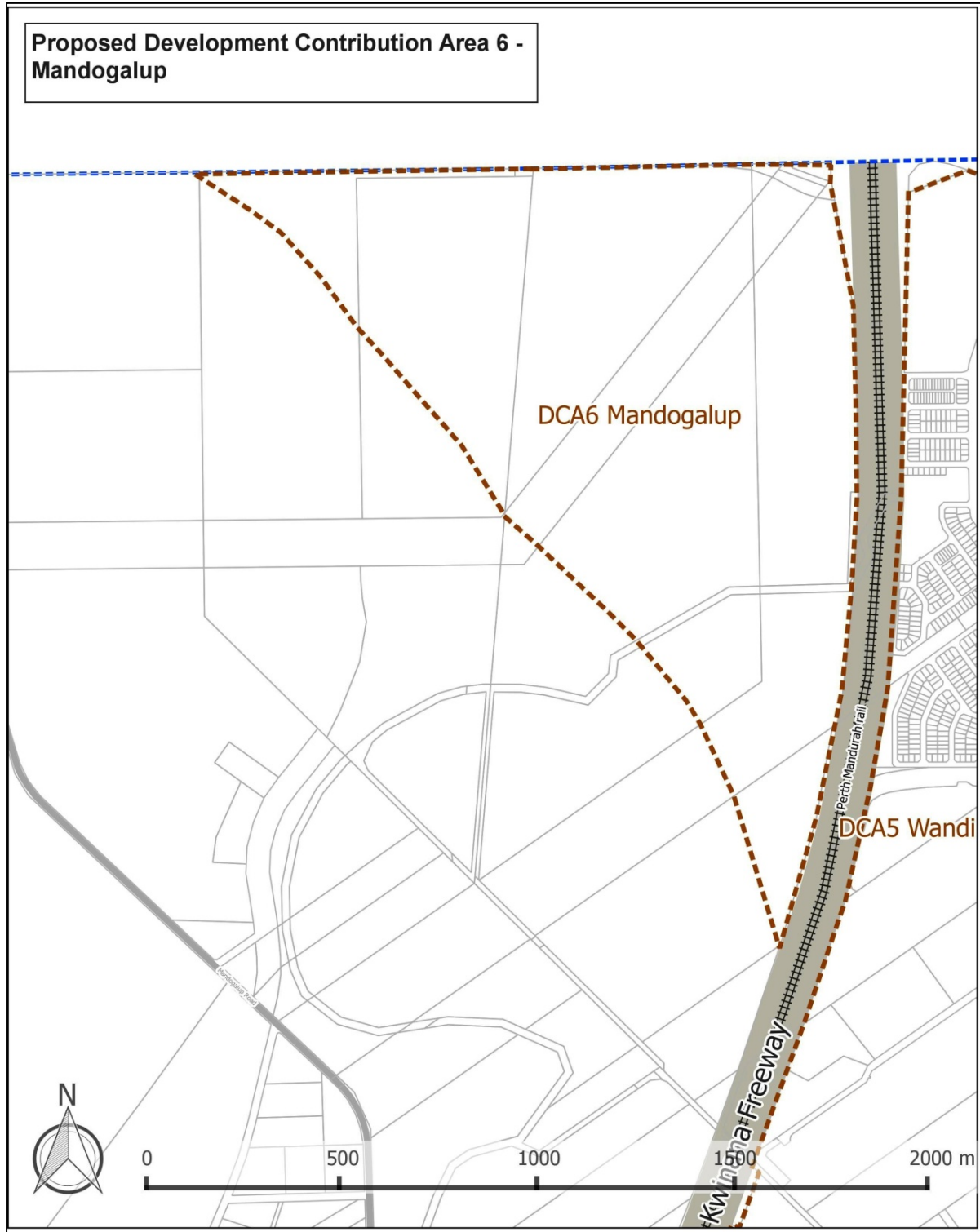
11.0 Review

The DCP will be reviewed at least every five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

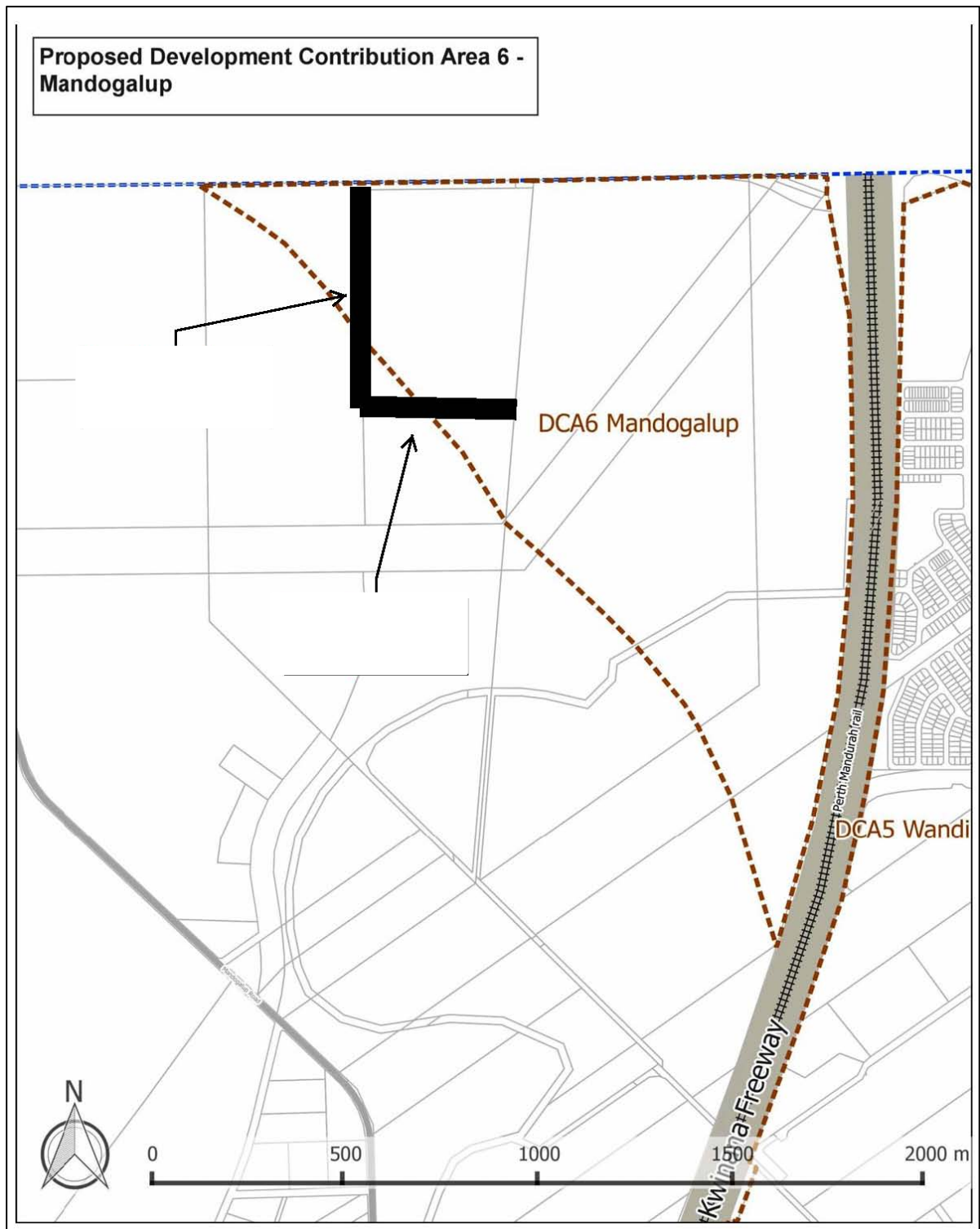
The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

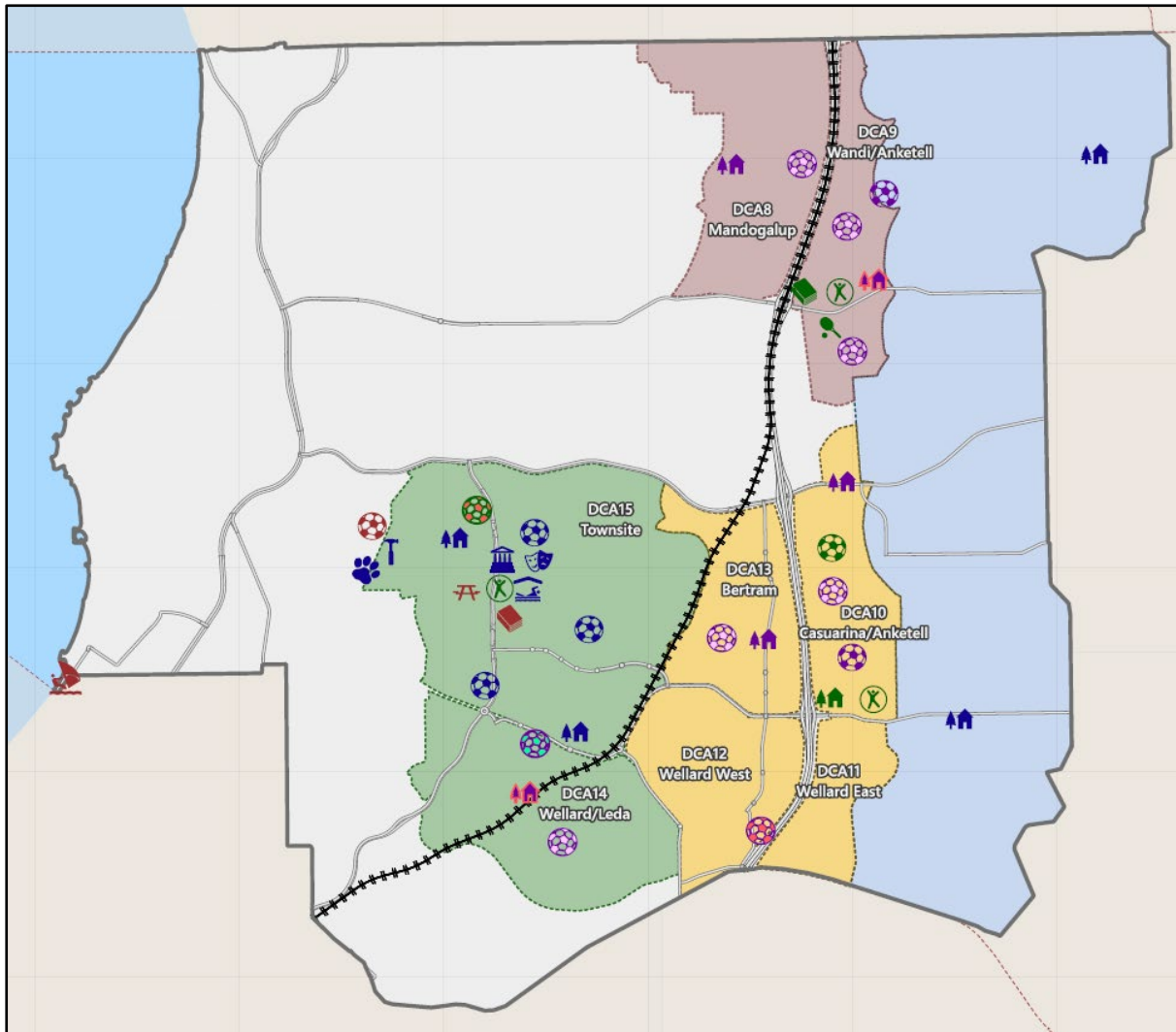
Appendix 1 – Development Contribution Area 6 – Mandogalup



Appendix 2 – Road Infrastructure



Appendix 3 – Community Infrastructure Plan – Spatial Plan



Appendix 4 – Schedule of Costs

Hammond Road Extension – Asset ID 1.1

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is **\$2,183,502**. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is **\$1,545,000** and the landscaping component is **\$638,502**.

Internal Connector Road – Asset ID 1.2

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$2,250,935**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = **\$213,012**
- road construction: = **\$1,576,000**
- landscaping: estimated rate of **\$461,923**

Public Open Space – Asset ID 2.1

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised below.

(DCA6) - Mandogalup Public Open Space	Area (m²)/Qty	Unit Rate	Total Cost
MANDOGALUP EAST			
POS1 (Local Park)	1,999	\$122.49	\$244,863
POS2 (Neighbourhood Park)	8,525	\$116.97	\$997,184
POS3 (Local Park)	2,290	\$122.49	\$280,509
POS4 (Local Park)	6,323	\$122.49	\$774,522
POS5 (Neighbourhood Park)	11,764	\$116.97	\$1,376,055
POS6 (Playing Fields)	11,549	\$55.64	\$642,600
POS7 (Local Park)	1,193	\$122.49	\$146,134
POS8 (Local Park)	1,345	\$122.49	\$164,753
East Sub-Total	44,988		\$4,626,619
MANDOGALUP WEST			
POS A (Neighbourhood Park)	12,180	Actual	\$1,264,893
POS B (Local Park)	3,600	\$122.49	\$440,974
POS C (Neighbourhood Park)	13,590	\$116.97	\$1,589,645
POS D (Neighbourhood Park)	15,440	\$116.97	\$1,806,043
POS E (Local Park)	1,930	\$122.49	\$236,411
POS F (Local Park)	6,670	\$122.49	\$817,027
Sub-Total	53,410		\$6,154,993
Total Footprint Cost	98,398		\$10,781,613

Local structure plan	Urban zoned land for public open space GSA	Land acquisition	Standard improvement costs
Mandogalup West	53,410ha	950,000/ha	\$6,154,993
Mandogalup East	44,988ha	950,000/ha	\$4,626,619
Total provision	98,398ha	\$9,262,550.00	\$10,781,613

The total cost contribution for this item is therefore **\$20,044,163**.

District Sporting Ground – Asset ID 3.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01

Branch Library (serves Districts A and B) – Asset ID 4.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00

** estimated figures only as no local structure plan for Casuarina has been adopted

District Youth Centre – Asset ID 4.2

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	115.515	33.450	82.384	\$210,338.33
DCA 5 - Wandi	186.130	60.231	125.899	\$321,437.17
DCA 6 - Mandogalup	182.997	92.432	90.565	\$231,224.49

Total	484.64	186.11	298.85	\$762,999.99
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Administrative Costs – Asset ID 5.0

Administrative costs will be changed at a flat rate of **2%** of the total costs for the DCP.

1.0 Development Contribution Plan 7 – Wellard / Bertram

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 7 (DCA7). The area is replicated in Appendix 1 – Development Contribution Area 7 Wellard/Bertram however should there be any discrepancies between Appendix 1 and the area of DCA7 shown on the scheme map, the scheme map shall prevail.

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the cost of the infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

Development within DCA7 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- Jandakot Structure Plan (2007) – WAPC
- Casuarina Local Structure Plan (1997) – TBB
- Bertram North (Belgravia Central) Structure Plan – CLE Town Planning and Urban Design
- Wellard Residential Bollard Bulrush Local Structure Plan (Fairhaven Estate & Providence Estate, including Lots 1, 2 and 10 Johnson Road) Local Structure Plan (2012) - CLE Town Planning and Design
- Wellard West (Emerald Park) Local Structure Plan (2014)
- Lot 661 Local Structure Plan
- Oakebella Local Structure Plan
- Lot 502 Tamblyn Place Local Structure Plan
- Lot 670 Local Structure Plan
- State Planning Policy 3.6: Infrastructure Contributions (2021) – WAPC
- Liveable Neighbourhoods (2009) – WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas – WAPC
- Community Infrastructure Place (2018) – City of Kwinana

3.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with the City of Kwinana Local Planning Scheme (LPS) No 2.

4.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Infrastructure Contributions* and operates in accordance with the provisions of section 5.15.5 Development Contribution Areas of LPS2.

5.0 Application Requirements

Where an application for subdivision, strata subdivision, development or an extension of land use is lodged which relates to land to which this plan applies, the local government shall take the provisions of the plan into account in making a recommendation on or determining that application.

6.0 Items included in the plan

This section of the DCP report identifies the item of infrastructure and land to be funded by development contributions collected from landowners within DCA7.

Asset ID	item
1.0	District Sporting Ground
1.1	Casuarina District Sporting Ground
2.0	Community Facilities
2.1	Branch Library (Districts A & B)
3.0	Administration
3.1	Land valuation and advice Administrative expenses General legal expenses Preparation of management tools

6.1 Casuarina District Sporting Ground – Asset ID 1.1

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in CIP 2018, Appendix 2 – Community Infrastructure Plan – Spatial Plan. DCA7 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution infrastructure development contribution plans (DCAs 8-15), pursuant to Amendment 145 to the City's LPS2. The improvement costs associated with DCA's 2-7 include earthworks, drainage, basic landscaping and turfing to part of the site and associated reticulation, general lighting paths, some additional car parking and establishment costs for two years.

6.2 Community Facilities – Branch Library Districts A and B – Asset ID 2.1

The City's adopted CIP 2018 identifies the need for a Branch Library to serve Districts A and B as defined in CIP 2018, Appendix 4 – Community Infrastructure Plan Spatial Plan. DCA7 is located within District B and therefore only contributes towards that facility.

The CIP 2018 includes multiple community facilities to be provided within the Wandu- Anketell District Centre however as the Wandu-Anketell District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS process (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandu District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha

- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand-alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand-alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two-storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two-storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a standalone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.4ha

DCA7 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33

DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** estimated figures only as no local structure plan for Casuarina has been adopted				

6.3 Administrative costs – Asset ID 3.1

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

7.0 Estimated Costs

Details of the cost apportionment can be seen in the Cost Apportionment Schedule.

Refer to Appendix 3 – Schedule of Costs for each infrastructure and administrative item.

7.1 District sporting Ground – Asset ID 1.1

The costs for DCA7 for the District Sporting Ground are estimated at **\$1,492,778.79** with the proportionate sharing of costs over DCA 2-7 shown below:

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 – Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01
** estimated figures only as no local structure plan for Casuarina has been adopted				

7.2 Community Facilities – Asset ID 2.1

The costs for DAC7 for the Branch Library are estimated at **\$257,469.83** with the proportionate sharing of costs over DCA 2-7 shown in Appendix 3 – Schedule of Costs.

7.3 Administrative Costs – Asset ID 3.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

8.0 Method of calculating contribution

Development contributions will be apportioned on a land area basis – either Developable Area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross Subdivisible Area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

Developable Area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetlands (CCW) areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Priority and timing of infrastructure delivery

Estimates for the timing of development of the infrastructure items included in DCP7 are shown below:

Priority	Infrastructure item	Anticipated timing	Comment
1	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
2	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

10.0 Payment of contributions

10.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 5.15.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable.

The total liability of undeveloped lots payable for each infrastructure item will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

10.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 5.15.5.14(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 10.3.4 of this DCP Report.

10.3 Other Matters

10.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

10.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

10.3.3 Interest

Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous months released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there are sufficient funds in the DCA account.

10.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

10.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are first to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may firstly be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate that is in the CAS.

10.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two-year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two-year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

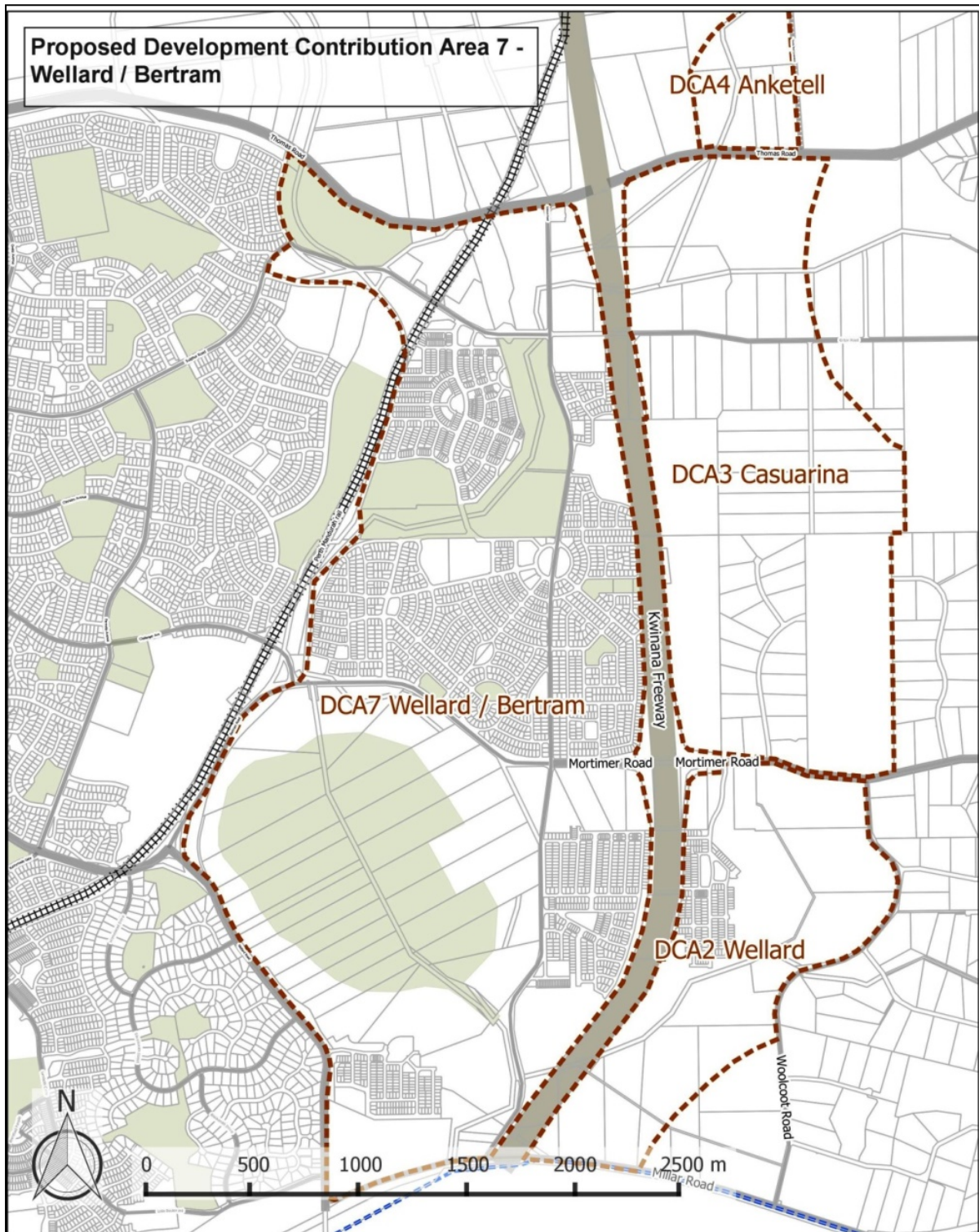
11.0 Review

The DCP will be reviewed five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

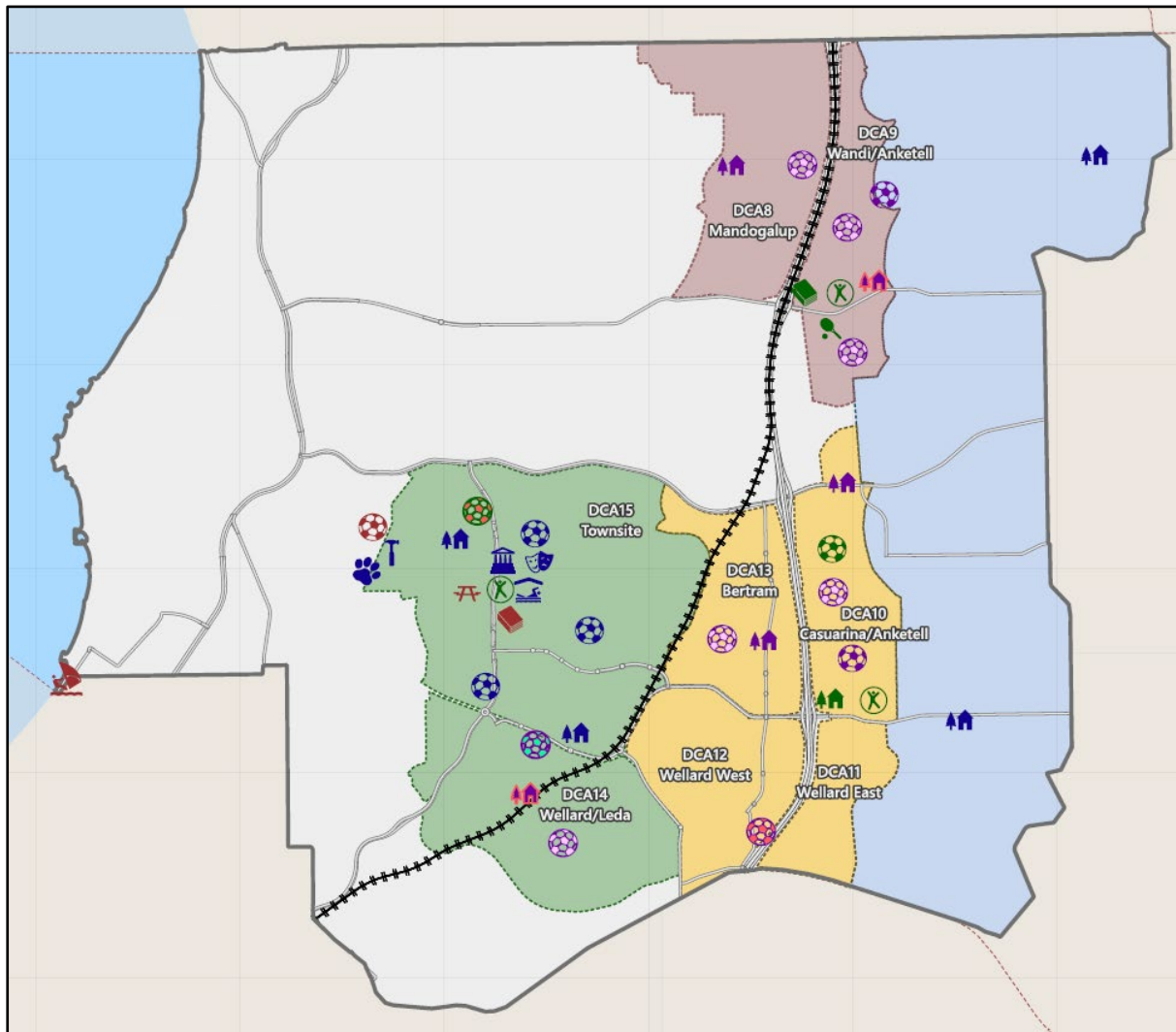
The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendices

Appendix 1 – Development Contribution Area 7 Wellard/Bertram



Appendix 2 – Community Infrastructure Plan – Spatial Plan



Appendix 3 – Schedule of Costs

Casuarina District Sporting Ground – Asset ID 1.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	134.506	47.522	86.985	\$321,130.03
DCA 3 - Casuarina**	267.63	120.46	147.17	\$543,311.61
DCA 4 - Anketell	143.072	39.740	103.652	\$382,661.68
DCA 5 - Wandi	186.130	60.231	125.899	\$464,794.74
DCA 6 - Mandogalup	182.997	92.432	90.565	\$334,348.16
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$1,492,778.79
Total	1,419.77	461.47	958.62	\$3,539,025.01
** estimated figures only as no local structure plan for Casuarina has been adopted				

Community Facilities: Branch Library Districts A and B – Asset ID 2.1

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	134.506	47.522	86.985	\$55,387.51
DCA 3 - Casuarina**	267.63	120.46	147.17	\$93,708.69
DCA 4 - Anketell	143.072	39.740	103.652	\$66,000.29
DCA 5 - Wandi	186.130	60.231	125.899	\$80,166.35
DCA 6 - Mandogalup	182.997	92.432	90.565	\$57,667.33
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$257,469.83
Total	1,419.77	461.47	958.62	\$610,400.00
** estimated figures only as no local structure plan for Casuarina has been adopted				

Administrative costs – Asset ID 3.1

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP.

Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Street Trees	Total
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2		25,948		402,491	4,719	433,158
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		25,520		395,838	4,356	425,714
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2	78,960	33,966		169,000	-	281,926
Peel Sub N Drain	2.1	DCA 2			1,235,307			1,235,307
Peel Sub N1 Drain	2.2	DCA 2			309,084			309,084
Peel Sub N2 Drain	2.3	DCA 2			199,634			199,634
Millar Road	1.1	DCA 2		123,052		1,086,343		1,209,395
Peel Sub P Drain	2.1	DCA 3			1,173,352			1,173,352
Peel Sub P1 Drain	2.2	DCA 3			1,030,094			1,030,094
Peel Sub P1A Drain	2.3	DCA 3			564,155			564,155
Peel Sub O Drain	2.4	DCA 3			943,263			943,263
Casuarina Public Open Space	3	DCA 3	11,927,763	24,749,905				36,677,668
Treeby Road - Internal collector	1.3	DCA 4				759,761		759,761
Anketell North Public Open Space	2	DCA 4	8,157,200	7,337,598				15,494,798
Lyon Road	1.2	DCA 5		496,070		4,391,780		4,887,850
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,680,732		11,343,441
Wandi Public open space	2	DCA 5	14,145,738	11,312,018				25,457,756
Wandi playing fields	2.3	DCA 5		1,787,504	4,917,978			6,705,482
Mandagalup Public Open Space	2	DCA 6	9,262,550.00	10,781,613				20,044,163
Hammond Road extension	1.1	DCA 6		638,502		1,545,000		2,183,502
Internal collector road	1.2	DCA 6	213,012	461,923		1,576,000		2,250,935
District Sporting Ground	Various - refer to below		1,710,000	1,829,025				3,539,025
Mortimer Road Calculation	Various - refer to below		77,577	170,101		5,179,000		5,426,678
Thomas Road Calculation	Various - refer to below			775,930		8,489,000		9,264,930
Anketell Road Calculation	Various - refer to below			517,860		8,982,000		9,499,860
Branch Library Land Calculation	Various - refer to below		610,400					610,400
District Youth Centre Land Calculation	Various - refer to below		763,000					763,000
Local Community Centre Land Calculation	Various - refer to below		381,500					381,500
\$ 163,095,832.23								

Constructed	Actual Cost to Date by Kwinana	Actual Cost to Date by Developer	Balance Remaining
Not commenced	\$ -	-	433,158.00
Not commenced	\$ -	-	425,714.00
Not commenced	\$ -	-	281,926.00
Not commenced	\$ 758,717.82	\$ -	476,589.51
Not commenced	\$ -	-	309,084.00
Not commenced	\$ -	193,306.35	6,327.65
Partial	\$ 98,245.20	\$ 861,255.18	249,895.10
Not commenced	\$ -	-	1,173,352.00
Not commenced	\$ -	-	1,030,094.00
Not commenced	\$ -	-	564,155.00
Not commenced	\$ -	-	943,262.95
Not commenced	\$ -	-	36,677,668.00
Complete	\$ 759,760.97	-	-
Not commenced	\$ -	-	15,494,798.00
Partial	\$ 4,887,850.03	-	-
Partial	\$ 9,029,697.00	-	2,313,744.00
Partial	\$ 25,424,944.47	-	32,812.00
Partial	\$ 6,551,572.00	-	153,910.00
Not commenced	\$ 2,336,733.00	-	17,707,430.00
Not commenced	\$ -	-	2,183,502.00
Not commenced	\$ -	-	2,250,935.00
Not commenced	\$ -	-	3,539,025.00
Not commenced	\$ -	-	5,426,678.00
Not commenced	\$ -	-	9,264,930.00
Not commenced	\$ -	-	9,499,860.00
Not commenced	\$ -	-	610,400.00
Not commenced	\$ -	-	763,000.00
Not commenced	\$ -	-	381,500.00
	\$ 856,963.02	\$ 50,045,119.00	\$ 112,193,750.21

District Sporting Ground - POS Land (3 hectares)							
TOTAL Estimated cost of item	3,539,025						
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	47.522	86.985	\$ 321,130.03	9.07%
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 543,311.61	15.35%
DCA 4 - Anketell	143.072	39.740	103.652	32.383	110.689	\$ 382,661.68	10.81%
DCA 5 - Wandl	186.130	60.231	125.899	59.680	126.450	\$ 464,794.74	13.13%
DCA 6 - Mandagalup	182.997	92.432	90.565			\$ 334,348.16	9.45%
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350			\$ 1,492,778.79	42.18%
	1,419.77	461.47	958.62	222.31	509.02	\$ 3,539,025.01	100.00%
** estimated figures only as no local structure plan for Casuarina has been adopted							

Mortimer Road Calculation							
TOTAL Estimated cost of item	\$ 5,426,678						
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Mortimer Road Cost for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	47.522	86.985	\$ 1,736,167.63	31.99%
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 3,690,510.37	68.01%
	402.13	167.98	234.15	130.25	271.8847	\$ 5,426,678.00	100.00%
** estimated figures only as no local structure plan for Casuarina has been adopted							

Thomas Road Calculation							
TOTAL Estimated cost of item	\$ 9,264,930						
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA	
DCA 3 - Casuarina**	267.625	120.458	147.167	82.725	184.9001	\$ 5,795,499.51	62.55%
DCA 4 - Anketell	143.07	39.74	103.65	32.38	110.69	\$ 3,469,430.49	37.45%
	410.70	160.20	250.82	115.11	295.5891	\$ 9,264,930.00	100.00%
** estimated figures only as no local structure plan for Casuarina has been adopted							

Anketell Road Calculation							
TOTAL Estimated cost of item	9,499,860						
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA	
DCA 4 - Anketell	143.07	39.74	103.65	32.38	110.69	\$ 4,434,238.36	46.68%
DCA 5 - Wandl	186.13	60.23	125.90	59.68	126.45	\$ 5,065,621.64	53.32%
	329.20	99.97	229.55	92.06	237.1388	\$ 9,499,860.00	100.00%
** estimated figures only as no local structure plan for Casuarina has been adopted							

Community Facilities - POS

Branch Library Land Calculation (0.56hectares)					
TOTAL Estimated cost of item	610,400				
	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA	
DCA 2 - Wellard East	134.506	47.522	86.985	\$ 55,387.51	9.07%
DCA 3 - Casuarina**	267.63	120.46	147.17	\$ 93,708.69	15.35%
DCA 4 - Anketell	143.072	39.740	103.652	\$ 66,000.29	10.81%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 80,166.35	13.13%
DCA 6 - Mandagalup	182.997	92.432	90.565	\$ 57,667.33	9.45%
DCA 7 - Wellard West/ Bertram	505.436	101.087	404.350	\$ 257,469.83	42.18%
	1,419.77	461.47	958.62	\$ 610,400.00	100.00%
** estimated figures only as no local structure plan for Casuarina has been adopted					

District Youth Centre Land Calculation (0.49 hectares)					
TOTAL Estimated cost of item	763,000				
	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA	
DCA 4 - Anketell	115.515	33.450	82.384	\$ 210,338.33	27.57%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 321,437.17	42.13%
DCA 6 - Mandagalup	182.997	92.432	90.565	\$ 231,224.49	30.30%
	484.64	186.11	298.85	\$ 762,999.99	100.00%

Local Community Centre Land Calculation (0.35hectares)					
TOTAL Estimated cost of item	381,500				
	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA	
DCA 4 - Anketell	115.515	33.450	82.384	\$ 150,898.40	39.55%
DCA 5 - Wandl	186.130	60.231	125.899	\$ 230,601.60	60.45%
	301.64	93.68	208.28	\$ 381,500.00	100.00%

Draft Cost Apportionment Schedule for DCA2

DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded	Payment Date	Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
Total Current ha for DCA Cell	134.5061	47.5215	86.9846	47.5215	86.9846			Cost of item	433,158	425,714	\$281,926	1,235,307	309,084	199,634	321,130	55,388	1,209,395	1,736,168	124,138	\$6,331,042.06
Total hectares																				
TOTAL hectares for actuals	69.2496	17.7054	51.5442	17.7054	51.5442															
Lot 27 Mortimer Road & Lot 201 Woolcoat Road	42.8532	15.9096	26.9436	15.9096	26.9436						\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.49
Net contribution paid											\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.49
Lot 64 Woolcoat Road	9.6932	1.6100	8.0832	1.6100	8.0832						\$23,623.25	\$205,219.11	\$35,536.09	\$27,743.07	\$34,070.70	\$6,638.08	\$176,457.72	\$176,915.86	\$15,287.21	\$701,491.09
Credits for constructed or provided items														\$193,306.35						\$193,306.35
Net contribution paid											\$19,538.89	\$155,425.75	\$26,681.94	\$214,137.02	\$24,873.46	\$5,292.46	\$123,567.77	\$120,939.12	\$11,034.68	\$701,491.09
Lot 90 & Lot 378 Millar Road (Wellard Glen)	15.2364	0.1858	15.0506	0.1858	15.0506						\$37,906.66	\$303,948.38	\$52,221.53	\$40,769.45	\$48,813.49	\$10,301.08	\$243,502.06	\$238,909.27	\$21,679.30	\$998,051.23
Gross contribution paid								\$ 189,072.97			\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$46,129.55	\$45,259.48	\$4,107.00	\$189,072.96
Credits for constructed items - Millar Rd																	\$808,978.27			\$808,978.27
Net contribution paid											\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$855,107.82	\$45,259.48	\$4,107.00	\$998,051.23
Lot 601 Millar Road	1.4668	0.0000	1.4668	0.0000	1.4668						\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
Gross contribution paid								\$ 97,095.31			\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
Credits for constructed or provided items																				\$0.00
Net contribution paid											\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
Total Cash Payments Made								\$2,581,065.38	\$0.00	\$0.00	\$133,078.22	\$1,082,866.58	\$186,324.59	\$145,464.77	\$175,019.03	\$36,381.52	\$879,567.57	\$866,762.33	\$77,885.51	\$3,583,350.13
Total Interest Earned to 30 June 2018								\$10,500.66	\$0.00	\$0.00	\$389.97	\$3,173.24	\$546.01	\$426.27	\$512.88	\$106.61	\$2,577.49	\$2,539.96	\$228.24	\$10,500.67
Total Interest Earned to 30 June 2019								\$60,792.53	\$0.00	\$0.00	\$2,257.71	\$18,371.13	\$3,161.05	\$2,467.85	\$2,969.25	\$617.22	\$14,922.11	\$14,704.86	\$1,321.35	\$60,792.53
Total Interest Earned to 30 June 2020								\$40,432.32	\$0.00	\$0.00	\$1,501.57	\$12,218.40	\$2,102.37	\$1,641.34	\$1,974.81	\$410.51	\$9,924.50	\$9,780.01	\$878.81	\$40,432.32
Total Interest Earned from 30 June 2020 - 26 June 2021								\$8,688.28	\$0.00	\$0.00	\$322.66	\$2,625.55	\$451.77	\$352.70	\$424.36	\$88.21	\$2,132.62	\$2,101.57	\$188.84	\$8,688.28
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE									\$433,158.00	\$425,714.00	\$144,375.87	\$116,052.43	\$116,498.21	\$49,281.07	\$140,229.70	\$17,783.44	\$300,271.19	\$840,278.90	\$43,635.33	\$2,627,278.13

										Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area			
DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded	Payment Date	Total Amount Paid		1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE										433,158	425,714	144,376	116,052	116,498	49,281	140,230	17,783	300,271	840,279	43,635	\$2,627,278.13
TOTAL cost of item per ha	65.2565	29.8161	35.4404	29.8161	35.4404					\$414,981.80	\$61,709.31	\$4,073.77	\$3,274.58	\$3,287.16	\$1,390.53	\$3,956.78	\$501.78	\$8,472.57	\$23,709.63	\$1,231.23	\$526,589.13
Lot 59 Mortimer Road	12.4820	5.5833	6.8987	5.5833	6.8987						\$425,714.00	\$28,103.68	\$22,590.35	\$22,677.12	\$9,592.88	\$27,296.61	\$3,461.66	\$58,449.70	\$163,565.65	\$8,493.90	\$769,945.54
Gross contribution paid						\$ -		\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																					\$0.00
Net contribution payable											\$425,714.00	\$28,103.68	\$22,590.35	\$22,677.12	\$9,592.88	\$27,296.61	\$3,461.66	\$58,449.70	\$163,565.65	\$8,493.90	\$769,945.54
Lot 27 Mortimer Road & Lot 201 Woolcoat Road	0.5744	0.0000	0.5744	0.0000	0.5744							\$2,339.97	\$1,880.92	\$1,888.14	\$798.72	\$2,272.77	\$288.22	\$4,866.64	\$13,618.81	\$707.22	\$28,661.43
Gross contribution paid						\$ 28,661.43		\$ -				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																					\$0.00
Net contribution payable												\$2,339.97	\$1,880.92	\$1,888.14	\$798.72	\$2,272.77	\$288.22	\$4,866.64	\$13,618.81	\$707.22	\$28,661.43
Lot 28 Mortimer Road	3.7938	2.7500	1.0438	2.7500	1.0438					\$433,158.00		\$4,252.20	\$3,418.01	\$3,431.14	\$1,451.44	\$4,130.08	\$523.76	\$8,843.67	\$24,748.12	\$1,285.16	\$485,241.56
Gross contribution paid						\$ -		\$ -		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																					\$0.00
Net contribution payable										\$433,158.00		\$4,252.20	\$3,418.01	\$3,431.14	\$1,451.44	\$4,130.08	\$523.76	\$8,843.67	\$24,748.12	\$1,285.16	\$485,241.56
Lot 61 Woolcoat Road	2.6830	1.2000	1.4830	1.2000	1.4830							\$6,041.39	\$4,856.20	\$4,874.86	\$2,062.16	\$5,867.90	\$744.15	\$12,564.82	\$35,161.39	\$1,825.92	\$73,998.78
Gross contribution paid						\$ -		\$ -				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																					\$0.00
Net contribution payable												\$6,041.39	\$4,856.20	\$4,874.86	\$2,062.16	\$5,					

DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prerefunded	Payment Date	Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
Total	65.26	29.82	35.44	29.82	35.44			\$0.00	\$433,158.00	\$425,714.00	\$144,375.87	\$116,052.43	\$116,498.21	\$49,281.07	\$140,229.70	\$17,783.44	\$300,271.19	\$840,278.90	\$43,635.33	\$2,627,278.13

Draft Cost Apportionment Schedule for DCA3

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DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestricted	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved	Payment Date	Total Amount Paid	Sub total
Lot 24 Orton Road	4.0700	0.0000	4.0700	0.5787	0.0000	0.0000	0.0000	4.0700				\$1,365,630.68
Gross contribution paid									\$ -		\$0.00	\$0.00
Credits for constructed or provided items												\$0.00
Net contribution payable												\$1,365,630.68
Lot 25 Orton Road	4.0800	0.2700	3.8100	0.5417	0.0000	0.0000	0.2700	3.8100				\$1,278,391.33
Gross contribution paid									\$ -		\$0.00	\$0.00
Credits for constructed or provided items												\$0.00
Net contribution payable												\$1,278,391.33
Lot 1 (46) Orton Road	1.8500	1.8500	0.0000	0.0000	0.0000	0.0000	0.0000	1.8500		Commercial		\$105,019.12
Gross contribution paid									\$ -		\$0.00	\$0.00
Credits for constructed or provided items												\$0.00
Net contribution payable												\$105,019.12
Lot 50 Orton Road	4.1000	1.8200	2.2800	0.3242	0.0000	0.0000	0.0000	4.1000		Commercial		\$868,337.71
Gross contribution paid									\$ -		\$0.00	\$0.00
Credits for constructed or provided items												\$0.00
Net contribution payable												\$868,337.71
Lot 49 Orton Road	4.1200	4.1200	0.0000	0.0000	0.0000	0.0000	2.7900	1.3300		Commercial		\$75,500.23
Gross contribution paid									\$ -		\$0.00	\$0.00
Credits for constructed or provided items												\$0.00
Net contribution payable												\$75,500.23
Lot 48 Orton Road	4.6800	1.4500	3.2300	0.4593	0.0000	0.0000	1.4500	3.2300				\$1,083,780.57
Net contribution payable												\$1,083,780.57
Lot 47 Orton Road	4.3700	0.0000	4.3700	0.6214	0.0000	0.0000	0.0000	4.3700				\$1,466,291.38
Net contribution payable												\$1,466,291.38
Lot 46 Orton Road	4.1500	3.0000	1.1500	0.1635	0.0000	0.0000	3.0000	1.1500				\$385,866.14
Net contribution payable												\$385,866.14
Lot 45 Orton Road	4.1400	3.0000	1.1400	0.1621	0.0000	0.0000	3.0000	1.1400				\$382,510.79
Net contribution payable												\$382,510.79
Lot 32 Orton Road (partially within Rural Water Resource Zone)	4.4900	1.5900	2.9000	0.4124	0.0000	0.0000	1.5900	2.9000				\$973,053.78
Net contribution payable												\$973,053.78
Lot 33 Landgren Road (partially within Rural Water Resource Zone)	4.1000	2.8000	1.3000	0.1848	0.0000	0.0000	2.8000	1.3000				\$436,196.54
Net contribution payable												\$436,196.54
Lot 34 Landgren Road (partially within Rural Water Resource Zone)	4.1100	0.7600	3.3500	0.4763	0.0000	0.0000	0.7600	3.3500				\$1,124,044.87
Net contribution payable												\$1,124,044.87
Lot 35 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 36 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 37 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 38 Landgren Road	4.1259	0.1400	3.9859	0.5668	0.0000	0.0000	0.1400	3.9859				\$1,337,412.09

DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestricted	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved	Payment Date	Total Amount Paid	Sub total
Net contribution payable												\$1,337,412.09
Lot 44 Landgren Road	4.0854	0.0000	4.0854	0.5809	0.0000	0.0000	0.0000	4.0854				\$1,370,797.89
Net contribution payable												\$1,370,797.89
Lot 43 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 42 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 41 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 40 Landgren Road	4.1100	0.0000	4.1100	0.5844	0.0000	0.0000	0.0000	4.1100				\$1,379,052.08
Net contribution payable												\$1,379,052.08
Lot 39 Landgren Road	4.1400	0.1550	3.9850	0.5666	0.0000	0.0000	0.1550	3.9850				\$1,337,110.10
Net contribution payable												\$1,337,110.10
Lot 9000 Orton Road	16.7116	13.2900	3.4216	0.4865	0.0000	0.0000	13.2900	3.4216				\$1,148,069.25
Net contribution payable												\$1,148,069.25
Lot 2001 Mortimer Road	23.0200	19.0100	4.0100	0.5702	0.0000	0.0000	14.9000	8.1200				\$1,578,811.25
Net contribution payable												\$1,578,811.25
Lot 101 Mortimer Road	1.9997	0.0000	1.9997	0.2843	0.0000	0.0000	0.0000	1.9997				\$670,970.92
Net contribution payable												\$670,970.92
Lot 102 Mortimer Road	1.9997	0.0000	1.9997	0.2843	0.0000	0.0000	0.0000	1.9997				\$670,970.92
Net contribution payable												\$670,970.92
Lot 103 Nicholas Drive	2.0100	0.0000	2.0100	0.2858	0.0000	0.0000	0.0000	2.0100				\$674,426.93
Net contribution payable												\$674,426.93
Lot 104 Nicholas Drive	2.0000	0.3900	1.6100	0.2289	0.0000	0.0000	0.3900	1.6100				\$540,212.62
Net contribution payable												\$540,212.62
Lot 105 Nicholas Drive	2.0200	1.3500	0.6700	0.0953	0.0000	0.0000	1.3500	0.6700				\$224,808.97
Net contribution payable												\$224,808.97
Lot 106 Nicholas Drive	2.0780	1.2000	0.8780	0.1248	0.0000	0.0000	1.2000	0.8780				\$294,600.43
Net contribution payable												\$294,600.43
Lot 107 Lugg Place	2.0166	1.4000	0.6166	0.0877	0.0000	0.0000	1.4000	0.6166				\$206,891.38
Net contribution payable												\$206,891.38
Lot 108 Lugg Place	2.0300	0.5600	1.4700	0.2090	0.0000	0.0000	0.5600	1.4700				\$493,237.62
Net contribution payable												\$493,237.62
Lot 109 Lugg Place	2.0100	0.0000	2.0100	0.2858	0.0000	0.0000	0.0000	2.0100				\$674,426.93
Net contribution payable												\$674,426.93
Lot 110 Lugg Place	2.0100	0.0000	2.0100	0.2858	0.0000	0.0000	0.0000	2.0100				\$674,426.93
Net contribution payable												\$674,426.93
Lot 111 Lugg Place	2.0000	0.0000	2.0000	0.2844	0.0000	0.0000	0.0000	2.0000				\$671,071.59
Net contribution payable												\$671,071.59
Lot 112 Lugg Place	2.0100	1.1500	0.8600	0.1223	0.0000	0.0000	1.1500	0.8600				\$288,560.79
Net contribution payable												\$288,560.79
Lot 113 Lugg Place	2.0000	1.6800	0.3200	0.0455	0.0000	0.0000	1.6800	0.3200				\$107,371.45
Net contribution payable												\$107,371.45
Lot 114 Lugg Place	2.0260	1.0500	0.9760	0.1388	0.0000	0.0000	1.0500	0.9760				\$327,482.94

DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestricted	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved	Payment Date	Total Amount Paid	Sub total
Net contribution payable												\$327,482.94
Lot 115 Nicholas Drive	2.0600	1.5100	0.5500	0.0782	0.0000	0.0000	1.5100	0.5500				\$184,544.67
Net contribution payable												\$184,544.67
Lot 116 Nicholas Drive	2.0100	0.9300	1.0800	0.1536	0.0000	0.0000	0.9300	1.0800				\$362,378.65
Net contribution payable												\$362,378.65
Lot 117 Nicholas Drive	2.0000	1.1500	0.8500	0.1209	0.0000	0.0000	0.0000	2.0000				\$350,487.58
Net contribution payable												\$350,487.58
Lot 118 Nicholas Drive	2.0000	0.5000	1.5000	0.2133	0.0000	0.0000	0.5000	1.5000				\$503,303.68
Net contribution payable												\$503,303.68
Lot 121 Nicholas Drive	2.0291	0.0000	2.0291	0.2885	0.0000	0.0000	0.0000	2.0291				\$680,835.67
Net contribution payable												\$680,835.67
Lot 122 Mortimer Road	1.9800	1.9800	0.0000	0.0000	0.0000	0.0000	0.0000	1.9800				\$112,398.85
Net contribution payable												\$112,398.85
Lot 123 Mortimer Road	45.1400	22.0000	23.1400	3.2908	0.0000	0.0000	22.0000	23.1400				\$7,764,298.09
Net contribution payable												\$7,764,298.09
Total	267.6251	120.4581	147.1670	20.9262	0.0000	0.0000	82.7250	184.9001			\$0.00	\$ 51,521,793.45
Check	0.0000	0.0000	0.0000	-0.0003	0.0000	0.0000	0.0000	0.0000			\$0.00	-0.08

\$0.00

-\$0.08

Amount payable for each infrastructure item at current review	\$ 51,521,793.37
Amount paid to date for each infrastrature item	\$0.00
CREDIT	\$0.00
Balance remaining	\$51,521,793.37

Draft Cost Apportionment Schedule for DCA4

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DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as % in LSP of GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	Sub total
Lot 31 Treeby Road	4.8006	0.0000	4.8006	0.5942	0.5942	0.0000	0.0000	4.8006				\$1,342,447.23
Net contribution payable												\$1,342,447.23
Lot 37 Treeby Road (within Urban Zone)	5.0200	2.1400	2.8800	0.3565	0.3565	0.0000	2.1400	2.8800				\$805,367.68
Net contribution payable												\$805,367.68
Lot 38 Treeby Road (within Urban Zone)	4.9700	2.0300	2.9400	0.3639	0.3639	0.0000	2.0300	2.9400				\$822,146.17
Net contribution payable												\$822,146.17
Lot 32 Treeby Road	4.7626	0.0450	4.7176	0.5839	0.5839	0.0000	0.0450	4.7176				\$1,319,237.00
Net contribution payable												\$1,319,237.00
Lot 39 Treeby Road (within Urban Zone)	4.9200	1.7400	3.1800	0.3936	0.3936	0.0000	1.7400	3.1800				\$889,260.14
Net contribution payable												\$889,260.14
Lot 33 Treeby Road	4.7222	0.1350	4.5872	0.5677	0.5677	0.0000	0.1350	4.5872				\$1,282,771.74
Net contribution payable												\$1,282,771.74
Lot 40 Treeby Road (within Urban Zone)	4.8700	2.1500	2.7200	0.3366	0.3366	0.0000	2.1500	2.7200				\$760,625.03
Net contribution payable												\$760,625.03
Lot 34 Treeby Road	4.6868	0.5595	4.1273	0.5108	0.5108	0.0000	0.5595	4.1273				\$1,154,164.59
Net contribution payable												\$1,154,164.59
Lot 35 Treeby Road	4.6311	1.8702	2.7609	0.3417	0.3417	0.0000	1.8702	2.7609				\$772,062.38
Net contribution payable												\$772,062.38
Lot 41 Treeby Road (within Urban Zone)	4.8100	2.8700	1.9400	0.2401	0.2401	0.0000	2.8700	1.9400				\$542,504.62
Net contribution payable												\$542,504.62
Lot 100 Treeby Road	10.3200	1.6068	8.7132	1.0784	1.0784	0.0000	1.6068	8.7132				\$2,436,572.81
Net contribution payable												\$2,436,572.81
Lot 13 Treeby Road	4.8760	0.1943	4.6817	0.5794	0.5794	0.0000	0.1943	4.6817				\$1,309,197.87
Net contribution payable												\$1,309,197.87
ANKETELL SOUTH												
Lot 1 Thomas Road	3.7619	0.0000	3.7619	0.0000	0.0000	0.0000	0.0000	3.7619				\$331,314.73
Net contribution payable												\$331,314.73
Lot 2 Thomas Road	4.0025	1.1100	2.8925	0.0000	0.0000	0.0000	0.8090	3.1935				\$277,726.21
Net contribution payable												\$277,726.21
Lot 3 Thomas Road	3.5561	2.6300	0.9261	0.0000	0.0000	0.0000	1.7200	1.8361				\$151,038.54
Net contribution payable												\$151,038.54
Lot 17 Thomas Road	5.6368	0.8500	4.7868	0.0000	0.0000	0.0000	0.0000	5.6368				\$486,473.88
Net contribution payable												\$486,473.88
Lot 13 Treeby Road	7.6400	1.7000	5.9400	0.0000	0.0000	0.0000	1.7000	5.9400				\$523,142.44
Net contribution payable												-\$37,784.99
Total	134.5241	38.4411	96.4030	9.6657	9.6657	0.0000	31.7363	102.7878			0.00	23,938,608.51
Check	0.0000	0.0000	0.0000	0.0359	0.0000	0.0000	0.0000	0.0000			0.00	- 0.02
			difference between actual and 12%POS required in hectares				0.0000					

Public Open Space (Anketell North LSP)			difference in cost		0	Amount payable for each infrastructure item at current review		\$23,938,608.53
						Amount paid to date for each infrastrasture item		\$ -
						FUTURE CREDIT		\$560,927.43
						Balance remaining		\$23,377,681.10

Total GSA	Total
Land area (ha)	82.3844 10.1965
Percentage	0.1238

10.1965 Check

Draft Cost Apportionment Schedule for DCA5

DCA5 - WANDI	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	Sub total
											Cost of item	\$55,648,294.02
Total Current ha for DCA Cell	186.1302	60.2311	125.8991	11.0319	11.5352	11.5006	59.6804	126.4498				
	139.6938	35.4648	104.2290	10.1618	11.0101	11.5006	34.9141	104.7797				
Terra Novis - Lot 12 Honeywood Ave	11.5939	0.1250	11.4689	1.0895	1.2044	1.1390	0.1250	11.4689				\$4,586,000.52
Net contribution paid												\$4,586,000.52
Terra Novis - Lot 12 Honeywood Ave	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000				\$314,515.39
Net contribution paid												\$314,515.39
Satterley (Honeywood, Wandi North) Lots 676, 678, 680, 683 Lyon Rd (Wandi Anketell Holdings)	81.8772	20.4828	61.3944	5.8325	6.5078	7.0637	20.8060	61.0712				\$26,221,988.83
Net contribution paid												\$26,221,988.88
Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform)	40.2569	12.4582	27.7987	2.9009	2.5397	2.5397	12.4582	27.7987				\$14,055,353.23
Net contribution paid												\$14,055,353.23
Individual Lot 154 Kenby Chase	1.9869	0.0000	1.9869	0.1888	0.3401	0.3401	0.0000	1.9869				\$808,079.28
Net contribution paid												\$808,079.30
Individual Lot 155 Kenby Chase	1.6001	0.0200	1.5801	0.1501	0.4181	0.4181	0.0200	1.5801				\$642,633.57
Net contribution paid												\$642,633.57
Individual Lot 60 Kenby Chase District Centre	1.2969	1.2969	0.0000	0.0000	0.0000	0.0000	0.8729	0.4240		Commercial		\$13,527.12
Net contribution payable												\$0.00
Individual Lot 61 Kenby Chase Wandi South	0.2615	0.2615	0.0000	0.0000	0.0000	0.0000	0.0000	0.2615				\$8,342.78
Net contribution payable												\$0.00
Individual Lot 61 Kenby Chase District Centre	0.8204	0.8204	0.0000	0.0000	0.0000	0.0000	0.6320	0.1884		Commercial		\$6,010.65
Net contribution paid												\$6,010.65
Total Cash Payments Made											\$762,387.38	\$46,656,451.37
Total Interest Earned up to 30 June 2018											\$16,546.52	\$16,546.52
Total Interest Earned to 30 June 2019											\$32,887.70	\$32,887.70
Total Interest Earned to 30 June 2020											\$15,908.94	\$15,908.95
Total Interest Earned to 26 June 2021											\$2,406.06	\$2,406.06
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$8,924,093.42

0.0950

DCA5 - WANDI	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	Sub total
Total GSA for POS Liability (excluding Wandi District Centre)			9.1571						TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$8,924,093.42
TOTAL cost of item per ha	46.4364	24.7663	21.6701	0.8701	0.5251	0.0000	24.7663	21.6701				\$574,140.84
Terra Novis - Lot 13 Honeywood Ave (Lot 9001) - Part Lot within Rural Water Resource Zone	3.6500	1.5936	2.0564	0.1954	0.2056	0.0000	1.5936	2.0564				\$1,180,663.23
Net contribution payable												\$1,180,663.23
Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000				\$0.57

DCA5 - WANDI	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	Sub total
Net contribution payable												\$0.57
Individual Lot 154 Kenby Chase	0.1005	0.0000	0.1005	0.0095	0.0000	0.0000	0.0000	0.1005				\$57,701.15
Net contribution payable												-\$9,648.26
Individual Lot 155 Kenby Chase	0.5611	0.0000	0.5611	0.0533	0.0000	0.0000	0.0000	0.5611				\$322,150.44
Net contribution payable												-\$74,134.92
Individual Lot 56 Kenby Chase	2.4000	0.7446	1.6554	0.1573	0.2300	0.0000	0.7446	1.6554				\$950,432.75
Net contribution payable												\$950,432.75
Individual Lot 57 Kenby Chase	1.7556	0.6000	1.1556	0.1098	0.0000	0.0000	0.6000	1.1556				\$663,477.16
Net contribution payable												\$663,477.16
Individual (Mammoth) Lot 1 Kenby Chase	1.8100	0.6000	1.2100	0.1150	0.0895	0.0000	0.6000	1.2100				\$694,710.40
Net contribution payable												\$694,710.40
Individual (Mammoth) Lot 1 District Centre	4.8550	0.2475	4.6075	0.0000	0.0000	0.0000	0.2475	4.6075		Commercial		\$1,350,099.91
Net contribution payable												\$1,350,099.91
Individual Lot 59 Kenby Chase (within Wandi South LSP area)	0.8740	0.0450	0.8290	0.0788	0.0000	0.0000	0.0450	0.8290				\$475,962.76
Net contribution payable												\$475,962.76
Individual Lot 59 Kenby Chase (within Wandi South LSP area)	1.1352	1.1012	0.0340	0.0000	0.0000	0.0000	1.1012	0.0340				\$9,949.97
Net contribution payable												\$9,949.97
Individual Lot 31 Kenby Chase Wandi South (Commercial - Childcare)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		Commercial		\$0.00
Net contribution payable												\$0.00
Individual Lot 60 Kenby Chase District Centre	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		Commercial		\$0.00
Net contribution payable												\$0.00
Individual Lot 9032 Kenby Chase District Centre (Residential)	1.7328	0.1437	1.5891	0.1510	0.0000	0.0000	0.1437	1.5891				\$912,367.21
Net contribution payable												\$912,367.21
Individual Lot 9033 Kenby Chase Wandi South (Commercial)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		Commercial		\$0.00
Net contribution payable												\$0.00
BMC Properties Lot 313 Anketell Road District Centre	20.8620	13.0426	7.8194	0.0000	0.0000	0.0000	13.0426	7.8194		Commercial		\$2,291,281.93
Net contribution payable												\$2,291,281.93
Lot 2 Anketell Road District Centre	6.7003	6.6481	0.0522	0.0000	0.0000	0.0000	6.6481	0.0522				\$15,295.90
Net contribution payable												\$15,295.90
Total	46.4364	24.7663	21.6701	0.8701	0.5251	0.0000	24.7663	21.6701			463,634.76	8,924,093.38
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			-0.01	0.04
						Total Amount Paid in DCA					Check	\$8,460,458.61
												-\$0.04

Residential ha	113.3861	Amount payable for each infrastructure item at current review	\$8,924,093.42
Commercial ha	12.5130	Amount paid to date for each infrastrasture item	\$463,634.77
Total CAS ha	125.8991	FUTURE CREDIT	\$0.00
	0.0000	Balance remaining	\$8,460,458.65

Draft Cost Apportionment Schedule for DCA6

POS % 10.44%																					
DCA6 - MANDOGALUP	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA	POS actually provided	Deductio ns for Developa ble Area	Developable Area	Amount Due	Less Credits	Amount Due including any credits approved for prefunded works and POS improvements and Land	Payment Date	Total Amount Paid	Contributions based on a pro rata gross subdivisible area					Contributions based on pro rata developable area			Sub total
													2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	
TOTAL cost of item per ha - ACTUALS AND UNDEVELOPED	182.9965	92.4315	90.5650	9.4592	1.2180	27.7124	155.2841					Cost of Item	\$10,781,613.00	\$9,262,550.00	\$334,348.16	\$57,667.33	\$231,224.49	\$2,183,502.00	\$2,250,935.00	\$502,036.80	\$25,603,876.78
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place - ACTUALS AND UNDEVELOPED	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000														
TOTAL cost of item per ha - ACTUALS	14.8022	1.6870	13.1152	1.3698	1.2180	1.6870	13.1152														
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land)	14.8022	1.6870	13.1152	1.3698	1.2180	1.6870	13.1152						\$1,558,681.81	\$1,214,406.26	\$42,443.94	\$8,803.23	\$35,446.60	\$160,050.70	\$169,574.26	\$40,077.98	\$3,229,484.78
Gross contribution paid								\$ 3,229,943.15				\$892,751.78	\$431,054.24	\$335,318.07	\$11,742.83	\$3,196.26	\$9,764.27	\$44,381.25	\$46,983.56	\$10,311.30	\$892,751.78
Qube Mandogalup Development Pty Ltd Stage 1 Aspley Invoice 55722	7.4890	1.6870	5.8020		1.2180	1.6870	5.8020	\$ 1,468,381.68	-\$1,071,840.00	\$ 396,541.68	5/07/2019	\$396,541.68									
Stage 2A (offset by credit)	1.6869		1.6869				1.6869	\$ 381,241.51	\$0.00	\$ 381,241.51	21/08/2020										
Stage 2B	1.7645		1.7645				1.7645	\$ 432,915.20		\$ 432,915.20	9/11/2020	\$297,310.69									
Stage 3A	1.7154		1.7154				1.7154	\$ 420,868.65		\$ 420,868.65											
Stage 3B	1.3354		1.3354				1.3354	\$ 327,636.70		\$ 327,636.70											
Stage 4A	0.8110		0.8110				0.8110	\$ 198,899.41		\$ 198,899.41	28/05/2021	\$198,899.41									
Credit outstanding for POS A			0.0000					0.0000	\$ -	\$ 198,899.41											
Credits for constructed or provided items													\$1,264,893.00	\$1,071,840.00							\$2,336,733.00
Net contribution payable													\$1,695,947.24	\$1,407,158.07	\$11,742.83	\$3,196.26	\$9,764.27	\$44,381.25	\$46,983.56	\$10,311.30	\$3,229,484.78
Total Cash Payments Made										\$892,751.78			\$1,558,681.81	\$1,214,406.26	\$42,443.94	\$8,803.23	\$35,446.60	\$160,050.70	\$169,574.26	\$40,077.98	\$3,229,484.78
Total Interest Earned to 30 June 2020										1663.38			802.82	625.49	21.86	4.53	18.26	82.44	87.34	20.64	
Total Interest Earned to 31 March 2021										1272.65			614.23	478.56	16.73	3.47	13.97	63.07	66.82	15.79	\$1,272.64
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE													\$9,221,514.14	\$8,047,039.69	\$291,865.63	\$48,856.10	\$195,745.66	\$2,023,305.79	\$2,081,206.58	\$461,922.39	\$22,371,455.98

[illegible][illegible]

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	505.436	252.264	101.087	404.350				\$1,492,778.79	\$257,469.83	\$35,004.97	\$1,785,253.59
TOTAL hectares developed - Actuals	19.611	0.000	0.000	19.611							
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	5.1570	0.0000	0.0000	5.1570							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	14.4536	0.0000	0.0000	14.4536							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	9.7714	0.0000	0.0000	9.7714				\$36,697.07	\$8,957.79	\$913.11	\$46,567.97
Credits for constructed or provided items											\$0.00
Net contribution paid								\$36,697.07	\$8,957.79	\$913.11	\$46,567.97
Lot 502, 14 Tamblyn Pl	1.1090		0.0000	1.1090				\$3,801.11	\$716.92	\$90.36	\$4,608.39
Credits for constructed or provided items											
Net contribution payable								\$3,801.11	\$716.92	\$90.36	\$4,608.39
Lot 670, 150 Bertram Rd	3.5732	0.0000	0.0000	3.5732				\$11,892.06	\$2,339.14	\$284.62	\$14,515.82
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,892.06	\$2,339.14	\$284.62	\$14,515.82
Lot 83 Wellard Rd (more recently Lot 9026)	4.2120	0.0000	0.0000	4.2120	0.0000			\$12,424.31	\$2,545.27	\$299.38	\$15,268.96
Credits for constructed or provided items											
Net contribution payable								\$12,424.31	\$2,545.27	\$299.38	\$15,268.96
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.80
Credits for constructed or provided items											\$0.00
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.80
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.14
Credits for constructed or provided items											\$0.00
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.14
Total Cash Payments Made							\$84,747.09	\$67,879.46	\$15,205.91	\$1,661.71	\$84,747.08
Total Interest Earned for year ended 30 June 2018							\$69.01	55.87	11.79	1.35	\$69.01
Total Interest Earned for year ended 30 June 2019							\$384.71	301.41	75.75	7.54	\$384.70
Total Interest Earned for year ended 30 June 2020							\$174.04	136.36	34.27	3.41	\$174.04
Total Interest Earned up to 31 March 2021							\$133.15	106.63	23.91	2.61	\$133.15
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE								\$1,424,299.06	\$242,118.20	\$33,328.35	\$1,699,745.61

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,424,299.06	\$242,118.20	\$33,328.35	\$1,699,745.61
TOTAL cost of item per ha	485.826	252.2638	101.087	384.739	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$3,701.99	\$629.31	\$86.63	\$4,417.92
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha	153.745	149.230	0.000	153.75							
TOTAL BERTRAM NORTH cost of item per ha	57.957	35.807	0.127	57.83							
TOTAL WELLARD RESIDENTIAL	67.422	35.430	11.654	55.77							
TOTAL EMERALD PARK	59.937	31.797	4.772	55.17							

DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	84.077	0.000	41.320	42.76							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN	62.688	0.000	43.215	19.47							
CASUARINA LOCAL STRUCTURE PLAN - JUNE 1998											
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$16,715.96	\$2,841.56	\$391.15	\$19,948.67
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
BERTRAM STRUCTURE PLAN - AUG 2008											
Credits for constructed or provided items											\$0.00
Net contribution payable								\$8,292.45	\$1,409.64	\$194.04	\$9,896.13
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,027.95	\$344.73	\$47.45	\$2,420.13
Credits for constructed or provided items											\$0.00
Net contribution payable								\$4,437.94	\$754.41	\$103.85	\$5,296.20
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,118.65	\$1,720.08	\$236.77	\$12,075.50
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,019.80	\$1,703.28	\$234.46	\$11,957.54
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,968.53	\$2,034.54	\$280.06	\$14,283.13
Credits for constructed or provided items											\$0.00
Net contribution payable								\$15,783.43	\$2,683.04	\$369.33	\$18,835.80
Credits for constructed or provided items											\$0.00
Net contribution payable								\$18,880.14	\$3,209.46	\$441.79	\$22,531.39
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00

[illegible]

DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Net contribution payable								\$4,147.71	\$705.07	\$97.06	\$4,949.84
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,535.77	\$601.05	\$82.74	\$4,219.56
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,320.87	\$224.54	\$30.91	\$1,576.32
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,442.85	\$585.25	\$80.56	\$4,108.66
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,739.47	\$465.69	\$64.10	\$3,269.26
Credits for constructed or provided items											\$0.00
Net contribution payable								\$5,797.68	\$985.55	\$135.66	\$6,918.89
Credits for constructed or provided items											\$0.00
Net contribution payable								\$9,041.37	\$1,536.95	\$211.57	\$10,789.89
Credits for constructed or provided items											\$0.00
Net contribution payable								\$16,409.44	\$2,789.46	\$383.98	\$19,582.88
Credits for constructed or provided items											\$0.00
Net contribution payable								\$933,877.74	\$158,750.93	\$21,852.58	\$1,114,481.25
Total	485.83	252.26	101.09	384.74			0.00	1,424,299.05	242,118.20	33,328.33	1,699,745.58
Check	-	-	-	-			0.00	\$0.01	\$0.00	\$0.02	\$0.03

Amount payable for each infrastructure item at current review	\$1,424,299.06	\$ 242,118.20	\$ 33,328.35	\$1,699,745.61
Amount paid to date for each infrastrasture item	\$0.00	\$0.00	\$0.00	\$0.00
CREDIT	\$0.00	\$0.00	\$0.00	\$0.00
Balance remaining	\$1,424,299.06	\$242,118.20	\$33,328.35	\$1,699,745.61



24 May 2021

Report

2020/21 DCP Cost Review

**Development Contribution Plan – Roads, Open Drains, Road
Landscaping and Public Open Space
City of Kwinana**

making the **difference**



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Contents

1	Executive summary	1
1.1	WA construction market overview at 2Q21	2
1.2	Covid19 Disclaimer	2
1	Introduction	3
1.2	Background	3
1.3	Scope	3
2	Part A - Roads	4
2.1	Summary of findings	4
2.2	Commentary of variance	5
2.3	Cost methodology	5
2.3.1	Contractor's preliminaries	5
2.4	Assumptions	6
2.5	Exclusions	6
2.6	Risks and opportunity	6
3	Part B - Open drains	8
3.1	Summary of findings	8
3.2	Commentary of variance	9
3.3	Cost methodology	10
3.4	Assumptions	11
3.5	Exclusions	11
4	Part C – Road Landscaping and Public Open Space	12
4.1	Part C1 – Road landscaping summary of findings	12
4.2	Commentary of variance	14
4.3	Part C2 – C6 - Public Open Space summary of findings	14
4.4	Commentary of variance	15
4.5	Cost methodology	15
4.6	Assumptions	15
4.7	Exclusions	16
	Appendix A – Roads	17
	Appendix B – Open Drains	18
	Appendix C1 – Road Landscaping	19
	Appendix C2 – Public Open Space	20
	Appendix D - Document Register	21

City of Kwinana

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

Rev	Status	Originator	Approved	Date
0	Issued	Isabella Carter	Simon Monaghan	30 April 2021
1	Issued	Isabella Carter	Simon Monaghan	7 May 2021
2	Issued	Isabella Carter	Simon Monaghan	24 May 2021

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City of Kwinana

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 2020 - 2021 Financial Year.

We have analysed our previous 2020 estimates and subsequent information provided by the City and conducted a review using current rates at 2Q21, benchmark information together with recent actual costs for the purpose of calculating the current value of the DCP's.

A summary of our findings is shown below:

DCP Item – Part A	Cost (AUD 2020)	Cost (AUD 2021)	Cost variance (AUD)
Part A - Roads	\$51,096,000	55,567,000	\$4,471,000

Part A cost variance - significant cost variance attributed to including the actual costs for Lyon Road and Millar Road, which are greater scope areas than reviewed in 2020.

DCP Item – Part B	Cost (AUD 2020)	Cost (AUD 2021)	Cost Variance (AUD)
Part B - Open Drains	\$10,654,198	\$6,097,119	(\$4,557,079)

Part B cost variance - significant cost reduction due to reducing the drain and pipe lengths, and excluding Sub P drain, as advised by City of Kwinana.

DCP Item – Part C1	Cost (AUD 2020)	Cost (AUD 2021)	Cost Variance (AUD)
C1 – Road Landscaping	\$3,161,274	\$5,586,846	\$2,425,572

Part C1 cost variance - significant cost increase due to including actual costs for Wellard Road, which is a greater scope area than reviewed in 2020.

DCP Item – Part C2	Cost (AUD 2020)	Cost (AUD 2021)	Cost Variance (AUD)
C2 – C6 – Public Open Spaces	\$50,908,384	\$41,387,913	(\$9,520,471)

Part C2 – C6 cost variance - significant cost reduction attributed to the revised areas advised by the City of Kwinana.

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.

1.1 WA construction market overview at 2Q21

We have calculated a 1.59% increase in accordance with the AIQS CCIF cost index rates published in December 2020. Following our 2Q21 review, we have increased the indices to 3.09%, which we believe is consistent with the current market trends in terms of labour, plant and material component price increases since the indices were published in 4Q2020.

A summary of our key observations related to the 2021 construction market in WA is as below:

The Western Australian economy and construction market appears to have recovered following a period of uncertainty throughout 2020 and early 2021.

The impact of the Government's accelerated multisector stimulus drive will likely see tender prices increase due to the limited availability of skilled labour and materials in WA.

We have tracked various projects commencing procurement/starting onsite in parallel which will directly impact competitive tension in the market. We have already started to see significant cost increases in civil construction, steelwork, concrete and reinforcement due to the unavailability of skilled labour related to these trades.

This supply and demand impact will be exacerbated by a restriction in overseas skilled labour entering WA which will likely result in a lack of competition in labour rates and in turn will drive a price spike over the next quarter.

1.2 Covid19 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.

City of Kwinana

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 2020/2021 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.

1.3 Scope

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.

City of Kwinana

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 2021.

A comparison of our findings against the estimates provided by the City of Kwinana's engineers is shown below:

Roads scope	Cost (AUD 2020)	Cost (AUD 2021)	Cost Variance (AUD)
Bertram Road	\$4,077,000	4,202,000	\$125,000
Wellard Road	\$15,482,000	15,562,000	\$80,000
Millar Road	\$772,000	205,000	(\$567,000)
Mortimer Road	\$5,026,000	5,179,000	\$153,000
Sunrise Blvd - 15.4m	\$1,195,000	1,228,000	\$33,000
Sunrise Blvd - 19.4m	\$1,355,000	1,397,000	\$42,000
Thomas Road	\$8,234,000	8,489,000	\$255,000
Anketell Road	\$8,713,000	8,982,000	\$269,000
Hammond Road	\$1,498,000	1,545,000	\$47,000
Hammond Road Extension	\$1,529,000	1,576,000	\$47,000
Lyon Road	\$442,000	4,344,000	\$3,902,000
Cordata Avenue (part chainage only)	\$2,104,000	2,169,000	\$65,000
Culvert and Crossing over Peel Main Drain	\$669,000	689,000	\$20,000
Total Cost (AUD)	\$51,096,000	55,567,000	\$4,471,000

For a breakdown of each project cost estimate, refer to the detailed estimates within Appendix A.

2.2 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:

Wellard Road: Variance \$80,000

- Cost increase due to inputting actual electric, light and power and preliminaries costs provided by City of Kwinana on 28 April 2021.

Millar Road: Variance **(\$567,000)**

- Cost reduction due to excluding actual costs for chainage 36.77 to 186 (\$98,245.20) and Chainage 186m to 470m (\$783,097.86) as these have already been upgraded.
- This cost estimate only includes for chainage 470m to 577m, which is yet to be upgraded.

Sunrise Boulevard 19.4m: Variance \$42,000

- We have included a pro-rata total cost for Sunrise Boulevard 19.4m, which was not included in our 2020 cost estimate, to present a more accurate cost variance.

Lyon Road: Variance \$3,902,00

- Our 2020 cost estimate only included partial chainage (442m) and has now been updated to full chainage (2903m) with actual costs for the entire road provided by City of Kwinana on 28 April 2021.

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;
- 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 May 2021.
- 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

City of Kwinana

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

- 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.

City of Kwinana

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

3 Part B - Open drains

3.1 Summary of findings

We have completed a detailed review of the Open Drains within the DCP for the City of Kwinana. Based on the previous engineering estimates for different sections of drains, a cost comparison of rates has been conducted and appended within **Appendix B** for reference.

The verification of rates has been completed based upon our in-house cost data and current rates from similar benchmarked projects. Escalation has been applied to provide current rates until May 2021, using indices provided by the Australian Institute of Quantity Surveyors at December 2020.

Note - DCA5 Wandri 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 2020)	Unit rate (AUD 2020)	Cost (AUD 2021)	Unit rate (AUD 2021)	Cost Variance (AUD)	Unit rate Variance (AUD)
DCA1 Bertram Road Drainage Basin	\$572,473	\$1,974	\$587,324	\$2,025	\$14,851	\$51
Peel Sub N drain upgrade in Wellard	\$2,293,504	\$20,625	\$311,277	\$18,865	(\$1,982,227)	(\$1,760)
Peel Sub N1 drain upgrade in Wellard	\$301,407	\$6,610	\$309,084	\$6,778	\$7,676	\$168
Peel Sub N2 drain upgrade in Wellard	\$235,309	\$6,610	\$235,309	\$6,610	\$0	\$0
Peel Sub P drain in Casuarina	\$1,299,377	\$20,625	\$0	\$0	(\$1,299,377)	(\$20,625)
Peel Sub P1 drain in Casuarina	\$1,196,252	\$20,625	\$745,178	\$18,865	(\$451,074)	(\$1,760)

City of Kwinana

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

Peel Sub P1A drain in Casuarina	\$1,128,189	\$20,625	\$415,036	\$18,865	(\$713,154)	(\$1,760)
Peel Sub O drain in Casuarina	\$1,031,252	\$20,625	\$943,263	\$18,865	(\$87,989)	(\$1,760)
Piping of the Sub P drain in Casuarina	\$1,145,188	\$1,405	\$1,173,352	\$1,440	\$28,164	\$35
Piping of the Sub P1 drain in Casuarina	\$274,580	\$1,484	\$284,916	\$1,540	\$10,336	\$56
Drain P1A Cost to pipe	\$145,416	\$6,610	\$149,119	\$6,778	\$3,704	\$168
Drain O cost to pipe	\$1,031,252	\$20,625	\$943,263	\$18,865	(\$87,989)	(\$1,760)
Total Costs (AUD)	\$10,654,198		\$6,097,119		(\$4,557,079)	

3.2 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:

Peel Sub N Drain Upgrade in Wellard: Variance **(\$1,982,227)**

- Significant cost reduction due to reducing the drain length from 1112m to 165m as instructed by the City on 28 April 2021, as 947m of the drain has been upgraded.
- Tubestock (x3m2) has been excluded due to a double up in scope as requested by City of Swan on 7 May 2021.

Peel Sub N2 Drain Upgrade in Wellard: Variance \$0

- City of Kwinana informed us that the drain is 100% complete and does not require a 2021 rate review, and so we have retained our 2020 rate to reflect a more accurate total variance.

City of Kwinana

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

Peel Sub P Drain in Casuarina: Variance (\$1,299,377)

- Sub P open drain has been excluded as the drain is to be piped, as advised by City of Kwinana on May 18, 2021.

Peel Sub P1 Drain in Casuarina: Variance (\$451,074)

- Significant cost reduction due to reducing the drain length from 580m to 395m as instructed by the City on 28 April 2021. The remaining length of 185m has been costed as being piped.
- Tubestock (x3m2) has been excluded due to a double up in scope as requested by City of Swan on 7 May 2021.

Peel Sub P1A Drain in Casuarina: Variance (\$713,154)

- Significant cost reduction due to reducing the drain length from 547m to 220m as instructed by the City on 28 April 2021. Only 220m of the drain is located within the rezoned urban area, with the remaining length of 327m located outside of the urban area and so therefore will not be upgraded.
- Tubestock (x3m2) has been excluded due to a double up in scope as requested by City of Swan on 7 May 2021.

Peel Sub O Drain in Casuarina: Variance (\$87,989)

- Cost reduction as tubestock (x3m2) has been excluded due to a double up in scope as requested by City of Swan on 7 May 2021.

Drain O Cost to Pipe: Variance (\$87,989)

- Cost reduction as tubestock (x3m2) has been excluded due to a double up in scope as requested by City of Swan on 7 May 2021.

3.3 Cost methodology

The analysis of Open Drains involved the verification of the rates provided by the City of Kwinana in 2020. These rates for review included a number of different estimates from engineers in 2020. 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 May 2021 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 May 2021, 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.
- Escalation has been accounted for until May 2021.
- 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 contract from shortage of skilled labour.

3.5 Exclusions

- Land purchase costs.
- Project Overhead (Indirect construction costs).
- Abnormal site conditions.
- Inflation beyond May 2021.
- GST.

City of Kwinana

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 May 2021, using indices provided by the AIQS at December 2020 and factored for fluctuations since the publication to 2Q21.

Below we have summarised our cost review of the landscaping items:

Road Landscaping Items	Unit Rate (2020 AUD) \$/m2	Unit Rate (2021 AUD) \$/m2	Unit Rate Variance (AUD) \$/m2
Fine grading	\$1	\$1	\$0
Mulch- chunky pine bark	\$9	\$9	\$0
Mulch- inorganic	\$11	\$11	\$0
Tubestock (3/m2) incl Terracottem	\$11	\$11	\$0
Tubestock (6/m2) incl Terracottem	\$21	\$22	\$1
100L street tree evenly spaced @ 20m	\$352	\$363	\$11
Feature semi mature tree	\$3,522	\$3,631	\$109
Irrigation	\$7	\$7	\$0
Turf- village Green	\$9	\$9	\$0
Maintenance 2 years 50c / m2 / annum	\$1	\$1	\$0
Design fees and contingency	10%	10%	\$-

We have then used the above landscaping items to build up the composite unit rates for the landscaping types as summarised below:

Road Landscaping Items	Unit Rate (2020 AUD) \$/m2	Unit Rate (2021 AUD) \$/m2	Unit Rate Variance (AUD) \$/m2
Median Swales	\$24	\$25	\$1
Verges	\$33	\$34	\$1
Verges (Honeywood Estate)	\$33	\$34	\$1
Street Trees (Feature trees at roundabout)	\$352	\$363	\$11

City of Kwinana

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

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:

Road Landscaping	Cost (AUD 2020)	Unit rate (AUD 2020)	Cost (AUD 2021)	Unit rate (AUD 2021)	Cost variance	Unit rate variance
Bertram Road Upgrade	\$196,517	\$38	\$202,591	\$39	\$6,074	\$1
Wellard Road Upgrade	\$225,749	\$37	\$2,064,516	\$59	\$1,838,767	\$22
Millar Road Upgrade	\$0	\$0	\$0	\$0	\$0	\$0
Mortimer Road Upgrade	\$170,101	\$40	\$175,359	\$41	\$5,258	\$1
Sunrise Boulevard - 15.4m Road	\$87,368	\$41	\$90,069	\$43	\$2,700	\$1
Sunrise Boulevard - 19.4m Road	\$120,317	\$40	\$124,035	\$41	\$3,719	\$1
Thomas Road Upgrade	\$775,930	\$35	\$799,913	\$36	\$23,983	\$1
Anketell Road Upgrade	\$517,860	\$37	\$533,867	\$38	\$16,007	\$1
Hammond Road Extension	\$619,359	\$37	\$638,502	\$38	\$19,144	\$1
Hammond Road Connector	\$448,073	\$38	\$461,923	\$39	\$13,850	\$1
Lyon, Honeywood and Peel Main	\$0	\$0	\$496,070	\$114	\$496,070	\$114
Total	\$3,161,274	\$342	\$5,586,846	\$487	\$2,425,572	\$145

City of Kwinana

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

4.2 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:

Wellard Road Upgrade: Variance \$1,838,767

- Significant cost increase due to including actual landscaping costs provided by City of Kwinana on 28 April 2021. This scope has been transferred from the 2020 Part A Roads scope which has resulted in a significant increase in cost due to scope increase.

Lyon Road Upgrade: Variance \$420,960

- Landscaping to Lyon Road was not in the 2020 cost review scope.

4.3 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 May 2021, using indices provided by the AIQS at December 2020 and factored for fluctuations since the publication to 2Q21.

We have now updated Parts C2 – C6 with the revised quantities within each POS based upon the City of Kwinana information received 7 May 2021.

Below we have summarised our cost review of the Public Open Space items:

Public Open Spaces	Cost (AUD 2020)	Cost (AUD 2021)	Total cost variance
DCA3 - Casuarina	\$23,877,142	\$19,183,739	(\$4,693,402)
DCA4 – Anketell North	\$10,061,999	\$5,042,614	(\$5,019,385)
DCA5 – Wandi North & South	\$4,707,658	\$4,841,481	\$133,824
DCA6 - Mandogalup	\$12,261,585	\$12,320,079	\$58,493
DCA2-7	Excluded from review as agreed with the City of Kwinana		
Total Cost (AUD)	\$50,908,384	\$41,387,913	(\$9,520,471)

City of Kwinana

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

4.4 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 **(\$4,693,402)**

- Overall area reduction of 42,632m² resulting in a significant reduction in cost. This was instructed by the City on 28 April 2021.

DCA4 – Anketell North: Variance **(\$5,019,385)**

- Overall area reduction of 45,379m² resulting in a significant reduction in cost. This was instructed by the City on 28 April 2021.

DCA5 – Wandi North: Variance \$133,824

- Escalation of 2020 rates reflecting a cost increase.

DCA6 – Mandogalup: Variance \$58,493

- Minor cost increase as a result of an overall area increase of 3,481m³. This was instructed by the City on 28 April 2021.
- Cost decrease of POS 6 as it was previously costed as a neighbourhood park.

4.5 Cost methodology

The analysis of Landscaping and Public Open Space involved the verification of rates previously estimated by T&T in 2020. 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**.

4.6 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 May 2021, as directed by the City of Kwinana.

City of Kwinana

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

- Procurement of Contractor will be based on a traditional competitive tender process and lump sum contract.
- Construction works will be undertaken by a competent and experienced contractor.
- Site utilities connections are within a reasonable distance of the site.
- 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.

4.7 Exclusions

- Land purchase costs.
- Abnormal site conditions.
- Disposal of property such as housing/homesteads.
- Escalation beyond May 2021.
- Project Overhead (Indirect construction costs)
- GST.

Appendix A – Roads

Summary

Roads - 2021 Cost Review

City of Kwinana

Developer Contribution Plan Annual Cost Review

making the **difference**

24 May 2021

Summary

City of Kwinana **Roads - 2021 Cost Review**
Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Project				
2	Bertram Road	875	m	4,802	4,202,000
3	Wellard Road	1,825	m	8,527	15,562,000
4	Millar Road	107	m	1,916	205,000
5	Mortimer Road	852	m	6,079	5,179,000
6	Sunrise Boulevard - 15.4m	420	m	2,924	1,228,000
7	Sunrise Boulevard - 19.4m	420	m	3,326	1,397,000
8	Thomas Road	1,117	m	7,600	8,489,000
9	Anketell Road	1,298	m	6,920	8,982,000
10	Hammond Road	373	m	4,142	1,545,000
11	Hammond Road Extension	505	m	3,121	1,576,000
12	Lyon Road	2,903	m	1,496	4,344,000
13	Cordata Avenue	409	m	5,303	2,169,000
14	Peel Main Drain Culvert	52	m	13,250	689,000
15	Total Road Cost Ex GST				55,567,000

Detail

Roads - 2021 Cost Review

City of Kwinana

Developer Contribution Plan Annual Cost Review

making the **difference**

24 May 2021



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road - Elemental Summary				
2.1	Demolition, Clearing, and Earthworks	875	m	416	363,613
2.2	Drainage Works	875	m	451	394,870
2.3	Roadworks	875	m	1,402	1,227,173
2.4	Sewer Drainage	875	m	355	310,815
2.5	Water Supply				Excluded
2.6	Gas				Excluded
2.7	Electric Light and Power	875	m	492	430,843
2.8	Communications	875	m	152	133,363
2.9	Direct Costs	875	m	3,270	2,861,000
2.10	Preliminaries and Builders Margin	20	%		572,200
2.11	Traffic Management	5	%		143,050
2.12	Construction Costs	875	m	4,087	3,576,000
2.13	Allowance for Professional Fees	7.5	%		268,200
2.14	Contingency	10	%		357,600
	Total - Bertram Road				4,202,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road				
	Demolition, Clearing, and Earthworks				
2.1.1	Clear existing paved areas	11,373	m2	15.79	179,620
2.1.2	Clear landscaped areas (light shrubs)	16,333	m2	0.85	13,807
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	3.07	50,177
2.1.6	Bulk fill to build up new road level	4,375	m3	21.03	92,009
	Total - Demolition, Clearing, and Earthworks				363,613
	Drainage Works				
2.2.1	Swale construction	4,742	m2	15.46	73,329
2.2.2	Allowance for stormwater drainage	852	m	377.40	321,541
	Total - Drainage Works				394,870
	Roadworks				
2.3.1	Subgrade preparation	16,637	m2	3.79	63,117
2.3.2	200 limestone subbase course	16,637	m2	17.88	297,403
2.3.3	150 limestone base course	16,637	m2	15.77	262,414
2.3.4	40 wearing course	14,791	m2	15.77	233,297
2.3.5	40 wearing course (red asphalt)	1,313	m2	20.62	27,072
2.3.6	Seal	16,103	m2	3.38	54,450
2.3.7	Linemarking and furniture	1,750	m	14.62	25,582
2.3.8	Street signs	7	no	1,041.22	7,289
2.3.9	Semi mountable kerb	1,750	m	38.12	66,715
2.3.10	Flush kerb	1,750	m	57.89	101,300
2.3.11	Verge treatment	6,588	m2	10.31	67,916
2.3.12	Tie road into existing	4	no	5,154.55	20,618
	Total - Roadworks				1,227,173
	Sewer Drainage				



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Bertram Road				
2.4.1	Relocate pressure main from proposed carriageway area	971	m	320.10	310,815
	Total - Sewer Drainage				310,815
	Electric Light and Power				
2.7.1	Street lighting to new roadway	18	no	11,283.95	203,111
2.7.2	Relocate existing overhead LV lines and light poles	285	m	799.06	227,732
	Total - Electric Light and Power				430,843
	Communications				
2.8.1	Relocate/protect existing underground communications cables	542	m	246.06	133,363
	Total - Communications				133,363
	Contingency				
2.14.1	Design contingency	5	%		178,800
2.14.2	Construction contingency	5	%		178,800
	Total - Contingency				357,600
	Total - Bertram Road				4,202,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road - Elemental Summary				
3.1	Demolition, Clearing, and Earthworks	1,825	m	682	1,244,492
3.2	Drainage Works	1,825	m	589	1,074,468
3.3	Roadworks	1,825	m	2,321	4,236,538
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	1,342	2,450,000
3.8	Communications	1,825	m	740	1,350,000
3.9	Direct Costs	1,825	m	6,222	11,356,000
3.10	Preliminaries and Builders Margin	9	%		986,048
3.11	Traffic Management	9	%		1,041,346
3.12	Construction Costs	1,825	m	7,333	13,383,000
3.13	Allowance for Professional Fees	6	%		773,199
3.14	Contingency	11	%		1,405,817
	Total - Wellard Road				15,562,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
	Demolition, Clearing, and Earthworks				
3.1.1	Remove Footpath	3,185	m2	2.60	8,274
3.1.2	Remove island	1,122	m2	56.29	63,155
3.1.3	Remove kerb	1,290	lm	16.49	21,278
3.1.4	Remove juvenile tree (<3m height) from planting site	275	EA	113.40	31,185
3.1.5	Sign Removal	70	item	206.18	14,433
3.1.6	Clearing	9	hectare	1.80	500
3.1.7	Removal of existing Drainage Pit	33	Item	154.64	5,103
3.1.8	Remove existing Pipe	441	m	51.55	22,732
3.1.9	Remove existing headwall	5	No.	123.71	619
3.1.10	Remove existing limestone wall	250	m	51.55	12,886
3.1.11	Remove Fence	1,250	m	25.77	32,216
3.1.12	Remove existing bus stop	2	No.	515.46	1,031
3.1.13	Remove exercise equipment at POS based on Nele's Email	9	Item	309.27	2,783
3.1.14	Remove rubber soft fall at POS based on Nele's Email	199	m2	15.46	3,077
3.1.15	Remove concrete kerbing at POS based on Nele's Email	78	m	16.49	1,287
3.1.16	Cut to Fill over 1000m3	5,821	m3	8.45	49,209
3.1.17	Cut to spoil over 1000m3	8,732	m3	20.21	176,433
3.1.18	Imported fill - (compacted volume)	19,353	m3	22.68	438,922
3.1.19	Spread and compact fill	19,353	m3	6.19	119,706
3.1.20	Dispsal of Class 1 inert	1,459	m3	36.08	52,636
3.1.21	Disposal of clean concrete	1,150	m3	8.25	9,485
3.1.22	Disposal of clean fill - GW1	8,732	m3	5.15	45,008
3.1.23	Recycling of clean brick	61	m3	13.75	842
3.1.24	Recycling of limestone	5,406	m3	13.75	74,308
3.1.25	Recycling of bitumen/road base/limestone Mix	3,244	m3	15.12	49,043
3.1.26	Recycling of concrete - no steel - ie slab kerbing driveways	160	m3	20.62	3,299
3.1.27	Recycling of concrete with light mesh	204	m3	24.74	5,041

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
	Total - Demolition, Clearing, and Earthworks				1,244,492
	Drainage Works				
3.2.1	Limestone pitching	1,000	m2	257.73	257,728
3.2.2	Headwalls to suit 525mm dia pipe	6	No	1,077.30	6,464
3.2.3	Supply and lay pipe; Dia 450 mm Class 2	740	m	188.37	139,395
3.2.4	Supply and lay pipe; Dia 600 mm Class 2	111	m	244.57	27,147
3.2.5	Supply and lay pipe; Dia 300 mm Class 4	1,641	m	140.55	230,650
3.2.6	Side entry pits complete Dia 1200 liner	59	No.	2,474.18	145,977
3.2.7	Grated gully pits complete Dia 1200 liner	55	No.	2,010.27	110,565
3.2.8	Junction Pits Complete Dia 1200 liner	16	No.	2,010.27	32,164
3.2.9	Cut & Cap existing pipe	4	No.	412.36	1,649
3.2.10	Connection to existing stormwater drainage complete	2	No.	360.82	722
3.2.11	Swale Construction	7,890	m2	15.46	122,008
	Total - Drainage Works				1,074,468
	Roadworks				
3.3.1	Profiling (60mm)	3,850	m2	3.30	12,701
3.3.2	Limestone; crushed 19mm delivered to depot	22,435	ton	18.14	407,060
3.3.3	Road base - delivered to depot	18,180	ton	20.52	372,970
3.3.4	Trim, box & preparation of subgrade	58,249	m2	3.09	180,150
3.3.5	Cart and place limestone from depot, compact & final grade	58,249	m2	3.51	204,170
3.3.6	Cart and place rock base from depot, compact & final grade	58,249	m2	3.51	204,170
3.3.7	Road surfacing; AC14mm - Bitumen Class 320, 75blow Marshall Mix	4,412	ton	144.79	638,801
3.3.8	Road surfacing; Red Laterite Asphalt 7mm DG with 1% Oxide - Bitumen Class 320	491	ton	197.33	96,895
3.3.9	Additional compliance testing as requested by Superintendent (minimum In-situ Air Voids and Compaction)	50	no	61.79	3,090
3.3.10	2 Coat 10mm/7mm Emulsion seal	59,679	m2	4.88	291,009
3.3.11	Nightworks uplift	10	item	3,494.46	34,945

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
3.3.12					
3.3.13	230 x 175 Semi Mountable Kerb - 201m plus	5,989	m	17.53	104,960
3.3.14	300 x 150 Mountable Kerb 51-200m	88	m	17.01	1,497
3.3.15	300 x 150 Reinforced Flush Kerb 201m plus	5,982	m	51.03	305,262
3.3.16	Island Nose Ends	23	each	60.82	1,399
3.3.17	Transitions	20	each	17.53	351
3.3.18	Backfill behind kerb over 100m	6,070	m	5.67	34,417
3.3.19					
3.3.20	100mm thick IN SITU concrete footpath - TYPE 1	3,895	m2	38.66	150,577
3.3.21	Supply and lay 100mm thick crossover - Residential	72	m2	48.97	3,526
3.3.22	Supply and install IN SITU concrete pedestrian ramps as per drawing STD R04 Rev D - includes tactile	30	unit	989.67	29,690
3.3.23	Supply and install 'Lock joint' or similar approved product (Actual length laid)	1,461	per lin m	8.04	11,745
3.3.24	Cap cut and reinstate reticulation	10	per verge	185.56	1,856
3.3.25	Tactile Urban Stone Pavers 300 x 300 x 60mm (Supply and Install)	12	L/m	185.56	2,227
3.3.26	Brick paving supply and lay (for Medians)	2,860	m2	77.32	221,130
3.3.27	Brick paving supply and lay - Paths/ Crossovers		m2	62.60	
3.3.28	Brick paving supply and lay - Paths/ Crossovers; Limestone wall-2 Course	1,660	m	206.18	342,262
3.3.29	Brick paving supply and lay - Paths/ Crossovers; Limestone wall-up to 1.8m high	128	m	309.27	39,587
3.3.30	Brick paving supply and lay - Paths/ Crossovers; Pee gravel on swale area	7,890	m2	10.31	81,339
3.3.31					
3.3.32	Batter area		Note		Excluded
3.3.33	Area between Batters - Millar to Cavendish		Note		Excluded
3.3.34	Area between Batters - Cavendish to future (existing POS)		Note		Excluded
3.3.35	Main Sump perimeters - Tree planting every 10m		Note		Excluded
3.3.36	Main Sump - Planting		Note		Excluded
3.3.37	Silver Smith Sump perimeters - Tree planting every 10m		Note		Excluded
3.3.38	Silver Smith Sump - Planting		Note		Excluded

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Wellard Road				
3.3.39	Swale Area		Note		Excluded
3.3.40	Cavendish Roundabout		Note		Excluded
3.3.41	Wellard Roundabout		Note		Excluded
3.3.42					
3.3.43	Basic Bike Shelter/Rack + 1 Seating + 2 Bicycle rack		Note		Excluded
3.3.44	Concrete Pad for Bike Shelter/Rack		Note		Excluded
3.3.45	Relocation of existing seating		Note		Excluded
3.3.46	Interpretive signage for Tramway reserve		Note		Excluded
3.3.47	Install exercise equipment		Note		Excluded
3.3.48	Install rubber soft fall to bases		Note		Excluded
3.3.49					
3.3.50	Safety Barrier	2,200	m	103.09	226,800
3.3.51	Safety Barrier - End treatment - Type 1 - Opposing to traffic - (ET2000)	17	Item	3,092.73	52,576
3.3.52	Safety Barrier - End treatment - (Trailing)	10	Item	927.82	9,278
3.3.53	Cycling Fence - (Bike Safe)	750	m	226.80	170,100
	Total - Roadworks				4,236,538
	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
	Total - Gas				100,000
	Electric Light and Power				

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

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	1,650,000.00	1,650,000
3.7.4	Western Power - Streetlights	50	No.	12,000.00	600,000
	Total - Electric Light and Power				2,450,000
	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	25,000.00	25,000
3.10.2	Supervision and Set Out	36	Weeks	4,000.00	144,000
3.10.3	Allow for Dust Management Plan.	1	Item	1,000.00	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	1,000.00	36,000
3.10.5	Noise management Plan	1	Item	1,500.00	1,500
3.10.6	Land acquisition	13,264	m2	57.00	756,048
3.10.7					
3.10.8	As constructed information to D-Spec requirements	1	Item	7,500.00	7,500
3.10.9	R spec	1	Item	15,000.00	15,000
3.10.10					
	Total - Preliminaries and Builders Margin				986,048
	Total - Wellard Road				15,562,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road - Elemental Summary				
4.1	CHAINAGE 36.77m - 186m				
4.2	<u>Current Costs from City</u>				
4.3	Capital - Asphalt/Roadworks	149	m	98,245.20	Excluded
4.4					
4.5	CHAINAGE 186m - 470m				
4.6	<u>Civil Upgrade Works Current Costs from Developer</u>				
4.7	Civil Contractor (pre-works investigations):	284	m	1,399.00	Excluded
4.8	Civil Contractor (civil upgrade works):	284	m	631,542.02	Excluded
4.9	Civil Engineer (engineering design and works supervision/ contract admin)	1	Item	23,355.00	Excluded
4.10	Power Consultant:	1	Item	5,480.00	Excluded
4.11	Western Power Quote:	1	Item	76,229.00	Excluded
4.12	City Supervision Fee @ 1.5%:	1.5	%	7,802.37	Excluded
4.13	Developer Project Management & Administration @ 5%:	5	%	37,290.37	Excluded
4.14					
4.15	CHAINAGE 470m - 577m				
4.16	Demolition, Clearing, and Earthworks	107	m	137	14,676
4.17	Drainage Works	107	m	110	11,750
4.18	Roadworks	107	m	810	86,628
4.19	Sewer Drainage				Excluded
4.20	Water Supply				Excluded
4.21	Gas				Excluded
4.22	Electric Light and Power				25,870
4.23	Communications				Excluded
4.24	Direct Costs				139,000
4.25	Preliminaries and Builders Margin	20	%		27,800
4.26	Traffic Management	5	%		6,950
4.27	Construction Costs				174,000
4.28	Allowance for Professional Fees	7.5	%		13,050
4.29	Contingency	10	%		17,400

City of Kwinana Developer Contribution Plan Annual Cost Review				Roads - 2021 Cost Review	
	Total - Millar Road				205,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road				
	Demolition, Clearing, and Earthworks				
4.16.1	Clear existing paved areas	501	m2	15.79	7,913
4.16.2	Clear landscaped areas (light shrubs)	214	m2	0.85	181
4.16.3	Allowance to remove large trees		note		0
4.16.4	Allowance to relocate existing fences		note		0
4.16.5	Bulk fill to build up new road level	313	m3	21.03	6,583
	Total - Demolition, Clearing, and Earthworks				14,676
	Drainage Works				
4.17.1	Swale construction	107	m2	15.46	1,655
4.17.2	Allowance for stormwater drainage	107	m	94.35	10,095
	Total - Drainage Works				11,750
	Roadworks				
4.18.1	Subgrade preparation	501	m2	3.79	1,901
4.18.2	200 limestone subbase course	501	m2	17.88	8,956
4.18.3	150 limestone base course	866	m2	15.77	13,659
4.18.4	40 wearing course	809	m2	15.77	12,760
4.18.5	40 wearing course (red asphalt)	58	m2	20.62	1,196
4.18.6	Linemarking and furniture	107	m	14.62	1,564
4.18.7	Street signs	2	no	1,041.22	2,082
4.18.8	Semi mountable kerb	107	m	38.12	4,079
4.18.9	Flush kerb	107	m	57.89	6,194
4.18.10	Verge treatment	321	m2	10.31	3,309
4.18.11	Tie road into existing	6	no	5,154.55	30,927
	Total - Roadworks				86,628
	Electric Light and Power				
4.22.1	Street lighting to new roadway	11	no	2,351.83	25,870



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Millar Road				
	Total - Electric Light and Power				25,870
	Contingency				
4.29.1	Design contingency	5	%		8,700
4.29.2	Construction contingency	5	%		8,700
	Total - Contingency				17,400
	Total - Millar Road				205,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road - Elemental Summary				
5.1	Demolition, Clearing, and Earthworks	852	m	354	301,905
5.2	Drainage Works	852	m	415	353,396
5.3	Roadworks	852	m	1,381	1,176,767
5.4	Sewer Drainage				Excluded
5.5	Water Supply	852	m	336	286,419
5.6	Gas	852	m	389	331,329
5.7	Electric Light and Power	852	m	981	835,941
5.8	Communications	852	m	282	240,034
5.9	Direct Costs	852	m	4,138	3,526,000
5.10	Preliminaries and Builders Margin	20	%		705,200
5.11	Traffic Management	5	%		176,300
5.12	Construction Costs	852	m	5,174	4,408,000
5.13	Allowance for Professional Fees	7.5	%		330,600
5.14	Contingency	10	%		440,800
	Total - Mortimer Road				5,179,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road				
	Demolition, Clearing, and Earthworks				
5.1.1	Clear existing paved areas	8,511	m2	15.79	134,419
5.1.2	Clear landscaped areas (light shrubs)	8,511	m2	0.85	7,195
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	30.93	4,639
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	3.07	26,147
5.1.7	Bulk fill to build up new road level	4,256	m3	21.03	89,506
	Total - Demolition, Clearing, and Earthworks				301,905
	Drainage Works				
5.2.1	Swale construction	2,060	m2	15.46	31,855
5.2.2	Allowance for stormwater drainage	852	m	377.40	321,541
	Total - Drainage Works				353,396
	Roadworks				
5.3.1	Subgrade preparation	10,631	m2	3.79	40,331
5.3.2	200 limestone subbase course	10,631	m2	17.88	190,040
5.3.3	150 limestone base course	10,631	m2	15.77	167,682
5.3.4	40 wearing course	10,121	m2	15.77	159,638
5.3.5	Seal	10,121	m2	3.38	34,223
5.3.6	Linemarking and furniture	1,703	m	14.62	24,895
5.3.7	Street signs	7	no	1,041.22	7,289
5.3.8	Semi mountable kerb	1,703	m	38.12	64,924
5.3.9	Flush kerb	1,703	m	57.89	98,579
5.3.10	Concrete footpath	3,537	m2	93.30	329,993
5.3.11	Verge treatment	2,240	m2	10.31	23,092
5.3.12	Tie road into existing	7	no	5,154.55	36,082
	Total - Roadworks				1,176,767



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Mortimer Road				
	Water Supply				
5.5.1	Relocate/protect water main	757	m	378.55	286,419
	Total - Water Supply				286,419
	Gas				
5.6.1	Relocate/protect existing gas line	714	m	463.91	331,329
	Total - Gas				331,329
	Electric Light and Power				
5.7.1	Street lighting to new roadway	18	no	11,283.95	203,111
5.7.2	Relocate existing overhead lines	792	m	799.06	632,830
	Total - Electric Light and Power				835,941
	Communications				
5.8.1	Relocate/protect existing underground communications cables	976	m	246.06	240,034
	Total - Communications				240,034
	Contingency				
5.14.1	Design contingency	5	%		220,400
5.14.2	Construction contingency	5	%		220,400
	Total - Contingency				440,800
	Total - Mortimer Road				5,179,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 15.4m - Elemental Summary				
6.1	Demolition, Clearing, and Earthworks	420	m	324	135,930
6.2	Drainage Works	420	m	359	150,581
6.3	Roadworks	420	m	801	336,212
6.4	Sewer Drainage				Excluded
6.5	Water Supply	420	m	62	25,935
6.6	Gas	420	m	62	25,935
6.7	Electric Light and Power	420	m	143	60,181
6.8	Communications	420	m	240	100,630
6.9	Direct Costs	420	m	1,990	836,000
6.10	Preliminaries and Builders Margin	20	%		167,200
6.11	Traffic Management	5	%		41,800
6.12	Construction Costs	420	m	2,488	1,045,000
6.13	Allowance for Professional Fees	7.5	%		78,375
6.14	Contingency	10	%		104,500
6.15					
6.16	Land Ownerships				
6.17	Lot 440	180	m	2,924	526,232
6.18	Lot 28	121	m	2,924	353,745
6.19	Lot 59	119	m	2,924	347,898
	Total - Sunrise Boulevard - 15.4m				1,228,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 15.4m				
	Demolition, Clearing, and Earthworks				
6.1.1	Clear existing paved areas	901	m2	15.79	14,230
6.1.2	Clear landscaped areas (light shrubs)	5,230	m2	0.85	4,421
6.1.3	Allowance to remove large trees	37	no	518.70	19,192
6.1.4	Clear topsoil to 300mm	5,267	m2	3.07	16,181
6.1.5	Bulk fill to build up new road level	3,500	m3	21.03	73,607
6.1.6	Remove existing drainage structures	1	item	8,299.24	8,299
	Total - Demolition, Clearing, and Earthworks				135,930
	Drainage Works				
6.2.1	Allowance for stormwater drainage	399	m	377.40	150,581
	Total - Drainage Works				150,581
	Roadworks				
6.3.1	Subgrade preparation	2,879	m2	3.79	10,922
6.3.2	200 limestone subbase course	2,879	m2	17.88	51,465
6.3.3	150 limestone base course	2,879	m2	15.77	45,410
6.3.4	40 wearing course	2,879	m2	15.77	45,410
6.3.5	Seal	2,879	m2	3.38	9,735
6.3.6	Linemarking and furniture	797	m	14.62	11,651
6.3.7	Street signs	4	no	1,041.22	4,165
6.3.8	Semi mountable kerb	797	m	38.12	30,384
6.3.9	Concrete footpath	1,000	m2	93.30	93,297
6.3.10	Verge treatment	1,776	m2	10.31	18,309
6.3.11	Tie road into existing	3	no	5,154.55	15,464
	Total - Roadworks				336,212
	Water Supply				
6.5.1	Adjustment to water main as per engineers estimate	1	item	25,935.12	25,935



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 15.4m				
	Total - Water Supply				25,935
	Gas				
6.6.1	Adjustment to gas main as per engineers estimate	1	item	25,935.12	25,935
	Total - Gas				25,935
	Electric Light and Power				
6.7.1	Street lighting to new roadway	8	no	7,522.63	60,181
	Total - Electric Light and Power				60,181
	Communications				
6.8.1	Modifications to NBN infrastructure as per engineers estimate	1	item	103,740.47	100,630
	Total - Communications				100,630
	Contingency				
6.14.1	Design contingency	5	%		52,250
6.14.2	Construction contingency	5	%		52,250
	Total - Contingency				104,500
	Total - Sunrise Boulevard - 15.4m				1,228,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 19.4m - Elemental Summary				
7.1	Demolition, Clearing, and Earthworks	420	m	392	164,440
7.2	Drainage Works	420	m	359	150,581
7.3	Roadworks	420	m	912	383,243
7.4	Sewer Drainage				Excluded
7.5	Water Supply	420	m	78	32,670
7.6	Gas	420	m	78	32,670
7.7	Electric Light and Power	420	m	143	60,181
7.8	Communications	420	m	302	126,764
7.9	Direct Costs	420	m	2,264	951,000
7.10	Preliminaries and Builders Margin	20	%		190,200
7.11	Traffic Management	5	%		47,550
7.12	Construction Costs	420	m	2,831	1,189,000
7.13	Allowance for Professional Fees	7.5	%		89,175
7.14	Contingency	10	%		118,900
7.15					
7.16	Land Ownerships				
7.17	Lot 440	180	m	3,326	598,746
7.18	Lot 28	121	m	3,326	402,491
7.19	Lot 59	119	m	3,326	395,838
	Total - Sunrise Boulevard - 19.4m				1,397,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 19.4m				
	Demolition, Clearing, and Earthworks				
7.1.1	Clear existing paved areas	1,165	m2	15.79	18,399
7.1.2	Clear landscaped areas (light shrubs)	6,558	m2	0.85	5,544
7.1.3	Allowance to remove large trees	37	no	518.70	19,192
7.1.4	Clear topsoil to 300mm	6,595	m2	3.07	20,261
7.1.5	Bulk fill to build up new road level	4,410	m3	21.03	92,745
7.1.6	Remove existing drainage structures	1	item	8,299.24	8,299
	Total - Demolition, Clearing, and Earthworks				164,440
	Drainage Works				
7.2.1	Allowance for stormwater drainage	399	m	377.40	150,581
	Total - Drainage Works				150,581
	Roadworks				
7.3.1	Subgrade preparation	3,626	m2	3.79	13,756
7.3.2	200 limestone subbase course	3,626	m2	17.88	64,818
7.3.3	150 limestone base course	3,626	m2	15.77	57,193
7.3.4	40 wearing course	3,626	m2	15.77	57,193
7.3.5	Seal	3,626	m2	3.38	12,261
7.3.6	Linemarking and furniture	797	m	14.62	11,651
7.3.7	Street signs	4	no	1,041.22	4,165
7.3.8	Semi mountable kerb	797	m	38.12	30,384
7.3.9	Concrete footpath	1,000	m2	93.30	93,297
7.3.10	Verge treatment	2,237	m2	10.31	23,061
7.3.11	Tie road into existing	3	no	5,154.55	15,464
	Total - Roadworks				383,243
	Water Supply				
7.5.1	Adjustment to water main as per engineers estimate	1	item	25,935.12	25,935
7.5.2	Extraover for 19.4m road	26	%		6,735

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Sunrise Boulevard - 19.4m				
	Total - Water Supply				32,670
	Gas				
7.6.1	Adjustment to gas main as per engineers estimate	1	item	25,935.12	25,935
7.6.2	Extraover for 19.4m road	26	%		6,735
	Total - Gas				32,670
	Electric Light and Power				
7.7.1	Street lighting to new roadway	8	no	7,522.63	60,181
	Total - Electric Light and Power				60,181
	Communications				
7.8.1	Modifications to NBN infrastructure as per engineers estimate	1	item	103,740.47	100,630
7.8.2	Extraover for 19.4m road	26	%		26,134
	Total - Communications				126,764
	Contingency				
7.14.1	Design contingency	5	%		59,450
7.14.2	Construction contingency	5	%		59,450
	Total - Contingency				118,900
	Total - Sunrise Boulevard - 19.4m				1,397,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road - Elemental Summary				
8.1	Demolition, Clearing, and Earthworks	1,117	m	556	621,581
8.2	Drainage Works	1,117	m	475	530,600
8.3	Roadworks	1,117	m	1,951	2,178,732
8.4	Sewer Drainage				Excluded
8.5	Water Supply	1,117	m	283	315,953
8.6	Gas	1,117	m	471	526,589
8.7	Electric Light and Power	1,117	m	1,035	1,156,546
8.8	Communications	1,117	m	402	449,178
8.9	Direct Costs	1,117	m	5,175	5,780,000
8.10	Preliminaries and Builders Margin	20	%		1,156,000
8.11	Traffic Management	5	%		289,000
8.12	Construction Costs	1,117	m	6,468	7,225,000
8.13	Allowance for Professional Fees	7.5	%		541,875
8.14	Contingency	10	%		722,500
	Total - Thomas Road				8,489,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road				
	Demolition, Clearing, and Earthworks				
8.1.1	Clear existing paved areas	14,509	m2	15.79	229,148
8.1.2	Clear landscaped areas (light shrubs)	43,764	m2	0.85	36,996
8.1.3	Clear topsoil to 300mm	43,764	m2	3.07	134,448
8.1.4	Bulk fill to build up new road level	10,508	m3	21.03	220,989
	Total - Demolition, Clearing, and Earthworks				621,581
	Drainage Works				
8.2.1	Swale construction	7,052	m2	15.46	109,050
8.2.2	Allowance for stormwater drainage	1,117	m	377.40	421,551
	Total - Drainage Works				530,600
	Roadworks				
8.3.1	Subgrade preparation	22,249	m2	3.79	84,407
8.3.2	200 limestone subbase course	22,249	m2	17.88	397,723
8.3.3	150 limestone base course	22,249	m2	15.77	350,932
8.3.4	40 wearing course	14,319	m2	15.77	225,852
8.3.5	40 wearing course (red asphalt)	6,697	m2	20.62	138,080
8.3.6	Seal	21,016	m2	3.38	71,063
8.3.7	Linemarking and furniture	2,233	m	14.62	32,643
8.3.8	Street signs	9	no	1,041.22	9,371
8.3.9	Semi mountable kerb	2,233	m	38.12	85,129
8.3.10	Flush kerb	2,233	m	57.89	129,259
8.3.11	Concrete footpath	4,593	m2	93.30	428,515
8.3.12	Verge treatment	19,899	m2	10.31	205,141
8.3.13	Tie road into existing	4	no	5,154.55	20,618
	Total - Roadworks				2,178,732
	Water Supply				
8.5.1	Protect existing critical water pipeline	409	m	773.18	315,953

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Thomas Road				
	Total - Water Supply				315,953
	Gas				
8.6.1	Relocate / protect existing high pressure gas pipeline	409	m	1,288.64	526,589
	Total - Gas				526,589
	Electric Light and Power				
8.7.1	Street lighting to new roadway	23	no	11,283.95	259,531
8.7.2	Relocate existing overhead power lines	918	m	799.06	733,536
8.7.3	Relocate/protect existing underground power cables	205	m	799.06	163,479
	Total - Electric Light and Power				1,156,546
	Communications				
8.8.1	Relocate/protect existing underground communications cables	1,217	m	369.09	449,178
	Total - Communications				449,178
	Contingency				
8.14.1	Design contingency	5	%		361,250
8.14.2	Construction contingency	5	%		361,250
	Total - Contingency				722,500
	Total - Thomas Road				8,489,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road - Elemental Summary				
9.1	Demolition, Clearing, and Earthworks	1,298	m	351	455,145
9.2	Drainage Works	1,298	m	479	621,501
9.3	Roadworks	1,298	m	1,429	1,854,353
9.4	Sewer Drainage				Excluded
9.5	Water Supply	1,298	m	316	410,053
9.6	Gas	1,298	m	1,115	1,446,998
9.7	Electric Light and Power	1,298	m	684	887,494
9.8	Communications	1,298	m	338	439,213
9.9	Direct Costs	1,298	m	4,711	6,115,000
9.10	Preliminaries and Builders Margin	20	%		1,223,000
9.11	Traffic Management	5	%		305,750
9.12	Construction Costs	1,298	m	5,889	7,644,000
9.13	Allowance for Professional Fees	7.5	%		573,300
9.14	Contingency	10	%		764,400
	Total - Anketell Road				8,982,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road				
	Demolition, Clearing, and Earthworks				
9.1.1	Clear existing paved areas	14,261	m2	15.79	225,232
9.1.2	Clear landscaped areas (light shrubs)	17,562	m2	0.85	14,846
9.1.3	Clear topsoil to 300mm	17,562	m2	3.07	53,952
9.1.4	Bulk fill to build up new road level	7,661	m3	21.03	161,115
	Total - Demolition, Clearing, and Earthworks				455,145
	Drainage Works				
9.2.1	Swale construction	6,513	m2	15.46	100,715
9.2.2	Allowance for stormwater drainage	1,298	m	377.40	489,859
9.2.3	Swale basin	282	m3	109.67	30,927
	Total - Drainage Works				621,501
	Roadworks				
9.3.1	Subgrade preparation	15,322	m2	3.79	58,128
9.3.2	200 limestone subbase course	15,322	m2	17.88	273,896
9.3.3	150 limestone base course	15,322	m2	15.77	241,673
9.3.4	40 wearing course	14,543	m2	15.77	229,386
9.3.5	Seal	14,543	m2	3.38	49,175
9.3.6	Linemarking and furniture	2,595	m	14.62	37,934
9.3.7	Street signs	11	no	1,041.22	11,453
9.3.8	Semi mountable kerb	2,595	m	38.12	98,929
9.3.9	Flush kerb	2,595	m	57.89	150,213
9.3.10	Concrete footpath	6,500	m2	93.30	606,433
9.3.11	Verge treatment	6,422	m2	10.31	66,205
9.3.12	Tie road into existing	6	no	5,154.55	30,927
	Total - Roadworks				1,854,353
	Water Supply				
9.5.1	Relocate / protect existing water pipeline	1,083	m	378.55	410,053

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Anketell Road				
	Total - Water Supply				410,053
	Gas				
9.6.1	Relocate / protect existing high pressure gas pipeline	1,123	m	1,288.64	1,446,998
	Total - Gas				1,446,998
	Electric Light and Power				
9.7.1	Street lighting to new roadway	33	no	7,522.63	248,247
9.7.2	Relocate existing overhead power lines	190	m	799.06	151,821
9.7.3	Relocate/protect existing underground power cables	610	m	799.06	487,426
	Total - Electric Light and Power				887,494
	Communications				
9.8.1	Relocate/protect existing underground communications cables	1,785	m	246.06	439,213
	Total - Communications				439,213
	Contingency				
9.14.1	Design contingency	5	%		382,200
9.14.2	Construction contingency	5	%		382,200
	Total - Contingency				764,400
	Total - Anketell Road				8,982,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road - Elemental Summary				
10.1	Demolition, Clearing, and Earthworks	373	m	668	249,267
10.2	Drainage Works	373	m	507	189,098
10.3	Roadworks	373	m	1,519	566,447
10.4	Sewer Drainage				Excluded
10.5	Water Supply				Excluded
10.6	Gas				Excluded
10.7	Electric Light and Power	373	m	242	90,272
10.8	Communications				Excluded
10.9	Direct Costs	373	m	2,938	1,096,000
10.10	Preliminaries and Builders Margin	20	%		219,200
10.11	Traffic Management				Excluded
10.12	Construction Costs	373	m	3,525	1,315,000
10.13	Allowance for Professional Fees	7.5	%		98,625
10.14	Contingency	10	%		131,500
	Total - Hammond Road				1,545,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road				
	Demolition, Clearing, and Earthworks				
10.1.1	Clear landscaped areas (light shrubs)	14,152	m2	0.85	11,963
10.1.2	Bulk excavation to new road area	11,275	m3	15.46	174,353
10.1.3	Clear topsoil to 300mm	14,152	m2	3.07	43,477
10.1.4	Bulk fill to build up new road level	926	m3	21.03	19,474
	Total - Demolition, Clearing, and Earthworks				249,267
	Drainage Works				
10.2.1	Swale construction	1,792	m2	15.46	27,711
10.2.2	Allowance for stormwater drainage	373	m	377.40	140,769
10.2.3	Swale basin	330	m3	62.48	20,618
	Total - Drainage Works				189,098
	Roadworks				
10.3.1	Subgrade preparation	4,630	m2	3.79	17,565
10.3.2	200 limestone subbase course	4,630	m2	17.88	82,766
10.3.3	150 limestone base course	4,630	m2	15.77	73,029
10.3.4	40 wearing course	4,626	m2	15.77	72,966
10.3.5	Seal	4,626	m2	3.38	15,642
10.3.6	Linemarking and furniture	745	m	14.62	10,891
10.3.7	Street signs	3	no	1,041.22	3,124
10.3.8	Semi mountable kerb	745	m	38.12	28,402
10.3.9	Flush kerb	745	m	57.89	43,125
10.3.10	Concrete footpath	838	m2	93.30	78,183
10.3.11	Form batters to verge	3,173	m2	15.46	49,066
10.3.12	Verge treatment	6,894	m2	10.31	71,071
10.3.13	Tie road into existing	4	no	5,154.55	20,618
	Total - Roadworks				566,447
	Electric Light and Power				



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road				
10.7.1	Street lighting to new roadway	8	no	11,283.95	90,272
	Total - Electric Light and Power				90,272
	Contingency				
10.14.1	Design contingency	5	%		65,750
10.14.2	Construction contingency	5	%		65,750
	Total - Contingency				131,500
	Total - Hammond Road				1,545,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension - Elemental Summary				
11.1	Demolition, Clearing, and Earthworks	505	m	202	102,101
11.2	Drainage Works	505	m	436	220,290
11.3	Roadworks	505	m	1,329	670,956
11.4	Sewer Drainage				Excluded
11.5	Water Supply				Excluded
11.6	Gas				Excluded
11.7	Electric Light and Power	505	m	246	124,123
11.8	Communications				Excluded
11.9	Direct Costs	505	m	2,214	1,118,000
11.10	Preliminaries and Builders Margin	20	%		223,600
11.11	Traffic Management				Excluded
11.12	Construction Costs	505	m	2,657	1,342,000
11.13	Allowance for Professional Fees	7.5	%		100,650
11.14	Contingency	10	%		134,200
	Total - Hammond Road Extension				1,576,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension				
	Demolition, Clearing, and Earthworks				
11.1.1	Clear landscaped areas (light shrubs)	12,306	m2	0.85	10,403
11.1.2	Bulk excavation to new road area	1,354	m3	15.46	20,938
11.1.3	Clear topsoil to 300mm	12,306	m2	3.07	37,805
11.1.4	Bulk fill to build up new road level	1,567	m3	21.03	32,955
	Total - Demolition, Clearing, and Earthworks				102,101
	Drainage Works				
11.2.1	Swale construction	1,921	m2	15.46	29,706
11.2.2	Allowance for stormwater drainage	505	m	377.40	190,585
	Total - Drainage Works				220,290
	Roadworks				
11.3.1	Subgrade preparation	6,267	m2	3.79	23,775
11.3.2	200 limestone subbase course	6,267	m2	17.88	112,029
11.3.3	150 limestone base course	6,267	m2	15.77	98,849
11.3.4	40 wearing course	6,257	m2	15.77	98,691
11.3.5	Seal	6,257	m2	3.38	21,157
11.3.6	Linemarking and furniture	1,009	m	14.62	14,750
11.3.7	Street signs	5	no	1,041.22	5,206
11.3.8	Semi mountable kerb	1,009	m	38.12	38,466
11.3.9	Flush kerb	1,009	m	57.89	58,407
11.3.10	Concrete footpath	1,140	m2	93.30	106,359
11.3.11	Form batters to verge	3,378	m2	15.46	52,236
11.3.12	Verge treatment	2,980	m2	10.31	30,721
11.3.13	Tie road into existing	2	no	5,154.55	10,309
	Total - Roadworks				670,956
	Electric Light and Power				
11.7.1	Street lighting to new roadway	11	no	11,283.95	124,123



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Hammond Road Extension				
	Total - Electric Light and Power				124,123
	Contingency				
11.14.1	Design contingency	5	%		67,100
11.14.2	Construction contingency	5	%		67,100
	Total - Contingency				134,200
	Total - Hammond Road Extension				1,576,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Lyon Road - Elemental Summary				
12.1	<u>Provided by City of Kwinana on 28/04/2021</u>				
12.2					
12.3	SATTERLEYS ACTUAL COSTS				
12.4	Road construction:				
12.5	North - Honeywood. (2016 RJV actuals - Satterleys section)	1	Item	2,524,275.19	2,524,275
12.6	North - Honeywood. (2016 RJV actuals - variations - Satterleys section)	1	Item	206,070.23	206,070
12.7	North - Honeywood. (2016 RJV actuals - Galati section)	1	Item	221,984.50	221,985
12.8	South - Honeywood Rise. (2016 RJV actuals - Satterley section)	1	Item	746,656.83	746,657
12.9	South - Honeywood Rise. (Stage 4 actuals - Satterley section)	1	Item	188,832.22	188,832
12.10					
12.11	CHAINAGE 2540m - 2740m				
12.12	Engineering Design	1	Item	8,902.63	8,903
12.13	Road Construction	1	Item	112,970.58	112,971
12.14	Road Construction VOs		Note		Excluded
12.15	Survey	1	Item	1,800.00	1,800
12.16	Lighting Design	1	Item	3,047.25	3,047
12.17	Lighting Construction	1	Item	21,189.48	21,189
12.18	Linemarking	1	Item	2,803.50	2,804
12.19	Supervision Fee	1	Item	1,381.09	1,381
12.20					
12.21	CHAINAGE 2740m - 2903m				
12.22	Engineering Design	1	Item	6,920.00	6,920
12.23	Road Construction	1	Item	228,299.86	228,300
12.24	Road Construction VOs	1	Item	38,268.99	38,269
12.25	Survey	1	Item	3,400.00	3,400
12.26	Lighting Design	1	Item	5,862.66	5,863
12.27	Lighting Construction	1	Item	11,607.00	11,607
12.28	Linemarking	1	Item	4,732.46	4,732
12.29	Supervision Fee	1	Item	3,998.53	3,999

City of Kwinana Developer Contribution Plan Annual Cost Review				Roads - 2021 Cost Review	
	Total - Lyon Road				4,344,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue - Elemental Summary				
13.1	Demolition, Clearing, and Earthworks	409	m	416	170,170
13.2	Drainage Works	409	m	266	108,785
13.3	Roadworks	409	m	1,267	518,105
13.4	Sewer Drainage				Excluded
13.5	Water Supply				Excluded
13.6	Gas				Excluded
13.7	Electric Light and Power	409	m	1,811	740,802
13.8	Communications				Excluded
13.9	Direct Costs	409	m	3,760	1,538,000
13.10	Preliminaries and Builders Margin	20	%		307,600
13.11	Traffic Management				Excluded
13.12	Construction Costs	409	m	4,513	1,846,000
13.13	Allowance for Professional Fees	7.5	%		138,450
13.14	Contingency	10	%		184,600
	Total - Cordata Avenue				2,169,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue				
	Demolition, Clearing, and Earthworks				
13.1.1	Clear landscaped areas (light shrubs)	10,305	m2	0.85	8,711
13.1.2	Clear topsoil to 300mm	10,305	m2	3.07	31,658
13.1.3	Bulk fill to build up new road level	6,172	m3	21.03	129,801
	Total - Demolition, Clearing, and Earthworks				170,170
	Drainage Works				
13.2.1	Swale construction	2,044	m2	15.46	31,608
13.2.2	Allowance for stormwater drainage	409	m	188.70	77,177
	Total - Drainage Works				108,785
	Roadworks				
13.3.1	Subgrade preparation	4,218	m2	3.79	16,002
13.3.2	200 limestone subbase course	4,218	m2	17.88	75,401
13.3.3	150 limestone base course	4,218	m2	15.77	66,530
13.3.4	40 wearing course	3,915	m2	15.77	61,751
13.3.5	Seal	3,915	m2	3.38	13,238
13.3.6	Linemarking and furniture	818	m	14.62	11,958
13.3.7	Street signs	4	no	1,041.22	4,165
13.3.8	Flush kerb	818	m	57.89	47,350
13.3.9	Concrete footpath	2,045	m2	93.30	190,793
13.3.10	Verge treatment	1,999	m2	10.31	20,608
13.3.11	Tie road into existing	2	no	5,154.55	10,309
	Total - Roadworks				518,105
	Electric Light and Power				
13.7.1	Street lighting to new roadway	9	no	11,283.95	101,556
13.7.2	Relocate existing overhead power lines	190	m	799.06	151,821
13.7.3	Relocate/protect existing underground power cables	610	m	799.06	487,426



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Cordata Avenue				
	Total - Electric Light and Power				740,802
	Contingency				
13.14.1	Design contingency	5	%		92,300
13.14.2	Construction contingency	5	%		92,300
	Total - Contingency				184,600
	Total - Cordata Avenue				2,169,000



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert - Elemental Summary				
14.1	Demolition, Clearing, and Earthworks	52	m	730	37,944
14.2	Drainage Works	52	m	7,253	377,164
14.3	Roadworks	52	m	1,118	58,144
14.4	Sewer Drainage				Excluded
14.5	Water Supply				Excluded
14.6	Gas				Excluded
14.7	Electric Light and Power	52	m	289	15,045
14.8	Communications				Excluded
14.9	Direct Costs	52	m	9,404	489,000
14.10	Preliminaries and Builders Margin	20	%		97,800
14.11	Traffic Management				Excluded
14.12	Construction Costs	52	m	11,288	587,000
14.13	Allowance for Professional Fees	7.5	%		44,025
14.14	Contingency	10	%		58,700
	Total - Peel Main Drain Culvert				689,000

City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert				
	Demolition, Clearing, and Earthworks				
14.1.1	Clear landscaped areas	1	item	3,092.73	3,093
14.1.2	Clear topsoil to 300mm	408	m2	3.07	1,254
14.1.3	Bulk excavation and disposal	613	m3	15.46	9,474
14.1.4	Bulk fill to form new levels	1,049	m3	21.03	22,061
14.1.5	Allowance to modify existing fences	1	item	2,061.82	2,062
	Total - Demolition, Clearing, and Earthworks				37,944
	Drainage Works				
14.2.1	Allowance for stormwater drainage	21	m	377.40	7,925
14.2.2	Dewatering and temporary bypass pumping	1	item	25,258	25,258
14.2.3	Crushed limestone base	408		15.77	6,441
14.2.4	300 concrete slab complete including thickenings	268	m2	206.18	55,309
14.2.5	300 mortarised stone pitching	288	m2	181.22	52,195
14.2.6	Precast concrete box culvert	48	m	4,150.44	199,221
14.2.7	Headwall	21	m2	628.86	13,206
14.2.8	Wingwall	28	m2	628.86	17,608
	Total - Drainage Works				377,164
	Roadworks				
14.3.1	Subgrade preparation	441	m2	3.79	1,673
14.3.2	200 limestone subbase course	441	m2	17.88	7,883
14.3.3	150 limestone base course	441	m2	15.77	6,956
14.3.4	40 wearing course	202	m2	15.77	3,186
14.3.5	Seal	202	m2	3.38	683
14.3.6	Linemarking and furniture	41	m	14.62	599
14.3.7	Street signs	2	no	1,041.22	2,082
14.3.8	Semi mountable kerb	41	m	38.12	1,563
14.3.9	Concrete footpath	102	m2	93.30	9,516
14.3.10	Verge treatment	191	m2	10.31	1,969



City of Kwinana

Roads - 2021 Cost Review

Developer Contribution Plan Annual Cost Review

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Peel Main Drain Culvert				
14.3.11	Tie road into existing	2	no	5,154.55	10,309
14.3.12	Road barrier	43	m	275.12	11,723
	Total - Roadworks				58,144
	Electric Light and Power				
14.7.1	Street lighting to new roadway	2	no	7,522.63	15,045
	Total - Electric Light and Power				15,045
	Contingency				
14.14.1	Design contingency	5	%		29,350
14.14.2	Construction contingency	5	%		29,350
	Total - Contingency				58,700
	Total - Peel Main Drain Culvert				689,000

Appendix B – Open Drains

24-May-21

Drains	Cost (AUD 2020)	Unit rate (AUD 2020)	Cost (AUD 2021)	Unit Rate (AUD 2021)	Cost variance	Unit rate variance
DCA1 Bertram Road Drainage Basin	\$572,473	\$1,974	\$587,324	\$2,025	\$14,851	\$51
Peel Sub N drain upgrade in Wellard	\$2,293,504	\$20,625	\$311,277	\$18,865	(\$1,982,227)	(\$1,760)
Peel Sub N1 drain upgrade in Wellard	\$301,407	\$6,610	\$309,084	\$6,778	\$7,676	\$168
Peel Sub N2 drain upgrade in Wellard	\$235,309	\$6,610	\$235,309	\$6,610	\$0	\$0
Peel Sub P drain in Casuarina	\$1,299,377	\$20,625	\$0	\$0	(\$1,299,377)	(\$20,625)
Peel Sub P1 drain in Casuarina	\$1,196,252	\$20,625	\$745,178	\$18,865	(\$451,074)	(\$1,760)
Peel Sub P1A drain in Casuarina	\$1,128,189	\$20,625	\$415,036	\$18,865	(\$713,154)	(\$1,760)
Peel Sub O drain in Casuarina	\$1,031,252	\$20,625	\$943,263	\$18,865	(\$87,989)	(\$1,760)
Piping of the Sub P drain in Casuarina	\$1,145,188	\$1,405	\$1,173,352	\$1,440	\$28,164	\$35
Piping of the Sub P1 drain in Casuarina	\$274,580	\$1,484	\$284,916	\$1,540	\$10,336	\$56
Drain P1A Cost to pipe	\$145,416	\$6,610	\$149,119	\$6,778	\$3,704	\$168
Drain O cost to pipe	\$1,031,252	\$20,625	\$943,263	\$18,865	(\$87,989)	(\$1,760)
Total	\$10,654,198	\$148,443	\$6,097,119	\$119,497	(\$4,557,079)	(\$28,946)



DCP Open Drains - T&T Rates Schedule 2020

DCP Open Drains - T&T Rates Schedule 2021

24-May-21

City of Kwinana 2020 Rates				T&T 2021 Rates				
City of Kwinana				City of Kwinana				Variance on Rate Cost
Items	Unit	Rate	Assumptions & Comments	Items	Unit	Rate	Assumptions & Comments	(\$2021 vs \$2020)
Peel Sub drain - Wellard and Casuarina								
Earthworks and Site Preparation				Earthworks and Site Preparation				
bulk earthworks (cut to spoil, compact and final grade)	m3	\$ 36.88		bulk earthworks (cut to spoil, compact and final grade)	m3	\$ 38.02		\$ 1.14
fine grading	m2	\$ 1.39		fine grading	m2	\$ 1.43		\$ 0.04
rock pitching	m2	\$ 120.76		rock pitching	m2	\$ 124.49		\$ 3.73
landscaping/ planting (140mm x 3/m2)	m2	\$ 18.60		landscaping/ planting (140mm x 3/m2)	m2	\$ 19.17		\$ 0.57
tubestock x 3/m2	m2	\$ 10.57		tubestock x 3/m2	m2	Excluded	Rate excluded as advised by City of Kwinana on 4 May 2021.	\$ (10.57)
advanced tree planting (no.)	m2	\$ 352.20		advanced tree planting (no.)	m2	\$ 363.09		\$ 10.89
Mulch - (Inorganic)	m2	\$ 11.07		Mulch - (Inorganic)	m2	\$ 11.41		\$ 0.34
Maintenance cost per annum				Maintenance cost per annum				
\$1.50 per m ² x 8m wide x 10lm per annum	Item	\$ 120.76		\$1.50 per m ² x 20m wide x 10lm per annum	Item	\$ 124.49		\$ 3.73
\$1.50 per m2 x 20m wide x 10lm per annum	Item	\$ 301.89		\$1.50 per m2 x 20m wide x 10lm per annum 20m	Item	\$ 311.22		\$ 9.33

City of Kwinana DCP

Section B - Open Drains Rate 2021 Cost Review

Rate Comparison - \$/m for DCA1 Bertram Road Drainage Basin



24-May-21

Code	Description	Qty	Unit	Unit Rate \$2020	Total Cost \$2020	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	PRELIMINARIES									
2	Establishment									
3	Mobilisation / Demobilisation	1	item	\$3,018.90	\$3,018.90	\$3,112.21	\$3,112.21	\$93.31	\$93.31	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
4	Project Board (Provisional)	1	item	\$3,018.90	\$3,018.90	\$3,112.21	\$3,112.21	\$93.31	\$93.31	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	Insurances	1	item	\$2,826.49	\$2,826.49	\$2,913.85	\$2,913.85	\$87.36	\$87.36	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
6	Authorities and Fees									
7	Construction Industry Training Fund Levy (0.2% of Contract Sum)	1	item	\$745.84	\$745.84	\$768.90	\$768.90	\$23.05	\$23.05	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
8	Liaison and Coordination of Service Bodies for Service Installation	1	item	\$1,811.34	\$1,811.34	\$1,867.33	\$1,867.33	\$55.99	\$55.99	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
9	Building License for Walls and Structures	1	item	\$1,509.45	\$1,509.45	\$1,556.11	\$1,556.11	\$46.66	\$46.66	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
10	Testing									
11	Scheduled Testing	1	item	\$2,012.60	\$2,012.60	\$2,074.81	\$2,074.81	\$62.21	\$62.21	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
12	Survey/Supervision/Project management									
13	As Constructed Details	1	item	\$2,515.75	\$2,515.75	\$2,593.51	\$2,593.51	\$77.76	\$77.76	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
14	Survey / Supervision/Project Management	1	item	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Omitted.
15	Survey	1	item	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Rate provided by City of Kwinana is fair and reasonable.
16	Project Management - Design	1	item	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Rate provided by City of Kwinana is fair and reasonable.
17	Project Management/Construction Supervision - Construction	1	item	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	Rate provided by City of Kwinana is fair and reasonable.
18	Detailed Design	1	item	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	Rate provided by City of Kwinana is fair and reasonable.
19	Construction Water									
20	Construction water from nearby hydrant/standpipe	1	item	\$1,509.45	\$1,509.45	\$1,556.11	\$1,556.11	\$46.66	\$46.66	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
21	OH&S									
22	Occupational Health and Safety Management	1	item	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
23	Safety Management Plan	1	item	\$805.04	\$805.04	\$829.92	\$829.92	\$24.88	\$24.88	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
24	Other									
25	Final Clean up	1	item	\$2,012.60	\$2,012.60	\$2,074.81	\$2,074.81	\$62.21	\$62.21	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
26	Other Items Necessary for Completion of the Works	1	item	\$2,012.60	\$2,012.60	\$2,074.81	\$2,074.81	\$62.21	\$62.21	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
27	Subtotal Preliminaries				\$104,805.26		\$105,571.97		\$766.71	
28	SITEWORKS									
29	Clearing									
30	Clearing, Grubbing and Dispose Off Site	1	item	\$5,031.50	\$5,031.50	\$5,187.02	\$5,187.02	\$155.52	\$155.52	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
31	Demolition									
32	Remove and dispose existing Pipe to Peel Main Drain	1	item	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
33	Topsoil									
34	Strip and Stockpile Topsoil and respread In adjoining POS	2200	m2	\$1.90	\$4,180.00	\$1.96	\$4,309.20	\$0.06	\$129.20	Rate obtained from in-house data based on excavating to remove soil average 150mm deep and spread and level on site
35	Earthworks									
36	Proof rolling of fill areas	2200	m2	\$1.01	\$2,213.86	\$1.04	\$2,282.29	\$0.03	\$68.43	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
37	Import and Compact Fill sand	1200	m3	\$25.16	\$30,189.00	\$25.94	\$31,122.11	\$0.78	\$933.11	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
38	Import and compact clay liner	300	m3	\$35.22	\$10,566.15	\$36.31	\$10,892.74	\$1.09	\$326.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
39	Import and Compact Fill sand for extra required in existing basin	900	m3	\$25.16	\$22,641.75	\$25.94	\$23,341.59	\$0.78	\$699.84	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
40	Final Trim and Shaping	2200	m2	\$1.39	\$3,058.00	\$1.43	\$3,152.52	\$0.04	\$94.52	Rate obtained from in-house data
41	Subtotal Earthworks				\$78,886.56		\$81,324.87		\$2,438.31	
42										
43	FENCING AND BUNDS									
44	Removal and disposal of existing fences									
45	Remove and Dispose Existing Chainmesh on exiting basin	255	m	\$15.00	\$3,825.00	\$15.46	\$3,943.23	\$0.46	\$118.23	Rate obtained from in-house data, based on assumption of bin requirement and disposal
46	Supply and install complete fences									
47	1800 chainmesh fence with barb wire	210	m	\$55.00	\$11,550.00	\$56.70	\$11,907.00	\$1.70	\$357.00	Rate obtained from in-house data
48	Double Gate in Chainmesh Fence	1	No.	\$1,160.00	\$1,160.00	\$1,195.85	\$1,195.85	\$35.85	\$35.85	Rate obtained from in-house data
49	Subtotal Fencing				\$16,535.00		\$17,046.08		\$511.08	
50										
51	STORMWATER DRAINAGE									
52	Pipework/Excavate/Supply/Lay/Backfill									
53	150 PVC SWP	30	m	\$150.00	\$4,500.00	\$154.64	\$4,639.09	\$4.64	\$139.09	Rate obtained from in-house data from similar project scope
54	525 Dia Class 2	260	m	\$350.00	\$91,000.00	\$360.82	\$93,812.73	\$10.82	\$2,812.73	Rate obtained from in-house data from similar project scope
55	Subsoil drainage									
56	150 PVC Subsoil Drain	135	m	\$140.00	\$18,900.00	\$144.33	\$19,484.18	\$4.33	\$584.18	Rate obtained from in-house data from similar project scope
57	Subsoil Flushing Point On Line	2	No.	\$1,200.00	\$2,400.00	\$1,237.09	\$2,474.18	\$37.09	\$74.18	Rate obtained from in-house data from similar project scope
58	Drainage pits									
59	Junction Pits - Standard installed on existing line	1	No.	\$3,018.90	\$3,018.90	\$3,112.21	\$3,112.21	\$93.31	\$93.31	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
60	Grated Pits outlet pits	1	No.	\$3,018.90	\$3,018.90	\$3,112.21	\$3,112.21	\$93.31	\$93.31	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
61	Revegetation									
62	Supply of shrubs	2200	Item	\$2.00	\$4,400.00	\$2.06	\$4,536.00	\$0.06	\$136.00	Rate provided is fair and reasonable based on small shrubs, escalated City of Kwinana rate to 2021
63	Planting of shrubs	2200	Item	\$2.00	\$4,400.00	\$2.06	\$4,536.00		\$136.00	Rate provided is fair and reasonable based on small shrubs, escalated City of Kwinana rate to 2021
64	Supply of sedges	8800	Item	\$2.08	\$18,304.00	\$2.14	\$18,869.76	\$0.06	\$565.76	Rate obtained from in-house data
65	Planting of sedges	8800	Item	\$2.08	\$18,304.00	\$2.14	\$18,869.76	\$0.06	\$565.76	Rate obtained from in-house data
66	Outlets									
67	Spillway complete	1	No.	\$8,050.40	\$8,050.40	\$8,299.23	\$8,299.23	\$248.83	\$248.83	Rate provided is reasonable for minor spillway, escalation applied to rate for 2021
68	Type B outlet to Peel Main Drain	1	No.	\$3,119.53	\$3,119.53	\$3,215.95	\$3,215.95	\$96.42	\$96.42	Requires detailed scope, escalation has been applied to 2021 based on City of Kwinana rate
69	Rock Pitching	40	m2	\$120.00	\$4,800.00	\$123.71	\$4,948.36	\$3.71	\$148.36	
70	Permeable Rock Inlet Dissipator	1	Item	\$10,063.00	\$10,063.00	\$10,374.04	\$10,374.04	\$311.04	\$311.04	Requires detailed scope, escalation has been applied to 2021 based on City of Kwinana rate
71	Sand filter									
72	Placing 200 mm Pea Gravel bedding for Sand Filter Floor	1300	m2	\$18.11	\$23,547.42	\$18.67	\$24,275.25	\$0.56	\$727.83	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
73	Supplying and placing filter sand	390	m3	\$95.60	\$37,283.42	\$98.55	\$38,435.81	\$2.95	\$1,152.40	Rate provided suitable for specialty sand filling and placement, escalated City of Kwinana rate to 2021
74	mix supplied NUA with filter sand	1300	m2	\$30.19	\$39,245.70	\$31.12	\$40,458.75	\$0.93	\$1,213.05	Requires detailed scope, escalation has been applied to 2021 based on City of Kwinana rate
75	NUA cartage costs from Capel	1	Item	\$3,220.16	\$3,220.16	\$3,319.69	\$3,319.69	\$99.53	\$99.53	Requires detailed scope, escalation has been applied to 2021 based on City of Kwinana rate
76	Subtotal Stormwater drainage				\$297,575.43		\$306,773.21		\$9,197.79	
77										
78										
79	Contingency		%	15.00	\$74,670.34	15.00	\$76,607.42		\$1,937.08	
80										
81	Total cost for construction of DCA1 Bertram Road Drainage Basin				\$572,473		\$587,324		\$14,851	Total
82										
83	Total cost per m of DCA1 Bertram Road Drainage Basin	290	m		\$1,974		\$2,025		\$51	per m

City of Kwinana DCP

Section B - Open Drains Rate 2021 Cost Review

Rate Comparison - \$/m for Peel Sub N drain in Wellard



24-May-21

Code	Description	Qty	Unit	Unit Rate \$2020	Total Cost \$2020	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	\$38.02	\$5,322.79	\$1.14	\$159.59	Rate obtained from in-house data
4	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$1,575.34	10.00	\$1,406.09		(\$169.24)	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$17,328.70		\$15,467.03		(\$1,861.66)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	\$38.02	\$9,124.78	\$1.14	\$273.58	Rate obtained from in-house data
16	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
17	rock pitching	20	m2	\$120.76	\$2,415.12	\$124.49	\$2,489.77	\$3.73	\$74.65	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
22	10% Contingency		%	10.00	\$2,064.89	10.00	\$1,910.78		(\$154.11)	Remains at 10% due to design of scope
23	total cost per 10 meters				\$22,713.81		\$21,018.60		(\$1,695.21)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum	1	Item	\$301.89	\$301.89	\$311.22	\$311.22	\$9.33	\$9.33	
27										
28	Subtotal				\$20,625.03		\$18,865.26		(\$1,759.77)	
29										
30	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$18,865		(\$1,760)	Total for 10m section
31										
32	Total cost for Peel Sub-Drain N – 185m x 20m wide; Living Stream	165	m		\$2,293,504		\$311,277		(\$1,982,227)	Total for 165m section

Code	Description	Qty	Unit	Unit Rate \$2020	Total Cost \$2020	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$36.88	\$2,065.28	\$38.02	\$2,129.12	\$1.14	\$63.84	Rate obtained from in-house data
4	fine grading	80	m2	\$1.39	\$111.20	\$1.43	\$114.64	\$0.04	\$3.44	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
6	landscaping/ planting (140mm x 3/m2)	80	m2	\$18.60	\$1,488.00	\$19.17	\$1,533.99	\$0.57	\$45.99	Rate obtained from in-house data
7	tubestock x 3/m2	3	m2	\$10.57	\$31.71	Excluded	Excluded	(\$10.57)	(\$31.71)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)		No	\$352.20	\$0.00	\$363.09	\$0.00	\$10.89	\$0.00	Rate obtained from in-house data
9	Mulch - (Inorganic)	80	m2	\$11.07	\$885.60	\$11.41	\$912.97	\$0.34	\$27.37	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$578.94	10.00	\$593.56		\$14.63	Added contingency under direction from City of Kwinana
11	total cost per 10 lineal meters				\$6,368.29		\$6,529.16		\$160.88	
12										
13	Maintenance Cost per annum									
14	\$1.50 per m2 x 8m wide x 10lm per annum	1	Item	\$120.76	\$120.76	\$124.49	\$124.49	\$3.73	\$3.73	Updated City of Kwinana rate to correct formula based on 8m wide not 20m wide
15	Subtotal				\$6,489.05		\$6,653.66		\$164.61	
16										
17	Total cost for construction of a 8m wide x 10m length Living Stream	10	m		\$6,610		\$6,778		\$168	Total for 10m section
18										
19	Total Cost for Peel Sub-Drain N1 – 456m x 8m wide; Living Stream	456	m		\$301,407		\$309,084		\$7,676	Total for 456m section

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	56	m3	\$36.88	\$2,065.28	\$36.88	\$2,065.28	\$0.00	\$0.00	No rate review required for 2021, as advised by City of Kwinana on 28 April 2021.
4	fine grading	80	m2	\$1.39	\$111.20	\$1.39	\$111.20	\$0.00	\$0.00	
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$120.76	\$1,207.56	\$0.00	\$0.00	
6	landscaping/ planting (140mm x 3/m2)	80	m2	\$18.60	\$1,488.00	\$18.60	\$1,488.00	\$0.00	\$0.00	
7	tubestock x 3/m2	3	m2	\$10.57	\$31.71	\$10.57	\$31.71	\$0.00	\$0.00	
8	advanced tree planting (no.)		No	\$352.20	\$0.00	\$352.20	\$0.00	\$0.00	\$0.00	
9	Mulch - (Inorganic)	80	m2	\$11.07	\$885.60	\$11.07	\$885.60	\$0.00	\$0.00	
10	Contingency 10%		%	10.00	\$578.94	10.00	\$578.94		\$0.00	
11	total cost per 10 lineal meters				\$6,368.29		\$6,368.29		\$0.00	
12										
13	Maintenance Cost per annum									
14	\$1.50 per m2 x 8m wide x 10lm per annum	1	Item	\$120.76	\$120.76	\$120.76	\$120.76	\$0.00	\$0.00	
15	Subtotal				\$6,489.05		\$6,489.05		\$0.00	
16										
17	Total cost for construction of a 8m wide x 10m length Living Stream	10	m		\$6,610		\$6,610		\$0	Total for 10m section
18										
19	Total cost for Peel Sub-Drain N2 - 356m and 111m x 8m wide; Living Stream	356	m		\$235,309		\$235,309		\$0	Total for 356m section

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	Excluded	Excluded	(\$36.88)	(\$5,163.20)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
4	fine grading	200	m2	\$1.39	\$278.00	Excluded	Excluded	(\$1.39)	(\$278.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
5	rock pitching	10	m2	\$120.76	\$1,207.56	Excluded	Excluded	(\$120.76)	(\$1,207.56)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	Excluded	Excluded	(\$18.60)	(\$3,720.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	Excluded	Excluded	(\$352.20)	(\$1,056.60)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	Excluded	Excluded	(\$11.07)	(\$2,214.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
10	Contingency 10%		%	10.00	\$1,575.34	Excluded	Excluded	(\$10.00)	(\$1,575.34)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
11	total cost per 10 lineal meters				\$17,328.70		\$0.00		(\$17,328.70)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	Excluded	Excluded	(\$36.88)	(\$8,851.20)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
16	fine grading	200	m2	\$1.39	\$278.00	Excluded	Excluded	(\$1.39)	(\$278.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
17	rock pitching	20	m2	\$120.76	\$2,415.12	Excluded	Excluded	(\$120.76)	(\$2,415.12)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	Excluded	Excluded	(\$18.60)	(\$3,720.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	Excluded	Excluded	(\$352.20)	(\$1,056.60)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	Excluded	Excluded	(\$11.07)	(\$2,214.00)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
22	10% Contingency		%	10.00	\$2,064.89	Excluded	Excluded	(\$10.00)	(\$2,064.89)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
23	total cost per 10 meters				\$22,713.81		\$0.00		(\$22,713.81)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum	1	Item	\$301.89	\$301.89	Excluded	Excluded	(\$301.89)	(\$301.89)	Excluded as drain is to be piped, as directed by City of Kwinana on 18/05/21.
27	Subtotal				\$20,625.03		\$0.00		(\$20,625.03)	
28										
29	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$0		(\$20,625)	Total for 10m section
30										
31	Total Cost for Peel Sub-Drain P – 630m x 20m wide; Living Stream	630	m		\$1,299,377		\$0		(\$1,299,377)	Total for 630m section

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review
Rate Comparison - \$/m for Peel Sub-Drain P1 in Casuarina



24-May-21

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	\$38.02	\$5,322.79	\$1.14	\$159.59	Rate obtained from in-house data
4	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$1,575.34	10.00	\$1,406.09		(\$169.24)	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$17,328.70		\$15,467.03		(\$1,861.66)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	\$38.02	\$9,124.78	\$1.14	\$273.58	Rate obtained from in-house data
16	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
17	rock pitching	20	m2	\$120.76	\$2,415.12	\$124.49	\$2,489.77	\$3.73	\$74.65	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
22	10% Contingency		%	10.00	\$2,064.89	10.00	\$1,910.78		(\$154.11)	Remains at 10% due to design of scope
23	total cost per 10 meters				\$22,713.81		\$21,018.60		(\$1,695.21)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum	1	Item	\$301.89	\$301.89	\$311.22	\$311.22		\$9.33	
27	Subtotal				\$20,625.03		\$18,865.26		(\$1,759.77)	
28										
29	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$18,865		(\$1,760)	Total for 10m section
30										
31	Total cost for Peel Sub-Drain P1 – 395m x 20m; Living Stream	395	m		\$1,196,252		\$745,178		(\$451,074)	Total for 395m section

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain P1A in Casuarina



24-May-21

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	\$38.02	\$5,322.79	\$1.14	\$159.59	Rate obtained from in-house data
4	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$1,575.34	10.00	\$1,406.09		(\$169.24)	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$17,328.70		\$15,467.03		(\$1,861.66)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	\$38.02	\$9,124.78	\$1.14	\$273.58	Rate obtained from in-house data
16	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
17	rock pitching	20	m2	\$120.76	\$2,415.12	\$124.49	\$2,489.77	\$3.73	\$74.65	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
22	10% Contingency		%	10.00	\$2,064.89	10.00	\$1,910.78		(\$154.11)	Remains at 10% due to design of scope
23	total cost per 10 meters				\$22,713.81		\$21,018.60		(\$1,695.21)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum 10m	1	Item	\$301.89	\$301.89	\$311.22	\$311.22		\$9.33	
27	Subtotal				\$20,625.03		\$18,865.26		(\$1,759.77)	
28										
29	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$18,865		(\$1,760)	Total for 10m section
30										
31	Total Cost for Peel Sub-Drain P1A – 220m x 20m; Living Stream	220	m		\$1,128,189		\$415,036		(\$713,154)	Total for 220m section

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review

Rate Comparison - \$/m for Peel Sub-Drain O in Casuarina

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	\$38.02	\$5,322.79	\$1.14	\$159.59	Rate obtained from in-house data
4	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$1,575.34	10.00	\$1,406.09		(\$169.24)	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$17,328.70		\$15,467.03		(\$1,861.66)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	\$38.02	\$9,124.78	\$1.14	\$273.58	Rate obtained from in-house data
16	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
17	rock pitching	20	m2	\$120.76	\$2,415.12	\$124.49	\$2,489.77	\$3.73	\$74.65	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
22	10% Contingency		%	10.00	\$2,064.89	10.00	\$1,910.78		(\$154.11)	Remains at 10% due to design of scope
23	total cost per 10 meters				\$22,713.81		\$21,018.60		(\$1,695.21)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum	1	Item	\$301.89	\$301.89	\$311.22	\$311.22	\$9.33	\$9.33	
27										
28	Subtotal				\$20,625.03		\$18,865.26		(\$1,759.77)	
29										
30	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$18,865.26		(\$1,759.77)	Total for 10m section
31										
32	Total Cost for Peel Sub-Drain O – 500m x 20m wide; Living Stream	500	m		\$1,031,252		\$943,262.95		(\$87,988.75)	Total for 500m section

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review

Rate Comparison - \$/m for Piping Sub P Drain in Casuarina

Code	Description	Qty	Unit	Unit Rate \$2020	Total Cost \$2020	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Piping of the Sub P drain in Casuarina									
2	Preliminaries Item	1	no	\$142,327.80	\$ 142,327.80	\$146,727.02	\$146,727.02	\$4,399.22	\$4,399.22	Allowance of 20%
3	Remove Existing Headwall at Thomas Road incl traffic management	1	no	\$15,094.50	\$15,094.50	\$15,561.06	\$15,561.06	\$466.56	\$466.56	Rate will allow for large headwall removal
4	Clean out existing open drain	810	m	\$50.32	\$40,755.15	\$51.87	\$42,014.85	\$1.56	\$1,259.70	Fair and reasonable without knowing level of contamination, escalation rate applied
5	Dispose of material/vegetation	1	item	\$12,075.60	\$12,075.60	\$12,448.85	\$12,448.85	\$373.25	\$373.25	Fair and reasonable without knowing level of contamination, escalation rate applied
6	Grade Invert	910	m	\$5.03	\$4,578.67	\$5.19	\$4,720.19	\$0.16	\$141.52	Fair and reasonable, escalation rate applied
7	Supply and Install 900 Dia Class 3 RC RRJ pipe	646	m	\$497.11	\$321,134.48	\$512.48	\$331,060.46	\$15.37	\$9,925.97	
8	Supply and Install 1500 Dia Class 3 RC RRJ pipe	169	m	\$1,695.62	\$286,559.02	\$1,748.03	\$295,416.30	\$52.41	\$8,857.28	
9	Backfill with clean sand and compact for 900 Dia pipe	1390	m3	\$25.16	\$34,968.93	\$25.94	\$36,049.78	\$0.78	\$1,080.86	Fair and reasonable, escalation rate applied
10	Backfill with clean sand and compact for 1500 Dia pipe	665	m3	\$25.16	\$16,729.74	\$25.94	\$17,246.84	\$0.78	\$517.10	Fair and reasonable , escalation rate applied
11	Construct manhole structure to connect culverts under Thomas Road	1	item	\$15,094.50	\$15,094.50	\$15,561.06	\$15,561.06	\$466.56	\$466.56	Fair and reasonable for substantial works, escalation rate applied
12	Supply and install manhole to suit 900dia pipe	2	no	\$5,031.50	\$10,063.00	\$5,187.02	\$10,374.04	\$155.52	\$311.04	Fair and reasonable, escalation rate applied
13	Supply and Install manhole to suit 1500dia pipe	1	no	\$5,031.50	\$5,031.50	\$5,187.02	\$5,187.02	\$155.52	\$155.52	Fair and reasonable, escalation rate applied
14	Supply and install splay bend to 1500 dia pipe	1	no	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Fair and reasonable, escalation rate applied
15	Supply and install headwall to suit 1500 dia pipe	1	no	\$2,750.00	\$2,750.00	\$2,835.00	\$2,835.00	\$85.00	\$85.00	In house rate
16	225 dia pipe	1	item	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Fair and reasonable, escalation rate applied
17	375 dia pipe	1	item	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Fair and reasonable, escalation rate applied
18	450 dia pipe	1	item	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Fair and reasonable, escalation rate applied
19	Engineering and Surveying	1	item	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	\$0.00	In house rate (7.5%)
20	Contingency	1	item	\$174,000.00	\$174,000.00	\$174,000.00	\$174,000.00	\$0.00	\$0.00	In house rate (10%)
21										
22	Subtotal				\$1,145,188.08		\$1,173,352.07		\$28,164.00	
23										
24										
25	Total cost per m of Piping Sub P Drain in Casuarina				\$1,405		\$1,440		\$35	Total cost per m
26										
27	Total cost for construction of Piping Sub P Drain in Casuarina	815	m		\$1,145,188		\$1,173,352		\$28,164	Total Overall Construction Cost

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review



Rate Comparison - \$/m for Piping Sub P1 Drain in Casuarina

24-May-21

Code	Description	Qty	Unit	Unit Rate \$2020	Total Cost \$2020	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1										
2	Proposed Piping of Portions of Peel Sub P1 Drain, Casuarina									
3	Preliminaries	1	item	\$38,915.00	\$38,915.00	\$40,117.83	\$40,117.83	\$1,202.83	\$1,202.83	Allowance of 20%
4	Remove existing pipe culvert	1	no	\$1,006.30	\$1,006.30	\$1,037.40	\$1,037.40	\$31.10	\$31.10	Fair and reasonable, escalation rate applied
5	Clean out existing open drain	185	m	\$50.32	\$9,308.28	\$51.87	\$9,595.99	\$1.56	\$287.71	Fair and reasonable without knowing level of contamination, escalation rate applied
6	Dispose of material/vegetation	1	item	\$3,018.90	\$3,018.90	\$3,112.21	\$3,112.21	\$93.31	\$93.31	Fair and reasonable without knowing level of contamination, escalation rate applied
7	Grade Invert	185	m	\$5.03	\$930.83	\$5.19	\$959.60	\$0.16	\$28.77	Fair and reasonable, escalation rate applied
8	Supply and Install 1200 Dia Class 3 RC RRJ pipe	185	m	\$840.00	\$155,400.00	\$865.96	\$160,203.27	\$25.96	\$4,803.27	In house rate
9	Backfill with clean sand and compact for 1200 Dia pipe	890	m3	\$25.16	\$22,390.18	\$25.94	\$23,082.23	\$0.78	\$692.06	Fair and reasonable, escalation rate applied
10	Supply and install headwall to suit 1200 dia pipe	1	no	\$2,750.00	\$2,750.00	\$2,835.00	\$2,835.00	\$85.00	\$85.00	In house rate
11	Engineering and surveying	7.5	%		\$17,511.75		\$18,070.77		\$559.02	In house rate (7.5%)
12	Contingency	10	%		\$23,349.00		\$25,901.43		\$2,552.43	In house rate (10%)
13	Subtotal				\$274,580.23		\$284,915.73		\$10,335.50	
14										
15	Total cost per m of Piping Sub P1 Drain in Casuarina				\$1,484		\$1,540		\$56	Total cost per m
16										
17	Total cost for construction of Piping Sub P1 Drain in Casuarina	185	m		\$274,580		\$284,916		\$10,336	Total Overall Construction Cost

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	\$56.00	m3	\$36.88	\$2,065.28	\$38.02	\$2,129.12	\$1.14	\$63.84	Rate obtained from in-house data
4	fine grading	\$80.00	m2	\$1.39	\$111.20	\$1.43	\$114.64	\$0.04	\$3.44	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	\$10.00	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
6	landscaping/ planting (140mm x 3/m2)	\$80.00	m2	\$18.60	\$1,488.00	\$19.17	\$1,533.99	\$0.57	\$45.99	Rate obtained from in-house data
7	tubestock x 3/m2	\$3.00	m2	\$10.57	\$31.71	Excluded	Excluded	(\$10.57)	(\$31.71)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)		each	\$352.20	\$0.00	\$363.09	\$0.00	\$10.89	\$0.00	Rate obtained from in-house data
9	Mulch - (Inorganic)	\$80.00	m2	\$11.07	\$885.60	\$11.41	\$912.97	\$0.34	\$27.37	Rate obtained from in-house data
10	Contingency 10%		%	\$10.00	\$578.94	10.00	\$593.56		\$14.63	Added contingency under direction from City of Kwinana
11	total cost per 10 meters				\$6,368.29		\$6,529.16		\$160.88	
11										
12	Maintenance Cost per annum									
13	\$1.50 per m2 x 8m wide x 10lm per annum	\$1.00	Item	\$120.76	\$120.76	\$124.49	\$124.49	\$3.73	\$3.73	Updated City of Kwinana rate to correct formula based on 8m wide not 20m wide
14										
15	Subtotal				\$6,489.05		\$6,778.15		\$289.10	
16										
17	Total cost for construction of a 8m wide x 10m length Living Stream	10	m		\$6,610		\$6,778		\$168	Total for 10m section
18										
19	Total Cost for P1A drain 220m x 8m wide; Living Stream	220	m		\$145,416		\$149,119		\$3,704	Total for 220m section

City of Kwinana DCP
Section B - Open Drains Rate 2021 Cost Review
Rate Comparison - \$/m for DCA5 Drain O

Code	Description	Qty	Unit	Unit Rate \$2020 Dec	Total Cost \$2020 Dec	Unit Rate \$2021	Total Cost \$2021	Unit Rate Variance	Total Cost Variance	Comments & Assumptions
1	Construction cost per 10 m sections <1000mm deep									
2	Earthworks and Site Preparation									
3	bulk earthworks (cut to spoil, compact and final grade)	140	m3	\$36.88	\$5,163.20	\$38.02	\$5,322.79	\$1.14	\$159.59	Rate obtained from in-house data
4	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
5	rock pitching	10	m2	\$120.76	\$1,207.56	\$124.49	\$1,244.88	\$3.73	\$37.32	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
6	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
7	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
8	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data for 100L trees
9	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data
10	Contingency 10%		%	10.00	\$1,575.34	10.00	\$1,406.09		(\$169.24)	Remains at 10% due to design of scope
11	total cost per 10 lineal meters				\$17,328.70		\$15,467.03		(\$1,861.66)	
12										
13	Construction cost per 10 m sections 1000 - 1500mm deep									
14	Earthworks and Site Preparation									
15	bulk earthworks (cut to spoil, compact and final grade)	240	m3	\$36.88	\$8,851.20	\$38.02	\$9,124.78	\$1.14	\$273.58	Rate obtained from in-house data
16	fine grading	200	m2	\$1.39	\$278.00	\$1.43	\$286.59	\$0.04	\$8.59	Rate provided is fair and reasonable, escalated City of Kwinana rate to 2021
17	rock pitching	20	m2	\$120.76	\$2,415.12	\$124.49	\$2,489.77	\$3.73	\$74.65	Rate provided is fair and reasonable for 150mm thick, escalated City of Kwinana rate
18	landscaping/ planting (140mm x 3/m2)	200	m2	\$18.60	\$3,720.00	\$19.17	\$3,834.98	\$0.57	\$114.98	Rate obtained from in-house data
19	tubestock x 3/m2	200	m2	\$10.57	\$2,114.00	Excluded	Excluded	(\$10.57)	(\$2,114.00)	Rate excluded as advised by City of Kwinana on 4 May 2021.
20	advanced tree planting (no.)	3	m2	\$352.20	\$1,056.60	\$363.09	\$1,089.26	\$10.89	\$32.66	Rate obtained from in-house data
21	Mulch - (Inorganic)	200	m2	\$11.07	\$2,214.00	\$11.41	\$2,282.43	\$0.34	\$68.43	Rate obtained from in-house data for 100L trees
22	10% Contingency		%	10.00	\$2,064.89	10.00	\$1,910.78		(\$154.11)	Remains at 10% due to design of scope
23	total cost per 10 meters				\$22,713.81		\$21,018.60		(\$1,695.21)	
24										
25	Maintenance cost per annum									
26	\$1.50 per m ² x 20m wide x 10lm per annum 20m	1	Item	\$301.89	\$301.89	\$311.22	\$311.22	\$9.33	\$9.33	
27										
28	Subtotal				\$20,625.03		\$18,865.26		(\$1,759.77)	
29										
30	Total cost for construction of a 20m wide x 10m length Living Stream	10	m		\$20,625		\$18,865		(\$1,760)	Total for 10m section
31										
32	Total Cost for Drain O 500m x 8m wide; Living Stream	500	m		\$1,031,252		\$943,263		(\$87,989)	Total for 500m section

Appendix C1 – Road Landscaping

City of Kwinana DCP
Section C1 - Road Landscaping Rate 2021 Cost Review
[Summary](#)



24-May-21

Road Landscaping	Cost (AUD 2020)	Unit rate (AUD 2020)	Cost (AUD 2021)	Unit rate (AUD 2021)	Cost variance	Unit rate variance
Bertram Road Upgrade	\$196,517	\$38	\$202,591	\$39	\$6,074	\$1
Wellard Road Upgrade	\$225,749	\$37	\$2,064,516	\$59	\$1,838,767	\$22
Millar Road Upgrade	\$0	\$0	\$0	\$0	\$0	\$0
Mortimer Road Upgrade	\$170,101	\$40	\$175,359	\$41	\$5,258	\$1
Sunrise Boulevard - 15.4m Road	\$87,368	\$41	\$90,069	\$43	\$2,700	\$1
Sunrise Boulevard - 19.4m Road	\$120,317	\$40	\$124,035	\$41	\$3,719	\$1
Thomas Road Upgrade	\$775,930	\$35	\$799,913	\$36	\$23,983	\$1
Anketell Road Upgrade	\$517,860	\$37	\$533,867	\$38	\$16,007	\$1
Hammond Road Extension	\$619,359	\$37	\$638,502	\$38	\$19,144	\$1
Hammond Road Connector	\$448,073	\$38	\$461,923	\$39	\$13,850	\$1
Lyon Road Upgrade	\$0	\$0	\$496,070	\$114	\$496,070	\$114
Total	\$3,161,274	\$342	\$5,586,846	\$487	\$2,425,572	\$145

City of Kwinana
DCP Public Open Space - T&T Rates Schedule 2020

T&T 2020 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Earthworks			
Cut to fill	m3	\$ 9.75	Rate obtained from in-house data
Clearing scrub & trees	m2	\$ 3.00	Rate fair and reasonable based on heavy tree/ light scrub , escalated City of Kwinana rate to 2020
Strip topsoil and respread	m2	\$ 1.90	Rate obtained from in-house data based on 150mm topsoil
Garden Beds - Landscaping			
Preparation of planting area	m2	\$ 2.52	fair and reasonable
Import topsoil and spread (150mm thick)	m2	\$ 14.10	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.23	rate appears fair and reasonable
Supply and lay standard mulch by hand	m2	\$ 7.83	Rate obtained from in-house data
Supply and lay high grade mulch by hand	m2	\$ 12.00	Rate obtained from in-house data
Supply and install plants	m2	\$ 28.43	Rate escalated to 2020 due to limited scope provided
Fine grading	m2	\$ 1.39	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Mulch - Inorganic	m2	\$ 11.07	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Mulch - Chunky Pine Bark	m2	\$ 9.00	Rate obtained from in-house data
Tube stock (3/m2) incl Terracottem	m2	\$ 10.57	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2020
Tube stock (6/m2) incl Terracottem	m2	\$ 21.13	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2020
100L street tree evenly spaced @ 20m	m2	\$ 352.20	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Feature semi mature tree	item	\$ 3,522.03	Rate fair and reasonable, escalated City of Kwinana rate to 2020
irrigation	m2	\$ 6.52	Rate obtained from in-house data
turf- village Green	m2	\$ 8.70	Rate obtained from in-house data
Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.03	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Water Supply & Reticulation			
Irrigation	m2	\$ 6.52	Rate obtained from in-house data
Bore (shallow) - superficial	item	\$ 65,409.04	Rate escalated to 2020 due to limited scope provided
Bore (Artesian)	item	\$ 150,943.94	Rate escalated to 2020 due to limited scope provided
Iron Bacteria Filtration Unit	item	\$ 80,503.43	Rate escalated to 2020 due to limited scope provided
Turfing			
Prep of turfing area (weed removal & general leveling)	m2	\$ 2.80	Rate obtained from in-house data
Import topsoil and spread (150mm thick)	m2	\$ 14.10	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.23	Rate obtained from in-house data
Supply and lay turf (roll on)	m2	\$ 6.69	Rate obtained from in-house data
Supply and install stolons	m2	\$ 4.00	Rate obtained from in-house data

City of Kwinana
DCP Landscape and Public Open Space - T&T Rates Schedule 2021



24-May-21

T&T 2021 Rates				Variance on Rate Cost (\$2021 vs \$2020)
City of Kwinana				
Items	Unit	Rate	Assumptions & Comments	
Earthworks				
Cut to fill	m3	\$ 10.05	Rate obtained from in-house data	\$ 0.30
Clearing scrub & trees	m2	\$ 3.09	Rate fair and reasonable based on heavy tree/ light scrub , escalated City of Kwinana rate to 2021	\$ 0.09
Strip topsoil and respread	m2	\$ 1.96	Rate obtained from in-house data based on 150mm topsoil	\$ 0.06
Garden Beds - Landscaping				
Preparation of planting area	m2	\$ 2.59	fair and reasonable	\$ 0.08
Import topsoil and spread (150mm thick)	m2	\$ 14.54	Rate obtained from in-house data	\$ 0.44
Soil conditioner	m2	\$ 4.36	rate appears fair and reasonable	\$ 0.13
Supply and lay standard mulch by hand	m2	\$ 8.07	Rate obtained from in-house data	\$ 0.24
Supply and lay high grade mulch by hand	m2	\$ 12.37	Rate obtained from in-house data	\$ 0.37
Supply and install plants	m2	\$ 29.31	Rate escalated to 2021 due to limited scope provided	\$ 0.88
Fine grading	m2	\$ 1.43	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.04
Mulch - Inorganic	m2	\$ 11.41	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.34
Mulch - Chunky Pine Bark	m2	\$ 9.28	Rate obtained from in-house data	\$ 0.28
Tube stock (3/m2) incl Terracottem	m2	\$ 10.89	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2021	\$ 0.33
Tube stock (6/m2) incl Terracottem	m2	\$ 21.79	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2021	\$ 0.65
100L street tree evenly spaced @ 20m	No	\$ 363.09	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 10.89
Feature semi mature tree	item	\$ 3,630.89	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 108.86
irrigation	m2	\$ 6.72	Rate obtained from in-house data	\$ 0.20
turf- village Green	m2	\$ 8.97	Rate obtained from in-house data	\$ 0.27
Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.19	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.16
Water Supply & Reticulation				
Irrigation	m2	\$ 6.72	Rate obtained from in-house data	\$ 0.20
Bore (shallow- superficial	item	\$ 67,430.77	Rate escalated to 2021 due to limited scope provided	\$ 2,021.73
Bore (Artesian)	item	\$ 155,609.48	Rate escalated to 2021 due to limited scope provided	\$ 4,665.54
Iron Bacteria Filtration Unit	item	\$ 82,991.72	Rate escalated to 2021 due to limited scope provided	\$ 2,488.29
Turfing				
Prep of turfing area (weed removal & general leveling)	m2	\$ 2.89	Rate obtained from in-house data	\$ 0.09
Import topsoil and spread (150mm thick)	m2	\$ 14.54	Rate obtained from in-house data	\$ 0.44
Soil conditioner	m2	\$ 4.36	Rate obtained from in-house data	\$ 0.13
Supply and lay turf (roll on)	m2	\$ 6.90	Rate obtained from in-house data	\$ 0.21
Supply and install stolons	m2	\$ 4.12	Rate obtained from in-house data	\$ 0.12

City of Kwinana
DCP Public Open Space - T&T Rates Schedule 2020

City of Kwinana
DCP Landscape and Public Open Space - T&T Rates Schedule 2021



24-May-21

T&T 2020 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Fertilising	m2	\$ 0.20	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Soil Wetting Agent	m2	\$ 0.25	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Weed spraying	m2	\$ 0.90	Rate obtained from in-house data
Hardworks			
Active piece of equipment	item	\$ 28,176.20	City of Kwinana Rate escalated to 2020 due to minimal scope
Hardcourt	item	\$ 65,409.04	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Cricket practice nets (2 pitches and net)	item	\$ 59,884.64	Rate obtained from in-house data based on two cricket nets
Cricket pitch	item	\$ 20,000.00	Rate obtained from in-house data
Lighting - training level	item	\$ 301,887.87	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Lighting - general	item		
Paths	m2	\$ 44.07	Rate obtained from in-house data
Fencing (bollard, post & rail, ringlock)	m	\$ 47.00	Rate obtained from in-house data
Bollard - Flexipole	item	\$ 70.44	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Fence - Timber Post & Rail	m	\$ 96.00	Rate obtained from in-house data
Fence - Steel Post & Rail	m	\$ 91.00	Rate obtained from in-house data
Fence - Reserve	m	\$ 45.28	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020
Fence - Rural	m	\$ 45.28	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020
Fence - Chainlink Galvanised (2.4m)	m	\$ 71.00	Rate obtained from in-house data
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
Fence - Steel Balustrade	m	\$ 465.00	Rate obtained from in-house data
Fence - Pool Fencing	m	\$ 120.76	Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020
Gate - Boom General	item	\$ 1,610.07	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Gate - Reserve	item	\$ 1,106.92	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Gate - Heavy Duty	item	\$ 2,650.00	Rate obtained from in-house data
Toilets - large (Local Sporting Ground Without Pavilion)	item	\$ 191,195.65	Rate fair and reasonable, based on 50m2 standalone structure, escalated City of Kwinana rate to 2020
Toilets - small	item	\$ 80,503.43	Rate fair and reasonable, based on 25m2 standalone structure, escalated City of Kwinana rate to 2020
Car parking	m2	\$ 130.82	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Landscape Furniture			
Picnic table	item	\$ 5,836.50	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Shelter	item	\$ 17,308.24	Rate fair and reasonable15m2 steel framed structure, escalated City of Kwinana rate to 2020
Play equipment (combination with softfall & shade) - Large unit	item	\$ 90,566.36	Rate escalated to 2020 due to limited scope provided
Play equipment (combination with softfall & shade) - Small unit	item	\$ 30,188.79	Rate escalated to 2020 due to limited scope provided

T&T 2021 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Fertilising	m2	\$ 0.21	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Soil Wetting Agent	m2	\$ 0.26	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Weed spraying	m2	\$ 0.93	Rate obtained from in-house data
Hardworks			
Active piece of equipment	item	\$ 29,047.10	City of Kwinana Rate escalated to 2021 due to minimal scope
Hardcourt	item	\$ 67,430.77	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Cricket practice nets (2 pitches and net)	item	\$ 61,735.62	Rate obtained from in-house data based on two cricket nets
Cricket pitch	item	\$ 20,000.00	Rate obtained from in-house data
Lighting - training level	item	\$ 311,218.95	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Lighting - general	item		
Paths	m2	\$ 45.43	Rate obtained from in-house data
Fencing (bollard, post & rail, ringlock)	m	\$ 48.45	Rate obtained from in-house data
Bollard - Flexipole	item	\$ 72.62	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Fence - Timber Post & Rail	m	\$ 98.97	Rate obtained from in-house data
Fence - Steel Post & Rail	m	\$ 93.81	Rate obtained from in-house data
Fence - Reserve	m	\$ 46.68	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2021
Fence - Rural	m	\$ 46.68	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2021
Fence - Chainlink Galvanised (2.4m)	m	\$ 73.19	Rate obtained from in-house data
Fence - Chainlink PVC Coated (2.4m)	m	\$ 103.74	Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2021
Fence - Steel Balustrade	m	\$ 479.37	Rate obtained from in-house data
Fence - Pool Fencing	m	\$ 124.49	Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2021
Gate - Boom General	item	\$ 1,659.83	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Gate - Reserve	item	\$ 1,141.14	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Gate - Heavy Duty	item	\$ 2,731.91	Rate obtained from in-house data
Toilets - large	item	\$ 197,105.34	Rate fair and reasonable, based on 50m2 standalone structure, escalated City of Kwinana rate to 2021
Toilets - small	item	\$ 82,991.72	Rate fair and reasonable, based on 25m2 standalone structure, escalated City of Kwinana rate to 2021
Car parking	m2	\$ 134.86	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Landscape Furniture			
Picnic table	item	\$ 6,016.90	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Shelter	item	\$ 17,843.22	Rate fair and reasonable15m2 steel framed structure, escalated City of Kwinana rate to 2021
Play equipment (combination with softfall & shade) - Large unit	item	\$ 93,365.69	Rate escalated to 2021 due to limited scope provided
Play equipment (combination with softfall & shade) - Small unit	item	\$ 31,121.90	Rate escalated to 2021 due to limited scope provided

City of Kwinana
DCP Public Open Space - T&T Rates Schedule 2020

T&T 2020 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Decking & footbridges	m2	\$ 1,207.55	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Seats (Bench)	item	\$ 3,018.88	Rate escalated to 2020 due to limited scope provided
Bin & dog litter bag dispenser	item	\$ 1,203.57	Rate obtained from in-house data
Bike stand	item	\$ 1,822.49	Rate obtained from in-house data based on 1900mm long bike stand
Drinking fountain	item	\$ 4,358.11	Rate obtained from in-house data
BBQ - Small	No	\$ 10,062.93	Rate fair and reasonable, escalated City of Kwinana rate to 2020
BBQ - Large	No	\$ 15,094.39	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Signage (allowance)	item	\$ 2,012.59	Rate escalated to 2020 due to limited scope provided
Maintenance			
Turf and gardens (per annum)	m2	\$ 2.52	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Conservation / parkland cleared (per annum)	m2	\$ 0.50	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Landscape furniture			
Hardworks			
maintenance 2 years 50c / m2 / annum	item	\$ 1.00	Rate fair and reasonable, escalated City of Kwinana rate to 2020

City of Kwinana
DCP Landscape and Public Open Space - T&T Rates Schedule 2021



24-May-21

T&T 2021 Rates				
City of Kwinana				Variance on Rate Cost (\$2021 vs \$2020)
Items	Unit	Rate	Assumptions & Comments	
Decking & footbridges	m2	\$ 1,244.88	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 37.32
Seats (Bench)	No.	\$ 3,112.19	Rate escalated to 2021 due to limited scope provided	\$ 93.31
Bin & dog litter bag dispenser	No.	\$ 1,240.77	Rate obtained from in-house data	\$ 37.20
Bike stand	item	\$ 1,878.82	Rate obtained from in-house data based on 1900mm long bike stand	\$ 56.33
Drinking fountain	item	\$ 4,492.82	Rate obtained from in-house data	\$ 134.71
BBQ - Small	No	\$ 10,373.97	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 311.04
BBQ - Large	No	\$ 15,560.95	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 466.55
Signage (allowance)	item	\$ 2,074.79	Rate escalated to 2021 due to limited scope provided	\$ 62.21
Maintenance				
Turf and gardens (per annum)	m2	\$ 2.59	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.08
Conservation / parkland cleared (per annum)	m2	\$ 0.52	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.02
Landscape furniture				
Hardworks				
maintenance 2 years 50c / m2 / annum	item	\$ 1.03	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.03

Betram Road, Wellard - Items	T&T 2020 Rate Check			
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
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)
Verges	5190	\$33	\$168,790	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock
Street Trees	28	\$352	\$9,862	
Sub-Total	5218		\$178,652	
			\$0	
			\$0	
Total Footprint Cost	5218		\$178,652	
Contingency	10%		\$17,865.16	5% design contingency and 5% construction contingency as per previous estimate
Total			\$17,865	
Total Project Cost		\$38	\$196,517	

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales	0	\$25	\$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	\$174,007	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	5,217.14
Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	28	\$363	\$10,166		304.82
Sub-Total	5218		\$184,174		5,521.96
			\$0		0.00
			\$0		0.00
Total Footprint Cost	5218		\$184,174		5,521.96
Contingency	10%		\$18,417.36	5% design contingency and 5% construction contingency as per previous estimate	552.20
Total			\$18,417		552.20
Total		\$38.83	\$202,591		6,074.16

Wellard Road, Wellard - Items	T&T 2020 Rate Check			
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
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)
Verges	4420	\$33	\$143,748	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock
Street Trees	62	\$352	\$21,837	
Sub-Total	6132		\$205,226	
Total Footprint Cost	6132		\$205,226	
Contingency	10%		\$20,522.62	5% design contingency and 5% construction contingency as per previous estimate
Total			\$20,523	
Total Project Cost		\$36.81	\$225,749	

Items					
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Preliminaries			\$299,500	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	
Site Preparation			\$46,000	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	
Hardworks			\$8,485	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	
Landscape Works			\$1,278,566	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	
Reticulation Works			\$153,000	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	
Sub-Total	35132		\$1,785,551		1,580,324.80
Total Footprint Cost	35132		\$1,785,551		1,580,324.80
Contingency			\$206,000	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	185,477.38
Other works by the City			\$50,000	As per Wilde and Woollard Pre-tender Cost Estimate received from City of Kwinana on 4 May 2021.	50,000.00
Professional Consultation Fees			\$22,965	As per City of Kwinana email dated on 28 April 2021.	22,965.00
Total			\$278,965		258,442.38
Total		\$58.76	\$2,064,516		1,838,767.18

Millar Road Upgrade	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales		\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Landscape Architect - Design and Contract Admin:	1	\$13,250	\$13,250	As per schedule of current costs provided y City of Kwinana on 28/04/2021.	13,250.00
Verges		\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Landscape Contractor - installation:	1	\$47,782	\$47,782	As per schedule of current costs provided y City of Kwinana on 28/04/2021.	47,782.25
Verges		\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Landscape Contractor - 2 year maintenance	1	\$13,403	\$13,403	As per schedule of current costs provided y City of Kwinana on 28/04/2021.	13,403.39
Street Trees		\$352	\$0		Developer Project Management & Administration @ 5%:	1	\$3,722	\$3,722	As per schedule of current costs provided y City of Kwinana on 28/04/2021.	3,721.78
Sub-Total			\$0		Sub-Total			\$78,157		78,157.42
								\$0		0.00
								\$0		0.00
Total Footprint Cost			\$0		Total Footprint Cost			\$78,157		78,157.42
Contingency	10%		\$0.00	5% design contingency and 5% construction contingency as per previous estimate						
Total			\$0		Total			\$0		0.00
Total Project Cost			\$0		Total			\$78,157		78,157.42

Mortimer Road, Wellard - Items	T&T 2020 Rate Check			
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
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)
Verges	3130	\$33	\$101,794	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock
Street Trees	75	\$352	\$26,415	
Sub-Total	4305		\$154,637	
			\$0	
			\$0	
Total Footprint Cost	4305		\$154,637	
Contingency	10%		\$15,463.73	5% design contingency and 5% construction contingency as per previous estimate
Total			\$15,464	
Total Project Cost		\$39.51	\$170,101	

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales	1100	\$25	\$27,245	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	816.86
Verges	3130	\$34	\$104,941	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	3,146.37
Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	75	\$363	\$27,232		816.47
Sub-Total	4305		\$159,417		4,779.70
			\$0		0.00
			\$0		0.00
Total Footprint Cost	4305		\$159,417		4,779.70
Contingency	10%		\$15,941.70	5% design contingency and 5% construction contingency as per previous estimate	477.97
Total			\$15,942		477.97
Total		\$40.73	\$175,359		5,257.67

Sunrise Boulevard, Wellard - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
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	\$25	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	0.00
Verges	2074	\$33	\$67,451	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	2074	\$34	\$69,536	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	2,084.85
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	34	\$352	\$11,975		Street Trees	34	\$363	\$12,345		370.13
Sub-Total	2108		\$79,426		Sub-Total	2108		\$81,881		2,454.98
			\$0					\$0		
			\$0					\$0		
Total Footprint Cost	2108		\$79,426		Total Footprint Cost	2108		\$81,881		2,454.98
Contingency	10%		\$7,942.58	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$8,188.08	5% design contingency and 5% construction contingency as per previous estimate	245.50
Total			\$7,943		Total			\$8,188		245.50
Total Project Cost		\$41.45	\$87,368		Total total		\$42.73	\$90,069		2,700.48
			\$0		Lot 440 (180m)	180		\$38,601	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	
			\$0		Lot 28 (121m)	121		\$25,948	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	
			\$0		Lot 59 (119m)	119		\$25,520	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	

Sunrise Boulevard, Wellard - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
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	\$25	\$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	\$33	\$97,404	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	2995	\$34	\$100,415	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	3,010.66
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	34	\$352	\$11,975		Street Trees	34	\$363	\$12,345		370.13
Sub-Total	3029		\$109,379		Sub-Total	3029		\$112,760		3,380.80
			\$0					\$0		0.00
			\$0					\$0		0.00
Total Footprint Cost	3029		\$109,379		Total Footprint Cost	3029		\$112,760		3,380.80
Contingency	10%		\$10,937.87	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$11,275.95	5% design contingency and 5% construction contingency as per previous estimate	338.08
Total			\$10,938		Total			\$11,276		338.08
Total Project Cost		\$39.72	\$120,317		Total total		\$40.95	\$124,035		3,718.88
			\$0		Lot 440 (180m)	180		\$53,158	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	53,158.06
			\$0		Lot 28 (121m)	121		\$35,734	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	35,734.03
			\$0		Lot 59 (119m)	119		\$35,143	Cost breakdown for each land holding as requested by City of Kwinana on April 28, 2021.	35,143.39

Lyon Road - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales		\$24	\$0	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	North - Honeywood. POS 10 Lyon Road (2011 cost)		\$14	\$60,053		60,053.09
Verges		\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	North - Honeywood. Lyon road (Sept 2012)		\$71	\$310,349		310,349.09
Verges		\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	North - Honeywood. Lyon road re-veg (2013 cost)		\$2	\$10,474		10,474.17
Street Trees		\$352	\$0		North - Honeywood. Lyon road buffer (2016 cost)		\$9	\$40,084		40,084.03
					South - Honeywood Rise. Conservation park (2016 cost)		\$5	\$21,924		21,924.31
					South - Honeywood Rise. Wandi South Buffer (Stage 2 - July 2017)		\$12	\$53,186		53,185.73
Sub-Total	0		\$0		Sub-Total	4351		\$496,070		496,070.42
			\$0					\$0		0.00
Total Footprint Cost	0		\$0		Total Footprint Cost	4351		\$496,070		0.00
Contingency	10%		\$0.00	5% design contingency and 5% construction contingency as per previous estimate	Contingency				5% design contingency and 5% construction contingency as per previous estimate. Note: not included in the current costs.	0.00
Total			\$0		Total			\$0		0.00
Total Project Cost		\$0.00	\$0		Total		\$114.00	\$496,070		496,070.42

Thomas Road, Wellard - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales	6140	\$24	\$147,515	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	6140	\$25	\$152,075	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	4,559.56
Verges	15800	\$33	\$513,850	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	15800	\$34	\$529,733	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	15,882.64
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	125	\$352	\$44,025		Street Trees	125	\$363	\$45,386		1,360.78
Sub-Total	22065		\$705,391		Sub-Total	22065		\$727,194		21,802.98
			\$0					\$0		0.00
			\$0					\$0		0.00
Total Footprint Cost	22065		\$705,391		Total Footprint Cost	22065		\$727,194		21,802.98
Contingency	10%		\$70,539.06	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$72,719.36	5% design contingency and 5% construction contingency as per previous estimate	2,180.30
Total			\$70,539		Total			\$72,719		2,180.30
Total Project Cost		\$35.17	\$775,930		Total total		\$36.25	\$799,913		23,983.28

Anketell Road, Wellard - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
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)	Median Swales	1970	\$25	\$48,793	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	1,462.92
Verges	10100	\$33	\$328,474	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	10100	\$34	\$338,627	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	10,152.82
Verges	1740	\$33	\$56,589	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	1740	\$34	\$58,338	Rate build-up of below items including fine grading, mulch and winter planted tubestock	1,749.10
Street Trees	109	\$352	\$38,390		Street Trees	109	\$363	\$39,577		1,186.60
Sub-Total	13919		\$470,782		Sub-Total	13919		\$485,334		14,551.45
			\$0					\$0		0.00
			\$0					\$0		0.00
Total Footprint Cost	13919		\$470,782		Total Footprint Cost	13919		\$485,334		14,551.45
Contingency	10%		\$47,078.22	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$48,533.36	5% design contingency and 5% construction contingency as per previous estimate	1,455.14
Total			\$47,078		Total			\$48,533		1,455.14
Total Project Cost		\$37.21	\$517,860		Total total		\$38.36	\$533,867		16,006.59

Hammond Road Extension - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
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)	Median Swales	1905.4	\$25	\$47,193	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	1,414.95
Verges	14909	\$33	\$484,873	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	14909	\$34	\$499,860	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	14,986.98
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	92	\$352	\$32,403		Street Trees	92	\$363	\$33,404		1,001.54
Sub-Total	16906		\$563,053		Sub-Total	16906		\$580,457		17,403.46
			\$0					\$0		0.00
			\$0					\$0		0.00
Total Footprint Cost	16906		\$563,053		Total Footprint Cost	16906		\$580,457		17,403.46
Contingency	10%		\$56,305.32	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$58,045.66	5% design contingency and 5% construction contingency as per previous estimate	1,740.35
Total			\$56,305		Total			\$58,046		1,740.35
Total Project Cost		\$36.63	\$619,359		Total		\$37.77	\$638,502		19,143.81

Hammond Road Connector Road - Items	T&T 2020 Rate Check				Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Median Swales	2266	\$24	\$54,441	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	Median Swales	2266	\$25	\$56,124	Median Swales: rate build-up consisting of below items including Fine Grading, Mulch (inorganic), Tubestock (3/m2 incl Terracottem), maintenance)	1,682.73
Verges	9421.5	\$33	\$306,407	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	Verges	9421.5	\$34	\$315,878	Rate build-up of below items including fine grading, mulch and winter planted tubestock, maintenance	9,470.78
Verges	0	\$33	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	Verges	0	\$34	\$0	Rate build-up of below items including fine grading, mulch and winter planted tubestock	0.00
Street Trees	132	\$352	\$46,491		Street Trees	132	\$363	\$47,928		1,436.99
Sub-Total	11820		\$407,340		Sub-Total	11820		\$419,930		12,590.49
			\$0					\$0		0.00
			\$0					\$0		0.00
Total Footprint Cost	11820		\$407,340		Total Footprint Cost	11820		\$419,930		12,590.49
Contingency	10%		\$40,733.95	5% design contingency and 5% construction contingency as per previous estimate	Contingency	10%		\$41,993.00	5% design contingency and 5% construction contingency as per previous estimate	1,259.05
Total			\$40,734		Total			\$41,993		1,259.05
Total Project Cost		\$37.91	\$448,073		Total total		\$39.08	\$461,923		13,849.54

Appendix C2 – Public Open Space

(DCA3) - Casuarina Public Open Space	City of Kwinana 2020 Rate Check				(DCA3) - Casuarina Public Open Space	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
District playing field	30,000	\$59.41	\$1,782,214.48	Used the area rate of 30,000m2 as this was shown within the data provided on DCA3,DCA4,DCA5 & DCA6 - Public Open Space. Believe JBA incorrectly used the DCA 6 POS 2 area of 8392.62m2 instead.	District playing field	30,000	\$60.97	\$1,829,025		\$46,810
Misc. POS (estimated on averaged rate for Local and Neighbourhood parks)	189,799	\$116.41	\$22,094,927.37		Misc. POS (estimated on averaged rate for Local and Neighbourhood parks)	35,316	\$119.73	\$4,228,464	POS revised area as advised by City of Kwinana via email dated 27/04/2021. Total area is now spread between the below items.	-\$17,866,463
					POS 1 (Neighbourhood Park)	31,617	\$116.97	\$3,698,294	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$3,698,294
					POS 2 (Neighbourhood Park)	38,019	\$116.97	\$4,447,147	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$4,447,147
					POS 3 (Local Park)	945	\$122.49	\$115,756	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$115,756
					POS 4 (Neighbourhood Park)	10,091	\$116.97	\$1,180,361	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$1,180,361
					POS 5 (Local Park)	2,490	\$122.49	\$305,007	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$305,007
					POS 6 (Local Park)	2,152	\$122.49	\$263,605	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$263,605
					POS 7 (Neighbourhood Park)	24,363	\$116.97	\$2,849,781	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$2,849,781
					POS 8 (Local Park)	904	\$122.49	\$110,734	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$110,734
					POS 9 (Local Park)	1,270	\$122.49	\$155,566	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$155,566
Sub-Total	219,799		\$23,877,142		Sub-Total	177,167		\$19,183,739		-\$4,693,402
			\$0					\$0		
			\$0					\$0		
Total Footprint Cost	219,799	\$108.63	\$23,877,142		Total Footprint Cost	177,167	\$108.28	\$19,183,739		-\$4,693,402

(DCA4) - Anketell North Public Open Space	City of Kwinana 2020 Rate Check				(DCA4) - Anketell North Public Open Space	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Neighbourhood Park	54,632	\$113.76	\$6,215,178.14		POS 1 (Neighbourhood Park)	5,429	\$116.97	\$635,039	Area decrease as advised by City of Kwinana via email dated 27/04/2021.	-\$5,580,139
Local Playing field	49,781	\$61.02	\$3,037,569.80		POS 2 (Local Playing field)	49,005	\$62.70	\$3,072,687	Area decrease as advised by City of Kwinana via email dated 27/04/2021.	\$35,117
Local Park	6,797	\$119.06	\$809,251.23		POS 3 (Neighbourhood Park)	4,018	\$116.97	\$469,992	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	-\$339,259
					POS 4 (Neighbourhood Park)	1,655	\$116.97	\$193,588	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$193,588
					POS 5 (Local Park)	319	\$122.49	\$39,075	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$39,075
					POS 8 (Neighbourhood Park)	1,548	\$116.97	\$181,072	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$181,072
					POS 9 (Neighbourhood Park)	2,485	\$116.97	\$290,675	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$290,675
					POS 11 (Neighbourhood Park)	317	\$116.97	\$37,080	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$37,080
					POS 12 (Neighbourhood Park)	1,055	\$116.97	\$123,405	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$123,405
Sub-Total	111,210		\$10,061,999		Sub-Total	65,831		\$5,042,614		-\$5,019,385
			\$0					\$0		
			\$0					\$0		
Total Footprint Cost	111,210	\$90.48	\$10,061,999		Total Footprint Cost	65,831	\$76.60	\$5,042,614		-\$5,019,385

(DCA5) - Wandl North and South Open Space	City of Kwinana 2020 Rate Check			
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Wandl Playing field (POS 22B)	40,800	\$54.09	\$2,206,892.02	
POS 22A (Playing Fields)	2,133	\$54.09	\$115,353.38	
POS 22C (Neighbourhood Park)	20,968	\$113.76	\$2,385,412.49	
Sub-Total	63,901		\$4,707,658	
			\$0	
			\$0	
Total Footprint Cost	63,901	\$73.67	\$4,707,658	

(DCA5) - Wandl North and South Open Space	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Wandl Playing field (POS 22B)	40,800	\$55.64	\$2,270,159		\$63,267
POS 22A (Playing Fields)	2,133	\$55.64	\$118,660		\$3,307
POS 22C (Neighbourhood Park)	20,968	\$116.97	\$2,452,662		\$67,250
Sub-Total	63,901		\$4,841,481		\$133,824
			\$0		
			\$0		
Total Footprint Cost	63,901	\$75.77	\$4,841,481		\$133,824

(DCA6) - Mandogalup Public Open Space	City of Kwinana 2020 Rate Check				(DCA6) - Mandogalup Public Open Space	T&T 2021 Rate Check				
	Area (m ²)/Qty	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m ²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
MANDOGALUP EAST					MANDOGALUP EAST					
POS1 (Local Park)	2,008	\$119.06	\$239,057.12		POS1 (Local Park)	1,999	\$122.49	\$244,863	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$5,806
POS2 (Neighbourhood Park)	8,393	\$113.76	\$954,781.60		POS2 (Neighbourhood Park)	8,525	\$116.97	\$997,184	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$42,402
POS3 (Local Park)	1,509	\$119.06	\$179,619.96		POS3 (Local Park)	2,290	\$122.49	\$280,509	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$100,889
POS4 (Local Park)	4,551	\$119.06	\$541,881.62		POS4 (Local Park)	6,323	\$122.49	\$774,522	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$232,641
POS5 (Neighbourhood Park)	10,761	\$113.76	\$1,224,181.45		POS5 (Neighbourhood Park)	11,764	\$116.97	\$1,376,055	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$151,874
POS6 (Playing Fields)	11,542	\$113.76	\$1,313,039.43		POS6 (Playing Fields)	11,549	\$55.64	\$642,600	POS revised area as advised by City of Kwinana via email dated 27/04/2021. 2020 rate was for a neighbourhood park.	-\$670,440
POS7 (Local Park)	2,744	\$119.06	\$326,735.33		POS7 (Local Park)	1,193	\$122.49	\$146,134	Area decrease as advised by City of Kwinana via email dated 27/04/2021.	-\$180,601
East Sub-Total	41,507		\$4,779,297		POS8 (Local Park)	1,345	\$122.49	\$164,753	POS revised area as advised by City of Kwinana via email dated 27/04/2021.	\$164,753
MANDOGALUP WEST					East Sub-Total	44,988		\$4,626,619		-\$152,678
POS A (Neighbourhood Park)	24,792	\$113.76	\$2,820,447.66		MANDOGALUP WEST					
POS B (Local Park)	3,008	\$119.06	\$358,132.66		POS A (Neighbourhood Park)	24,792	\$116.97	\$2,899,962		\$79,514
POS C (Neighbourhood Park)	13,584	\$113.76	\$1,545,375.97		POS B (Local Park)	3,008	\$122.49	\$368,458		\$10,326
POS D (Neighbourhood Park)	24,246	\$113.76	\$2,758,332.28		POS C (Neighbourhood Park)	13,584	\$116.97	\$1,588,943		\$43,567
					POS D (Neighbourhood Park)	24,246	\$116.97	\$2,836,096		\$77,763
West Sub-Total	65,630		\$7,482,289		Sub-Total	65,630		\$7,693,460		\$211,171
			\$0					\$0		
			\$0					\$0		
Total Footprint Cost	107,137	\$114.45	\$12,261,585		Total Footprint Cost	110,618	\$111.37	\$12,320,079		\$58,493

City of Kwinana
DCP Public Open Space - T&T Rates Schedule 2020

City of Kwinana 2020 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Earthworks			
Cut to fill	m3	\$ 9.75	Rate obtained from in-house data
Clearing scrub & trees	m2	\$ 3.00	Rate fair and reasonable based on heavy tree/ light scrub , escalated City of Kwinana rate to 2020
Strip topsoil and respread	m2	\$ 1.90	Rate obtained from in-house data based on 150mm topsoil
Garden Beds - Landscaping			
Preparation of planting area	m2	\$ 2.52	fair and reasonable
Import topsoil and spread (150mm thick)	m2	\$ 14.10	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.23	rate appears fair and reasonable
Supply and lay standard mulch by hand	m2	\$ 7.83	Rate obtained from in-house data
Supply and lay high grade mulch by hand	m2	\$ 12.00	Rate obtained from in-house data
Supply and install plants	m2	\$ 28.43	Rate escalated to 2020 due to limited scope provided
Fine grading	m2	\$ 1.39	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Mulch - Inorganic	m2	\$ 11.07	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Mulch - Chunky Pine Bark	m2	\$ 9.00	Rate obtained from in-house data
Tube stock (3/m2) incl Terracottem	m2	\$ 10.57	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2020
Tube stock (6/m2) incl Terracottem	m2	\$ 21.13	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2020
100L street tree evenly spaced @ 20m	m2	\$ 352.20	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Feature semi mature tree	item	\$ 3,522.03	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Irrigation	m2	\$ 6.52	Rate obtained from in-house data
turf- village Green	m2	\$ 8.70	Rate obtained from in-house data
Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.03	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Water Supply & Reticulation			
Irrigation	m2	\$ 6.52	Rate obtained from in-house data
Bore (shallow) - superficial	item	\$ 65,409.04	Rate escalated to 2020 due to limited scope provided
Bore (Artesian)	item	\$ 150,943.94	Rate escalated to 2020 due to limited scope provided
Iron Bacteria Filtration Unit	item	\$ 80,503.43	Rate escalated to 2020 due to limited scope provided
Turfing			
Prep of turfing area (weed removal & general leveling)	m2	\$ 2.80	Rate obtained from in-house data
Import topsoil and spread (150mm thick)	m2	\$ 14.10	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.23	Rate obtained from in-house data
Supply and lay turf (roll on)	m2	\$ 6.69	Rate obtained from in-house data
Supply and install stolons	m2	\$ 4.00	Rate obtained from in-house data
Fertilising	m2	\$ 0.20	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Soil Wetting Agent	m2	\$ 0.25	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Weed spraying	m2	\$ 0.90	Rate obtained from in-house data
Hardworks			
Active piece of equipment	item	\$ 28,176.20	City of Kwinana Rate escalated to 2020 due to minimal scope
Hardcourt	item	\$ 65,409.04	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Cricket practice nets (2 pitches and net)	item	\$ 59,884.64	Rate obtained from in-house data based on two cricket nets
Cricket pitch	item	\$ 20,000.00	Rate obtained from in-house data
Lighting - training level	item	\$ 301,887.87	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Lighting - general	item	\$ 50,315.00	General allowance.
Paths	m2	\$ 44.07	Rate obtained from in-house data
Fencing (bollard, post & rail, ringlock)	m	\$ 47.00	Rate obtained from in-house data
Bollard - Flexipole	item	\$ 70.44	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Fence - Timber Post & Rail	m	\$ 96.00	Rate obtained from in-house data
Fence - Steel Post & Rail	m	\$ 91.00	Rate obtained from in-house data

City of Kwinana
DCP Landscape and Public Open Space - T&T Rates Schedule 2021



24-May-21

T&T 2021 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Earthworks			
Cut to fill	m3	\$ 10.05	Rate obtained from in-house data
Clearing scrub & trees	m2	\$ 3.09	Rate fair and reasonable based on heavy tree/ light scrub , escalated City of Kwinana rate to 2021
Strip topsoil and respread	m2	\$ 1.96	Rate obtained from in-house data based on 150mm topsoil
Garden Beds - Landscaping			
Preparation of planting area	m2	\$ 2.59	fair and reasonable
Import topsoil and spread (150mm thick)	m2	\$ 14.54	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.36	rate appears fair and reasonable
Supply and lay standard mulch by hand	m2	\$ 8.07	Rate obtained from in-house data
Supply and lay high grade mulch by hand	m2	\$ 12.37	Rate obtained from in-house data
Supply and install plants	m2	\$ 29.31	Rate escalated to 2021 due to limited scope provided
Fine grading	m2	\$ 1.43	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Mulch - Inorganic	m2	\$ 11.41	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Mulch - Chunky Pine Bark	m2	\$ 9.28	Rate obtained from in-house data
Tube stock (3/m2) incl Terracottem	m2	\$ 10.89	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2021
Tube stock (6/m2) incl Terracottem	m2	\$ 21.79	Rate fair and reasonable for high quality trees, escalated City of Kwinana rate to 2021
100L street tree evenly spaced @ 20m	No	\$ 363.09	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Feature semi mature tree	item	\$ 3,630.89	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Irrigation	m2	\$ 6.72	Rate obtained from in-house data
turf- village Green	m2	\$ 8.97	Rate obtained from in-house data
Miscellaneous allowance (kerb edging, feature retaining walls)	m2	\$ 5.19	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Water Supply & Reticulation			
Irrigation	m2	\$ 6.72	Rate obtained from in-house data
Bore (shallow- superficial)	item	\$ 67,430.77	Rate escalated to 2021 due to limited scope provided
Bore (Artesian)	item	\$ 155,609.48	Rate escalated to 2021 due to limited scope provided
Iron Bacteria Filtration Unit	item	\$ 82,991.72	Rate escalated to 2021 due to limited scope provided
Turfing			
Prep of turfing area (weed removal & general leveling)	m2	\$ 2.89	Rate obtained from in-house data
Import topsoil and spread (150mm thick)	m2	\$ 14.54	Rate obtained from in-house data
Soil conditioner	m2	\$ 4.36	Rate obtained from in-house data
Supply and lay turf (roll on)	m2	\$ 6.90	Rate obtained from in-house data
Supply and install stolons	m2	\$ 4.12	Rate obtained from in-house data
Fertilising	m2	\$ 0.21	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Soil Wetting Agent	m2	\$ 0.26	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Weed spraying	m2	\$ 0.93	Rate obtained from in-house data
Hardworks			
Active piece of equipment	item	\$ 29,047.10	City of Kwinana Rate escalated to 2021 due to minimal scope
Hardcourt	item	\$ 67,430.77	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Cricket practice nets (2 pitches and net)	item	\$ 61,735.62	Rate obtained from in-house data based on two cricket nets
Cricket pitch	item	\$ 20,000.00	Rate obtained from in-house data
Lighting - training level	item	\$ 311,218.95	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Lighting - general	item	\$ 51,870.19	General allowance.
Paths	m2	\$ 45.43	Rate obtained from in-house data
Fencing (bollard, post & rail, ringlock)	m	\$ 48.45	Rate obtained from in-house data
Bollard - Flexipole	item	\$ 72.62	Rate fair and reasonable, escalated City of Kwinana rate to 2021
Fence - Timber Post & Rail	m	\$ 98.97	Rate obtained from in-house data
Fence - Steel Post & Rail	m	\$ 93.81	Rate obtained from in-house data

City of Kwinana
DCP Public Open Space - T&T Rates Schedule 2020

City of Kwinana 2020 Rates			
City of Kwinana			
Items	Unit	Rate	Assumptions & Comments
Fence - Reserve	m	\$ 45.28	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020
Fence - Rural	m	\$ 45.28	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2020
Fence - Chainlink Galvanised (2.4m)	m	\$ 71.00	Rate obtained from in-house data
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
Fence - Steel Balustrade	m	\$ 465.00	Rate obtained from in-house data
Fence - Pool Fencing	m	\$ 120.76	Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2020
Gate - Boom General	item	\$ 1,610.07	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Gate - Reserve	item	\$ 1,106.92	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Gate - Heavy Duty	item	\$ 2,650.00	Rate obtained from in-house data
Toilets - large (Local Sporting Ground Without Pavilion)	item	\$ 191,195.65	Rate fair and reasonable based on 50m2 standalone structure, escalated City of Kwinana rate to 2020
Toilets - small	item	\$ 80,503.43	Rate fair and reasonable based on 25m2 standalone structure, escalated City of Kwinana rate to 2020
Car parking	m2	\$ 130.82	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Landscape Furniture			
Picnic table	item	\$ 5,836.50	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Shelter	item	\$ 17,308.24	Rate fair and reasonable15m2 steel framed structure, escalated City of Kwinana rate to 2020
Play equipment (combination with softfall & shade) - Large unit	item	\$ 150,960.36	Rate escalated to 2020 due to limited scope provided
Play equipment (combination with softfall & shade) - Small unit	item	\$ 30,188.79	Rate escalated to 2020 due to limited scope provided
Decking & footbridges	m2	\$ 1,207.55	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Seats (Bench)	item	\$ 3,018.88	Rate escalated to 2020 due to limited scope provided
Bin & dog litter bag dispenser	item	\$ 1,203.57	Rate obtained from in-house data
Bike stand	item	\$ 1,822.49	Rate obtained from in-house data based on 1900mm long bike stand
Drinking fountain	item	\$ 4,358.11	Rate obtained from in-house data
BBQ - Small	No	\$ 10,062.93	Rate fair and reasonable, escalated City of Kwinana rate to 2020
BBQ - Large	No	\$ 15,094.39	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Signage (allowance)	item	\$ 2,012.59	Rate escalated to 2020 due to limited scope provided
Maintenance			
Turf and gardens (per annum)	m2	\$ 2.52	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Conservation / parkland cleared (per annum)	m2	\$ 0.50	Rate fair and reasonable, escalated City of Kwinana rate to 2020
Landscape furniture			
Hardworks			
Maintenance 2 years 50c / m2 / annum	item	\$ 1.00	Rate fair and reasonable, escalated City of Kwinana rate to 2020

City of Kwinana
DCP Landscape and Public Open Space - T&T Rates Schedule 2021



24-May-21

T&T 2021 Rates				
City of Kwinana				
Items	Unit	Rate	Assumptions & Comments	Variance on Rate Cost (\$2021 vs \$2020)
Fence - Reserve	m	\$ 46.68	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2021	\$ 1.40
Fence - Rural	m	\$ 46.68	Rate fair and reasonable for light weight fencing, escalated City of Kwinana rate to 2021	\$ 1.40
Fence - Chainlink Galvanised (2.4m)	m	\$ 73.19	Rate obtained from in-house data	\$ 2.19
Fence - Chainlink PVC Coated (2.4m)	m	\$ 103.74	Rate fair and reasonable for standard PVC Coated fence, escalated City of Kwinana rate to 2021	\$ 3.11
Fence - Steel Balustrade	m	\$ 479.37	Rate obtained from in-house data	\$ 14.37
Fence - Pool Fencing	m	\$ 124.49	Rate fair and reasonable for standard pool fencing, escalated City of Kwinana rate to 2021	\$ 3.73
Gate - Boom General	item	\$ 1,659.83	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 49.77
Gate - Reserve	item	\$ 1,141.14	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 34.21
Gate - Heavy Duty	item	\$ 2,731.91	Rate obtained from in-house data	\$ 81.91
Toilets - large	item	\$ 197,105.34	Rate fair and reasonable based on 50m2 standalone structure, escalated City of Kwinana rate to 2021	\$ 5,909.68
Toilets - small	item	\$ 82,991.72	Rate fair and reasonable based on 25m2 standalone structure, escalated City of Kwinana rate to 2021	\$ 2,488.29
Car parking	m2	\$ 134.86	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 4.04
Landscape Furniture				
Picnic table	item	\$ 6,016.90	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 180.40
Shelter	item	\$ 17,843.22	Rate fair and reasonable15m2 steel framed structure, escalated City of Kwinana rate to 2021	\$ 534.98
Play equipment (combination with softfall & shade) - Large unit	item	\$ 155,626.41	Rate escalated to 2021 due to limited scope provided	\$ 4,666.05
Play equipment (combination with softfall & shade) - Small unit	item	\$ 31,121.90	Rate escalated to 2021 due to limited scope provided	\$ 933.11
Decking & footbridges	m2	\$ 1,244.88	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 37.32
Seats (Bench)	No.	\$ 3,112.19	Rate escalated to 2021 due to limited scope provided	\$ 93.31
Bin & dog litter bag dispenser	No.	\$ 1,240.77	Rate obtained from in-house data	\$ 37.20
Bike stand	item	\$ 1,878.82	Rate obtained from in-house data based on 1900mm long bike stand	\$ 56.33
Drinking fountain	item	\$ 4,492.82	Rate obtained from in-house data	\$ 134.71
BBQ - Small	No	\$ 10,373.97	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 311.04
BBQ - Large	No	\$ 15,560.95	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 466.55
Signage (allowance)	item	\$ 2,074.79	Rate escalated to 2021 due to limited scope provided	\$ 62.21
Maintenance				
Turf and gardens (per annum)	m2	\$ 2.59	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.08
Conservation / parkland cleared (per annum)	m2	\$ 0.52	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.02
Landscape furniture				
Hardworks				
Maintenance 2 years 50c / m2 / annum	item	\$ 1.03	Rate fair and reasonable, escalated City of Kwinana rate to 2021	\$ 0.03

City of Kwinana DCP
Section C2 - Public Open Space 2021 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



24-May-21

Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Earthworks					
Cut to fill over 1,000m3 - allowance	72000	m3	\$9.75	\$351,000	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	\$1.90	\$136,800	Allow 100% of site
<i>Sub total</i>			\$8.28	\$595,800	
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	10000	m2	\$2.52	\$25,157	Assume 1ha
Import topsoil and machine spread (150mm thick)	10000	m2	\$14.10	\$141,000	Assume 1ha
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	10000	m2	\$4.23	\$42,264	Assume 1ha
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	10000	m2	\$7.83	\$78,300	Assume 1ha
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$12.00		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	10000	m2	\$28.43	\$284,278	Assume 1ha
Miscellaneous allowance (kerb edging, feature retaining walls)	10000	m2	\$5.03	\$50,315	Assume 1ha
<i>Sub total</i>			\$62.13	\$621,314	
Water Supply & Reticulation					
Irrigation - supply & install materials	68400	m2	\$6.52	\$445,968	Assume 95% of POS
Bore (shallow - superficial)	1	Item	\$65,409.04	\$65,409	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,943.94		
Iron Bacteria Filtration Unit		Item	\$80,503.43		
<i>Sub total</i>			\$7.48	\$511,377	
Turfing					
Prep of turfing area (weed removal & general leveling)		m2	\$2.80		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$14.10		
Soil conditioner	55000	m2	\$4.23	\$232,454	Assume 5.5 ha
Supply and lay turf (roll on)		m2	\$6.69		
Supply and install stolons	55000	m2	\$4.00	\$220,000	Assume 5.5 ha
Fertilising	55000	m2	\$0.20	\$11,069	Assume 5.5 ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	55000	m2	\$0.90	\$49,500	Assume 5.5 ha
<i>Sub total</i>			\$9.33	\$513,023	
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	\$28,176.20		
Hardcourt		Item	\$65,409.04		
Cricket practice nets (2 pitches and net)	1	Item	\$59,884.64	\$59,885	1 set
Cricket pitch (all seasons)	1	Item	\$20,000.00	\$20,000	1 off
Lighting - training level for active playing field	1	Item	\$301,887.87	\$301,888	
Lighting - general (allowance)	1	Item	\$35,220.50	\$35,221	allowance only, includes car park
Paths	5640	m2	\$44.07	\$248,555	2820m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	800	m	\$47.00	\$37,600	Say 800m
Bollard - Flexipole		Item	\$70.44		
Fence - Timber Post & Rail		m	\$96.00		
Fence - Steel Post & Rail		m	\$91.00		
Fence - Reserve (conservation fencing)		m	\$45.28		
Fence - Rural		m	\$45.28		
Fence - Chainlink Galvanised (2.4m)		m	\$71.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.63		
Fence - Steel Balustrade		m	\$465.00		
Fence - Pool Fencing		m	\$120.76		
Gate - Boom General		Item	\$1,610.07		
Gate - Reserve		Item	\$1,106.92		
Gate - Heavy Duty		Item	\$2,650.00		
Toilets - large		Item	\$191,195.65		Provided with pavilion -maintenance costs allocated to pavilion maintenance
Toilets - small		Item	\$80,503.43		
Car parking (includes drainage, signage & landscaping)	280.6	m2	\$130.82	\$36,708	20 on street bays
<i>Sub total</i>			\$10.28	\$739,855	
Landscape Furniture (supply & install)					
Picnic table	2	Item	\$5,836.50	\$11,673	2 off
Shelter	2	Item	\$17,308.24	\$34,616	2 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,960.36	\$150,960	1 off
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,188.79		
Decking & footbridges		m2	\$1,207.55		
Seats (Bench)	10	Item	\$3,018.88	\$30,189	10 off
Bin & dog litter bag dispenser	4	Item	\$1,203.57	\$4,814	4 off
Bike stand	2	Item	\$1,822.49	\$3,645	2 off
Drinking fountain	2	Item	\$4,358.11	\$8,716	2 off
BBQ - small		Item	\$10,062.93		
BBQ - large	1	Item	\$15,094.39	\$15,094	1 off
Signage (allowance)	2	Item	\$2,012.59	\$4,025	2 off
<i>Sub total</i>			\$3.66	\$263,734	
Total Development Costs			\$45.07	\$3,245,103	
Indirect Costs					
Design, contract administration & construction management - % or overall project costs	12%	%		\$389,412	
<i>Sub total</i>			\$5.41	\$389,412	
Total Overall Costs			\$50.48	\$3,634,515	
Maintenance Costs - 2 Years					

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Earthworks					
Cut to fill over 1,000m3 - allowance	72000	\$10.05	\$361,849		\$10,849
Clearing scrub & trees - allowance	72000	\$3.09	\$111,338		\$3,338
Strip topsoil and respread	72000	\$1.96	\$141,028		\$4,228
<i>Sub total</i>		\$8.53	\$614,216		\$18,416
Garden Beds - Landscaped Surrounds					\$0
Prep of planting area (weed removal & general leveling)	10000	\$2.59	\$25,935		\$778
Import topsoil and machine spread (150mm thick)	10000	\$14.54	\$145,358		\$4,358
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	10000	\$4.36	\$43,571		\$1,306
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	10000	\$8.07	\$80,720		\$2,420
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		\$12.37	\$0		\$0
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	10000	\$29.31	\$293,065		\$8,787
Miscellaneous allowance (kerb edging, feature retaining walls)	10000	\$5.19	\$51,870		\$1,555
<i>Sub total</i>		\$64.05	\$640,518		\$19,204
Water Supply & Reticulation					
Irrigation - supply & install materials	68400	\$6.72	\$459,752		\$13,784
Bore (shallow - superficial)	1	\$67,430.77	\$67,431		\$2,022
Bore (artesian)		\$155,609.48	\$0		\$0
Iron Bacteria Filtration Unit		\$82,991.72	\$0		\$0
<i>Sub total</i>		\$7.71	\$527,183		\$15,806
Turfing					
Prep of turfing area (weed removal & general leveling)		\$2.89	\$0		\$0
Import topsoil and spread (150mm thick)		\$14.54	\$0		\$0
Soil conditioner	55000	\$4.36	\$239,639		\$7,185
Supply and lay turf (roll on)		\$6.90	\$0		\$0
Supply and install stolons	55000	\$4.12	\$226,800		\$6,800
Fertilising	55000	\$0.21	\$11,411		\$342
Soil Wetting Agent		\$0.26	\$0		\$0
Weed spraying	55000	\$0.93	\$51,030		\$1,530
<i>Sub total</i>		\$9.62	\$528,880		\$15,857
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		\$29,047.10	\$0		\$0
Hardcourt		\$67,430.77	\$0		\$0
Cricket practice nets (2 pitches and net)	1	\$61,735.62	\$61,736		\$1,851
Cricket pitch (all seasons)	1	\$20,000.00	\$20,000		\$0
Lighting - training level for active playing field	1	\$311,218.95	\$311,219		\$9,331
Lighting - general (allowance)	1	\$36,309.13	\$36,309		\$1,089
Paths	5640	\$45.43	\$256,237		\$7,683
Fencing (bollard, post & rail, ringlock)	800	\$48.45	\$38,762		\$1,162
Bollard - Flexipole		\$72.62	\$0		\$0
Fence - Timber Post & Rail		\$98.97	\$0		\$0
Fence - Steel Post & Rail		\$93.81	\$0		\$0
Fence - Reserve (conservation fencing)		\$46.68	\$0		\$0
Fence - Rural		\$46.68	\$0		\$0
Fence - Chainlink Galvanised (2.4m)		\$73.19	\$0		\$0
Fence - Chainlink PVC Coated (2.4m)		\$103.74	\$0		\$0
Fence - Steel Balustrade		\$479.37	\$0		\$0
Fence - Pool Fencing		\$124.49	\$0		\$0
Gate - Boom General		\$1,659.83	\$0		\$0
Gate - Reserve		\$1,141.14	\$0		\$0
Gate - Heavy Duty		\$2,731.91	\$0		\$0
Toilets - large		\$197,105.34	\$0		\$0
Toilets - small		\$82,991.72	\$0		\$0
Car parking (includes drainage, signage & landscaping)	280.6	\$134.86	\$37,842		\$1,135
<i>Sub total</i>		\$10.58	\$762,105		\$22,250
Landscape Furniture (supply & install)					\$0
Picnic table	2	\$6,016.90	\$12,034		\$361
Shelter	2	\$17,843.22	\$35,686		\$1,070
Play equipment (combination with softfall & shade) - Large unit	1	\$155,626.41	\$155,626		\$4,666
Play equipment (combination with softfall & shade) - Small unit		\$31,121.90	\$0		\$0
Decking & footbridges		\$1,244.88	\$0		\$0
Seats (Bench)	10	\$3,112.19	\$31,122		\$933
Bin & dog litter bag dispenser	4	\$1,240.77	\$4,963		\$149
Bike stand	2	\$1,878.82	\$3,758		\$113
Drinking fountain	2	\$4,492.82	\$8,986		\$269
BBQ - small		\$10,373.97	\$0		\$0
BBQ - large	1	\$15,560.95	\$15,561		\$467
Signage (allowance)	2	\$2,074.79	\$4,150		\$124
<i>Sub total</i>		\$3.78	\$271,885		\$8,152
Total Development Costs		\$46.46	\$3,344,788		\$99,685
Indirect Costs					
Design, contract administration & construction management - % or overall project costs	12%		\$401,375		\$11,962
<i>Sub total</i>		\$5.57	\$401,375		\$11,962
Total Overall Costs		\$52.03	\$3,746,163		\$111,647
Maintenance Costs - 2 Years					

City of Kwinana DCP
Section C2 - Public Open Space 2021 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



24-May-21

Local Sporting Ground with Clubroom - 7.2ha					
Items	T&T 2020 Rate Check				
	Area (m²)/Qt Y	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Turf and gardens (per annum)	2	Item	\$100,000.00	\$200,000	
Conservation / parkland cleared (per annum)		Item	\$0.50		
Landscape furniture	2	Item	\$10,000.00	\$20,000	Allowance of \$10,000/yr
Hardworks	2	Item	\$20,000.00	\$40,000	Allowance of \$20,000/yr
Sub total			\$3.61	\$260,000	
Total Unit Rate			\$54.09		

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Turf and gardens (per annum)	2	\$100,000.00	\$200,000		\$0
Conservation / parkland cleared (per annum)		\$0.52	\$0		\$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
Total Unit Rate		\$55.64			\$1.55

City of Kwinana DCP

Section C2 - Public Open Space 2021 Cost Review

District Sporting Ground



24-May-21

District Sporting Ground - 15.00ha

Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Earthworks					
Cut to fill over 1,000m3 - allowance	150,000	m3	\$9.75	\$548,438	Allow 0.5m average over 75% of the site
Clearing scrub & trees - allowance	150,000	m2	\$3.00	\$112,500	Allow 25% of the site
Strip topsoil and respread	150,000	m2	\$1.90	\$213,750	Allow 75% of the site
<i>Sub total</i>			\$5.83	\$874,688	
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	44,378	m2	\$2.52	\$111,643	Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain
Import topsoil and machine spread (150mm thick)	44,378	m2	\$14.10	\$625,730	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	m2	\$4.23	\$187,561	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	m2	\$7.83	\$347,480	Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$12.00		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	44,378	m2	\$28.43	\$1,261,568	Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain
Miscellaneous allowance (kerb edging, feature retaining walls)	44,378	m2	\$5.03	\$223,286	Assume 4.4378ha -Assume remaining 0.5ha is natural bush to remain
<i>Sub total</i>			\$62.13	\$2,757,267	
Water Supply & Reticulation					
Irrigation - supply & install materials	136,690	m2	\$6.52	\$891,219	Assume 13.669ha
Bore (shallow - superficial)		Item	\$65,409.04		
Bore (artesian)	1	Item	\$150,943.94	\$150,944	Assume 1 artesian bore with reservoir tanks
Iron Bacteria Filtration Unit		Item	\$80,503.43		
<i>Sub total</i>			\$7.62	\$1,042,163	
Turfing					
Prep of turfing area (weed removal & general leveling)		m2	\$2.80		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$14.10		
Soil conditioner	87,200	m2	\$4.23	\$368,545	Assume 8.720ha
Supply and lay turf (roll on)		m2	\$6.69		
Supply and install stolons	87,200	m2	\$4.00	\$348,800	Assume 8.720ha
Fertilising	87,200	m2	\$0.20	\$17,550	Assume 8.720ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	87,200	m2	\$0.90	\$78,480	Assume 8.720ha
<i>Sub total</i>			\$9.33	\$813,374	
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	\$28,176.20		
Hardcourt		Item	\$65,409.04		
Cricket practice nets (2 pitches and net)	2	Item	\$59,884.64	\$119,769	Say 2 sets
Cricket pitch (all seasons)	2	Item	\$20,000.00	\$40,000	Say 2 off
Lighting - training level for active playing field		Item	\$450,000.00	\$450,000	Lighting to 2 playing fields only, assume some poles will be common use
Lighting - general (allowance)	1	Item	\$50,315.00	\$50,315	Allowance only
Paths	11,760	m2	\$44.07	\$518,263	Say 5,880m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	1,500	m	\$47.00	\$70,500	Say 1.5km
Bollard - Flexipole		Item	\$70.44		
Fence - Timber Post & Rail		m	\$96.00		
Fence - Steel Post & Rail		m	\$91.00		
Fence - Reserve (conservation fencing)		m	\$45.28		
Fence - Rural		m	\$45.28		
Fence - Chainlink Galvanised (2.4m)		m	\$71.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.63		
Fence - Steel Balustrade		m	\$465.00		
Fence - Pool Fencing		m	\$120.76		
Gate - Boom General		Item	\$1,610.07		
Gate - Reserve		Item	\$1,106.92		
Gate - Heavy Duty		Item	\$2,650.00		
Toilets - large		Item	\$191,195.65		Maintenance costs allocated to pavilion maintenance
Toilets - small		Item	\$80,503.43		
Car parking (includes drainage, signage & landscaping)	561	m2	\$130.82	\$73,415	40 on street bays
<i>Sub total</i>			\$8.82	\$1,322,263	
Landscape Furniture (supply & install)					
Picnic table	6	Item	\$5,836.50	\$35,019	6 off
Shelter	6	Item	\$17,308.24	\$103,849	6 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,960.36	\$150,960	1 off
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,188.79		
Decking & footbridges		m2	\$1,207.55		
Seats (Bench)	20	Item	\$3,018.88	\$60,378	20 off
Bin & dog litter bag dispenser	8	Item	\$1,203.57	\$9,629	8 off
Bike stand	6	Item	\$1,822.49	\$10,935	6 off
Drinking fountain	3	Item	\$4,358.11	\$13,074	3 off
BBQ - small		Item	\$10,062.93		
BBQ - large	3	Item	\$15,094.39	\$45,283	3 off
Signage (allowance)	6	Item	\$2,012.59	\$12,076	6 off
<i>Sub total</i>			\$2.94	\$441,203	
Total Development Costs				\$7,250,958	
Indirect Costs					

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Earthworks					
Cut to fill over 1,000m3 - allowance	150,000	\$10.05	\$565,389		\$16,951.70
Clearing scrub & trees - allowance	150,000	\$3.09	\$115,977		\$3,477.27
Strip topsoil and respread	150,000	\$1.96	\$220,357		\$6,606.82
<i>Sub total</i>		\$6.01	\$901,723		\$27,035.80
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	44,378	\$2.59	\$115,094		\$3,450.79
Import topsoil and machine spread (150mm thick)	44,378	\$14.54	\$645,071		\$19,340.74
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	44,378	\$4.36	\$193,358		\$5,797.33
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	44,378	\$8.07	\$358,220		\$10,740.28
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		\$12.37	\$0		\$0.00
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	44,378	\$29.31	\$1,300,562		\$38,993.91
Miscellaneous allowance (kerb edging, feature retaining walls)	44,378	\$5.19	\$230,188		\$6,901.58
<i>Sub total</i>		\$64.05	\$2,842,492		\$85,224.63
Water Supply & Reticulation					\$0.00
Irrigation - supply & install materials	136,690	\$6.72	\$918,766		\$27,546.76
Bore (shallow - superficial)		\$67,430.77	\$0		\$0.00
Bore (artesian)	1	\$155,609.48	\$155,609		\$4,665.54
Iron Bacteria Filtration Unit		\$82,991.72	\$0		\$0.00
<i>Sub total</i>		\$7.86	\$1,074,375		\$32,212.30
Turfing					
Prep of turfing area (weed removal & general leveling)		\$2.89	\$0		\$0.00
Import topsoil and spread (150mm thick)		\$14.54	\$0		\$0.00
Soil conditioner	87,200	\$4.36	\$379,936		\$11,391.38
Supply and lay turf (roll on)		\$6.90	\$0		\$0.00
Supply and install stolons	87,200	\$4.12	\$359,581		\$10,781.09
Fertilising	87,200	\$0.21	\$18,092		\$542.45
Soil Wetting Agent		\$0.26	\$0		\$0.00
Weed spraying	87,200	\$0.93	\$80,906		\$2,425.75
<i>Sub total</i>		\$9.62	\$838,515		\$25,140.67
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		\$29,047.10	\$0		\$0.00
Hardcourt		\$67,430.77	\$0		\$0.00
Cricket practice nets (2 pitches and net)	2	\$61,735.62	\$123,471		\$3,701.96
Cricket pitch (all seasons)	2	\$20,000.00	\$40,000		\$0.00
Lighting - training level for active playing field		\$450,000.00	\$450,000		\$0.00
Lighting - general (allowance)	1	\$51,870.19	\$51,870		\$1,555.19
Paths	11,760	\$45.43	\$534,282		\$16,019.04
Fencing (bollard, post & rail, ringlock)	1,500	\$48.45	\$72,679		\$2,179.09
Bollard - Flexipole		\$72.62	\$0		\$0.00
Fence - Timber Post & Rail		\$98.97	\$0		\$0.00
Fence - Steel Post & Rail		\$93.81	\$0		\$0.00
Fence - Reserve (conservation fencing)		\$46.68	\$0		\$0.00
Fence - Rural		\$46.68	\$0		\$0.00
Fence - Chainlink Galvanised (2.4m)		\$73.19	\$0		\$0.00
Fence - Chainlink PVC Coated (2.4m)		\$103.74	\$0		\$0.00
Fence - Steel Balustrade		\$479.37	\$0		\$0.00
Fence - Pool Fencing		\$124.49	\$0		\$0.00
Gate - Boom General		\$1,659.83	\$0		\$0.00
Gate - Reserve		\$1,141.14	\$0		\$0.00
Gate - Heavy Duty		\$2,731.91	\$0		\$0.00
Toilets - large		\$197,105.34	\$0		\$0.00
Toilets - small		\$82,991.72	\$0		\$0.00
Car parking (includes drainage, signage & landscaping)	561	\$134.86	\$75,684		\$2,269.19
<i>Sub total</i>		\$8.99	\$1,347,987		\$25,724.48
Landscape Furniture (supply & install)					\$0.00
Picnic table	6	\$6,016.90	\$36,101		\$1,082.41
Shelter	6	\$17,843.22	\$107,059		\$3,209.89
Play equipment (combination with softfall & shade) - Large unit	1	\$155,626.41	\$155,626		\$4,666.05
Play equipment (combination with softfall & shade) - Small unit		\$31,121.90	\$0		\$0.00
Decking & footbridges		\$1,244.88	\$0		\$0.00
Seats (Bench)	20	\$3,112.19	\$62,244		\$1,866.22
Bin & dog litter bag dispenser	8	\$1,240.77	\$9,926		\$297.61
Bike stand	6	\$1,878.82	\$11,273		\$337.99
Drinking fountain	3	\$4,492.82	\$13,478		\$404.12
BBQ - small		\$10,373.97	\$0		\$0.00
BBQ - large	3	\$15,560.95	\$46,683		\$1,399.66
Signage (allowance)	6	\$2,074.79	\$12,449		\$373.24
<i>Sub total</i>		\$3.03	\$454,840		\$13,637.18
Total Development Costs			\$7,459,933		\$208,975.05
Indirect Costs					

District Sporting Ground - 15.00ha					
Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Design, contract administration & construction management - % of overall project costs	12%	%		\$870,115	
Sub total			\$5.80	\$870,115	
Total Overall Costs			\$54.14	\$8,121,072	
Maintenance Costs - 2 Years					
Turf and gardens (per annum)	1	Item	\$675,000.00	\$675,000	
Conservation / parkland cleared (per annum)	1	Item	\$5,000.00	\$5,000	
Landscape furniture	2	Item	\$15,000.00	\$30,000	Allowance of \$15,000/yr
Hardworks	2	Item	\$40,000.00	\$80,000	Allowance of \$40,000/yr
Sub total			\$5.27	\$790,000	
Total Unit Rate			\$59.41		

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Design, contract administration & construction management - % of overall project costs	12%	%	\$895,191.91		\$25,077.01
Sub total		\$5.97	\$895,192		\$25,077.01
Total Overall Costs		\$55.70	\$8,355,124		\$234,052.06
Maintenance Costs - 2 Years					\$0.00
Turf and gardens (per annum)	1	\$675,000.00	\$675,000		\$0.00
Conservation / parkland cleared (per annum)	1	\$5,000.00	\$5,000		\$0.00
Landscape furniture	2	\$15,000.00	\$30,000		\$0.00
Hardworks	2	\$40,000.00	\$80,000		\$0.00
Sub total		\$5.27	\$790,000		\$0.00
Total Unit Rate		\$60.97			\$1.56

City of Kwinana DCP
Section C2 - Public Open Space 2021 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



24-May-21

Items	T&T 2020 Rate Check				
	Area (m ²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Earthworks					
Cut to fill over 1,000m3 - allowance	46000	m3	\$9.75	\$224,250	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	\$1.90	\$87,400	Allow 100% of site
<i>Sub total</i>			\$8.28	\$380,650	
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	204	m2	\$2.52	\$513	Assume 0.0204ha
Import topsoil and machine spread (150mm thick)	204	m2	\$14.10	\$2,876	Assume 0.0204ha
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	204	m2	\$4.23	\$862	Assume 0.0204ha
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	204	m2	\$7.83	\$1,597	Assume 0.0204ha
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$12.00		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	204	m2	\$28.43	\$5,799	Assume 0.0204ha
Miscellaneous allowance (kerb edging, feature retaining walls)	204	m2	\$5.03	\$1,026	Assume 0.0204ha
<i>Sub total</i>			\$62.13	\$12,675	
Water Supply & Reticulation					
Irrigation - supply & install materials	43700	m2	\$6.52	\$284,924	Assume 95% of POS
Bore (shallow - superficial)	1	Item	\$65,409.04	\$65,409	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,943.94		
Iron Bacteria Filtration Unit		Item	\$80,503.43		
<i>Sub total</i>			\$8.02	\$350,333	
Turfing					
Prep of turfing area (weed removal & general leveling)		m2	\$2.80		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$14.10		
Soil conditioner	43656	m2	\$4.23	\$184,509	Assume 4.3656 ha
Supply and lay turf (roll on)		m2	\$6.69		
Supply and install stolons	43656	m2	\$4.00	\$174,624	Assume 4.3656 ha
Fertilising	43656	m2	\$0.20	\$8,786	Assume 4.3656 ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	43656	m2	\$0.90	\$39,290	Assume 4.3656 ha
<i>Sub total</i>			\$9.33	\$407,210	
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	\$28,176.20		
Hardcourt		Item	\$65,409.04		
Cricket practice nets (2 pitches and net)	1	Item	\$59,884.64	\$59,885	1 set
Cricket pitch (all seasons)	1	Item	\$20,000.00	\$20,000	1 off
Lighting - training level for active playing field	1	Item	\$301,887.87	\$301,888	
Lighting - general (allowance)	1	Item	\$35,220.50	\$35,221	allowance only, includes car park
Paths	800	m2	\$44.07	\$35,256	400m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	800	m	\$47.00	\$37,600	Say 800m
Bollard - Flexipole		Item	\$70.44		
Fence - Timber Post & Rail		m	\$96.00		
Fence - Steel Post & Rail		m	\$91.00		
Fence - Reserve (conservation fencing)		m	\$45.28		
Fence - Rural		m	\$45.28		
Fence - Chainlink Galvanised (2.4m)		m	\$71.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.63		
Fence - Steel Balustrade		m	\$465.00		
Fence - Pool Fencing		m	\$120.76		
Gate - Boom General		Item	\$1,610.07		
Gate - Reserve		Item	\$1,106.92		
Gate - Heavy Duty		Item	\$2,650.00		
Toilets - large		Item	\$191,195.65		Provided with pavilion -maintenance costs allocated to pavilion maintenance
Toilets - small		Item	\$80,503.43		
Car parking (includes drainage, signage & landscaping)	140.3	m2	\$130.82	\$18,354	10 on street bays
<i>Sub total</i>			\$11.05	\$508,203	
Landscape Furniture (supply & install)					
Picnic table	2	Item	\$5,836.50	\$11,673	2 off
Shelter	2	Item	\$17,308.24	\$34,616	2 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,960.36	\$150,960	1 off
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,188.79		
Decking & footbridges		m2	\$1,207.55		
Seats (Bench)	10	Item	\$3,018.88	\$30,189	10 off
Bin & dog litter bag dispenser	4	Item	\$1,203.57	\$4,814	4 off
Bike stand	2	Item	\$1,822.49	\$3,645	2 off
Drinking fountain	1	Item	\$4,358.11	\$4,358	1 off
BBQ - small		Item	\$10,062.93		
BBQ - large	1	Item	\$15,094.39	\$15,094	1 off
Signage (allowance)	2	Item	\$2,012.59	\$4,025	2 off
<i>Sub total</i>			\$5.64	\$259,376	
Total Development Costs			\$41.71	\$1,918,446	
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%	%		\$230,213	
<i>Sub total</i>			\$5.00	\$230,213	
Total Overall Costs			\$46.71	\$2,148,659	
Maintenance Costs - 2 Years					

Items	T&T 2021 Rate Check				
	Area (m ²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Earthworks					
Cut to fill over 1,000m3 - allowance	46000	\$10.05	\$231,181		\$6,931
Clearing scrub & trees - allowance	46000	\$3.09	\$71,133		\$2,133
Strip topsoil and respread	46000	\$1.96	\$90,101		\$2,701
<i>Sub total</i>		\$8.53	\$392,416		\$11,766
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	204	\$2.59	\$529		\$0
Import topsoil and machine spread (150mm thick)	204	\$14.54	\$2,965		\$16
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	204	\$4.36	\$889		\$89
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	204	\$8.07	\$1,647		\$27
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		\$12.37	\$0		\$49
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	204	\$29.31	\$5,979		\$0
Miscellaneous allowance (kerb edging, feature retaining walls)	204	\$5.19	\$1,058		\$179
<i>Sub total</i>		\$64.05	\$13,067		\$32
					\$392
Water Supply & Reticulation					
Irrigation - supply & install materials	43700	\$6.72	\$293,731		\$0
Bore (shallow - superficial)	1	\$67,430.77	\$67,431		\$8,807
Bore (artesian)		\$155,609.48	\$0		\$2,022
Iron Bacteria Filtration Unit		\$82,991.72	\$0		\$0
<i>Sub total</i>		\$8.26	\$361,162		\$0
					\$10,828
Turfing					
Prep of turfing area (weed removal & general leveling)		\$2.89	\$0		\$0
Import topsoil and spread (150mm thick)		\$14.54	\$0		\$0
Soil conditioner	43656	\$4.36	\$190,212		\$0
Supply and lay turf (roll on)		\$6.90	\$0		\$5,703
Supply and install stolons	43656	\$4.12	\$180,021		\$0
Fertilising	43656	\$0.21	\$9,058		\$0
Soil Wetting Agent		\$0.26	\$0		\$5,397
Weed spraying	43656	\$0.93	\$40,505		\$272
<i>Sub total</i>		\$9.62	\$419,796		\$0
					\$12,586
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		\$29,047.10	\$0		\$0
Hardcourt		\$67,430.77	\$0		\$0
Cricket practice nets (2 pitches and net)	1	\$61,735.62	\$61,736		\$0
Cricket pitch (all seasons)	1	\$20,000.00	\$20,000		\$1,851
Lighting - training level for active playing field	1	\$311,218.95	\$311,219		\$0
Lighting - general (allowance)	1	\$36,309.13	\$36,309		\$9,331
Paths	800	\$45.43	\$36,346		\$1,089
Fencing (bollard, post & rail, ringlock)	800	\$48.45	\$38,762		\$1,090
Bollard - Flexipole		\$72.62	\$0		\$1,162
Fence - Timber Post & Rail		\$98.97	\$0		\$0
Fence - Steel Post & Rail		\$93.81	\$0		\$0
Fence - Reserve (conservation fencing)		\$46.68	\$0		\$0
Fence - Rural		\$46.68	\$0		\$0
Fence - Chainlink Galvanised (2.4m)		\$73.19	\$0		\$0
Fence - Chainlink PVC Coated (2.4m)		\$103.74	\$0		\$0
Fence - Steel Balustrade		\$479.37	\$0		\$0
Fence - Pool Fencing		\$124.49	\$0		\$0
Gate - Boom General		\$1,659.83	\$0		\$0
Gate - Reserve		\$1,141.14	\$0		\$0
Gate - Heavy Duty		\$2,731.91	\$0		\$0
Toilets - large		\$197,105.34	\$0		\$0
Toilets - small		\$82,991.72	\$0		\$0
Car parking (includes drainage, signage & landscaping)	140.3	\$134.86	\$18,921		\$567
<i>Sub total</i>		\$11.38	\$523,293		\$0
					\$15,090
Landscape Furniture (supply & install)					
Picnic table	2	\$6,016.90	\$12,034		\$361
Shelter	2	\$17,843.22	\$35,686		\$1,070
Play equipment (combination with softfall & shade) - Large unit	1	\$155,626.41	\$155,626		\$0
Play equipment (combination with softfall & shade) - Small unit		\$31,121.90	\$0		\$4,666
Decking & footbridges		\$1,244.88	\$0		\$0
Seats (Bench)	10	\$3,112.19	\$31,122		\$0
Bin & dog litter bag dispenser	4	\$1,240.77	\$4,963		\$933
Bike stand	2	\$1,878.82	\$3,758		\$149
Drinking fountain	1	\$4,492.82	\$4,493		\$113
BBQ - small		\$10,373.97	\$0		\$135
BBQ - large	1	\$15,560.95	\$15,561		\$0
Signage (allowance)	2	\$2,074.79	\$4,150		\$467
<i>Sub total</i>		\$5.81	\$267,393		\$124
					\$8,017
Total Development Costs		\$42.98	\$1,977,125		\$58,679
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%		\$237,255.00		\$7,042
<i>Sub total</i>		\$5.16	\$237,255		\$0
					\$7,042
Total Overall Costs		\$48.14	\$2,214,380		\$65,721
Maintenance Costs - 2 Years					

City of Kwinana DCP
Section C2 - Public Open Space 2021 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



24-May-21

Local Sporting Ground with Small facility building - 4.6ha					
Items	T&T 2020 Rate Check				
	Area (m²)/Qt y	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Turf and gardens (per annum)	2	Item	\$100,000.00	\$200,000	
Conservation / parkland cleared (per annum)		Item	\$0.50		
Landscape furniture	2	Item	\$10,000.00	\$20,000	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			\$52.36		

Items	T&T 2021 Rate Check				
	Area (m²)/Q ty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Turf and gardens (per annum)	2	\$100,000.00	\$200,000		\$0
Conservation / parkland cleared (per annum)		\$0.02	\$0		\$0
Landscape furniture	2	\$10,000.00	\$20,000		\$0
Hardworks	2	\$20,000.00	\$40,000		\$0
Sub total		\$5.65	\$260,000		\$0
Total Unit Rate		\$53.79			\$1.43

City of Kwinana DCP
Section C2 - Public Open Space 2021 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

Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Earthworks					
Cut to fill over 1,000m3 - allowance	46000	m3	\$9.75	\$224,250	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	\$1.90	\$87,400	Allow 100% of site
Sub total			\$8.28	\$380,650	
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	1144	m2	\$2.52	\$2,878	Assume 0.1144ha
Import topsoil and machine spread (150mm thick)	1144	m2	\$14.10	\$16,130	Assume 0.1144ha
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	1144	m2	\$4.23	\$4,835	Assume 0.1144ha
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	1144	m2	\$7.83	\$8,958	Assume 0.1144ha
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		m2	\$12.00		
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	1144	m2	\$28.43	\$32,521	Assume 0.1144ha
Miscellaneous allowance (kerb edging, feature retaining walls)	1144	m2	\$5.03	\$5,756	Assume 0.1144ha
Sub total			\$62.13	\$71,078	
Water Supply & Reticulation					
Irrigation - supply & install materials	44800	m2	\$6.52	\$292,096	Assume 100% of turf & garden
Bore (shallow - superficial)	1	Item	\$65,409.04	\$65,409	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,943.94		Allows approx 100m bore construction
Iron Bacteria Filtration Unit		Item	\$80,503.43		
Sub total			\$7.98	\$357,505	
Turfing					
Prep of turfing area (weed removal & general leveling)		m2	\$2.80		Completed at earthworks stage
Import topsoil and spread (150mm thick)		m2	\$14.10		
Soil conditioner	43656	m2	\$4.23	\$184,509	Assume 4.3656ha
Supply and lay turf (roll on)		m2	\$6.69		
Supply and install stolons	43656	m2	\$4.00	\$174,624	Assume 4.3656ha
Fertilising	43656	m2	\$0.20	\$8,786	Assume 4.3656ha
Soil Wetting Agent		m2	\$0.25		
Weed spraying	43656	m2	\$0.90	\$39,290	Assume 4.3656ha
Sub total			\$9.33	\$407,210	
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		Item	\$28,176.20		
Hardcourt		Item	\$65,409.04	\$0	
Cricket practice nets (2 pitches and net)	1	Item	\$59,884.64	\$59,885	1 set
Cricket pitch (all seasons)	1	Item	\$20,000.00	\$20,000	1 off
Lighting - training level for active playing field	1	Item	\$301,887.87	\$301,888	
Lighting - general (allowance)	1	Item	\$50,315.00	\$50,315	JBA increased from 25K to 50K - allowance only
Paths	2400	m2	\$44.07	\$105,768	Say 1200m of 2.0 wide path
Fencing (bollard, post & rail, ringlock)	700	m	\$47.00	\$32,900	Say 700m
Bollard - Flexipole		Item	\$70.44		
Fence - Timber Post & Rail		m	\$96.00		
Fence - Steel Post & Rail		m	\$91.00		
Fence - Reserve (conservation fencing)		m	\$45.28		
Fence - Rural		m	\$45.28		
Fence - Chainlink Galvanised (2.4m)		m	\$71.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.63		
Fence - Steel Balustrade		m	\$465.00		
Fence - Pool Fencing		m	\$120.76		
Gate - Boom General		Item	\$1,610.07		
Gate - Reserve		Item	\$1,106.92		
Gate - Heavy Duty		Item	\$2,650.00		
Toilets - large	1	Item	\$191,195.65	\$191,196	Required if no pavilion
Toilets - small		Item	\$80,503.43		
Car parking (includes drainage, signage & landscaping)	140.3	m2	\$130.82	\$18,354	10 on street bays
Sub total			\$16.96	\$780,305	
Landscape Furniture (supply & install)					
Picnic table	2	Item	\$5,836.50	\$11,673	2 off
Shelter	2	Item	\$17,308.24	\$34,616	2 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,960.36	\$150,960	1 off
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,188.79		
Decking & footbridges		m2	\$1,207.55		
Seats (Bench)	10	Item	\$3,018.88	\$30,189	10 off
Bin & dog litter bag dispenser	4	Item	\$1,203.57	\$4,814	4 off
Bike stand	2	Item	\$1,822.49	\$3,645	2 off
Drinking fountain	1	Item	\$4,358.11	\$4,358	1 off
BBQ - small		Item	\$10,062.93		
BBQ - large	1	Item	\$15,094.39	\$15,094	1 off
Signage (allowance)	2	Item	\$2,012.59	\$4,025	2 off
Sub total			\$5.64	\$259,376	
Total Development Costs					
			\$49.05	\$2,256,123	
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%	%		\$270,735	
Sub total			\$5.89	\$270,735	
Total Overall Costs					
			\$54.93	\$2,526,858	
Maintenance Costs - 2 Years					
Turf and gardens (per annum)	2	Item	\$90,000.00	\$180,000	Allowance of \$90,000/yr
Conservation / parkland cleared (per annum)		Item	\$0.50		
Landscape furniture	2	Item	\$20,000.00	\$40,000	Allowance of \$20,000/yr
Hardworks	2	Item	\$30,000.00	\$60,000	Allowance of \$30,000/yr
Sub total			\$6.09	\$280,000	
Total Unit Rate					
			\$61.02		

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Earthworks					
Cut to fill over 1,000m3 - allowance	46000	\$10.05	\$231,181		\$6,931.36
Clearing scrub & trees - allowance	46000	\$3.09	\$71,133		\$2,132.73
Strip topsoil and respread	46000	\$1.96	\$90,101		\$2,701.45
Sub total		\$8.53	\$392,416		\$11,765.55
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	1144	\$2.59	\$2,967		\$0.00
Import topsoil and machine spread (150mm thick)	1144	\$14.54	\$16,629		\$88.96
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	1144	\$4.36	\$4,984		\$498.58
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)	1144	\$8.07	\$9,234		\$149.45
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)		\$12.37	\$0		\$276.87
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	1144	\$29.31	\$33,527		\$0.00
Miscellaneous allowance (kerb edging, feature retaining walls)	1144	\$5.19	\$5,934		\$276.87
Sub total		\$64.05	\$73,275		\$0.00
Water Supply & Reticulation					
Irrigation - supply & install materials	44800	\$6.72	\$301,124		\$1,005.21
Bore (shallow - superficial)	1	\$67,430.77	\$67,431		\$177.91
Bore (artesian)		\$155,609.48	\$0		\$5,934
Iron Bacteria Filtration Unit		\$82,991.72	\$0		\$2,196.97
Sub total		\$8.23	\$368,555		\$0.00
Turfing					
Prep of turfing area (weed removal & general leveling)		\$2.89	\$0		\$0.00
Import topsoil and spread (150mm thick)		\$14.54	\$0		\$0.00
Soil conditioner	43656	\$4.36	\$190,212		\$0.00
Supply and lay turf (roll on)		\$6.90	\$0		\$5,703.01
Supply and install stolons	43656	\$4.12	\$180,021		\$0.00
Fertilising	43656	\$0.21	\$9,058		\$5,397.47
Soil Wetting Agent		\$0.26	\$0		\$271.57
Weed spraying	43656	\$0.93	\$40,505		\$0.00
Sub total		\$9.62	\$419,796		\$1,214.43
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)		\$29,047.10	\$0		\$1,214.43
Hardcourt		\$67,430.77	\$0		\$0.00
Cricket practice nets (2 pitches and net)	1	\$61,735.62	\$61,736		\$0.00
Cricket pitch (all seasons)	1	\$20,000.00	\$20,000		\$1,850.98
Lighting - training level for active playing field	1	\$311,218.95	\$311,219		\$0.00
Lighting - general (allowance)	1	\$51,870.19	\$51,870		\$9,331.08
Paths	2400	\$45.43	\$109,037		\$51,870
Fencing (bollard, post & rail, ringlock)	700	\$48.45	\$33,917		\$3,269.19
Bollard - Flexipole		\$72.62	\$0		\$1,016.91
Fence - Timber Post & Rail		\$98.97	\$0		\$0.00
Fence - Steel Post & Rail		\$93.81	\$0		\$0.00
Fence - Reserve (conservation fencing)		\$46.68	\$0		\$0.00
Fence - Rural		\$46.68	\$0		\$0.00
Fence - Chainlink Galvanised (2.4m)		\$73.19	\$0		\$0.00
Fence - Chainlink PVC Coated (2.4m)		\$103.74	\$0		\$0.00
Fence - Steel Balustrade		\$479.37	\$0		\$0.00
Fence - Pool Fencing		\$124.49	\$0		\$0.00
Gate - Boom General		\$1,659.83	\$0		\$0.00
Gate - Reserve		\$1,141.14	\$0		\$0.00
Gate - Heavy Duty		\$2,731.91	\$0		\$0.00
Toilets - large	1	\$197,105.34	\$197,105		\$5,909.68
Toilets - small		\$82,991.72	\$0		\$0.00
Car parking (includes drainage, signage & landscaping)	140.3	\$134.86	\$18,921		\$567.30
Sub total		\$17.47	\$803,805		\$23,500.33
Landscape Furniture (supply & install)					
Picnic table	2	\$6,016.90	\$12,034		\$360.80
Shelter	2	\$17,843.22	\$35,686		\$1,069.96
Play equipment (combination with softfall & shade) - Large unit	1	\$155,626.41	\$155,626		\$4,666.05
Play equipment (combination with softfall & shade) - Small unit		\$31,121.90	\$0		\$0.00
Decking & footbridges		\$1,244.88	\$0		\$0.00
Seats (Bench)	10	\$3,112.19	\$31,122		\$933.11
Bin & dog litter bag dispenser	4	\$1,240.77	\$4,963		\$148.81
Bike stand	2	\$1,878.82	\$3,758		\$112.66
Drinking fountain	1	\$4,492.82	\$4,493		\$134.71
BBQ - small		\$10,373.97	\$0		\$0.00
BBQ - large	1	\$15,560.95	\$15,561		\$466.55
Signage (allowance)	2	\$2,074.79	\$4,150		\$124.41
Sub total		\$5.81	\$267,393		\$8,017.06
Total Development Costs					
		\$50.55	\$2,325,240		\$69,116.54
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%		\$279,029		\$8,293.99
Sub total		\$6.07	\$279,029		\$8,293.99
Total Overall Costs					
		\$56.61	\$2,604,269		\$77,410.53
Maintenance Costs - 2 Years					
Turf and gardens (per annum)	2	\$90,000.00	\$180,000.00	Allowance of \$90,000/yr	\$0.00
Conservation / parkland cleared (per annum)		\$0.02	\$0.00		\$0.00
Landscape furniture	2	\$20,000.00	\$40,000.00	Allowance of \$20,000/yr	\$0.00
Hardworks	2	\$30,000.00	\$60,000.00	Allowance of \$30,000/yr	\$0.00
Sub total		\$6.09	\$280,000		\$0.00
Total Unit Rate					
		\$62.70			\$1.68

Neighbourhood Park-1.0ha					
Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Earthworks					
Cut to fill over 1,000m3 - allowance	2000	m3	\$9.75	\$19,500	Allow nominal 2,000m3
Clearing scrub & trees - allowance		m2	\$3.00		Nil
Strip topsoil and respread		m2	\$1.90		
<i>Sub total</i>			\$1.95	\$19,500	
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	5000	m2	\$2.52	\$12,579	Allow 50% of POS
Import topsoil and machine spread (150mm thick)	5000	m2	\$14.10	\$70,500	Allow 50% of POS
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	5000	m2	\$4.23	\$21,132	Allow 50% of POS
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		m2	\$7.83		
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)	5000	m2	\$12.00	\$60,000	Allow 50% of POS
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	5000	m2	\$28.43	\$142,139	Allow 50% of POS
Miscellaneous allowance (kerb edging, feature retaining walls)	5000	m2	\$5.03	\$25,157	Allow 50% of POS
<i>Sub total</i>			\$66.30	\$331,507	
Water Supply & Reticulation					
Irrigation - supply & install materials	10000	m2	\$6.52	\$65,200	Assume 100% of POS
Bore (shallow - superficial)	1	Item	\$65,409.04	\$65,409	Allows 20m (50m) bore construction
Bore (artesian)		Item	\$150,943.94		
Iron Bacteria Filtration Unit		Item	\$80,503.43		
<i>Sub total</i>			\$13.06	\$130,609	
Turfing					
Prep of turfing area (weed removal & general leveling)	10000	m2	\$2.80	\$14,000	Allow 50% of POS
Import topsoil and spread (150mm thick)	10000	m2	\$14.10	\$70,500	Allow 50% of POS
Soil conditioner	10000	m2	\$4.23	\$21,132	Allow 50% of POS
Supply and lay turf (roll on)	10000	m2	\$6.69	\$33,450	Allow 50% of POS
Supply and install stolons		m2	\$4.00		
Fertilising	10000	m2	\$0.20	\$1,006	Allow 50% of POS
Soil Wetting Agent		m2	\$0.25		
Weed spraying	10000	m2	\$0.90	\$4,500	Allow 50% of POS
<i>Sub total</i>			\$28.92	\$144,588	
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)	1	Item	\$28,176.20	\$28,176	
Hardcourt		Item	\$65,409.04		
Cricket practice nets (2 pitches and net)		Item	\$59,884.64		
Cricket pitch (all seasons)		Item	\$20,000.00		
Lighting - training level for active playing field		Item	\$301,887.87		
Lighting - general (allowance)		Item	\$50,315.00		
Paths	400	m2	\$44.07	\$35,256	Say 400m
Fencing (bollard, post & rail, ringlock)		m	\$47.00		
Bollard - Flexipole		Item	\$70.44		
Fence - Timber Post & Rail		m	\$96.00		
Fence - Steel Post & Rail		m	\$91.00		
Fence - Reserve (conservation fencing)		m	\$45.28		
Fence - Rural		m	\$45.28		
Fence - Chainlink Galvanised (2.4m)		m	\$71.00		
Fence - Chainlink PVC Coated (2.4m)		m	\$100.63		
Fence - Steel Balustrade		m	\$465.00		
Fence - Pool Fencing		m	\$120.76		
Gate - Boom General		Item	\$1,610.07		
Gate - Reserve		Item	\$1,106.92		
Gate - Heavy Duty		Item	\$2,650.00		
Toilets - large		Item	\$191,195.65		
Toilets - small		Item	\$80,503.43		
Car parking (includes drainage, signage & landscaping)		m2	\$130.82		4 on street bays allowed in Civil roadworks
<i>Sub total</i>			\$6.34	\$63,432	
Landscape Furniture (supply & install)					
Picnic table	2	Item	\$5,836.50	\$11,673	2 off (Added concrete slab below
Shelter	1	Item	\$17,308.24	\$17,308	1 off
Play equipment (combination with softfall & shade) - Large unit	1	Item	\$150,960.36	\$150,960	including softfall
Play equipment (combination with softfall & shade) - Small unit		Item	\$30,188.79		
Decking & footbridges	25	m2	\$1,207.55	\$30,189	Allowance 25m2
Seats (Bench)	2	Item	\$3,018.88	\$6,038	2 off
Bin & dog litter bag dispenser	2	Item	\$1,203.57	\$2,407	2 off
Bike stand	1	Item	\$1,822.49	\$1,822	1 off
Drinking fountain	1	Item	\$4,358.11	\$4,358	1 off
BBQ - small	1	Item	\$10,062.93	\$10,063	1 off
BBQ - large		Item	\$15,094.39		
Signage (allowance)	1	Item	\$2,012.59	\$2,013	1 off
<i>Sub total</i>			\$23.68	\$236,831	
Total Development Costs			\$92.65	\$926,468	
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%	%		\$111,176	
<i>Sub total</i>			\$11.12	\$111,176	
Total Overall Costs			\$103.76	\$1,037,644	
Maintenance Costs - 2 Years					
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

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Earthworks					
Cut to fill over 1,000m3 - allowance	2000	\$10.05	\$20,103		\$603
Clearing scrub & trees - allowance		\$3.09	\$0		\$0
Strip topsoil and respread		\$1.96	\$0		\$0
Sub total		\$2.01	\$20,103		\$603
Garden Beds - Landscaped Surrounds					
Prep of planting area (weed removal & general leveling)	5000	\$2.59	\$12,967		\$389
Import topsoil and machine spread (150mm thick)	5000	\$14.54	\$72,679		\$2,179
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)	5000	\$4.36	\$21,785		\$653
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)		\$8.07	\$0		\$0
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)	5000	\$12.37	\$61,855		\$1,855
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes	5000	\$29.31	\$146,532		\$4,393
Miscellaneous allowance (kerb edging, feature retaining walls)	5000	\$5.19	\$25,935		\$778
Sub total		\$68.35	\$341,754		\$10,247
Water Supply & Reticulation					
Irrigation - supply & install materials	10000	\$6.72	\$67,215		\$2,015
Bore (shallow - superficial)	1	\$67,430.77	\$67,431		\$2,022
Bore (artesian)		\$155,609.48	\$0		\$0
Iron Bacteria Filtration Unit		\$82,991.72	\$0		\$0
Sub total		\$13.46	\$134,646		\$4,037
Turfing					
Prep of turfing area (weed removal & general leveling)	10000	\$2.89	\$14,433		\$0
Import topsoil and spread (150mm thick)	10000	\$14.54	\$72,679		\$433
Soil conditioner	10000	\$4.36	\$21,785		\$2,179
Supply and lay turf (roll on)	10000	\$6.90	\$34,484		\$653
Supply and install stolons		\$4.12	\$0		\$1,034
Fertilising	10000	\$0.21	\$1,037		\$0
Soil Wetting Agent		\$0.26	\$0		\$31
Weed spraying	10000	\$0.93	\$4,639		\$0
Sub total		\$29.81	\$149,058		\$139
Hardworks (supply & install)					
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)	1	\$29,047.10	\$29,047		\$871
Hardcourt		\$67,430.77	\$0		\$0
Cricket practice nets (2 pitches and net)		\$61,735.62	\$0		\$0
Cricket pitch (all seasons)		\$20,000.00	\$0		\$0
Lighting - training level for active playing field		\$311,218.95	\$0		\$0
Lighting - general (allowance)		\$51,870.19	\$0		\$0
Paths	400	\$45.43	\$36,346		\$1,090
Fencing (bollard, post & rail, ringlock)		\$48.45	\$0		\$0
Bollard - Flexipole		\$72.62	\$0		\$0
Fence - Timber Post & Rail		\$98.97	\$0		\$0
Fence - Steel Post & Rail		\$93.81	\$0		\$0
Fence - Reserve (conservation fencing)		\$46.68	\$0		\$0
Fence - Rural		\$46.68	\$0		\$0
Fence - Chainlink Galvanised (2.4m)		\$73.19	\$0		\$0
Fence - Chainlink PVC Coated (2.4m)		\$103.74	\$0		\$0
Fence - Steel Balustrade		\$479.37	\$0		\$0
Fence - Pool Fencing		\$124.49	\$0		\$0
Gate - Boom General		\$1,659.83	\$0		\$0
Gate - Reserve		\$1,141.14	\$0		\$0
Gate - Heavy Duty		\$2,731.91	\$0		\$0
Toilets - large		\$197,105.34	\$0		\$0
Toilets - small		\$82,991.72	\$0		\$0
Car parking (includes drainage, signage & landscaping)		\$134.86	\$0		\$0
Sub total		\$6.54	\$65,393		\$1,961
Landscape Furniture (supply & install)					
Picnic table	2	\$6,016.90	\$12,034		\$0
Shelter	1	\$17,843.22	\$17,843		\$361
Play equipment (combination with softfall & shade) - Large unit	1	\$155,626.41	\$155,626		\$535
Play equipment (combination with softfall & shade) - Small unit		\$31,121.90	\$0		\$4,666
Decking & footbridges	25	\$1,244.88	\$31,122		\$0
Seats (Bench)	2	\$3,112.19	\$6,224		\$933
Bin & dog litter bag dispenser	2	\$1,240.77	\$2,482		\$187
Bike stand	1	\$1,878.82	\$1,879		\$74
Drinking fountain	1	\$4,492.82	\$4,493		\$56
BBQ - small	1	\$10,373.97	\$10,374		\$135
BBQ - large		\$15,560.95	\$0		\$187
Signage (allowance)	1	\$2,074.79	\$2,075		\$74
Sub total		\$24.42	\$244,152		\$62
Total Development Costs		\$95.51	\$955,104		\$28,636
Indirect Costs					
Design, contract administration & construction management - % of overall project costs	12%		\$114,612.53		\$3,436
Sub total		\$11.46	\$114,613		\$3,436
Total Overall Costs		\$106.97	\$1,069,717		\$32,073
Maintenance Costs - 2 Years					
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		\$0
Landscape furniture	2	\$10,000.00	\$20,000	Allowance of \$10,000/yr	\$0

Neighbourhood Park-1.0ha					
Items	T&T 2020 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments
Hardworks	2	Item	\$15,000.00	\$30,000	Allowance of \$15,000/yr
Sub total			\$10.00	\$100,000	
Total Unit Rate			\$113.76		

Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Hardworks	2	\$15,000.00	\$30,000	Allowance of \$15,000/yr	\$0
Sub total		\$10.00	\$100,000		\$0
Total Unit Rate		\$116.97			\$3.21

Local Park - 0.3ha						T&T 2020 Rate Check					
Items						Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments	
Earthworks											
Cut to fill over 1,000m3 - allowance						500	m3	\$9.75	\$4,875	Allow nominal 500m3	
Clearing scrub & trees - allowance							m2	\$3.00		Nil	
Strip topsoil and respread							m2	\$1.90			
<i>Sub total</i>								\$1.63	\$4,875		
Garden Beds - Landscaped Surrounds											
Prep of planting area (weed removal & general leveling)						3000	m2	\$2.52	\$3,774	Allow 50% of POS	
Import topsoil and machine spread (150mm thick)						3000	m2	\$14.10	\$21,150	Allow 50% of POS	
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)						3000	m2	\$4.23	\$6,340	Allow 50% of POS	
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)							m2	\$7.83			
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)						3000	m2	\$12.00	\$18,000	Allow 50% of POS	
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes						3000	m2	\$28.43	\$42,642	Allow 50% of POS	
Miscellaneous allowance (kerb edging, feature retaining walls)						3000	m2	\$5.03	\$7,547	Allow 50% of POS	
<i>Sub total</i>								\$66.30	\$99,452		
Water Supply & Reticulation											
Irrigation - supply & install materials						3000	m2	\$6.52	\$19,560	Assume 100% of POS	
Bore (shallow - superficial)						1	Item	\$65,409.04	\$65,409	Allows 20m (50M) bore construction	
Bore (artesian)							Item	\$150,943.94			
Iron Bacteria Filtration Unit							Item	\$80,503.43			
<i>Sub total</i>								\$28.32	\$84,969		
Turfing											
Prep of turfing area (weed removal & general leveling)						3000	m2	\$2.80	\$4,200	Allow 50% of POS	
Import topsoil and spread (150mm thick)						3000	m2	\$14.10	\$21,150	Allow 50% of POS	
Soil conditioner						3000	m2	\$4.23	\$6,340	Allow 50% of POS	
Supply and lay turf (roll on)						3000	m2	\$6.69	\$10,035	Allow 50% of POS	
Supply and install stolons							m2	\$4.00			
Fertilising						3000	m2	\$0.20	\$302	Allow 50% of POS	
Soil Wetting Agent							m2	\$0.25			
Weed spraying						3000	m2	\$0.90	\$1,350	Allow 50% of POS	
<i>Sub total</i>								\$28.92	\$43,377		
Hardworks (supply & install)											
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)							Item	\$28,176.20			
Hardcourt							Item	\$65,409.04			
Cricket practice nets (2 pitches and net)							Item	\$59,884.64			
Cricket pitch (all seasons)							Item	\$20,000.00			
Lighting - training level for active playing field							Item	\$301,887.87			
Lighting - general (allowance)							Item	\$50,315.00		Serviced by street lights	
Paths						250	m2	\$44.07	\$22,035	allow 250m	
Fencing (bollard, post & rail, ringlock)							m	\$47.00			
Bollard - Flexipole						50	Item	\$70.44	\$3,522	Allowed 50	
Fence - Timber Post & Rail							m	\$96.00			
Fence - Steel Post & Rail							m	\$91.00			
Fence - Reserve (conservation fencing)							m	\$45.28			
Fence - Rural							m	\$45.28			
Fence - Chainlink Galvanised (2.4m)							m	\$71.00			
Fence - Chainlink PVC Coated (2.4m)							m	\$100.63			
Fence - Steel Balustrade							m	\$465.00			
Fence - Pool Fencing							m	\$120.76			
Gate - Boom General							Item	\$1,610.07			
Gate - Reserve							Item	\$1,106.92			
Gate - Heavy Duty							Item	\$2,650.00			
Toilets - large							Item	\$191,195.65			
Toilets - small							Item	\$80,503.43			
Car parking (includes drainage, signage & landscaping)							m2	\$130.82			
<i>Sub total</i>								\$8.52	\$25,557		
Landscape Furniture (supply & install)											
Picnic table							Item	\$5,836.50			
Shelter							Item	\$17,308.24			
Play equipment (combination with softfall & shade) - Large unit							Item	\$150,960.36			
Play equipment (combination with softfall & shade) - Small unit						1	Item	\$30,188.79	\$30,189		
Decking & footbridges							m2	\$1,207.55			
Seats (Bench)						2	Item	\$3,018.88	\$6,038	2 off	
Bin & dog litter bag dispenser						1	Item	\$1,203.57	\$1,204	1 off	
Bike stand						1	Item	\$1,822.49	\$1,822	1 off	
Drinking fountain							Item	\$4,358.11			
BBQ - small							Item	\$10,062.93			
BBQ - large							Item	\$15,094.39			
Signage (allowance)							Item	\$2,012.59			
<i>Sub total</i>								\$13.08	\$39,253		
Total Development Costs								\$99.16	\$297,482		
Indirect Costs											
Design, contract administration & construction management - % of overall project costs						12%	%		\$35,698		
<i>Sub total</i>								\$11.90	\$35,698		
Total Overall Costs								\$111.06	\$333,180		

Local Park - 0.3ha						T&T 2021 Rate Check					
Items						Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)	
Earthworks											
Cut to fill over 1,000m3 - allowance						500		\$10.05	\$5,026	\$151	
Clearing scrub & trees - allowance								\$3.09	\$0	\$0	
Strip topsoil and respread								\$1.96	\$0	\$0	
<i>Sub total</i>								\$1.68	\$5,026	\$151	
Garden Beds - Landscaped Surrounds										\$0	
Prep of planting area (weed removal & general leveling)						3000		\$2.59	\$3,890	\$117	
Import topsoil and machine spread (150mm thick)						3000		\$14.54	\$21,804	\$654	
Soil conditioner (20mm thick blended into top 200mm @ \$60/m3 plus \$3 install)						3000		\$4.36	\$6,536	\$196	
Supply and lay standard mulch by hand (75mm layer - \$50/m3 + \$3 install)								\$8.07	\$0	\$0	
Supply and lay high grade mulch by hand (75mm layer - \$90/m3 + \$3.50 fine finish install)						3000		\$12.37	\$18,556	\$556	
Supply and install plants (includes allowance for 1 x 100l tree per 40m2) see notes						3000		\$29.31	\$43,960	\$1,318	
Miscellaneous allowance (kerb edging, feature retaining walls)						3000		\$5.19	\$7,780	\$233	
<i>Sub total</i>								\$68.35	\$102,526	\$3,074	
Water Supply & Reticulation										\$0	
Irrigation - supply & install materials						3000		\$6.72	\$20,165	\$605	
Bore (shallow - superficial)						1		\$67,430.77	\$67,431	\$2,022	
Bore (artesian)								\$155,609.48	\$0	\$0	
Iron Bacteria Filtration Unit								\$82,991.72	\$0	\$0	
<i>Sub total</i>								\$29.20	\$87,595	\$2,626	
Turfing										\$0	
Prep of turfing area (weed removal & general leveling)						3000		\$2.89	\$4,330	\$130	
Import topsoil and spread (150mm thick)						3000		\$14.54	\$21,804	\$654	
Soil conditioner						3000		\$4.36	\$6,536	\$196	
Supply and lay turf (roll on)						3000		\$6.90	\$10,345	\$310	
Supply and install stolons								\$4.12	\$0	\$0	
Fertilising						3000		\$0.21	\$311	\$9	
Soil Wetting Agent								\$0.26	\$0	\$0	
Weed spraying						3000		\$0.93	\$1,392	\$42	
<i>Sub total</i>								\$29.81	\$44,717	\$1,341	
Hardworks (supply & install)											
Active piece of equipment (general allowance - basketball court, BMX jumps, hit up wall, exercise equipment)								\$29,047.10	\$0	\$0	
Hardcourt								\$67,430.77	\$0	\$0	
Cricket practice nets (2 pitches and net)								\$61,735.62	\$0	\$0	
Cricket pitch (all seasons)								\$20,000.00	\$0	\$0	
Lighting - training level for active playing field								\$311,218.95	\$0	\$0	
Lighting - general (allowance)								\$51,870.19	\$0	\$0	
Paths						250		\$45.43	\$22,716	\$681	
Fencing (bollard, post & rail, ringlock)								\$48.45	\$0	\$0	
Bollard - Flexipole						50		\$72.62	\$3,631	\$109	
Fence - Timber Post & Rail								\$98.97	\$0	\$0	
Fence - Steel Post & Rail								\$93.81	\$0	\$0	
Fence - Reserve (conservation fencing)								\$46.68	\$0	\$0	
Fence - Rural								\$46.68	\$0	\$0	
Fence - Chainlink Galvanised (2.4m)								\$73.19	\$0	\$0	
Fence - Chainlink PVC Coated (2.4m)								\$103.74	\$0	\$0	
Fence - Steel Balustrade								\$479.37	\$0	\$0	
Fence - Pool Fencing								\$124.49	\$0	\$0	
Gate - Boom General								\$1,659.83	\$0	\$0	
Gate - Reserve								\$1,141.14	\$0	\$0	
Gate - Heavy Duty								\$2,731.91	\$0	\$0	
Toilets - large								\$197,105.34	\$0	\$0	
Toilets - small								\$82,991.72	\$0	\$0	
Car parking (includes drainage, signage & landscaping)								\$134.86	\$0	\$0	
<i>Sub total</i>								\$8.78	\$26,347	\$790	
Landscape Furniture (supply & install)											
Picnic table								\$6,016.90		\$0	
Shelter								\$17,843.22	\$0	\$0	
Play equipment (combination with softfall & shade) - Large unit								\$155,626.41	\$0	\$0	
Play equipment (combination with softfall & shade) - Small unit						1		\$31,121.90	\$31,122	\$933	
Decking & footbridges								\$1,244.88	\$0	\$0	
Seats (Bench)						2		\$3,112.19	\$6,224	\$187	
Bin & dog litter bag dispenser						1		\$1,240.77	\$1,241	\$37	
Bike stand						1		\$1,878.82	\$1,879	\$56	
Drinking fountain								\$4,492.82	\$0	\$0	
BBQ - small								\$10,373.97	\$0	\$0	
BBQ - large								\$15,560.95	\$0	\$0	
Signage (allowance)								\$2,074.79	\$0	\$0	
<i>Sub total</i>								\$13.49	\$40,466	\$1,213	
Total Development Costs								\$102.23	\$306,677		\$9,195
Indirect Costs											
Design, contract administration & construction management - % of overall project costs						12%			\$36,801.27	\$1,103	
<i>Sub total</i>								\$12.27	\$36,801	\$1,103	
Total Overall Costs								\$114.49	\$343,478		\$10,299

Local Park - 0.3ha											
Items	T&T 2020 Rate Check					Items	T&T 2021 Rate Check				
	Area (m²)/Qty	Unit	Unit Rate	Total Unit Cost (\$2020)	Assumptions & Comments		Area (m²)/Qty	Unit Rate	Total Unit Cost (\$2021)	Assumptions & Comments	Variance on Total Unit Cost (\$2021 vs \$2020)
Maintenance Costs - 2 Years						Maintenance Costs - 2 Years					
Turf and gardens (per annum)	2	Item	\$9,000.00	\$18,000	Allowance 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)		m2	\$0.50			Conservation / parkland cleared (per annum)		\$0.52			\$0
Landscape furniture	2	Item	\$3,000.00	\$6,000	Allowance of \$3,000/yr	Landscape furniture	2	\$3,000.00	\$6,000	Allowance of \$3,000/yr	\$0
Hardworks					Not applicable	Hardworks				Not applicable	\$0
Sub total			\$8.00	\$24,000		Sub total		\$8.00	\$24,000		\$0
Total Unit Rate			\$119.06			Total Unit Rate		\$122.49			\$3.43

Appendix D - Document Register



DCP Document Register

Section	Document Description	File Issue	Comments
Section A. Roads	01 Bertram Road		
	Drawings		
	DCA 1 - Bertram Road Upgrade	Pdf	
	DBYD		
	200130 NBN	Pdf	
	200131 ATCO	Pdf	
	200131 HVLV Map - SEQ 94276035	Pdf	
	200131 Overhead Map - SEQ 94276035	Pdf	
	200131 Telstra.dwf	DWF	
	02 Wellard Road		
	Drawings		
	DCA1- Wellard Road Upgrade	Pdf	
	03 Millar Road		
	Drawings		
	DCA2 - Millar Road	Pdf	
	04 Mortimer Road		
	Drawings		
	DCA 2 -Mortimer road	Pdf	
	DBYD		
	04 Atco	Pdf	
	04 Telstra.dwf	DWF	
	04 Water Corp	Pdf	
	05 Sunrise Blvd		
	Drawings		
	05 Sunrise Blvd Drawings	Pdf	
	DCA 2 - Sunrise Blvd	Pdf	
	06 Thomas Road		
	Drawings		
	DCA 3 4 - Thomas Road	Pdf	
	DBYD		
	06 Telstra - Thomas Road.dwf	DWF	
	ACTO	Pdf	
	NBN	Pdf	
	Optus	Pdf	
	WC	Pdf	
	WP	Pdf	
	WP	Pdf	
	HVLV	Pdf	
	WP Overhead	Pdf	
	07 Anketell Road		
	Drawings		
	DCA 4 5 - Anketell Road	Pdf	
	DBYD		
	94277236.dwf	DWF	
	94277242 LBN Co Response Plan	Pdf	
	ATCO	Pdf	
	HVLV Map - SEQ 94277235	Pdf	
	NBN	Pdf	
	Optus	Pdf	
	Overhead Map - SEQ 94277235	Pdf	
	WC 2	Pdf	
	WC	Pdf	
	08 Hammond Road		
	Drawings		
	DCA 6 - Hammond Road	Pdf	
	09 Interconnector		
	Drawings		
	DCA 6 - Hammond Road	Pdf	
	10 Lyon Road		
	Drawings		
	10 Lyon Road Drawings	Pdf	
	DCA 5 - Lyon Road	Pdf	
	DBYD		
	ATCO - Map_HP_SEQ_94277479	Pdf	
	Comms - LBN Co Response Plan	Pdf	
	Comms - Optus Underground	Pdf	
	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		
	Drawings		

[illegible]

17.3 Allocation of Local Roads and Community Infrastructure Phase Three and Community Project Quarantined Funds

SUMMARY:

As part of the Federal Government economic stimulus initiative, in response to the Covid-19 Pandemic, funding is being provided to Local Government through the Local Roads and Community Infrastructure (LRCI) grant programme, to fund local road and community infrastructure projects. The City has already received two allocation of LRCI funding. This report seeks to allocate the third phase of the fund, in accordance with general direction following a Council briefing. There are \$1,069,440 of funds to be allocated.

In addition to the LRCI funding, the Council has \$400,000 of funds quarantined for community projects, which is currently unallocated. Due to the recent investments in community infrastructure, along with additional community infrastructure investments proposed in the LRCI phase three, it is not proposed to fully allocate the \$400,000, leaving funds to be applied to strategic community projects in the near future. However, it is proposed to allocate \$225,000 of the funds, with \$150,000 of the funds allocated only in the case that the City is unsuccessful in achieving a grant, as detailed below.

It is recommended that Council approve a variation to the 2021/22 budget, to allocate LRCI and community project quarantined funds.

OFFICER RECOMMENDATION:

That Council, modify the 2021/22 annual budget, to allocate the following projects to the Local Roads and Community Infrastructure phase three grant, and the \$400,000 of funds set aside (quarantined) by Council, as part of the 2020/21 mid-year budget review:

Description	Current Budget	Increase /Decrease	Revised Budget
Capital Grants & Contributions – LRCI3	Nil	1,069,440	1,069,440
Capital Expenditure - Wellard Oval Lighting	Nil	(300,000)	(300,000)
Capital Expenditure - Volunteer Bushfire Brigade Station Replacement	Nil	(400,000)	(400,000)
Capital Expenditure - Homestead Ridge Shelter	Nil	(6,000)	(6,000)
Capital Expenditure - Medina Hall Fans	Nil	(15,000)	(15,000)
Capital Expenditure - Bertram Oval Cricket Pitch Renewal	Nil	(7,000)	(7,000)
Capital Expenditure - Kelly Park Goals Replacement	Nil	(6,000)	(6,000)
Capital Expenditure - Disability Access Path to Honeywood Playground	Nil	(9,440)	(9,440)
Capital Expenditure - Requatic Yoga Room Conversion	Nil	(20,000)	(20,000)

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

Capital Expenditure - Cimbor Way Drainage	Nil	(26,000)	(26,000)
Capital Expenditure - Gilmore Avenue Bike Path	Nil	(50,000)	(50,000)
Capital Expenditure - Pace Road Car Park	Nil	(50,000)	(50,000)
Capital Expenditure - Ascot Park Playground	Nil	(20,000)	(20,000)
Capital Expenditure - Anketell Road Repair	Nil	(100,000)	(100,000)
Capital Expenditure - Softfall Replacement	Nil	(60,000)	(60,000)
Reserve Transfer (quarantined funds)	Nil	175,000	175,000
Capital Expenditure - Wellard Oval Lighting	Nil	(150,000)	(150,000)
Operating Expenditure – Community Events	(26,000)	(25,000)	(51,000)

NOTE – AN ABSOLUTE MAJORITY OF COUNCIL REQUIRED

DISCUSSION:

As part of the mid year review for the 2020/21 financial year, in late February of this year, \$400,000 was quarantined for future allocation to community projects. At the time, it was agreed that officers would develop a list of key projects within the community, for consideration by Council.

Since the decision to quarantine \$400,000 for community projects, the Federal Government announced a third phase of the LRCI grant program, for local roads and community projects. This round funds projects from 1 January 2022, until 30 June 2023. As the quarantined funds can remain quarantined for as long as Council desires, it is considered strategically superior to allocate community projects through the \$1,069,440 of LRCI funding, rather than the quarantined funds. It is recommended, however, that some funding be allocated from the quarantined funds, as they are unable to be funded through the LRCI program. The following are the recommended allocations. LRCI funding is subject to approval by the grant administrator.

Proposed LRCI project allocations.

Project	Description	Estimate
Wellard Oval Lighting	Lighting of Wellard Oval, as part of increasing availability of night time training and playing spaces, and to locate a lit oval in the east of the district. Project includes \$150,000 CSRFF grant application, with contingency funding from the Council \$400k.	\$300,000

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

Volunteer Bushfire Brigade Station Replacement	Under the grant funding rules for volunteer bushfire brigade station construction, the City is responsible for costs associated with site works and car parking, among other things. After tendering the project, it has been determined that the City is responsible for \$400k of the project cost. The project is contingent on DFES agreeing to increasing their grant allocation. If DFES does not support the project, these funds will need to be reallocated. In this case, it is recommended funding be allocated to roads and footpath projects.	\$400,000
Homestead Ridge Shelter	A key community project, from an active group. A number of previous request by this group have not been supported, due to the requests being for high-cost infrastructure deemed to be low priority. This request is a low-cost common park item, and will add to the amenity of the park.	\$6,000
Medina Hall Fans	Managing heat during summer is a challenge in the Medina Hall. Due to the building style, it is not possible to install a form of air conditioning. The project will install new fans, that are extended lower in the ceiling, and may be in the form of oversized fans.	\$15,000
Bertram Oval Cricket Pitch Renewal	A key community project, supported by the Peel Cricket Association. Replacement of synthetic cricket pitch at Bertram Oval.	\$7,000
Kelly Park Goals Replacement	A key community project. Poles are damaged and need to be replaced. Project includes relocating poles further from centre.	\$6,000
Disability Access Path to Honeywood Playground	A key community project to give reasonable disability and pram access to the Honeywood playground. The alternative access is a significant detour.	\$9,440
Requatic Yoga Room Conversion	This room has previously been converted to offices to be used as a lease space. As the leases come to an end, it is desired to convert the rooms back to a yoga type group fitness room, to enhance the offerings at the Requatic.	\$20,000

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

Cimbor Way Drainage	Old style pipe drainage system is failing, causing damage and washouts through private lots. Proposal is to install soakwells, and use legacy system for unpressurised overflow.	\$26,000
Gilmore Avenue Bike Path	Bike path is 50% funded by Department of Transport (DOT). Total project value will be \$950,000. Original budget of \$850,000 was insufficient to cover cost, following tender. DOT agreed to fund 50% of the additional cost. This allocation will pick up the City's 50% contribution of the additional cost.	\$50,000
Pace Road Car Park	Additional to carpark renewal funds, to address pavement failures resulting from Fig trees and to develop minor parklets, in accordance with Place Plan.	\$50,000
Ascot Park Playground	This project is funded in the current City budget. After finalising the design with the community, the design was put to market. Total costs have come in \$20,000 over the funds allocated to the playground component. Opportunities to reduce cost, while sticking with the design intent have been explored, but not enough to get within allocation.	\$20,000
Anketell Road Repair	Rubber seal over failing section of asphalt. Existing surface is breaking up due to exceptional loading of the pavement. A rubber seal surface is required to extend the existing life of the pavement for several years to ensure value is achieved from previous investment, and to enhance likelihood of State Government taking responsibility for the road, prior to the City making a major investment.	\$100,000
Softfall Replacement	Replace softfall that no longer meets compression and rebound standards for playgrounds.	\$60,000
Total		\$1,069,440

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

Proposed quarantined funds allocation.

Project	Description	Estimate
Wellard Oval Lighting	Lighting of Wellard Oval, as part of increasing availability of night time training and playing spaces, and to locate a lit oval in the east of the district. These funds are allocated in the case the City is unsuccessful in its application for CSRFF funding. Allocating from the quarantined funds allows the project to continue, without risking underspending the LRCI grant. If the CSRFF grant is successful, the quarantined funds will not be used.	\$150,000
Community Events	In accordance with Councillor direction, these funds are to top of the 2021/22 community events budget.	\$25,000
Unallocated	These funds are available for allocating for future project. Previous discussion with Councillors has indicated a desire for these funds to be used to progress the Loop Trail Upgrade project, as identified and supported by the Community, in the Strategic Community Plan process.	\$225,000
Total		\$400,000

In addition to the projects noted above, it is intended to also allocate \$50,000 to a program to incentivise CCTV at private houses (either installation, police registration or both). The exact details of this program are being determined and will be subject to a later report to Council and request to allocate the funds. Community safety and security was the number one community priority in the most recent Strategic Community Plan process.

LEGAL/POLICY IMPLICATIONS:

The *Local Government Act 1995* requires local government not to incur expenditure from the municipal fund for an additional purpose, except where it authorised in advance by resolution.

FINANCIAL/BUDGET IMPLICATIONS:

The proposed expenditure is detailed within the report. The lighting project and yoga room project will result in increased annual operating costs, that will be met by annual rates.

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

ASSET MANAGEMENT IMPLICATIONS:

A number of projects will increase the asset management burden to the Council and community. The Anketell Road project, will extend the life of an asset. The Bertram Oval Cricket Pitch, Ascot Park Playground and Softfall Replacement projects include an element of asset renewal.

The Wellard Oval lighting project will result in increase operating costs and an increase in the overall renewal requirements of Council.

The Volunteer Bushfire Brigade building replacement replaces an older building for a larger modern building. This will result in an overall increase in whole-of-life costs, but will delay direct renewal costs. Operating costs are not expected to be materially different.

The City does not expand its workforce to deliver additional projects where a grant program is not continuing. Accordingly, it is necessary to match workload to existing resource capacity when allocating these types of grants. In order to maximise external funding, time-limited grant projects are prioritised for delivery over City funded projects.

It should also be noted that large Federal Government grants sent to all local governments at the same time increase demands on the construction and resources sectors. Due to the short-term nature of these funding types, it is not possible for these businesses to economically increase capacity, which impacts on City project delivery.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

Public Health Implications:

The recommendation has the potential to help improve:

The following determinants of health -

- Built Environment – Neighbourhood Amenity; Disease Prevention;
- Health Behaviours: Exercise; Participation;
- Socio-economic Factors – Community Safety;

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, vibrant and healthy City that is safe, connected and socially diverse.	4.1 Create, activate and manage places and local centres that are inviting, unique and accessible.

17.3 ALLOCATION OF LOCAL ROADS AND COMMUNITY INFRASTRUCTURE PHASE THREE AND COMMUNITY PROJECT QUARANTINED FUNDS

		<p>4.2 Improve Kwinana's perception by leveraging and promoting the unique attributes of the area and supporting feelings of safety and security in community.</p> <p>4.3 Enhance opportunities for community to meet, socialise, recreate and build local connections.</p>
Strategic Community Plan	Infrastructure and services that are affordable and contribute to health and wellbeing	<p>3.1 Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community.</p> <p>3.2 Provide for an accessible and well-connected City by integrating public transport and improving safe streets for driving, walking and cycling.</p> <p>3.3 Maintain infrastructure, playgrounds, parks and reserves to a high standard through sustainable asset maintenance and renewal.</p>

COMMUNITY ENGAGEMENT:

Projects have been developed through direct engagement with relevant stakeholders. As required, additional consultation will be undertaken as part of project delivery.

18 Reports – Civic Leadership

18.1 Budget Variations

SUMMARY:

To amend the 2021/2022 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 2021/2022 as follows.

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expenditure – Infrastructure Footpaths – Porter Gardens, Leda	(60,000)	60,000	Nil
	Capital Grants & Contributions - Infrastructure Footpaths – LRCI Phase 2 - Porter Gardens, Leda	60,000	(60,000)	Nil
	Capital Expenditure – Infrastructure Footpaths – Waddingham Way, Medina	Nil	(60,000)	(60,000)
	Capital Grants & Contributions - Infrastructure Footpaths – LRCI Phase 2 – Waddingham Way, Medina	Nil	60,000	60,000
2	Capital Expenditure – Infrastructure Buildings – Shade Structure Honeywood Oval	Nil	(50,000)	(50,000)
	Capital Grants & Contributions – Infrastructure Buildings (Honeywood Primary School)	Nil	50,000	50,000

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

18.2 BUDGET VARIATIONS

DISCUSSION:**Budget Variations:**

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expenditure – Infrastructure Footpaths – Porter Gardens, Leda	(60,000)	60,000	Nil
	Capital Grants & Contributions - Infrastructure Footpaths – LRCI Phase 2 - Porter Gardens, Leda	60,000	(60,000)	Nil
	Capital Expenditure – Infrastructure Footpaths – Waddingham Way, Medina	Nil	(60,000)	(60,000)
	Capital Grants & Contributions - Infrastructure Footpaths – LRCI Phase 2 – Waddingham Way, Medina	Nil	60,000	60,000

The purpose of this budget variation is to amend the location of budgeted capital footpath works relating to Local Roads and Community Infrastructure (LRCI) Program Phase 2 funding. Original funding was for Porter Gardens Leda but this project was withdrawn after public consultation. Waddingham Way Medina was approved to replace the withdrawal of the Porter Gardens Leda footpath construction.

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
2	Capital Expenditure – Infrastructure Buildings – Shade Structure Honeywood Oval	Nil	(50,000)	(50,000)
	Capital Grants & Contributions – Infrastructure Buildings (Honeywood Primary School)	Nil	50,000	50,000

The purpose of this budget variation is to recognise the construction of shade shelter at the honeywood oval on behalf of Honeywood primary school

LEGAL/POLICY IMPLICATIONS:

The *Local Government Act 1995* Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

*requires an absolute majority of Council.

18.2 BUDGET VARIATIONS

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/PUBLIC HEALTH IMPLICATIONS:

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

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 2021-2031	Contribute to health and wellbeing	3.2 Provide for an accessible and well-connected City by integrating public transport and improving safe streets for driving, walking and cycling.

COMMUNITY ENGAGEMENT:

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

18.2 Review of Council Policy – Related Party Disclosures

SUMMARY:

A review of Council Policy – Related Party Disclosures is required every two years. The review has been conducted and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council adopt the reviewed Council Policy – Related Party Disclosures as detailed in Attachment A.

DISCUSSION:

A review of Council Policy – Related Party Disclosure is required annually.

A copy of the policy as recommended for amendment is detailed in Attachment A. Attachment B shows the tracked changes with the inclusions and deletions. A summary of changes recommended is included below:

- formatting changes to align with the new Policy template.
- change to the requirement of declarations to be completed prior to each election, to only those Elected Members whose term is expiring.

LEGAL/POLICY IMPLICATIONS:

Australian Accounting Standard AASB 124 – Related Party Disclosures outlines the application, objective and scope of this standard and its application to local government accounting and reporting.

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

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

18.2 REVIEW OF COUNCIL POLICY – RELATED PARTY DISCLOSURES**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	Visionary leadership dedicated to acting for its community	5.1 Model accountable and ethical governance, strengthening trust with the community

COMMUNITY ENGAGEMENT:

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

Policy

Related Party Disclosures



Council Policy	Related Party Disclosures
Legal Authority:	Australian Accounting Standard – AASB 124 Local Government Act 1995 Local Government (Financial Management) Regulations 1996
Department:	Finance

Policy:

1. Title

Related Party Disclosures

2. Purpose

The purpose of this policy is to ensure that the City's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties in line with the requirements of AASB 124 – Related Party Disclosures.

It is important to note that AASB 124 is not designed to detect and report fraud or misconduct. It is to enhance transparency and accountability of Council transactions.

3. Scope

To identify related parties and transactions, outstanding balances and the disclosure requirements in line with AASB 124 – Related Party Disclosures.

4. Definitions

Related Party:

A person or entity that is related to the local government that is preparing its financial statements (The City).

A person or a close member of that person's family is related if that person:

- a) Has significant influence over the reporting entity; or
- b) Is a member of the key management personnel of the reporting entity.

An entity is related if any of the following conditions applies:

- a) The entity and the reporting entity are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others); or
- b) A person is a member of the key management personnel of the entity.

- c) The entity is controlled or jointly controlled by a person identified above.

Key Management Personnel (KMP):

Those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.

KMP for local governments would include Elected Members and Senior Staff (CEO and Directors).

Close Member of the Family of a Person

Those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity and include:

- a) that person's children and spouse or domestic partner;
- b) children of that person's spouse or domestic partner;
- c) dependants of that person or that person's spouse or domestic partner; and
- d) any other close family member.

Related Party Transactions:

A transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

5. Policy Statement

AASB 124 provides that the City of Kwinana will be required to disclose in its Annual Financial reports, related party relationships, transactions and outstanding balances.

Related parties includes a person who has significant influence over the reporting entity, a member of the key management personnel (KMP) of the entity, or a close family member of that person who may be expected to influence that person.

KMP are defined as persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly.

For the purposes of determining the application of the standard, the City of Kwinana has identified the following persons as meeting the definition of Related Party:

- An Elected Member
- Key management personnel being a person employed under section 5.36 of the Local Government Act 1995 in the capacity of Chief Executive Officer or Director
- Close members of the family of any person listed above, including that person's child, spouse or domestic partner, children of a spouse or domestic partner, dependents of that person or person's spouse or domestic partner
- Entities that are controlled or jointly controlled by an Elected Member, KMP or their close family members. Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

The City of Kwinana will therefore be required to assess all transactions made with these persons or entities.

5.1 Identification of related party transactions

A related party transaction is a transfer of resources, services or obligations between the City of Kwinana (reporting entity) and the related party, regardless of whether a price is charged.

For the purposes of determining whether a related party transaction has occurred, the following transactions or provision of services have been identified as meeting this criteria:

- Paying rates
- Fines
- Use of City of Kwinana owned facilities such as [Recreation Centre, Civic Centre, library, parks, ovals and other public open spaces (whether charged a fee or not)]
- Attending council functions that are open to the public
- Employee compensation whether it is for KMP or close family members of KMP
- Application fees paid to the City of Kwinana for licences, approvals or permits
- Lease agreements for housing rental (whether for a City of Kwinana owned property or property sub-leased by the City of Kwinana through a Real Estate Agent)
- Lease agreements for commercial properties
- Monetary and non-monetary transactions between the City of Kwinana and any business or associated entity owned or controlled by the related party (including family) in exchange for goods and/or services provided by/to the City of Kwinana (trading arrangement)
- Sale or purchase of any motor vehicles, buildings or land owned by the City of Kwinana, to a person identified above
- Sale or purchase of any motor vehicles, buildings or land owned by a person identified above, to the City of Kwinana
- Loan Arrangements
- Contracts and agreements for construction, consultancy or services

Some of the transactions listed above, occur on terms and conditions no different to those applying to the general public and have been provided in the course of delivering public service objectives. These transactions are those that an ordinary citizen would undertake with Council and are referred to as an Ordinary Citizen Transaction (OCT). Where the City of Kwinana can determine that an OCT was provided at arm's length, and in similar terms and conditions to other members of the public and, that the nature of the transaction is immaterial, no disclosure in the annual financial report will be required.

5.2 Disclosure Requirements

For the purposes of determining relevant transactions, Elected Members and key management personnel as identified above, will be required to complete a Related Party Disclosures - Declaration form for submission to financial services.

5.3 Ordinary Citizen Transactions (OCTs)

Ordinary Citizen Transactions (OCT's) are provided on terms and conditions no different to those applying to the general public and which have been provided in the course of delivering public service objectives, are unlikely to influence the decisions that users of the Council's financial statements make. As such no disclosure in the Related Party Disclosures - Declaration form will be required.

- Paying rates
- Fines
- Use of City of Kwinana owned facilities such as Recreation Centre, Civic Centre, library, parks, ovals and other public open spaces
- Attending council functions that are open to the public
- Application fees paid to the City of Kwinana for licences, approvals or permits

Where these services were not provided at arm's length and under the same terms and conditions applying to the general public, Elected Members and KMP will be required to make a declaration in the Related Party Disclosures - Declaration form about the nature of any discount or special terms received.

5.4 All other transactions

For all other transactions, Elected Members and KMP will be required to make a declaration in the Related Party Disclosures - Declaration form.

5.5 Frequency of disclosures

Elected Council members and KMP will be required to complete a Related Party Disclosures - Declaration form annually.

Disclosures are required immediately prior to the end of an Elected Member term.

Disclosures must be made immediately prior to the termination of employment of a KMP.

5.6 Confidentiality

All information contained in a disclosure return, will be treated in confidence. Generally, related party disclosures in the annual financial reports are reported in aggregate and as such, individuals are not specifically identified. Notwithstanding, management is required to exercise judgement in determining the level of detail to be disclosed based on the nature of a transaction or collective transactions and the materiality. Individuals may be specifically identified, if the disclosure requirements of AASB 124 so demands.

5.7 Materiality

Management will apply professional judgement to assess the materiality of transactions disclosed by related parties and their subsequent inclusion in the financial statements.

In assessing materiality, management will consider both the size and nature of the transaction, individually and collectively.

6. References

Date of adoption and resolution No.	26 July 2017 #554
Review dates and resolution No.	10 April 2019 #436 xx October 2021 #xxx
Next review due date	October 2023
Related documents	Acts/Regulations <i>Local Government Act 1995</i> <i>Local Government (Financial Management) Regulations 1996</i> <i>Australian Accounting Standards</i>

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



Policy

Related Party Disclosures



Related Party Disclosures

Adopted:	26 July 2017 #554
Last reviewed:	10/4/19 - #436
New review date:	June 2021
Legal Authority:	Local Government Act Section 2.7—The Role of Council Australian Accounting Standard – AASB 124 Related Party Disclosures Local Government Act 1995 Local Government (Financial Management) Regulations 1996
Directorate:	City Strategy
Department:	Finance
Related documents:	Other documents Related Party Disclosure Form (D17/44460)

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

Policy:

1. Title

Related Party Disclosures

2. Purpose

The purpose of this policy is to ensure that the City's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties in line with the requirements of AASB 124 – Related Party Disclosures.

It is important to note that AASB 124 is not designed to detect and report fraud or misconduct. It is ~~more so~~ to enhance transparency and accountability of Council transactions.

3. Scope

To identify related parties and transactions, outstanding balances and the disclosure requirements in line with AASB 124 – Related Party Disclosures.

4. Definitions

Related Party:

A person or entity that is related to the local government that is preparing its financial statements (The City).

A person or a close member of that person's family is related if that person:

- a) Has significant influence over the reporting entity; or
- b) Is a member of the key management personnel of the reporting entity.

An entity is related if any of the following conditions applies:

- a) The entity and the reporting entity are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others); or
- b) A person is a member of the key management personnel of the entity.
- c) The entity is controlled or jointly controlled by a person identified above.

Key Management Personnel (KMP):

Those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.

KMP for local governments would include Elected Members and Senior Staff (CEO and Directors).

Close Member of the Family of a Person

Those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity and include:

- a) that person's children and spouse or domestic partner;
- b) children of that person's spouse or domestic partner;
- c) dependants of that person or that person's spouse or domestic partner; and
- d) any other close family member.

Related Party Transactions:

A transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

5. **Identification of Related Parties**Policy Statement

AASB 124 provides that the City of Kwinana will be required to disclose in its Annual Financial reports, related party relationships, transactions and outstanding balances.

Related parties includes a person who has significant influence over the reporting entity, a member of the key management personnel (KMP) of the entity, or a close family member of that person who may be expected to influence that person.

KMP are defined as persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly.

For the purposes of determining the application of the standard, the City of Kwinana has identified the following persons as meeting the definition of Related Party:

- An Elected Member
- Key management personnel being a person employed under section 5.36 of the Local Government Act 1995 in the capacity of Chief Executive Officer or Director
- Close members of the family of any person listed above, including that person's child, spouse or domestic partner, children of a spouse or domestic partner, dependents of that person or person's spouse or domestic partner
- Entities that are controlled or jointly controlled by an Elected Member, KMP or their close family members. Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

The City of Kwinana will therefore be required to assess all transactions made with these persons or entities.

5.1 Identification of related party transactions

A related party transaction is a transfer of resources, services or obligations between the City of Kwinana (reporting entity) and the related party, regardless of whether a price is charged.

For the purposes of determining whether a related party transaction has occurred, the following transactions or provision of services have been identified as meeting this criteria:

- Paying rates
- Fines
- Use of City of Kwinana owned facilities such as [Recreation Centre, Civic Centre, library, parks, ovals and other public open spaces (whether charged a fee or not)]
- Attending council functions that are open to the public
- Employee compensation whether it is for KMP or close family members of KMP
- Application fees paid to the City of Kwinana for licences, approvals or permits
- Lease agreements for housing rental (whether for a City of Kwinana owned property or property sub-leased by the City of Kwinana through a Real Estate Agent)
- Lease agreements for commercial properties

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- Monetary and non-monetary transactions between the City of Kwinana and any business or associated entity owned or controlled by the related party (including family) in exchange for goods and/or services provided by/to the City of Kwinana (trading arrangement)
- Sale or purchase of any motor vehicles, buildings or land owned by the City of Kwinana, to a person identified above
- Sale or purchase of any motor vehicles, buildings or land owned by a person identified above, to the City of Kwinana
- Loan Arrangements
- Contracts and agreements for construction, consultancy or services

Some of the transactions listed above, occur on terms and conditions no different to those applying to the general public and have been provided in the course of delivering public service objectives. These transactions are those that an ordinary citizen would undertake with Council and are referred to as an Ordinary Citizen Transaction (OCT). Where the City of Kwinana can determine that an OCT was provided at arm's length, and in similar terms and conditions to other members of the public and, that the nature of the transaction is immaterial, no disclosure in the annual financial report will be required.

5.2 Disclosure Requirements

For the purposes of determining relevant transactions, Elected Members and key management personnel as identified above, will be required to complete a Related Party Disclosures - Declaration form for submission to financial services.

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5.3 Ordinary Citizen Transactions (OCTs)

Ordinary Citizen Transactions (OCT's) are provided on terms and conditions no different to those applying to the general public and which have been provided in the course of delivering public service objectives, are unlikely to influence the decisions that users of the Council's financial statements make. As such no disclosure in the Related Party Disclosures - Declaration form will be required.

- Paying rates
- Fines
- Use of City of Kwinana owned facilities such as Recreation Centre, Civic Centre, library, parks, ovals and other public open spaces
- Attending council functions that are open to the public
- Application fees paid to the City of Kwinana for licences, approvals or permits

Where these services were not provided at arm's length and under the same terms and conditions applying to the general public, Elected Members and KMP will be required to make a declaration in the Related Party Disclosures - Declaration form about the nature of any discount or special terms received.

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5.4 All other transactions

For all other transactions, Elected Members and KMP will be required to make a declaration in the Related Party Disclosures - Declaration form.

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5.5 Frequency of disclosures

Elected Council members and KMP will be required to complete a Related Party Disclosures - Declaration form annually.

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~~All Councillors must make disclosures~~ Disclosures are required immediately prior to the end of an Elected Member term, any ordinary or extraordinary election.

Disclosures must be made immediately prior to the termination of employment of ~~by~~ a KMP.

5.6 Confidentiality

All information contained in a disclosure return, will be treated in confidence. Generally, related party disclosures in the annual financial reports are reported in aggregate and as such, individuals are not specifically identified. Notwithstanding, management is required to exercise judgement in determining the level of detail to be disclosed based on the nature of a transaction or collective transactions and the materiality. Individuals may be specifically identified, if the disclosure requirements of AASB 124 so demands.

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5.7 Materiality

Management will apply professional judgement to assess the materiality of transactions disclosed by related parties and their subsequent inclusion in the financial statements.

In assessing materiality, management will consider both the size and nature of the transaction, individually and collectively.

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6. References

<u>Date of adoption and resolution No.</u>	<u>26 July 2017 #554</u>
<u>Review dates and resolution No.</u>	<u>10 April 2019 #436</u> <u>Xx October 2021 #xxx</u>
<u>Next review due date</u>	<u>October 2023</u>
<u>Related documents</u>	<u>Acts/Regulations</u> <u>Local Government Act 1995</u> <u>Local Government (Financial Management) Regulations 1996</u>

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Australian Accounting Standards

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Note: Changes to references may be made without the need to take the Policy to

Council for review.

6. Financial/Budget Implications

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

7. Asset Management Implications

There are no asset management implications associated with this Policy.

8. Environmental Implications

There are no environmental implications associated with this Policy.

9. 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	6.5 Apply best practice principles and processes to maximise efficiencies and quality

10. Community Engagement

There are no community engagement implications associated with this Policy.

11. Public Health Implications

There are no public health implications associated with this Policy.

12. Occupational Safety and Health Implications

There are no OSH implications associated with this Policy.

18.3 Monthly Financial Report September 2021

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 30 September 2021 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

1. **Accepts the Monthly Statements of Financial Activity for the period ended 30 September 2021, as detailed in Attachment A; and**
2. **Accepts the explanations for material variances for the period ended 30 September 2021, as detailed in 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*.

This report is a summary of the financial activities of the City at the reporting date. End of financial year processing continues and adjustments are still being finalised. The 2020/2021 Annual Financial Statements will be finalised and audited by the City's auditors with presentation due to the Audit Committee in November/December 2021. At this time, the final 2020/2021 result will be determined and any impact on the 2021/2022 opening surplus and 2021/2022 Annual Budget will be presented to Council for consideration.

The period of review is September 2021. The current closing municipal surplus for this period is \$43,527,281 compared to a budget position of \$36,639,363. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position. Opening municipal surplus may be adjusted as the 2021 Annual Financial Statements are finalised.

The City's cash balances are tracking well with a positive unrestricted cash balance as at 30 September of \$22,339,316.

Income for the September 2021 period year to date is \$52,684,466. This is made up of \$52,031,331 in operating revenues and \$653,135 in non-operating grants, contributions and subsidies received and proceeds from other investing activities. The current budget estimated \$53,478,924 would be received for the same period. The variance to budget is (\$794,458).

Expenditure for the September 2021 period year to date is \$13,378,518. This is made up of \$11,711,768 in operating expenditure and \$1,666,750 in capital expenditure. The budget estimated \$22,079,308 would be spent for the same period. The variance to budget is \$8,700,790 predominantly due to the timing of works being completed.

18.3 MONTHLY FINANCIAL REPORT SEPTEMBER 2021

Details of all significant variances against the Current Budget are provided in the notes to the Monthly Financial Report contained within Attachment A.

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/PUBLIC HEALTH 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	Visionary leadership dedicated to acting for its community	5.1 Model accountable and ethical governance, strengthening trust with the community.

COMMUNITY ENGAGEMENT:

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

Monthly Financial Report



CITY OF KWINANA

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 30 September 2021

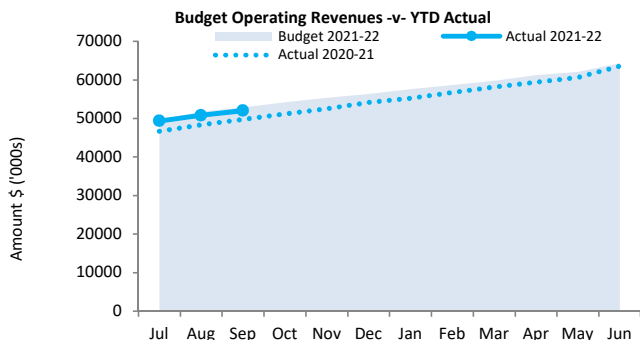
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

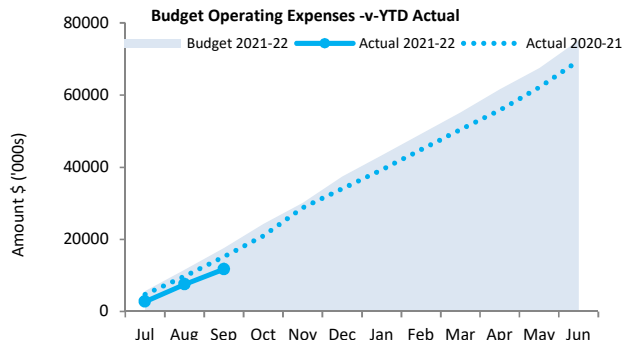
Statement of Financial Activity by Nature or Type	4
Statement of Financial Position	5
Note 1 Explanation of Material Variances	6
Note 2 Net Current Funding Position	7
Note 3 Cash and Financial Assets	8
Note 4 Receivables	9
Note 5 Disposal of Assets	11
Note 6 Capital Acquisitions	12
Note 7 Borrowings	17
Note 8 Cash Reserves	18
Note 9 Operating grants and contributions	19
Note 10 Non operating grants and contributions	20
Note 11 Trust Fund	21
Note 12 Budget Amendments	22

OPERATING ACTIVITIES

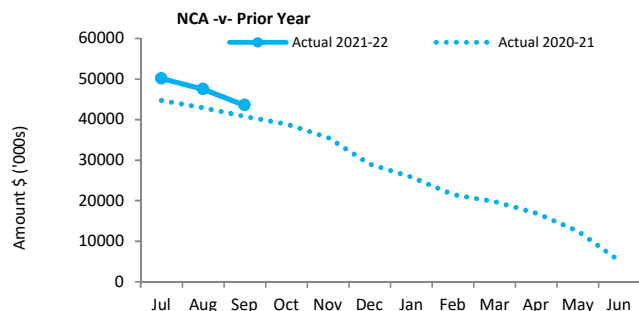
OPERATING REVENUE



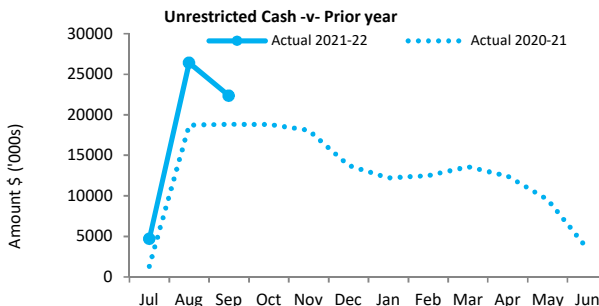
OPERATING EXPENSES



NET CURRENT ASSETS

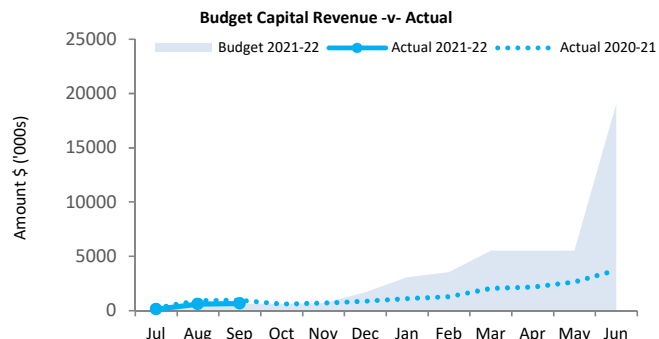


UNRESTRICTED CASH

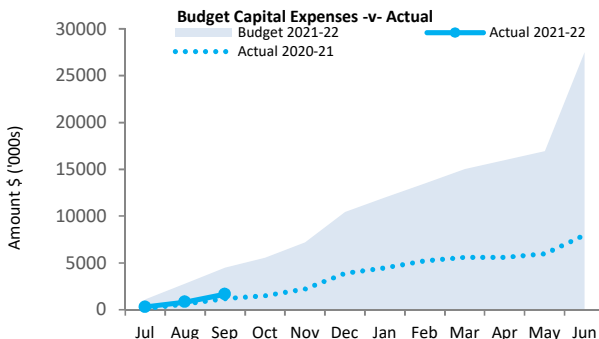


INVESTING ACTIVITIES

CAPITAL REVENUE

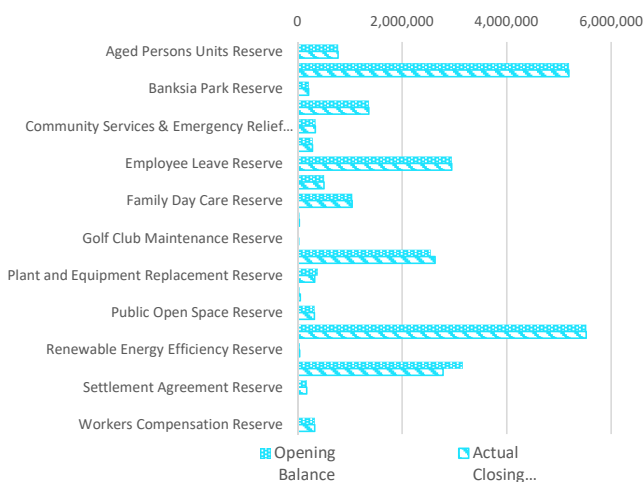


CAPITAL EXPENSES

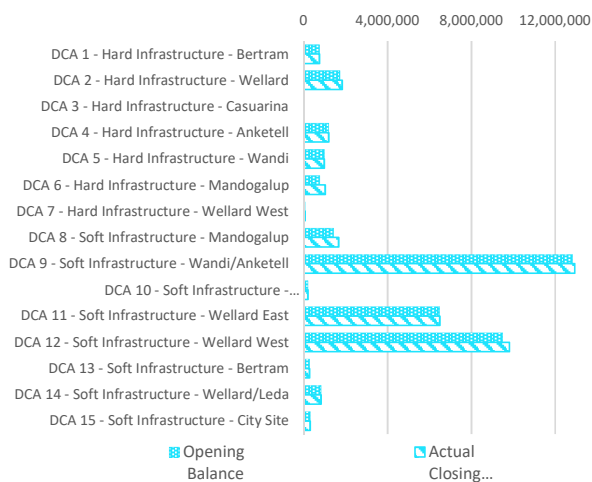


FINANCING ACTIVITIES

RESERVES



DCA RESERVES



Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Current Budget	YTD Current Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.71 M	\$0.71 M	\$3.87 M	\$3.17 M
Closing	\$0.00 M	\$36.64 M	\$43.53 M	\$6.89 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$85.54 M	% of total
Unrestricted Cash	\$22.34 M	26.1%
Restricted Cash	\$63.20 M	73.9%

Refer to Note 3 - Cash and Financial Assets

Payables	
	\$5.18 M
Trade Payables	\$2.69 M
Bonds & Deposits Held	\$1.54 M
Other Payables	\$0.95 M

Receivables		
	\$26.45 M	% Outstanding
Rates Receivable	\$23.34 M	40.9%
Trade Receivable	\$3.11 M	

Refer to Note 4 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Current Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$5.42 M	\$39.38 M	\$40.36 M	\$0.99 M

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$42.24 M	% Variance
YTD Budget	\$42.66 M	(1.0%)

Refer to Statement of Financial Activity

Operating Grants and Contributions		
YTD Actual	\$1.69 M	% Variance
YTD Budget	\$2.48 M	(31.9%)

Refer to Note 9 - Operating Grants and Contributions

Fees and Charges		
YTD Actual	\$7.75 M	% Variance
YTD Budget	\$7.42 M	4.4%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$10.63 M)	(\$4.15 M)	\$0.12 M	\$4.27 M

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.18 M	% Received
YTD Budget	\$0.35 M	
Current Budget	\$1.10 M	16.7%

Refer to Note 5 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$1.67 M	% Spent
Current Budget	\$27.50 M	6.1%
Adopted Budget	\$26.23 M	6.4%

Refer to Note 6 - Capital Acquisition

Capital Grants		
YTD Actual	\$0.47 M	% Received
Current Budget	\$17.98 M	2.6%
Adopted Budget	\$17.52 M	2.7%

Refer to Note 6 - Capital Acquisition

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$4.71 M	\$0.71 M	(\$0.82 M)	(\$1.53 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	\$2.50 M
Interest expense	\$0.00 M
Principal due	\$18.39 M

Refer to Note 7 - Borrowings

Reserves	
Reserves balance	\$24.84 M
DCA Reserve Balance	\$38.33 M
Interest earned	\$0.01 M

Refer to Note 8 - Cash Reserves

Lease Liability	
Principal repayments	\$0.04 M
Interest expense	\$0.00 M
Principal due	\$0.51 M

reclassified from Lease Expense June 2020 - AASB16

This information is to be read in conjunction with the accompanying Financial Statements and notes.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021

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)		500,000	705,890	705,890	3,872,334	3,166,444	448.6%	▲
Revenue from operating activities								
Rates	5	42,663,528	42,663,528	42,663,528	42,242,415	(421,113)	(1.0%)	
Operating grants, subsidies and contributions	9	7,101,622	7,425,009	2,481,355	1,689,656	(791,699)	(31.9%)	▼
Fees and charges		13,077,409	13,077,409	7,417,613	7,746,781	329,168	4.4%	
Interest earnings		694,600	694,600	206,200	160,800	(45,400)	(22.0%)	
Other revenue		448,580	448,580	80,711	191,679	110,968	137.5%	▲
Profit on disposal of assets	5	1,767	1,767	1,767	0	(1,767)	(100.0%)	
		63,987,506	64,310,893	52,851,174	52,031,331	(819,843)		
Expenditure from operating activities								
Employee costs		(27,892,254)	(27,913,387)	(6,785,492)	(6,196,163)	589,329	8.7%	▲
Materials and contracts		(26,127,651)	(26,751,455)	(5,786,647)	(4,626,442)	1,160,205	20.0%	▲
Utility charges		(2,712,312)	(2,712,312)	(464,803)	(480,251)	(15,448)	(3.3%)	
Depreciation on non-current assets		(16,305,054)	(16,305,054)	(4,076,265)	0	4,076,265	100.0%	▲
Interest expenses		(834,101)	(834,101)	(1,498)	(1,650)	(152)	(10.1%)	
Insurance expenses		(613,769)	(613,769)	(425,299)	(402,723)	22,576	5.3%	
Other expenditure		(363,550)	(42,000)	(10,350)	(4,539)	5,811	56.1%	
Loss on disposal of assets	5	(37,879)	(37,879)	(13,482)	0	13,482	100.0%	
		(74,886,570)	(75,209,957)	(17,563,836)	(11,711,768)	5,852,068		
Non-cash amounts excluded from operating activities	2	16,317,966	16,317,966	4,087,980	42,055	(4,045,925)	(99.0%)	▼
Amount attributable to operating activities		5,418,902	5,418,902	39,375,318	40,361,619	986,301		
Investing activities								
Grants, Subsidies and Contributions	10	17,515,755	17,975,755	278,500	470,320	191,820	68.9%	
Proceeds from disposal of assets	5	943,425	1,097,475	349,250	182,816	(166,434)	(47.7%)	
Self-Supporting Loan Principal Received	7	17,847	17,847	4,462	5,900	1,438	32.2%	
Payments for property, plant and equipment	6	(26,229,317)	(27,502,022)	(4,515,472)	(1,666,750)	2,848,722	63.1%	▲
		(7,752,290)	(8,410,945)	(3,883,260)	(1,007,714)	2,875,546		
Non-cash amounts excluded from investing activities	2	(2,880,331)	(2,880,331)	(268,874)	1,123,946	1,392,820	518.0%	
Amount attributable to investing activities		(10,632,621)	(11,291,276)	(4,152,134)	116,231	4,268,366		
Financing Activities								
Proceeds from new debentures	7	2,500,000	2,500,000	2,500,000	2,500,000	0	0.0%	
Repayment of debentures	7	(4,601,930)	(4,601,930)	(2,500,000)	(2,500,000)	0	0.0%	
Payments for principal portion of lease liabilities		(176,055)	(176,055)	(43,747)	(39,320)	4,427	10.1%	
Transfer from reserves	8	21,810,003	22,364,818	1,320,753	628,950	(691,803)	52.4%	
Transfer to reserves	8	(14,818,299)	(14,920,349)	(566,717)	(1,412,533)	(845,816)	(149.2%)	▼
Amount attributable to financing activities		4,713,719	5,166,484	710,289	(822,903)	(1,533,192)		
Closing funding surplus / (deficit)		0	0	36,639,363	43,527,281	6,887,919		

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget 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 30 SEPTEMBER 2021

		Closing	Current Month	This Time Last Year
	NOTE	30 June 2021	30 September 2021	30 September 2020
		\$	\$	\$
CURRENT ASSETS				
Cash and cash equivalents	8	6,968,593	17,150,657	21,636,323
Other financial assets - Term Deposits	8	59,711,623	68,355,061	53,359,380
Other financial assets - Banksia Park Deferred Mgmt Fees		212,269	212,269	319,490
Other financial assets - Self Supporting Loans		17,847	17,847	17,269
Rates receivable	4	3,471,676	23,341,446	23,924,520
Other receivables (incl. allowance for impairment)	4	2,246,269	3,267,443	1,580,699
Inventories		0	0	38,750
Other assets		944,913	658,242	1,311,758
Assets classified as held for sale		498,000	498,000	0
TOTAL CURRENT ASSETS		74,071,190	113,500,965	102,188,190
NON-CURRENT ASSETS				
Trade and other receivables		846,399	821,257	756,140
Other financial assets - Banksia Park Deferred Mgmt Fees		3,576,482	3,576,482	3,184,673
Other financial assets - Local Govt House Trust		129,162	129,162	124,637
Other financial assets - Self Supporting Loans		214,857	208,957	226,995
Investment in associate (SMRC)		535,835	535,835	504,775
Property, plant and equipment		135,729,574	136,037,816	134,000,241
Infrastructure		366,067,322	366,703,321	361,548,087
Investment property		570,000	570,000	0
Intangible assets		1,851,061	2,390,753	917,621
Right of use assets		566,185	566,185	160,757
TOTAL NON-CURRENT ASSETS		510,086,876	511,539,769	501,423,926
TOTAL ASSETS		584,158,066	625,040,733	603,612,115
CURRENT LIABILITIES				
Trade and other payables		6,341,995	5,184,443	5,202,357
Banksia Park Unit Contributions		16,733,635	16,733,635	17,017,825
Contract and other liabilities	9 & 10	6,429,920	6,598,717	10,549,385
Lease liabilities		174,595	135,275	84,695
Borrowings	7	2,101,930	2,101,930	2,314,779
Employee related provisions		5,706,854	5,723,768	5,495,379
TOTAL CURRENT LIABILITIES		37,488,928	36,477,767	40,664,421
NON-CURRENT LIABILITIES				
Other liabilities (Developer Contributions)	10	28,097,678	29,201,624	16,953,626
Lease liabilities		371,179	371,179	77,148
Borrowings	7	16,287,596	16,287,596	17,926,134
Employee related provisions		445,000	445,000	410,209
TOTAL NON-CURRENT LIABILITIES		45,201,453	46,305,399	35,367,117
TOTAL LIABILITIES		82,690,382	82,783,166	76,031,538
NET ASSETS		501,467,684	542,257,567	527,580,578
EQUITY				
Retained surplus		213,378,678	253,384,979	252,973,334
Reserves - cash/financial asset backed	8	62,382,819	63,166,401	54,583,739
Revaluation surplus		225,706,187	225,706,187	220,023,505
TOTAL EQUITY		501,467,684	542,257,567	527,580,578

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

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 2021-22 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	(421,113)	(1%)	No Material Variance	
Operating Grants, Subsidies and Contributions	(791,699)	(32%)	▼ Permanent	Refer note 9. First instalment of 21/22 Financial Assistance Grant was received in last financial year.
Fees and Charges	329,168	4%	No Material Variance	
Interest Earnings	(45,400)	(22%)	No Material Variance	
Other Revenue	110,968	137%	▲ Permanent	Long Service & Paid Parental leave reimbursements.
Profit on Disposal of Assets	(1,767)	(100%)	No Material Variance	
Expenditure from operating activities				
Employee Costs	589,329	9%	▲ Permanent/Timing	Various vacancies YTD.
Materials and Contracts	1,160,205	20%	▲ Timing	Timing of facility & infrastructure maintenance expenses. Timing of Callistemon Court rates & waste charges (to be finalised in October). Timing of fire mitigation works. Timing of payment of Family Day Care and In Home Care Child Care Benefits partially offset by lower Child Care Benefit contributions received. Timing of community events expenditure budgeted in July.
Utility Charges	(15,448)	(3%)	No Material Variance	
Depreciation on Non-Current Assets	4,076,265	100%	▲ Timing	Depreciation to be processed after finalisation of AFS-2021.
Interest Expenses	(152)	(10%)	No Material Variance	
Insurance Expenses	22,576	5%	No Material Variance	
Other Expenditure	5,811	56%	No Material Variance	
Loss on Disposal of Assets	13,482	100%	No Material Variance	
Investing activities				
Non-Operating Grants, Subsidies and Contributions	191,820	69%	Timing	Refer note 10.
Proceeds from disposal of assets	(166,434)	(48%)	Timing	Refer note 5.
Self-Supporting Loan Principal	1,438	32%	No Material Variance	
Purchase of Right of Use assets	0	0%	No Material Variance	
Payments for property, plant and equipment	2,848,722	63%	▲ Timing	Refer note 6.
Financing activities				
Proceeds from new debentures	0	0%	No Material Variance	
Repayment of debentures	0	0%	No Material Variance	
Payments for principal portion of lease liabilities	4,427	10%	No Material Variance	
Transfer from reserves	(691,803)	52%	Timing	Timing of capital projects funded from Reserves.
Transfer to reserves	(845,816)	(149%)	▼ Permanent	Receipt of Developer Contributions transferred to Reserve.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 2
NET CURRENT FUNDING POSITION**

	Notes	Last Years Closing 30 June 2021	This Time Last Year 30 September 2020	YTD Actual 30 September 2021
		\$	\$	\$
(a) Non-cash items excluded from operating activities				
The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	5	(70,922)	-	-
Less: Movement in pensioner deferred rates (non-current)		(86,273)	3,986	25,141
Movement in employee benefit provisions		235,714	(10,552)	16,914
Add: Loss on asset disposals		13,332	3,756	-
Mvmt in Local Govt House Trust		(4,525)	-	-
Add: Depreciation on assets		16,091,943	3,985,074	-
Mvmt in operating contract liabilities associated with restricted cash		(84,825)	267,360	-
Mvmt in Banksia Park deferred management fees receivable		(284,589)	-	-
Mvmt in Banksia Park valuation of unit contribution		(241,715)	42,475	-
Rounding adjustment prior year closing		-	-	-
Total non-cash items excluded from operating activities		15,568,140	4,292,099	42,055
Mvmt in non-operating liabilities (non-current)		11,144,052	-	1,103,946
Mvmt in non-operating liabilities associated with restricted cash		(5,011,207)	-	20,000
Total non-cash items excluded from investing activities		6,132,845	0	1,123,946
Total Non-cash items		21,700,985	4,292,099	1,166,001

(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			
Less: Reserves - restricted cash	(62,382,819)	(54,583,739)	(63,166,401)
Less: Financial assets at amortised cost - self supporting loans	(17,847)	(17,269)	(17,847)
Less: Banksia Park DMF Recievable	(212,269)	(319,490)	(212,269)
Add: Borrowings	2,101,930	2,314,779	2,101,930
Add: Provisions - employee	5,706,854	5,495,379	5,723,768
Add: Current portion of contract and other liability held in reserve	5,185,994	10,549,385	5,205,994
Add: Lease liabilities	174,595	84,695	135,275
Add: Banksia Park Unit Contributions	16,733,635	17,017,825	16,733,635
Total adjustments to net current assets	(32,709,928)	(19,458,433)	(33,495,917)

(c) Net current assets used in the Statement of Financial Activity

Current assets	74,071,190	102,188,190	113,500,965
Less: Current liabilities	(37,488,928)	(40,664,421)	(36,477,767)
Less: Total adjustments to net current assets	(32,709,928)	(19,458,433)	(33,495,917)
Closing funding surplus / (deficit)	3,872,334	42,065,335	43,527,281

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.

Description	Unrestricted	Restricted	Trust	Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	\$	\$	\$	\$					
Cash on hand									
CBA Municipal Bank Account	3,334,524	3,811,340		7,145,865	Variable	CBA	AA		
CBA Online Saver Bank Account	10,000,822			10,000,822	0.20%	CBA	AA		
CBA Trust Bank Account			32,643	32,643	N/A	CBA	AA		
Cash On Hand - Petty Cash	3,970			3,970	N/A	PC	N/A		
Term Deposits - Muni Investments									
Muni Funds	3,000,000			3,000,000	0.26%	CBA	AA	Nov 2021	90
Muni Funds	3,000,000			3,000,000	0.27%	CBA	AA	Dec 2021	122
Muni Funds	3,000,000			3,000,000	0.29%	CBA	AA	Jan 2022	150
Reserve Funds Investments (Cash Backed Reserves)									
Asset Management Reserve		5,222,400		5,222,400	0.28%	NAB	AA	Oct 2021	120
Plant and Equipment Replacement Reserve		240,445		240,445	0.28%	NAB	AA	Oct 2021	120
Comm. Serv. & Emergency Relief Reserve (incl. Covid \$250k)		85,000		85,000	0.27%	NAB	AA	Nov 2021	126
CLAG Reserve		267,323		267,323	0.30%	SUN	A	Nov 2021	182
Workers Compensation Reserve		324,707		324,707	0.30%	SUN	A	Nov 2021	182
Settlement Agreement Reserve		168,680		168,680	0.30%	SUN	A	Nov 2021	182
Public Art Reserve		29,900		29,900	0.30%	SUN	A	Nov 2021	182
City Infrastructure Reserve		1,360,530		1,360,530	0.30%	SUN	A	Nov 2021	150
Information Technology Reserve		2,471,000		2,471,000	0.30%	SUN	A	Nov 2021	150
Family Day Care Reserve		1,184,500		1,184,500	0.30%	SUN	A	Nov 2021	150
APU Reserve		780,000		780,000	0.30%	SUN	A	Nov 2021	150
BP Reserve		225,140		225,140	0.30%	SUN	A	Nov 2021	150
Renewable Energy Efficiency Reserve		34,355		34,355	0.30%	SUN	A	Nov 2021	150
Refuse Reserve		5,473,000		5,473,000	0.29%	NAB	AA	Nov 2021	150
Employee Vacancy Reserve		502,650		502,650	0.30%	BEN	AAA	Mar 2022	272
Employee Leave Reserve		2,946,685		2,946,685	0.37%	CBA	AA	Jan 2022	210
Public Open Space Reserve		320,613		320,613	0.37%	CBA	AA	Jan 2022	210
Golf Club Maintenance Reserve		8,900		8,900	0.30%	BEN	AAA	Mar 2022	272
Golf Course Cottage Reserve		29,557		29,557	0.30%	BEN	AAA	Mar 2022	272
Reserve Funds Investments (Developer Contributions)									
DCA 1 - Hard Infrastructure - Bertram		1,139,179		1,139,179	0.37%	CBA	AAA	Jan 2022	208
DCA 2 - Hard Infrastructure - Wellard		1,730,310		1,730,310	0.37%	CBA	AAA	Jan 2022	208
DCA 6 - Hard Infrastructure - Mandogalup		771,865		771,865	0.37%	CBA	AAA	Jan 2022	208
DCA 11 - Soft Infrastructure - Wellard East		6,489,264		6,489,264	0.35%	BEN	AAA	Jan 2022	208
DCA 12 - Soft Infrastructure - Wellard West		9,496,183		9,496,183	0.35%	BEN	AAA	Jan 2022	208
DCA - 4 Hard Infrastructure - Anketell		1,195,219		1,195,219	0.26%	NAB	AA	Feb 2022	181
DCA 5 - Hard Infrastructure - Wandl		972,709		972,709	0.25%	BEN	AAA	Feb 2022	181
DCA 7 - Hard Infra Mandogalup		52,753		52,753	0.26%	NAB	AA	Feb 2022	181
DCA 8 - Soft Infrastructure - Mandogalup		1,420,285		1,420,285	0.26%	NAB	AA	Feb 2022	181
DCA 9 - Soft Infrastructure - Wandl/Anketell		12,823,437		12,823,437	0.26%	NAB	AA	Feb 2022	181
DCA 10 - Soft Infrastructure - Casuarina/Anketell		197,424		197,424	0.26%	NAB	AA	Feb 2022	181
DCA 13 - Soft Infrastructure - Bertram		269,336		269,336	0.26%	NAB	AA	Feb 2022	181
DCA 14 - Soft Infrastructure - Wellard/Leda		814,600		814,600	0.26%	NAB	AA	Feb 2022	181
DCA 15 - Soft Infrastructure - Townsite		307,113		307,113	0.25%	BEN	AAA	Feb 2022	181
Total	22,339,316	63,166,401	32,643	85,538,361	0.31% weighted average interest rate				
	26%	74%	0.0%						
Comprising									
Cash and cash equivalents (Exclude Trust)	16,339,316	3,811,340	0	20,150,657					
Financial assets at amortised cost	6,000,000	59,355,061	0	65,355,061					
Trust	0	0	32,643	32,643					
	22,339,316	63,166,401	32,643	85,538,361					

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:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- 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	21,447,730	25%	100%	✓
AA	57,240,526	67%	100%	✓
A	6,846,134	8%	60%	✓
BBB	-	0%	20%	✓
Unrated	3,970	0%	20%	✓

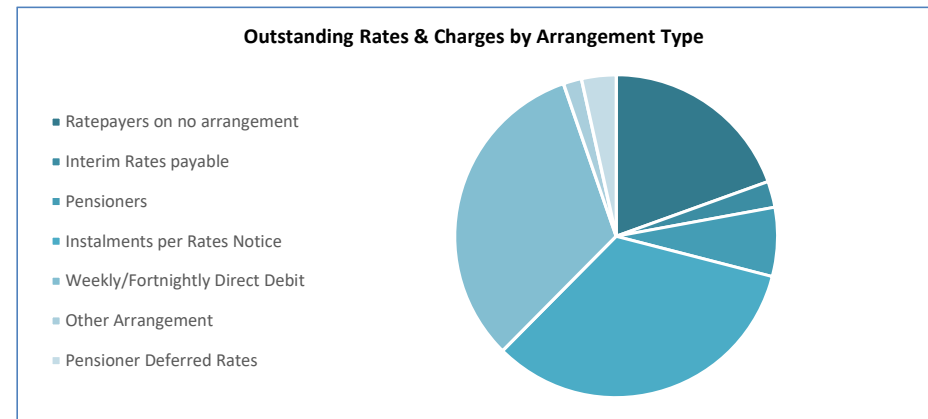
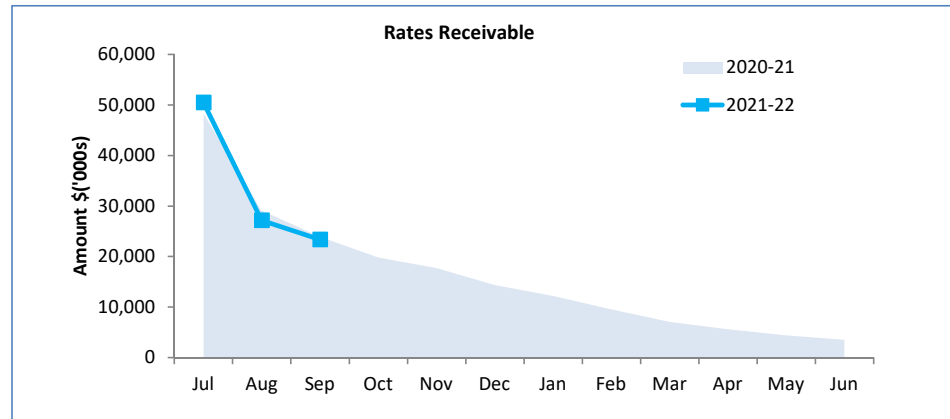
Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
BEN (AAA)	17,806,376	21%	45%	✓
NAB (AA)	27,793,899	32%	45%	✓
CBA (AA)	33,087,981	39%	45%	✓
SUN (A)	6,846,134	8%	45%	✓
WBC (AA)	-	0%	45%	✓

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**OPERATING ACTIVITIES
NOTE 4
RECEIVABLES**

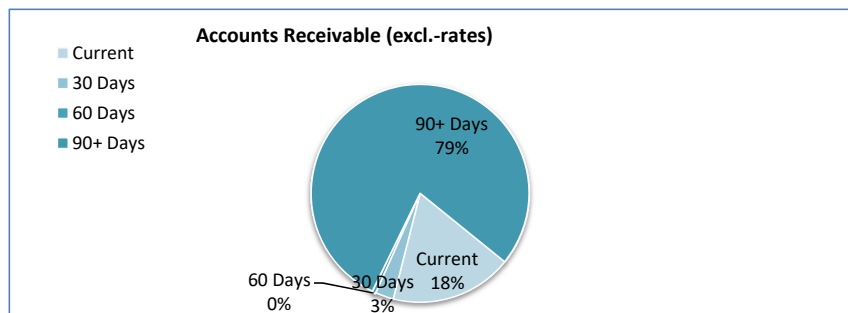
Rates receivable	30 Jun 2021	30 September 2020	30 Sep 2021
	\$		\$
Opening arrears previous years	3,148,533	3,148,533	3,262,814
Levied this year	52,278,031	51,340,221	53,859,364
Rates & Charges to be collected	55,426,565	54,488,754	57,122,178
<u>Less</u> Collections to date	(51,108,490)	(29,808,094)	(32,959,475)
<u>Less</u> Pensioner Deferred Rates	(846,399)	(756,140)	(821,257)
Net Rates & Charges Collectable	3,471,676	23,924,520	23,341,446
% Outstanding	6.26%	43.91%	40.86%
<u>Prepaid</u> Rates received (not included above)	(1,055,273)	(437,512)	(473,407)
	4.36%	43.10%	40.03%

Outstanding Rates & Charges by Payment Arrangement Type	No. of Assessments	30 Sep 2021	
		\$	%
Ratepayers on no arrangement	1,267	4,619,902	20%
Interim Rates payable	310	617,769	3%
Pensioners	1,490	1,636,825	7%
Instalments per Rates Notice	4,158	7,919,280	33%
Weekly/Fortnightly Direct Debit	4,725	7,639,988	32%
Other Arrangement	103	434,276	2%
	12,053	22,868,039	97%
Pensioner Deferred Rates	242	821,257	3%
	12,295	23,689,296	100%



Receivables - general	Current	30 Days	60 Days	90+ Days	Total
Amounts shown below include GST (where applicable)	\$	\$	\$	\$	\$
Sundry receivable	389,241	56,957	11,027	1,493,163	1,950,388
Infringements Register	2,025	1,521	592	205,704	209,842
Total sundry receivables outstanding	391,266	58,477	11,619	1,698,867	2,160,230
<i>Exclude rebates receivable</i>	18%	3%	1%	79%	
Rebates receivable - Rates	835,829	0	0	0	835,829
Rebates receivable - ESL	109,193	0	0	0	109,193
Total general receivables outstanding	1,336,288	58,477	11,619	1,698,867	3,105,252

Note: 60day debtor includes \$1.2m Developer Contribution - payment to be received upon Project Completion.



Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Description	Debtor #	Status	\$
Sundry Debts with Fines Enforcement Registry (FER)			
Prosecution Dog Act 1976	2442.07	Registered with FER. Regular payments being received.	4,178
Prosecution Planning & Development Act	2549.07	Registered with FER. Regular payments being received.	4,723
Prosecution Planning & Development Act	3859.07	Registered with FER. Regular payments being received.	14,075
Prosecution Local Government Act 1995	3909.07	Registered with FER.	3,652
Prosecution Dog Act 1976 Dangerous Dog	4131.07	Registered with FER. Regular payments being received.	2,811
Prosecution Local Law Fencing	4233.07	Registered with FER.	2,500
Prosecution Dog Act 1976	4274.07	Registered with FER. Regular payments being received.	3,157
Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	4275.07	Registered with FER.	13,734
Prosecution Dog Act 1976	4387.07	Registered with FER.	10,200
Prosecution Dog Act 1976	4465.07	Registered with FER. Regular payments being received.	4,550
Prosecution Planning & Development Act	4467.07	Registered with FER. Regular payments being received.	10,465
Prosecution Dog Act 1976	4610.07	Registered with FER.	25,598
Prosecution Dog Act 1976	4741.07	Registered with FER. Regular payments being received.	3,550
Prosecution Planning & Development Act	4885.07	Registered with FER. Regular payments being received.	18,296
Prosecution Parking Act	5152.07	Registered with FER.	5,250
Prosecution Dog Act 1976	5285.07	Registered with FER.	2,142
Prosecution Building Act	5321.07	Registered with FER. Regular payments being received.	3,107
Prosecution Planning & Development Act	5325.07	Registered with FER.	38,463
Prosecution Building Act 2011	5474.07	Registered with FER.	41,224
			211,675
Other Sundry Debtors			
Hazard Reduction costs	1059.03	Debtors policy being followed to recover outstanding debt.	3,177
Local Government Act 1995 abandoned vehicle	3884.03	Defaulted Payment arrangement. Potential minor case claim.	1,155
Developer Contribution- Hazard Reduction costs	4312.03/06	Address unknown - all avenues exhausted.	1,390
Hazard Reduction costs	4355.03	To be transferred to rates - Debtors policy complete	1,054
Developer Contribution	5477.06	Developer still to complete other clearance conditions before paying	1,243,927
Private Works - Traffic Management crane rollover	5501.03	Debtor policy being followed	19,902
Total Debtors 90+ days > \$1,000			1,482,280

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021








































OPERATING ACTIVITIES
NOTE 5
DISPOSAL OF ASSETS









































Asset description	Current Budget				YTD Actual				Comment
	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)	
	\$	\$	\$	\$	\$	\$	\$	\$	
Motor Vehicles									
Plant Replacement P495	22,825	20,000	0	(2,825)	0	0	0	0	
Plant Replacement P502	19,800	20,000	200	0	0	0	0	0	
Plant Replacement P512	20,000	20,000	0	0	0	0	0	0	
Plant Replacement P517	22,825	22,825	0	0	0	0	0	0	
Plant Replacement P522	20,000	20,000	0	0	0	0	0	0	
Plant Replacement P519	20,000	20,000	0	0	0	0	0	0	
Plant Replacement P524	22,825	22,825	0	0	0	0	0	0	
Plant Replacement P541	15,822	14,850	0	(972)	0	0	0	0	
Plant Replacement P543	16,164	14,850	0	(1,314)	0	0	0	0	
Plant Replacement P545	23,937	22,825	0	(1,112)	0	0	0	0	
Plant Replacement P548	18,161	14,850	0	(3,311)	0	0	0	0	
Plant Replacement P549	26,211	22,825	0	(3,386)	0	0	0	0	
Plant Replacement P550	24,910	22,825	0	(2,085)	0	0	0	0	
Plant Replacement P523	20,000	20,000	0	0	0	0	0	0	
Plant Replacement P553	25,975	23,000	0	(2,975)	29,905	29,905	0	0	
Plant Replacement P492	22,050	22,050	0	0	0	0	0	0	cfwd from FY21.
Plant & Equipment									
Plant Replacement P260	16,250	13,000	0	(3,250)	0	0	0	0	
Plant Replacement P263	20,560	16,250	0	(4,310)	0	0	0	0	
Plant Replacement P446	40,000	40,000	0	0	0	0	0	0	
Plant Replacement P332	433	2,000	1,567	0	0	0	0	0	
Plant Replacement P419	3,080	1,000	0	(2,080)	0	0	0	0	
Plant Replacement P441	10,000	10,000	0	0	0	0	0	0	
Plant Replacement P442	33,273	25,000	0	(8,273)	0	0	0	0	
Plant Replacement P503	9,486	7,500	0	(1,986)	0	0	0	0	
Plant Replacement P531	10,000	10,000	0	0	0	0	0	0	
Plant Replacement P114 - Tandem Axle Tilt Trailer	2,000	2,000	0	0	0	0	0	0	cfwd from FY21.
Plant Replacement P351 Mitsubishi Canter Tip Truck	25,000	25,000	0	0	29,639	29,639	0	0	cfwd from FY21.
Plant Replacement P223 Volvo Loader L70	80,000	80,000	0	0	87,462	87,462	0	0	cfwd from FY21.
Plant Replacement P557	25,000	25,000	0	0	35,810	35,810	0	0	cfwd from FY21.
Land									
Moombaki	517,000	517,000	0	0	0	0	0	0	
	1,133,587	1,097,475	1,767	(37,879)	182,816	182,816	0	0	
			Net Profit/(Loss)	(36,112)			Net Profit/(Loss)	0	
















NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance
	\$	\$	\$	\$	\$
Land and Buildings	6,745,168	6,910,168	1,216,911	167,202	(1,049,709)
Plant, Furniture and Equipment	1,269,300	1,582,241	620,848	318,352	(302,496)
Intangible Assets	1,407,909	1,407,909	369,342	545,196	175,854
Infrastructure - Roads	13,386,090	13,236,090	1,001,468	365,688	(635,780)
Infrastructure - Parks & Reserves	1,612,892	1,968,782	361,685	64,756	(296,929)
Infrastructure - Footpaths	1,265,975	1,525,975	564,243	83,052	(481,191)
Infrastructure - Car Parks	49,717	49,717	4,520	0	(4,520)
Infrastructure - Drainage	268,278	597,152	353,263	106,309	(246,954)
Infrastructure - Bus Shelters	29,796	29,796	0	0	0
Infrastructure - Street Lights	194,192	194,192	23,192	16,194	(6,998)
Payments for Capital Acquisitions	26,229,317	27,502,022	4,515,472	1,666,750	(2,848,722)
Right of use assets	0	0	0	0	0
Total Capital Acquisitions	26,229,317	27,502,022	4,515,472	1,666,750	(2,848,722)
Capital Acquisitions Funded By:					
	\$	\$	\$	\$	\$
Capital grants and contributions	17,515,755	17,975,755	278,500	470,320	191,820
Disposal of Assets	943,425	453,425	349,250	65,715	(283,535)
Cash Backed Reserves	8,684,361	19,580,533	871,675	228,950	(642,725)
Municipal Funds	(914,224)	(10,507,691)	3,016,047	901,764	(2,114,283)
Capital funding total	26,229,317	27,502,022	4,515,472	1,666,750	(2,848,722)

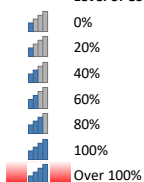
Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Buildings								
	15030	Recquatic Front Counter - Automated Gates	90,000	90,000	0	32,442	32,442	Deposit Paid.
	14003	Kwinana South VBFB Station Extensions - Meeting/Training Room,	699,600	699,600	0	4,830	4,830	
	15023	Sloans Heritage (Caretaker) Cottage Accessibility Works	44,000	44,000	0	0	0	LRCI Round 1 funding extended to June 2022.
	14002	Kwinana South VBFB - Additional work	25,000	25,000	0	0	0	
	15002	Administration Building - New / Upgrade	50,000	132,500	2,381	20,027	17,646	Additional \$165k carried forward from FY21.
	15002	Administration Building - Renewal	50,000	132,500	20,000	20,027	27	Painting completed August, awaiting finalisation of drawings.
	15004	Building & Parks Contingency	100,000	100,000	16,000	0	(16,000)	
	15014	DCA 9 - Local Sports Ground Clubroom - Honeywood	3,718,203	3,718,203	929,550	1,980	(927,570)	
	15029	Operations Centre Extension - New / Upgrade	578,947	578,947	78,947	35,127	(43,820)	Work commenced September 2021.
	15029	Operations Centre Extension - Renewal	578,947	578,947	78,947	35,127	(43,820)	Work commenced September 2021.
	15005	Building Renewals - 18 Maydwell Way - window screens	4,988	4,988	238	0	(238)	
	15006	Building Renewals - Administration Building - fire alarm sensors	12,968	12,968	618	0	(618)	
	15008	Building Renewals - asbestos removal Bright Futures	6,983	6,983	3,658	0	(3,658)	
	15007	Building Renewals - Administration Building - front counter window tint	5,985	5,985	5,985	0	(5,985)	
	15010	Building Renewals - asbestos removal 156 Medina Avenue	12,469	12,469	594	0	(594)	
	15012	Building Renewals - Business Incubator - security screens	14,963	14,963	713	0	(713)	
	15013	Building Renewals - Business Incubator - ablutions renovation	24,938	24,938	1,188	0	(1,188)	
	15009	Building Renewals - Bright Futures Family Day Care Office - AC units	7,980	7,980	380	0	(380)	
	15015	Building Renewals - John Wellard Community Centre - creche softfall	24,938	24,938	1,188	0	(1,188)	
	15033	Building Renewals - Recquatic Centre - stadium floor strip and seal	12,469	12,469	594	0	(594)	
	15034	Building Renewals - Recquatic Centre - mechanical	59,850	59,850	59,850	0	(59,850)	
	15035	Building Renewals - Recquatic Centre - emergency exit doors	13,466	13,466	641	0	(641)	
	15037	Building Renewals - Senior Citizens Centre	39,900	39,900	1,900	0	(1,900)	
	15016	Building Renewals - Sloan Heritage House (1950's) - external repairs	14,963	14,963	713	0	(713)	
	15017	Building Renewals - Sloan Cottage - renewal and accessibility works	49,875	49,875	2,375	0	(2,375)	
	15018	Building Renewals - Smirks Cottage Museum - drainage	9,975	9,975	5,225	0	(5,225)	
	15019	Building Renewals - Tennis Club	9,975	9,975	475	0	(475)	
	15020	Building Renewals - Wandi Schoolrooms	14,963	14,963	713	0	(713)	
	15021	Building Renewals - Wheatfield Cottage	49,875	49,875	2,375	0	(2,375)	
	15022	Building Renewals - Koorliny Arts Centre	34,913	34,913	1,663	0	(1,663)	
	15024	Darius Wells Library and Resource Centre - Electrical Works	80,000	80,000	0	0	0	LRCI Grant Round 2.
	15025	Darius Wells Library and Resource Centre - Ken Jackman hall flooring	45,000	45,000	0	0	0	LRCI Grant Round 2.
	15026	John Wellard Community Centre - Repair solar panels connection to	10,000	10,000	0	0	0	LRCI Grant Round 2.
	15027	Koorliny Community Arts Centre - Air conditioner and exhaust fan	8,500	8,500	0	0	0	LRCI Grant Round 2.
	15031	Recquatic Centre - Front Admin east and Reception area - Air Conditioner	67,000	67,000	0	0	0	LRCI Grant Round 2.
	15038	Zone Youth Centre - repaint basketball court	30,000	30,000	0	13,500	13,500	LRCI Grant Round 2. Work completed September 2021.
	15028	Thomas Oval Pavilion(Old) - Roof Restoration including gutters and downpipes	20,000	20,000	0	0	0	LRCI Grant Round 2.
	15032	Recquatic Centre - Stadium Floor Replacement - Insurance claim	38,065	38,065	0	0	0	
	15036	Animal Care Facility Refurbishment	85,470	85,470	0	4,142	4,142	Fence installed, internal works to be scheduled.
Buildings Total			6,745,168	6,910,168	1,216,911	167,202	(1,049,709)	

Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Plant, Furniture and Equipment							
Furniture and Equipment							
	15059 Furniture and Fittings Renewal	20,000	20,000	0	8,799	8,799	
	15207 Furniture - Councillors Lounge	0	35,000	22,938	20,437	(2,501)	Carried forward from FY21.
Computing Equipment							
	15042 CFWD City Website Redevelopment	22,909	46,000	23,091	0	(23,091)	Additional \$23k carry forward from FY21.
	15043 OneCouncil Implementation	1,385,000	1,385,000	346,251	545,196	198,945	
Plant and Equipment							
	15088 City Assist - Animal Enclosures	12,000	12,000	0	3,908	3,908	
	15089 Recquatic Equipment renewal - 25m pool stairs and trolley	30,000	30,000	0	5,474	5,474	
	15090 Recquatic Plant renewal	27,300	27,300	0	0	0	
	15091 Variable Message Sign - Fire & Emergency Services	35,000	35,000	0	0	0	
	15190 Plant Replacement P353	4,000	4,000	4,000	0	(4,000)	
	15092 Plant Replacement P438	5,000	5,000	5,000	5,550	550	Purchase complete.
	15093 Plant Replacement P147	4,500	4,500	4,500	0	(4,500)	
	15094 Plant Replacement P260	60,000	60,000	0	0	0	
	15095 Plant Replacement P263	65,000	65,000	0	0	0	
	15096 Plant Replacement P446	240,000	240,000	0	0	0	
	15097 Plant Replacement P332	7,500	7,500	7,500	0	(7,500)	
	15098 Plant Replacement P419	36,500	36,500	0	0	0	
	15099 Plant Replacement P441	29,000	29,000	0	0	0	
	15100 Plant Replacement P442	100,000	100,000	0	0	0	
	15101 Plant Replacement P503	22,000	22,000	0	0	0	
	15102 Plant Replacement P530	6,000	6,000	0	0	0	
	15103 Plant Replacement P531	38,000	38,000	0	0	0	
	15104 Plant Replacement P532	6,500	6,500	0	0	0	
	15216 Plant Replacement P531	0	5,440	0	0	0	Carried forward from FY21.
	15217 Plant Replacement P114	0	14,750	14,750	0	(14,750)	Carried forward from FY21.
	15218 Plant Replacement P557	0	99,610	99,610	99,350	(260)	Carried forward from FY21. Purchase complete.
	15220 Plant Replacement P351	0	135,050	135,050	135,050	(0)	Carried forward from FY21. Purchase complete.
Motor Vehicles							
	15107 Plant Replacement P495	41,500	41,500	41,500	0	(41,500)	
	15109 Plant Replacement P502	45,000	45,000	45,000	39,784	(5,216)	Purchase complete.
	15110 Plant Replacement P512	41,000	41,000	41,000	0	(41,000)	
	15111 Plant Replacement P517	41,500	41,500	0	0	0	
	15114 Plant Replacement P522	41,000	41,000	0	0	0	
	15108 Plant Replacement P519	41,000	41,000	41,000	0	(41,000)	
	15112 Plant Replacement P524	41,500	41,500	41,500	0	(41,500)	
	15115 Plant Replacement P541	27,500	27,500	27,500	0	(27,500)	
	15117 Plant Replacement P543	27,500	27,500	27,500	0	(27,500)	
	15116 Plant Replacement P545	35,000	35,000	0	0	0	
	15118 Plant Replacement P548	27,500	27,500	27,500	0	(27,500)	
	15120 Plant Replacement P549	35,000	35,000	0	0	0	
	15121 Plant Replacement P550	35,000	35,000	35,000	0	(35,000)	
	15113 Plant Replacement P523	41,000	41,000	0	0	0	
Plant , Furniture and Equipment Total		2,677,209	2,990,150	990,190	863,548	(126,642)	

Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Park and Reserves							
	15061 Kwinana Loop Trail Upgrade	350,000	350,000	0	0	0	
	15062 Parks Upgrade Strategy - Ascot Park	160,000	160,000	160,000	0	(160,000)	
	15063 Public Open Space/Parks & Reserves Renewals	697,892	697,892	158,977	58,926	(100,051)	
	15064 Streetscape Strategy - Gilmore Ave	150,000	150,000	13,636	0	(13,636)	
	15065 Streetscape Strategy - Sulphur Road	70,000	70,000	6,364	0	(6,364)	
	15066 Urban Tree Planting - Sulphur Road	185,000	185,000	16,818	0	(16,818)	
	15221 Calista Oval Bike Track	0	350,000	0	0	0	
	15223 Bird Waterer for administration building grounds	0	5,890	5,890	5,830	(60)	Carried forward from FY21. Installation complete.
Parks and Reserves Total		1,612,892	1,968,782	361,685	64,756	(296,929)	
Roads							
Urban Road Grant Construction							
	15070 MRRG Road Renewals Gilmore Ave	450,836	450,836	40,985	0	(40,985)	Works scheduled for November.
	15071 MRRG Road Renewals Wellard Road A	514,640	514,640	46,785	0	(46,785)	Works scheduled for November.
	15072 MRRG Road Renewals Hope Valley	340,684	340,684	30,971	0	(30,971)	Works scheduled for November.
Black Spot Grant Construction							
	15068 Wellard Road & Henley Boulevard Pre-deflection	470,000	470,000	42,727	0	(42,727)	
Roads to Recovery Grant Construction							
	15083 Roads to Recovery Westcott Road	480,000	480,000	43,636	0	(43,636)	
DCA Funded Construction							
	15069 DCA 3,4 - Thomas Road	9,009,930	9,009,930	0	0	0	
LRCI Projects							
	15079 LRCI Phase 2 Sicklemore Road	760,000	760,000	690,909	313,537	(377,372)	Work commenced August, awaiting outstanding invoices.
	15080 LRCI Phase 2 Joiner Place	150,000	0	0	0	0	
	15081 LRCI Phase 2 Summerton Rd and Gilmore Ave Intersection crossing	50,000	50,000	0	51,701	51,701	Works completed August.
Municipal Road Construction							
	15073 Road Renewals Hefron Way	275,000	275,000	25,000	0	(25,000)	
	15074 Road Renewals Munday Way	205,000	205,000	18,636	0	(18,636)	
	15075 Road Renewals Derbal St	185,000	185,000	16,818	0	(16,818)	
	15076 Road Renewals Powel Ct	135,000	135,000	12,273	0	(12,273)	
	15077 Road Renewals Inglis Ct	135,000	135,000	12,273	0	(12,273)	
	15078 Road Renewals Dent Court	125,000	125,000	11,364	0	(11,364)	
	15082 Traffic Management Projects	100,000	100,000	9,091	450	(8,641)	
Roads Total		13,386,090	13,236,090	1,001,468	365,688	(635,780)	

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Street Lighting							
15084	Challenger Ave Street light construction - Warner to Bertram Road	135,000	135,000	0	3,018	3,018	
15085	Street Lighting New	40,000	40,000	4,000	13,177	9,177	
15086	Street Lighting Renewal per Asset Management Plan	19,192	19,192	19,192	0	(19,192)	
Street Lighting Total		194,192	194,192	23,192	16,194	(6,998)	
Bus Shelter Construction							
15039	Bus Shelters - New	12,000	12,000	0	0	0	
15040	Bus Shelters - Renewal	17,796	17,796	0	0	0	
Bus Shelter Construction Total		29,796	29,796	0	0	0	
Footpath Construction							
15046	Footpath Renewals	109,669	109,669	54,970	0	(54,970)	
15058	Gilmore Ave Shared path Construction - Thomas Rd to Chisham Ave	850,000	850,000	67,273	0	(67,273)	
15047	LRCI Phase 2 - Hunt Place Footpath	35,000	35,000	35,000	18,547	(16,453)	Work commenced August.
15048	LRCI Phase 2 - Cowling Way Footpath	55,000	55,000	55,000	48,114	(6,886)	Work commenced August.
15049	LRCI phase 2 - Mulligan Way Footpath	55,000	55,000	55,000	0	(55,000)	
15050	LRCI phase 2 - Napoleon Way Footpath	20,000	20,000	20,000	2,883	(17,117)	
15051	LRCI phase 2 - Warrior Pass Footpath	25,000	25,000	25,000	1,443	(23,557)	
15052	LRCI phase 2 - Tranby Way Footpath	30,000	30,000	30,000	3,681	(26,319)	
15053	LRCI phase 2 - Ameer Cres Footpath	25,000	25,000	25,000	4,806	(20,194)	
15054	LRCI phase 2 - Roach Place Footpath	25,000	25,000	25,000	0	(25,000)	
15055	LRCI phase 2 - Sub N Drain Footpath	22,000	22,000	22,000	0	(22,000)	
15057	LRCI phase 2 - Trusty Way West, Bertram - New 1.5m footpath construction	14,306	14,306	0	0	0	
15209	LRCI phase 2 - Gamble Place Footpath	0	30,000	0	0	0	
15210	LRCI phase 2 - Waddingham Way Footpath	0	60,000	0	0	0	
15211	LRCI phase 2 - Pudney Place Footpath	0	20,000	0	0	0	
15212	LRCI phase 2 - Joiner Place Footpath	0	150,000	150,000	3,578	(146,422)	
Footpath Construction Total		1,265,975	1,525,975	564,243	83,052	(481,191)	
Drainage Construction							
15044	Tanson Road Drainage Upgrade	250,000	250,000	22,727	0	(22,727)	
15045	Drainage Renewals per Asset Management Plan	18,278	18,278	1,662	0	(1,662)	
15227	DCA 1 Stormwater Management Infrastructure	0	328,874	328,874	106,309	(222,565)	Carried forward from FY21.
Drainage Construction Total		268,278	597,152	353,263	106,309	(246,954)	
Car Park Construction							
15041	Car Park Renewal	49,717	49,717	4,520	0	(4,520)	
Capital Expenditure Total		26,229,317	27,502,022	4,515,472	1,666,750	(2,848,722)	

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021

FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - borrowings

Information on borrowings

Particulars	Finalisation of Loan	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance										
Loan 99 - Administration Building Renovations	2024/25	474,796	0	0	0	107,976	474,796	366,820	0	31,413
Education and welfare										
Loan 96 - Youth Specific Space	2022/23	65,755	0	0	0	31,663	65,755.17	34,092	0	4,855
Loan 100 - Youth Specific Space	2027/28	1,136,128	0	0	0	140,713	1,136,128	995,415	0	59,110
Recreation and culture										
Loan 94 - Wellard Sports Pavilion	2021/22	56,126	0	0	0	56,126	56,126	0	0	2,841
Loan 95 - Orelia Oval Pavilion	2022/23	157,813	0	0	0	75,991	157,813	81,822	0	11,652
Loan 97 - Orelia Oval Pavilion Extension	2024/25	1,050,587	0	0	0	238,920	1,050,587	811,667	0	69,508
Loan 102 - Library & Resource Centre	2028/29	6,191,172	0	0	0	657,885	6,191,172	5,533,287	0	315,089
Loan 104 - Recquatic Refurbishment	2029/30	3,072,151	0	0	0	289,216	3,072,151	2,782,935	0	142,512
Loan 105 - Bertram Community Centre	2029/30	1,156,743	0	0	0	116,232	1,156,743	1,040,511	0	43,760
Loan 106 - Destination Park - Calista	2030/31	1,218,976	0	0	0	105,528	1,218,976	1,113,448	0	45,790
Transport										
Loan 98 - Streetscape Beautification	2024/25	640,975	0	0	0	145,768	640,975	495,207	0	42,417
Loan 101 - City Centre Redevelopment	2021/22*	2,500,000	0	0	2,500,000	2,500,000	0	0	0	0
Loan 101B - City Centre Redevelopment	TBA*	0	2,500,000	2,500,000	0	118,065	2,500,000	2,381,935	0	50,005
B/Fwd Balance		17,721,222	2,500,000	2,500,000	2,500,000	4,584,083	17,721,222	15,637,139	0	818,952
Self supporting loans										
Recreation and culture										
Loan 103B - Golf Club Refurbishment	2031/32	232,704	0	0	0	17,847	232,704	214,857	0	9,169
		232,704	0	0	0	17,847	232,704	214,857	0	9,169
**Share of SMRC Loan		435,600	0	0	0	0	435,600	435,600	0	0
Total		18,389,526	2,500,000	2,500,000	2,500,000	4,601,930	18,389,526	16,287,596	0	828,121
Current borrowings		4,601,930					2,101,930			
Non-current borrowings		13,787,596					16,287,596			
		18,389,526					18,389,526			

*City Centre Redevelopment loan has been refinanced Sep 21.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash backed reserve

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Municipal Reserves									
Aged Persons Units Reserve	772,744	3,768	0	189,193	0	(190,000)	0	775,705	772,744
Asset Management Reserve	5,190,293	63,740	0	1,824,777	0	(3,741,911)	0	3,336,899	5,190,293
Banksia Park Reserve	209,270	124	0	128,950	0	(90,000)	0	248,344	209,270
City Infrastructure Reserve	1,360,526	5,064	0	0	0	(404,418)	0	961,172	1,360,526
Community Services & Emergency Relief Reserve	334,163	1,720	247	0	0	(200,000)	0	135,883	334,410
Contiguous Local Authorities Group Reserve	278,785	1,356	0	23,840	0	(38,800)	0	265,181	278,784.56
Employee Leave Reserve	2,946,683	0	0	0	0	0	0	2,946,683	2,946,683
Employee Vacancy Reserve	502,648	2,544	0	0	0	0	0	505,192	502,648
Family Day Care Reserve	1,040,525	6,020	0	0	0	(64,186)	0	982,359	1,040,525
Golf Course Cottage Reserve	29,557	148	0	0	0	0	0	29,705	29,557
Golf Club Maintenance Reserve	17,145	44	0	5,004	0	(5,004)	0	17,189	17,145
Information Technology Reserve	2,546,176	10,680	0	80,000	80,000	(1,385,000)	0	1,251,856	2,626,176
Plant and Equipment Replacement Reserve	378,327	2,880	0	895,050	117,366	(992,307)	(168,950)	283,950	326,742
Public Art Reserve	29,900	152	0	0	20,000	0	0	30,052	49,900
Public Open Space Reserve	320,613	0	0	0	0	0	0	320,613	320,613
Refuse Reserve	5,524,521	0	0	0	0	(184,178)	0	5,340,343	5,524,521
Renewable Energy Efficiency Reserve	34,354	172	0	16,535	0	(9,035)	0	42,026	34,354
Restricted Grants & Contributions Reserve	3,157,387	0	0	85,000	85,000	(2,246,822)	(460,000)	995,565	2,782,387
Settlement Agreement Reserve	168,670	856	0	0	0	0	0	169,526	168,670
Strategic Property Reserve	0	0	0	512,000	0	0	0	512,000	0
Workers Compensation Reserve	324,699	732	0	0	0	0	0	325,431	324,699
Sub-Total Municipal Reserves	25,166,985	100,000	247	3,760,349	302,366	(9,551,661)	(628,950)	19,475,673	24,840,648
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	738,950	5,652	0	500,000	0	(283,284)	0	961,318	738,950
DCA 2 - Hard Infrastructure - Wellard	1,720,913	9,012	0	50,000	109,944	(14,410)	0	1,765,515	1,830,858
DCA 3 - Hard Infrastructure - Casuarina	0	0	0	6,000,000	0	(5,535,695)	0	464,305	0
DCA 4 - Hard Infrastructure - Anketell	1,194,025	5,420	408	3,200,000	0	(3,503,055)	0	896,390	1,194,433
DCA 5 - Hard Infrastructure - Wandl	972,057	4,436	223	500,000	0	(14,410)	0	1,462,083	972,280
DCA 6 - Hard Infrastructure - Mandogalup	753,955	2,564	0	400,000	262,752	(14,410)	0	1,142,109	1,016,707
DCA 7 - Hard Infrastructure - Wellard West	52,703	224	17	5,000	11,979	(14,410)	0	43,517	64,699
DCA 8 - Soft Infrastructure - Mandogalup	1,418,990	5,876	442	200,000	246,531	(14,410)	0	1,610,456	1,665,963
DCA 9 - Soft Infrastructure - Wandl/Anketell	12,810,629	58,108	4,376	5,000	118,702	(3,332,613)	0	9,541,124	12,933,707
DCA 10 - Soft Infrastructure - Casuarina/Anketell	197,221	920	69	5,000	0	(14,410)	0	188,731	197,291
DCA 11 - Soft Infrastructure - Wellard East	6,478,479	29,020	0	5,000	17,092	(14,410)	0	6,498,089	6,495,571
DCA 12 - Soft Infrastructure - Wellard West	9,488,144	42,468	0	5,000	336,947	(14,410)	0	9,521,202	9,825,091
DCA 13 - Soft Infrastructure - Bertram	269,075	1,184	89	5,000	0	(14,410)	0	260,849	269,164
DCA 14 - Soft Infrastructure - Wellard/Leda	813,783	3,708	279	5,000	0	(14,410)	0	808,081	814,062
DCA 15 - Soft Infrastructure - City Site	306,909	1,408	70	5,000	0	(14,410)	0	298,907	306,979
Sub-Total Developer Contribution Reserves	37,215,834	170,000	5,974	10,890,000	1,103,946	(12,813,157)	0	35,462,677	38,325,753
Total Reserves	62,382,819	270,000	6,221	14,650,349	1,406,312	(22,364,818)	(628,950)	54,938,350	63,166,401

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 9
OPERATING GRANTS AND CONTRIBUTIONS**

Operating grants, subsidies and contributions	Contract Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
Provider	\$	\$		\$	
Governance					
Local Government General Purpose Grant		994,876	617,482	120,870	Qtr 1 FY22 received June 2021.
Local Government General Purpose Grant - Roads		811,188	516,990	90,109	Qtr 1 FY22 received June 2021.
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor		175,000	0	0	
Law, order, public safety					
Department Fire and Emergency Services - ESL	0	191,030	0	0	
Department Fire and Emergency Services - ESL 2022	52,067	0	0	15,170	Qtr 1 FY22 received June 2021.
DFES Mitigation Activity Grant 20/21 Round 2	0	376,250	188,126	188,126	Round 1 received July 21.
Health					
Mosquito Management Contributions (CLAG)	0	21,840	5,460	5,915	
Department of Health - Larvicide	0	2,000	0	0	
Education and welfare					
Banksia Park Operating Cost Contribution	0	353,808	88,452	88,452	
Family Daycare - Mainstream Childcare Benefit Subsidy		2,640,000	660,000	601,726	
Family Daycare - Inclusion Subsidy Scheme		5,004	1,251	0	
In-Home Care - CCB Subsidy		900,000	225,000	202,115	
In-Home Care - Subsidy - Department of Communities		10,320	2,580	0	
Family Day Care Sustainability Grant	33,937	0	0	0	Unspent balance to be refunded.
NGALA My Time Program	0	10,560	2,640	3,344	
Operational Subsidy - Aboriginal Resource Worker		31,500	15,750	30,514	
Library Contributions and Donations		2,096	2,024	525	
Childrens Bookweek - CBC of Australia		1,100	1,100	1,100	
Youth Social Justice Program	0	174,000	43,500	45,271	
Youth Leadership and Development LYRIK		30,000	30,000	415	
Youth Intervention Program		20,000	20,000	0	
Youth Spaces Activation		5,000	0	0	
DLGSCI Grant - Creative Communities - Artist in Residence		25,537	0	0	
Community amenities					
PTA Bus Shelter Subsidy		10,000	0	0	
SMCC - BP Coastcare		10,000	0	0	
SMCC - Tronox Adopt a Beach		5,000	5,000	0	
SMCC - Suez/ProAlliance Adopt a Beach		5,000	5,000	0	
Greening fund	23,201	23,200	0	0	
Recreation and culture					
Shared Use Agreements		127,500	0	60,319	
Every Club Funding - Dept. Gaming and Waging		30,000	30,000	30,000	
Good Things Foundation Grant - Get Online Week		1,000	1,000	0	
Event Sponsorship		60,000	0	0	
Community Development Fund - Kwinana Industries Council		40,000	20,000	0	
DLGSC - Community Arts & Storytelling	25,537	0	0	0	
Transport					
Main Roads Annual Direct Grant		192,000	0	205,684	Received July, budgeted in June.
Main Roads Street Light Subsidy		6,200	0	0	
Main Roads Maintenance Contribution		134,000	0	0	
TOTALS	134,742	7,425,009	2,481,355	1,689,656	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021

NOTE 10
NON-OPERATING GRANTS AND CONTRIBUTIONS

Non-operating grants, subsidies and contributions Provider	Unspent Funding Liability	Adopted Budget Revenue	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
	\$		\$		\$	
Law, order, public safety						
Department Fire and Emergency Services - Kwinana South VBFB extensions	349,800	699,600	699,600	0	0	
Recreation and culture						
Honeywood Oval - Sports Ground Clubroom - Dept. Local Government	100,000	400,000	400,000	0	0	CSRFF first claim received Sep21.
Local Government Canopy Grant Program - WALGA - Sulphur Road Tree Planting	18,480	36,960	36,960	0	0	
Calista Oval Inr Bike Rd Safety Track - Dept. Local Government	350,000	0	350,000	4,000	0	
Cash in lieu of Public Art	20,000	0	0	0	0	
Local Roads and Community Infrastructure Program - Round 1						
Sloan House (1950s) + Balance of funds unspent	46,305	44,000	44,000	0	0	
Local Roads and Community Infrastructure Program - Round 2						
Darius Wells Library - electrical works	40,000	80,000	80,000	0	0	
Darius Wells - Ken Jackman Hall flooring	22,500	45,000	45,000	0	0	
John Wellard Community Centre - Repair solar panel connections	5,000	10,000	10,000	0	0	
Koorliny Arts Centre - air conditioner replacement	4,250	8,500	8,500	0	0	
Thomas Oval Pavilion (old) roof restoration	10,000	20,000	20,000	0	0	
Recquatic Centre - front admin east and reception area airconditioner replacement	33,500	67,000	67,000	0	0	
Zone Youth Centre - repaint basketball court	13,983	30,000	30,000	0	0	
Transport						
Perth Bicycle Network LG Grant - Gilmore Avenue Shared Path Stage 1 Design	146,520	425,000	425,000	0	0	
Kwinana Loop Trail	0	175,000	175,000	0	0	
Local Roads and Community Infrastructure Program - Round 2						
Footpaths - Gamble Place, Orelia	15,000	30,000	30,000	0	0	
Footpaths - Joiner Place, Parmelia	15,000	180,000	150,000	0	0	
Footpaths - Hunt Place (with Cowling Way), Parmelia	10,000	20,000	35,000	35,000	0	
Footpaths - Cowling Way (with Hunt Place), Parmelia	25,000	50,000	55,000	55,000	0	
Footpaths - Mulligan Way, Orelia	0	0	55,000	0	0	
Footpaths - Waddingham Way (formerly Porter Garden, Leda)	30,000	60,000	60,000	0	0	
Footpaths - Pudney Place, Orelia	10,000	20,000	20,000	0	0	
Footpaths - Napoleon Way, Bertram	8,000	16,000	20,000	20,000	0	
Footpaths - Warrior Pass, Bertram	9,000	18,000	25,000	25,000	0	
Footpaths - Tranby Way, Bertram	12,500	25,000	30,000	30,000	0	
Footpaths - Ameer Cres, Bertram	11,500	23,000	25,000	12,500	0	
Footpaths - Trusty Way West, Bertram	7,153	14,306	14,306	0	0	
Footpaths - Roach Place	10,000	0	25,000	25,000	0	
Footpaths - Sub N Drain	14,750	0	22,000	22,000	0	
Roads - Sicklemore Road, Parmelia	430,000	760,000	760,000	0	0	
Roads - Summerton Road, Calista	21,646	50,000	50,000	50,000	0	
Main Roads MRRG Funding						
MRRG Road Renewals Gilmore Ave	0	300,557	300,557	0	119,288	40% claim received, work scheduled for November.
MRRG Road Renewals Wellard Road A	0	343,093	343,093	0	136,046	40% claim received, work scheduled for November.
MRRG Road Renewals Hope Valley	0	227,123	227,123	0	89,653	40% claim received, work scheduled for November.
Roads to Recovery						
Roads to Recovery Westcott Road	0	480,000	480,000	0	0	
Blackspot						
Blackspot - Wellard Road & Henley Boulevard Pre-Deflection	0	313,333	313,333	0	125,333	
Community amenities						
DCA 1 - Hard Infrastructure - Bertram	109,944	14,410	14,410	0	0	
DCA 2 - Hard Infrastructure - Wellard	1,427,235	14,410	14,410	0	0	
DCA 3 - Hard Infrastructure - Casuarina	0	5,535,695	5,535,695	0	0	
DCA 4 - Hard Infrastructure - Anketell	1,182,967	3,503,055	3,503,055	0	0	
DCA 5 - Hard Infrastructure - Wandi	1,499,723	14,410	14,410	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	1,013,444	14,410	14,410	0	0	
DCA 7 - Hard Infrastructure - Mandogalup (west)	63,617	14,410	14,410	0	0	Revenue is recognised upon meeting performance obligations
DCA 8 - Soft Infrastructure - Mandogalup	1,655,111	14,410	14,410	0	0	
DCA 9 - Soft Infrastructure - Wandi / Anketell	11,266,164	3,332,613	3,332,613	0	0	(in-line with expenditure on DCA infrastructure).
DCA 10 - Soft Infrastructure - Casuarina/Anketell	186,550	14,410	14,410	0	0	
DCA 11 - Soft Infrastructure - Wellard East	5,729,312	14,410	14,410	0	0	
DCA 12 - Soft Infrastructure - Wellard West	8,591,468	14,410	14,410	0	0	
DCA 13 - Soft Infrastructure - Bertram	174,169	14,410	14,410	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	650,212	14,410	14,410	0	0	
DCA 15 - Soft Infrastructure - Townsite	325,797	14,410	14,410	0	0	
TOTALS	35,665,600	17,515,755	17,975,755	278,500	470,320	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 11
TRUST FUND**

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 2021	Amount Received	Amount Paid	Closing Balance 30 Sep 2021
	\$	\$	\$	\$
APU Security Bonds	21,434	500	0	21,934
Contiguous Local Authorities Group (CLAG)	5,161	0	0	5,161
Off Road Vehicles	0	0	0	0
Uncollected Vehicles	4,829	719	0	5,548
	31,424	1,219	0	32,643

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 12
BUDGET VARIATIONS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Date	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
23/06/2021	Annual Budget adoption	\$ 0	\$ 0
14/07/2021	FY21 Carry Forward Projects		
	Capital Expenditure - Buildings - Administration Building refurbishment	(165,000)	
	Brought forward surplus	165,000	0
	Capital Expenditure - Computing Infrastructure - City Website Project	(23,091)	
	Reserve Transfer - Restricted Grants and Contributions Reserve - City Website Project	23,091	0
	Capital Revenue - Sales Proceeds - Sale of P492- Fleet Vehicle	22,050	
	Reserve Transfer - Plant & Equipment Replacement Reserve	(22,050)	0
	Capital Expenditure - Plant & Equipment - Plant Replacement P531 - Toro Ride on Mower deck only	(5,440)	
	Reserve Transfer - Plant & Equipment Replacement Reserve	5,440	0
	Capital Expenditure - Plant & Equipment - Plant Replacement P114 - Tandem Axle Trailer	(14,750)	
	Capital Revenue - Sales Proceeds - Sale of P114 - Tandem Axle Tilt Trailer	2,000	
	Reserve Transfer - Plant & Equipment Replacement Reserve	12,750	0
	Capital Revenue - Sales Proceeds - Sale of P351 Mitsubishi Canter Truck	25,000	
	Reserve Transfer - Plant & Equipment Replacement Reserve	(25,000)	0
	Capital Expenditure - Plant & Equipment - Plant Replacement P557 - Mitsubishi Canter Truck	(99,610)	
	Capital Revenue - Sales Proceeds - Sale of P557 Mitsubishi Canter Truck	25,000	
	Reserve Transfer - Plant & Equipment Replacement Reserve	74,610	0
	Capital Revenue - Sales Proceeds - Sale of P223 Volvo Loader L70	80,000	
	Reserve Transfer - Plant & Equipment Replacement Reserve	(80,000)	0
14/07/2021	Calista Oval Bike Track - State Government Grant		
	Capital Expenditure - Reserve Development - Calista Oval Bike track	(350,000)	
	Non-Operating Grant - Other Liability - Department of Local Government, Sport and Cultural Industries	350,000	0
28/07/2021	Carried forward Project - Councillors Lounge Furniture		
	Capital Expenditure - Furniture & Equipment - Councillor Lounge furniture	(35,000)	
	Brought forward surplus	35,000	0
	Reallocation of LRCI Round 2 funding		
	Non-Operating Grant - LRCI 2	110,000	
	Capital Expenditure - Footpaths - Various LRCI 2 Projects	(110,000)	0
11/08/2021	DFES Mitigation Grant		
	Revenue - Operating Grant	296,250	
	Operating Expenditure - Consultancy - Fire & Emergency Management	80,000	
	Operating Expenditure - Mitigation Works - Fire & Emergency Management	(376,250)	0
24/08/2021	Increase to Special Projects Officer role (OCM not required)		
	Operating Expenditure - Salaries	(20,783)	
	Operating Expenditure - Materials & Contracts	20,783	0
8/09/2021	Carried forward Project - Stormwater Drainage		
	Capital Expenditure - Drainage	(328,874)	
	Reserve Transfer - Restricted Grants & Contributions Reserve	60,000	
	Reserve Transfer - DCA 1 Reserve	268,874	0
	Carried forward Project - Bird Watering Station - Admin Building Grounds		
	Capital Expenditure - Reserves	(5,890)	
	Brought forward surplus	5,890	0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**NOTE 12
BUDGET VARIATIONS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Date	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
		\$	\$
22/09/2021	Carried forward Project - Plant Replacement P351		
	Capital Expenditure - Plant & Equipment	(135,050)	
	Proceeds from sale of asset	25,000	
	Reserve Transfer - Plant & Equipment Replacement Reserve	110,050	0
		0	

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 30 SEPTEMBER 2021

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.

NATURE OR TYPE DESCRIPTIONS

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 Accounts for payment for the month ended 30 September 2021

SUMMARY:

The purpose of this report is to present to Council a list of accounts paid under delegated authority for the month ended 30 September 2021, as required by the *Local Government (Financial Management) Regulations 1996*.

OFFICER RECOMMENDATION:

That Council:

1. **Accepts the list of accounts, totalling \$8,783,545.50, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 30 September 2021, as detailed within Attachment A.**
2. **Accepts the detailed transaction listing of credit card expenditure paid for the period ended 30 September 2021, as detailed 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	\$ 58,985.88
Cheque Payments #201068 to #201070	\$ 375.05
EFT Payments #4243 to # 4256	\$ 7,404,290.32
Payroll Payments 05/09/21 and 19/09/21 and Interim Payroll Payment 16/09/21, 23/09/21 and 29/09/21	\$ 1,319,894.25
Total Attachment A	\$8,783,545.50

Contained within Attachment B is a detailed transaction listing of credit card expenditure paid for the period ended 30 September 2021. This amount is included within the total payments, listed above.

18.4 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 30 SEPTEMBER 2021**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.

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

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

18.4 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 30 SEPTEMBER 2021**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	Visionary leadership dedicated to acting for its community	5.1 Model accountable and ethical governance, strengthening trust with the community.

COMMUNITY ENGAGEMENT:

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

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Automatic Deductions			
TPG Internet Pty Ltd	I273015124	Mandogalup Station internet connection	59.99
Go Go On-Hold Pty Ltd	00051408	Messages on hold services for September 2021	198.00
Commonwealth Bank	020921A	Credit card Functions Officer to 020921	524.37
Commonwealth Bank	020921B	Credit card Executive Assistant to 020921	399.55
Commonwealth Bank	020921C	Credit card Manager Economic Devel to 020921	1,864.31
Commonwealth Bank	020921D	Credit card Manager Customer and Comms to 020921	819.52
Commonwealth Bank	020921E	Credit card Director City Infrastructure to 020921	4,560.85
Commonwealth Bank	020921F	Credit card Chief Executive Officer to 020921	112.80
Commonwealth Bank	020921G	Credit card Manager Governance and Legal to 020921	316.45
Commonwealth Bank	020921H	Credit card Events and Special Projects to 020921	724.60
Commonwealth Bank	020921I	Credit card Rates Coordinator to 020921	1,726.85
Commonwealth Bank	020921J	Credit card Manager Human Resources to 020921	9,956.79
BP Australia Pty Ltd	11709910	Fleet Fuel 01082021 to 31082021	14,689.11
iinet Technologies Pty Ltd	128278609	Monthly internet charges various locations	589.93
Windcave Pty Ltd	1778299	Monthly service fees August 2021	109.80
Ampol Australia Petroleum Pty Ltd	0301971710	Fleet Fuel 01082021 to 31082021	5,841.14
Fines Enforcement Registry	28118260	Lodgement fee for infringements	238.50
Fines Enforcement Registry	28125683	Lodgement fee for infringements	79.50
Fines Enforcement Registry	28193354	Lodgement fee for infringements	159.00
Wright Express Australia Pty Ltd	70	Fleet Fuel 01082021 to 27082021	1,145.57
iinet Technologies Pty Ltd	716142949	Monthly internet charges Bertram Community Centre	79.99
TPG Internet Pty Ltd	I272611212	Kwinana South Station internet connection	59.99
Inflectra Corporation	97806	SpiraPlan 10 user edition software	5,503.85
Sprout Social	INV-12726	Social media scheduling tool 210921 to 200922	9,225.42
Total Automatic Deductions			-58,985.88
Cheques			
City Of Kwinana - Pay Cash	050821 - Library	Petty cash recoup to 050821 - Library	90.95
City Of Kwinana - Pay Cash	310821 - Library	Petty cash recoup to 310821 - Library	117.60
	310821 - FDC	Petty Cash recoup to 310821 - FDC	81.40
City Of Kwinana - Pay Cash	240921 - Library	Petty cash recoup to 240921 - Library	85.10
Total Cheques			-375.05
EFT			
EFT TRANSFER: - 19/08/2021	Payment Reversal creditor# 12003		-208.80
EFT TRANSFER: - 01/09/2021			49,687.93
Bright Futures Family Day Care - Pa	230821 to 290821	FDC Payroll 230821 to 290821	37,452.78
Bright Futures In Home Care - Payro	230821 to 290821	IHC Payroll 230821 to 290821	12,235.15
EFT TRANSFER: - 02/09/2021			364,496.50

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Quest Software International Limite	4700265498	Kace systems management to Sept 2022	8,977.51
McGees Property	29221	Rental valuations for Marri Room & Office 12 Incubator	1,870.00
Outback Handyman	3148	Banksia Park V15 repair to bedroom doors	231.00
	3161	Callistemon U61 replace patio roof	523.60
Leaf Bean Machine Pty Ltd	00093910	Coffee supplies for Cafe Splash	174.93
Pool Robotics Perth	21-00001723	Recquatic dolphin pool cleaner service	2,112.30
Turf Care WA Pty Ltd	INV-3555	Broadleaf herbicide across various sports grounds	9,406.87
	INV-3558	Broadleaf herbicide across various parks	2,825.97
	INV-3557	Broadleaf herbicide across various parks	1,131.41
	INV-3556	Broadleaf herbicide across various parks	1,508.66
JBS & G Australia Pty Ltd	88955	Bushfire plan reviews Casuarina	2,167.00
Holcim (Australia) Pty Ltd	9407697466	14mm concrete for Whiteman Cres	376.20
Donovan Payne Architects	0996	Honeywood Sporting Clubrooms variation 2	2,178.00
Burson Automotive Pty Ltd	116292003	Rhino combination shovel holder	88.00
	116210350	Anti fog glass cleanser	191.40
	116358814	Front brake pads	87.95
	116306012	Battery charger	98.95
Mackie Plumbing and Gas Pty Ltd	I99697	Callistemon U44 repair burst pipe in roof space	198.88
	I99626	Replace filter in Adminstration Building	310.39
	I99708	Banksia Park V46 raise water meter	333.40
	I99572	Banksia Park V1 replace toilet pan	885.73
	I99636	21 Bright Road unblocked and serviced toilet	387.08
	I99668	Callistemon U44 repair small hole in piping	270.06
	I99664	Callistemon U53 unblocked toilet	293.85
	I99667	Banksia Park V1 repair water hammer issue	22.36
	I99673	Callistemon U70 repair to laundry trough	109.75
	I99672	Callistemon U72 replaced shower head	170.49
WACSSA	I99580	Banksia Park V60 replace oven combo	328.63
	1888943	Bond refund - Darius Wells	100.00
Micro Products Australia	00009185	Purchase of microchip scanner	1,216.20
Mo Productions Pty Ltd	1147	Book Week event performer	385.00
Kadeklerk Photography	23August21	Book Week event photos	590.00
Veraison Training and Development	INV-0775	Leadership Program project	14,069.00
Fair Play Sports & Outdoor Pty Ltd	34840	Sporting equipment for Recquatic Centre sports	323.50
Palm Lakes Garden and Landscape Ser	7027	Brick paving installation at Chisham Ave	2,860.00
	7024	Banksia Park V59 relay pavers to footpath	800.00
	7025	Banksia Park V1 lift and relay pavers at rear	660.00
InBetterCompany Pty Ltd	250821	Find Your Why workshop for local businesses	5,500.00
PAV Events	90158	Hire of LED screen truck for 301021 50% payment	1,650.00
Woolworths Group Open Pay	TXN145835	Items for the Zone	9.56
	TXN141080	Supplies for the Library	3.59
	TXN137735	Supplies for the Library	6.60
	TXN142814	Items for Outreach Centre	15.00
	TXN142782	Items for Outreach Centre	2.00
	TXN140968	Sports Expo promotional items	136.00
	TXN142721	Catering for Home and Place workshop	124.72
	TXN140323	Items for the Zone	31.56
	TXN141951	Animal food for animal management facility	90.00
	TXN141082	Kettle for Library	49.00
	TXN146023	Items for various Teams	148.05
	TXN147063	Items for Library	19.59

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
StepChange Consultants Pty Ltd	SC0010813	Temp staff week ending 150821 & 220821	8,580.00
Teapot Family Trust	24	Book Week illustration workshop	700.00
Kitty Black Author	1008	Creative Writing workshop for Book Week 21	300.00
Perth Drag Queens	INV-0665	Drag Queen workshop at the Zone	308.47
	INV-0666	Drag Queen workshop at the Zone	250.00
Wei Jie Cheok	31August21	Annual renewal of LIWA membership	132.00
Australia Post	1010775769	Agency commission fees to 310721	1,129.27
Sunny Sign Company Pty Ltd	463391	Bollard for Pace Road parking area	786.50
Telstra	0335568200Aug21	Banksia Park Clubhouse to 090921	46.85
	1197198700Aug21	Mandogalup Station to 161121	179.98
Total Eden Pty Ltd	411672609	Reticulation items	3,062.01
Water Corporation of Western Austra	9000358337Aug21	3U Boy Scouts Hall	7.74
	9000358310Aug21	60U Medina Oval	986.81
	9000358839Aug21	15U Medina Hall	625.86
	9000358855Aug21	45U Kwinana Senior Citizens	486.80
	9000343469Aug21	0U 156 Medina Ave	97.92
	9000356366Aug21	28U Bright Futures	268.12
	9000357641Aug21	34U Orelia Oval	1,066.59
Westbooks	323900	Books as per customer requests for Library	236.01
	323902	Adult Library books	32.55
	323899	Books as per customer requests for Library	444.48
	323903	Books as per customer requests for Library	44.38
	323901	Books as per customer requests for Library	36.24
	323904	Manga books for Young Adult collection	32.54
Taylor Tyres Pty Ltd	24577	Trailer tyres	1,012.00
Construction Training Fund	INV-113676-X1M6V	CTF levy for July 21	6,057.19
Absolute Painting Services	INV-2146	Painting of Administration Building	6,380.00
	INV-2141	Callistemon U61 complete internal repaint	2,420.00
Synergy	516172020Aug21	22U Gilmore Ave pump 1	211.67
	169026580Aug21	350U Gemstone Parade bore	209.22
	151027420Aug21	32U Brandon Mews reserve	114.26
	921049150Aug21	2302U Medina Hall	781.25
	861503150Aug21	873U Medina Oval	402.66
	819683070Aug21	1073U Car park lighting Harley Way	422.28
	543072120Aug21	47U Gilmore Ave pump 2	215.86
	526240500Aug21	1U Thomas Road pump 2	203.95
	450583710Aug21	361U Bertram Oval	274.59
	369871520Aug21	45U Moonstone Park bore	120.13
	331026880Aug21	44U Daybreak Park bore	119.83
	256732610Aug21	57U Hoyle Road Park	125.52
	187992920Aug21	16U Bertram Road bore	111.66
	169027380Aug21	0U Entry statement lighting Gemstone/Johnson Road	106.99
	369494380Aug21	U5 U60 18 Sawyer Road Calista	11.98
	254890650Aug21	23U Malden Park BBQs	115.52
	254890320Aug21	8U Rushbrooke Park BBQs	109.25
	114826050Aug21	141U Industrial streetscapes Kwinana Beach	235.69
	334820750Aug21	849U Shop24/40 Meares Ave	354.76
	661366430Aug21	1906U Leda Community Hall and bore	719.23
	334678810Aug21	0U Shop 23/40 Meares Ave	106.92
	345401020Aug21	4069U Feilman Building (DFES)	1,299.28
	332324250Aug21	15U Hewison Park BBQ	116.90
	316580380Aug21	2250U Medina Oval lighting	769.56
	151880770Aug21	512U Car park lighting Stidworthy Way	301.39

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	201352990Aug21	142U Newstead Park	242.40
	200144210Aug21	193U Sloan Caretakers Cottage	119.48
	144348440Aug21	29U Sutherland Parade bore	120.88
	705629830Aug21	10U Bournan Heights reserve	115.39
	824098750Aug21	900U Thomas Road entry	374.97
	704953470Aug21	39U Barney Court	121.96
	676621320Aug21	2677U Feilman Building lift and security lighting	893.27
	618835230Aug21	0U Sloan Caretakers Cottage (old bore)	112.42
	544003140Aug21	48U Wellard Road verge	215.19
	829280210Aug21	1609U Street lights Chisham Ave	533.24
	832505320Aug21	51U Ascot Park	127.35
	126641430Aug21	1410U Car park lighting Robbos Way	451.15
	882174540Aug21	886U The Strand POS lighting	370.78
	846031050Aug21	2136U The Strand street lighting	735.25
	821437900Aug21	1301U Wellard Village lighting	491.78
	809178030Aug21	21U Warner Road sump	118.55
	786264020Aug21	45U Sutherland Parade/Chisham Ave bore	217.50
	488212530Aug21	34U Chisham Oval	215.97
	479742820Aug21	8U Parmelia verge bore	114.75
	228715140Aug21	105U Streetscapes Wellard Village/Pimlico Gardens	93.72
	221037310Aug21	1172U Thomas Oval Pavilion (NRL)	450.98
	382919470Aug21	18U Medina Centre reserve	110.37
	113658350Aug21	9U Hennessy Park	111.46
	461218120Aug21	7U Nye Way retic	205.37
	652922630Aug21	480U Changerooms Model Railways	249.10
	765774910Aug21	1477U Bright Futures	540.12
	766868640Aug21	478U Smirks Cottage	248.41
	970964040Aug21	587U Feilman Building (ground floor)	66.65
Prestige Catering & Event Hire	INV-3045	Catering 250821	448.70
ZircData Pty Ltd	ZDW0192369	Offsite storage pick up and retrieval to 250821	877.34
ABCO Products	INV739803	Items for Recquatic	53.43
	INV738983	Items for Recquatic	53.43
	INV736894	Items for Recquatic	265.73
Bunnings Building Supplies	2442/01154057	Additional grip tape and PPE long sleeve shirts	39.93
	2163/01155781	Items for Creative Space program	93.16
	2163/00152491	Purchase of plants	248.84
	2163/00154310	Purchase of plants	115.04
Ixom Operations Pty Ltd	6419228	Recquatic chlorine gas order	1,056.97
Sigma Chemicals	151154/01	Recquatic pool chemicals	671.00
Natural Area Holdings P/L t/as Natu	00016022	Weed control Lake Magenup & Postans reserve	18,350.06
Wilson Security Pty Ltd	W00281286	Callistemon Court security patrols Aug 21	915.86
Downer EDI Works Pty Ltd	60114763	Asphalt 10mm and 7mmGran AC50B	272.54
Challenge Chemicals Australia	109601	Cleaning chemicals for Recquatic	529.35
Hudson Global Resources (Aust) Pty	AU1203221	Temp staff week ending 220821	4,834.28
PFD Food Services Pty Ltd	KZ471188	Items for Cafe Splash Recquatic	292.20
Signaltech	3936	Banksia Park repair faulty TV antenna	407.00
Hays Specialist Recruitment Pty Ltd	50281261	Temp staff week ending 160820	2,859.54
	50294841	Temp staff week ending 290821	1,444.82
Foreshore Rehabilitation & Fencing	INV-4947	Apex Park works removal and replacement bollards	21,615.00
Schweppes Australia Pty Ltd	0810497235	Items for Cafe Splash Recquatic Centre	1,079.28
Infiniti Group	535771	Consumables for Recquatic	379.60
Winc Australia Pty Ltd	9036862547	Items for the Library	385.78

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	9036810471	Stationery for Administration Building	166.83
Advanced Traffic Management (WA) Pt	00149403	Traffic management Beacham Crescent	862.49
	00149319	Traffic management Naval Base	2,293.19
LD Total	114644	Landscape maintenance various parks July 21	1,169.72
	114646	Landscape maintenance Hawkeswood Park July 21	338.28
	114648	Landscape maintenance various parks July 21	3,999.85
	114650	Landscape maintenance various parks July 21	4,842.96
	114652	Landscape maintenance various parks July 21	5,613.27
	114654	Landscape maintenance various parks July 21	242.73
	114656	Landscape maintenance various parks July 21	2,908.77
	114658	Landscape maintenance various parks July 21	1,949.52
	114660	Landscape maintenance various parks July 21	685.21
	114662	Landscape maintenance various parks July 21	9,682.59
	114664	Landscape maintenance various parks July 21	363.52
	114645	Landscape maintenance Belgravia July 21	5,239.60
	114647	Landscape maintenance Cassia Glades July 21	945.34
	114649	Landscape maintenance Emerald Park July 21	9,713.80
	114653	Landscape maintenance Honeywood Rise July 21	12,568.09
	114655	Landscape maintenance Living Edge July 21	850.80
	114657	Landscape maintenance Providence July 21	9,668.60
	114659	Landscape maintenance Sunrise Estate July 21	6,580.55
	114661	Landscape maintenance Wellard Glen July 21	2,456.88
	114663	Landscape maintenance Wellard Village July 21	34,079.34
ED Property Services	00001873	Callistemon U61 repair to wall cracks in bedroom	781.00
	00001877	Banksia Park V38 install new downpipe	1,430.00
	00001876	Banksia Park V1 repair cupboard shelves under sink	154.00
	00001875	Banksia Park V1 supply and install garden shed	1,760.00
JB Hi-Fi Rockingham	203269920-100	SanDisk plus micro DSXC 64GB memory card	145.00
Jaycar Pty Ltd	3125448	4 x USB2.0 to 35mm audio converters	89.80
Complete Office Supplies Pty Ltd	10352685	Stationery for the Zone	134.80
Programmed Property Services Pty Lt	SINV611616	Retirement Village gardening and lawn mowing Aug 21	10,257.86
Kev's Wheelie Kleen	13560	Monthly bin clean for William Bertram Centre	99.00
ALSCO Pty Ltd	CPER2159212	Linen hire for OCM Council dinners	59.63
Plants & Garden Rentals	00017014	Plant hire Darius Wells Resource Centre Sept 21	198.00
Woolworths Group Limited	96753694	Supplies for Cafe Splash at Recquatic Centre	99.85
	97124556	Items for City Operations Team	99.58
	4165914	Items for Drop In at the Zone	46.43
	4165919	Items for Drop In at the Zone	61.94
	4081280	Purchase of gift cards for the Zone	400.00
	4081298	Items for Unique As program	20.95
	4165909	Items for Unique As program	28.04
	4165910	Items for Drop In at the Zone	43.71
	4081263	Items for Drop In at the Zone	31.70
	4081297	Items for Drop In at the Zone	57.24
	97445946	Items for Cafe Splash Recquatic Centre	145.55
Elexacom	115066	Callistemon U44 locate water leak at power point	68.77
	114989	Banksia Park V15 various electrical repairs	2,015.63
	114992	Callistemon U11 repair faulty exhaust fan	45.85
	114971	Emergency evacuation testing Kwinana Boy Scouts	137.54
	114972	Emergency evacuation testing Casuarina Hall	137.54
	114973	Replace cracked power point at Leda Hall	261.73
	114974	Repair external lights to John Wellard Centre	700.08
	114976	Emergency evacuation testing Adventure Park	136.62
	114977	Emergency evacuation testing Kwinana Tennis Club	137.54

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	114967	RCD testing Adventure Park	45.85
	114968	Emergency evacuation testing Casuarina Hall	75.37
	115012	Banksia Park V55 replace faulty switch	69.94
	115007	Banksia Park V65 replace broken RCD box	380.48
	114969	Emergency evacuation testing Incubator	127.82
	114970	Emergency evacuation testing Mandogalup Fire Station	137.54
	115039	Callistemon U61 various electrical repairs	340.77
	114997	RCD testing Rhodes Park	45.85
	115038	Investigate broken light at Wells Park	474.76
	115034	Investigate light switches at Civic Administration	22.92
	115032	Replace light switch at Kwinana Out of School Care	102.11
	115001	RCD testing Kwinana Boy Scouts Hall	91.70
	114999	RCD testing Medina Girl Guides	22.92
	115000	RCD testing Casuarina Fire Station	68.77
	114998	Emergency evacuation testing Mandogalup Fire Station	91.70
	114996	RCD testing Wellard Pavilion	68.77
Greggs Glass	12177	Banksia Park V12 repair security door	170.00
John Phillips Consulting	00000280	CEO appraisal 2021	4,400.00
Sprayking WA Pty Ltd	00002043	Weed control within hardstands various locations	9,028.03
Labourforce Impex Personnel Pty Ltd	175639	Temp staff week ending 080821	1,595.64
Advance Scanning Services	20166576	Service locating Parsons Avenue	1,848.00
Quantum Building Services	00004123	Water leak repairs to Margaret Feilman Centre	1,379.95
Morris Jacobs	100821 to 240821	Art classes at Darius Wells 10, 17 & 240821	600.00
Flex Industries Pty Ltd	1023390	Wheel cylinders for City Operation Team	686.40
Challenger Veterinary Hospital	115774	Animal services 180821	65.00
Starbucks Flooring	INV-000847	Callistemon U61 replace flooring	1,660.00
Herbert Smith Freehills	50063306	Lawyer representation letter for audit 300621	541.20
Total Tools Rockingham	167082	Lathe turning tool kit	187.00
Paul Kevin Alfred Garlett	370373	Bond refund for Thomas Kelly Pavilion	200.00
Glen Flood Group Pty Ltd	INV-1555	Temp project support week ending 220821	7,933.78
Fire And Safety Australia Pty Ltd	T1048345	Chief & Fire Warden training for staff	3,150.00
Prime Movers	348192	Bond refund for Medina Hall	300.00
Genie Australia	UBV0417906	Genie scissor lift service	309.38
Department of Mines, Industry	July21	Building Services Levy July 21	14,172.96
Lo-Go Appointments	00424295	Temp staff week ending 210821	1,825.44
Planning Institute of Australia Pty	130890	Growing conference 240921	535.00
Department of Planning, Lands and	IN503621	Fee for withdrawal of memorial	356.40
EFT TRANSFER: - 08/09/2021			51,298.31
Bright Futures Family Day Care - Pa	300821 to 050921	FDC Payroll 300821 to 050921	37,100.32
Bright Futures In Home Care - Payro	300821 to 050921	IHC Payroll 300821 to 050921	14,197.99
EFT TRANSFER: - 10/09/2021			4,194,712.34

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
BPA Consultants Pty Ltd	3132	Service report for mini golf proposal	4,389.00
Business Base	INV-15707	Premium electric desks for Administration Building	909.00
	INV-15672	Standard electric desks x 10	4,590.00
Playmaster Pty Ltd	INV-1122	Playground equipment for Calista Oval playground	198.00
Shred-X Pty Ltd	01655556	Exchange and destroy secure document bins July 21	80.96
	01672186	Exchange and destroy secure document bins Aug 21	60.72
Alex Krsnik	SQ21009	Landscape maintenance at various sites	3,938.00
	SQ21006	Weed control McWhirter Promenade	385.00
	SQ21007	Streetscape garden maintenance McWhirter Prom	2,695.00
	SQ21010	City centre litter collection August 21	3,987.50
	SQ21011	Maintenance of public access ways August 21	3,312.10
	SQ21012	Landscape maintenance Patterson/Rockingham Roads	4,796.00
	SQ21008	Spraying and slashing Patrick Vista	110.00
Retech Rubber	00003459	Repair soft fall at Thomas Kelly Oval	313.50
	00003424	Repair soft fall at Heywood Action Park	385.00
	00003458	Repair soft fall at Maldon Park	302.50
Alison Bannister Career Coaching	INV-0041	Building an Effective LinkedIn Profile workshop	544.50
Ivy Penny	07September21	Reimbursements for workshops	405.16
Australian Institute of Business Pt	66212655647	MBA course fees	6,444.00
Sonic Health Plus	2427555	Pre-employment medical assessment 310821	198.00
	2427554	Pre-employment medical assessment 310821	198.00
	2420611	Pre-employment medical assessment 180821	198.00
	2422113	Pre-employment medical assessment 300821	198.00
Raeco International Pty Ltd	569642	Hinge tape plastic for Library	236.23
Building Lines	INV-2108043	Building permit assessment Wellard	209.00
	INV-2108045	Building permit assessment Wellard	209.00
	INV-2108051	Building permit assessment Parmelia	209.00
	INV-2108054	Building permit assessment Mandogalup	209.00
	INV-2108057	Building permit assessment Wellard	209.00
	INV-2108058	Building permit assessment Parmelia	209.00
	INV-2108062	Building permit assessment Wellard	209.00
	INV-2108063	Building permit assessment Wellard	209.00
	INV-2108064	Building permit assessment Parmelia	209.00
	INV-2108065	Building permit assessment Wellard	209.00
	INV-2108066	Building permit assessment Anketell	209.00
	INV-2108067	Building permit assessment Wellard	209.00
	INV-2108071	Building permit assessment Wandi	209.00
Ecoscape (Australia) Pty Ltd	1001445	Bollard Bulrush landscaping review	2,550.24
Julia Kay Wallis	2021-2022-006	Production of oral history transcript Ilse Mueller	337.50
Red Oxygen Pty Ltd	C100206490-53816	Licence and message charges 270721 to 260821	45.32
Rockingham Betta Electrical & Gas	32410029335	Callistemon U61 install gas cooker	2,377.00
Nightlife Music Pty Ltd	593479	Monthly payment for music at Recquatic Sep21	517.00
	594793	Annual service fee for music at Recquatic	4,653.00
Burson Automotive Pty Ltd	116370055	1 set of service filters	118.80
	116507330	12 volt battery	91.85
	116370081	Service filters for KWN005	191.41
	116370106	Service filters for KWN2146	102.52
	116370120	Service filters for KWN1947	134.50
	116370142	Service filters for 1DUX631	211.21
	116370182	Service filters for 1GVK917	163.61
	116361018	Workshop consumables for plant items	944.31
Mackie Plumbing and Gas Pty Ltd	199744	Banksia V49 replace hot water system	2,180.00

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	199746	Callistemon U35 repair leaking spout	251.07
	199720	Install two Billi Quadra XT to Darius Wells Centre	9,878.00
	199718	Drainage maintenance John Wellard Centre	692.27
	199714	Filter change at John Wellard Community Centre	470.54
CPR Building & Approval Services	IV1733	Building permit assessments	5,700.00
As Clean As A Whistle	00000814	Banksia Clubhouse and Office cleaning Aug 21	819.50
Royal Life Saving Society	146448	Home pool barrier inspections in June and July 21	2,728.00
	146449	Outstanding home pool barrier inspections July 21	1,980.00
NORDA Architects Pty Ltd	2108-03	Kwinana South Fire Station stage one	5,313.00
Satellite Security Services	IV012030	Replace cabling to Fiona Harris Pavilion	546.19
Palm Lakes Garden and Landscape Ser	7033	Banksia Park reticulation maintenance	575.00
	7020	Callistemon U63 & U41 repair to footpaths	165.00
Bulletproof Civil Pty Ltd	INV-0240	Bertram Road basin relocation	30,516.09
Shop for Shops	787615	Self checkout kiosk for Library	937.70
Focused Vision Consulting Pty Ltd	INV-0526	Local biodiversity study	7,636.42
Woolworths Group Open Pay	TXN146744	Items for the Zone	20.00
	TXN152082	Headphones for Library	60.00
	TXN150034	Home Place workshop items	30.89
Avantgarde Technologies Pty Ltd	00002137	Consultancy services for ICT	10,450.00
ETS Infrastructure Management Pty L	153663	Britton Place verge treatment	3,706.56
Shona Heidi Gisela McGill	A/N24306	Crossover subsidy rebate	437.50
Jesus Dioquino	1844225	Bond refund on Medina Hall	2,000.00
Estate of Rosalind Patrica Turner	3.1	Rates refund	93.12
Corey Hamilton	3.1	Rates refund	180.00
Erika Jennifer Smolic	3.1	Rates refund	559.33
Sportsworld Of WA	140015	Items for Proshop at Recquatic Centre	1,966.80
	140057	Items for Proshop at Recquatic Centre	2,016.85
Thomson Reuters (Professional)	6142265773	Big Red Sky licensing 200721 to 190722	34,154.55
Total Eden Pty Ltd	411679860	Reticulation stock parts	296.72
	411682038	Priming fluid butthead red 500ml x 3	21.78
Udia (WA)	INV-1765	UDIA Thriving Neighbourhoods seminar	180.00
Western Australian Local Government	I3088641	Local Government Planning Showcase 210921	65.00
	I3088642	Local Government Planning Showcase 210921	65.00
Water Corporation of Western Austra	9000334597Sep21	Service charges Feilman Building	337.22
Rubek Automatic Doors	00027854	Repair doors at John Wellard Community Centre	215.60
Westbooks	324240	Junior fiction books	114.60
	324234	Books as per customer requests for Library	31.80
	324241	Adult Library books	235.94
	324233	Books as per customer requests for Library	41.72
	324238	Books as per customer requests for Library	167.44
	324232	Books as per customer requests for Library	16.61
	324282	Junior Library books	177.40
Western Power Corporation	CORPB0567279	Construction work for Christmas Avenue	12,724.00
Kyocera Document Solutions Australi	90296106	Copy costs Library Aug	66.15
	90296105	Copy costs Admin CSO Aug	80.78
	90296104	Copy costs Depot Aug	79.60
	90296103	Copy costs Recquatic Aug	142.59
	90296099	Copy costs Admin Finance Aug	155.07
	90296098	Copy costs Admin Governance Aug	140.37

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	90296096	Copy costs Zone Multimedia room Aug	24.65
	90296093	Copy costs BI IT Aug	198.61
	90296095	Copy costs Library staff Aug	206.97
	90296097	Copy costs Zone staff Aug	20.35
	90296102	Copy costs Depot Admin Aug	133.54
	90296101	Copy costs Family Day Care Aug	158.87
	90296118	Copy costs Mechanics Aug	28.91
	90296107	Copy costs Records Aug	299.38
	90296109	Copy costs Bertram public Aug	30.99
	90296108	Copy costs John Wellard Aug	33.65
	90296113	Copy costs William Bertram Community Aug	50.81
	90296112	Copy costs Downstairs Reception Aug	25.17
	90296111	Copy costs Banksia Park Aug	73.03
	90296110	Copy costs Downstairs Reception Aug	16.36
	90296117	Copy costs Creche Aug	46.93
	90296116	Copy costs Front Counter Aug	15.48
	90296115	Copy costs John Wellard Community Aug	40.85
	90296114	Copy costs Volunteer Centre Aug	28.75
Benara Nurseries	317420	Plants for Banksia Park and Calistemon Court	632.70
Beaver Tree Services Aust Pty Ltd	79335	Zone 2 powerline clearance	95,628.06
	79270	Stump grinding various locations	1,480.49
	79267	General vegetation clearance Calista	3,587.30
	79327	General vegetation clearance Scovell Crescent	3,437.94
	79326	Tree pruning Shanklin Court	563.72
	79325	Tree pruning Daybreak Loop	6,468.54
	79314	Vegetation clearance Born Road	1,232.63
	79271	Install Jacarandas on Chieftain Street	1,144.00
	79268	Tree removal BMX Track	2,494.02
Synergy	422268910Sep21	5485U Depot	1,454.42
	700373810Sep21	43U Rutherford Park	121.43
	882732750Sep21	0U Harrison Way	112.62
	130957780Sep21	600U Banksia Park and Calistemon Court	235.90
	277773560Aug21	24229U Banksia Park	807.00
	258360080Sep21	2753U Kwinana Adventure Park	699.93
	856518550Sep21	Decorative lighting	2,824.32
	224882670Sep21	1056U Little Rascals	419.19
	685078510Sep21	1U Gawler Way	112.92
	925767370Sep21	73U Gilmore Ave retic	227.99
	118367820Sep21	6394U New Thomas Oval Pavilion	1,449.86
	566336000Sep21	3U Millar Road fire pump	113.50
	141057240Sep21	15U The Zone	3,771.36
	2057320295Sep21	4244U Incubator	1,082.99
	185126570Sep21	2U Borthwick Park retic	109.45
	884861450Aug21	3085U Callistemon Court	960.52
	845563650Aug21	16U Apex Park BBQ	115.41
	168917550Aug21	758U Wells Park toilets	356.84
	023172940Aug21	1U Bertram Park POS	112.92
	192738060Aug21	1U Price Parkway floodlights	111.03
	191359550Aug21	0U Ridley Park	207.08
	219450010Aug21	63U Millbrook Ave bore	129.14
	219451200Aug21	35U Sulphur Road bore	120.96
	219451580Aug21	44U Price Parkway bore	125.47
	272150100Aug21	9U Prince Regent Gate Reserve	205.60
	412205870Sep21	0U Oakley Hollow	110.74
	285940430Sep21	921U Rhodes Park	410.63
	312758410Sep21	39U Epidote/Emerald Park	91.39
	223615720Sep21	1127U Banksia Park Clubhouse	436.17

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	165493420Sep21	48U Smirks Museum	124.76
	098975100Sep21	130U Sandringham Park	225.83
	157165580Sep21	1257U Thomas Oval Pavilion lights	477.90
	177581220Sep21	79685U Recquatic	17,948.25
	792417950Sep21	Street lighting	123,064.22
	135567600Sep21	44104U Library/Darius Wells	10,568.97
	282690350Sep21	3875U Casuarina/Wellard Station/Hall/bore	1,244.46
Prestige Catering & Event Hire	INV-3096	Citizenship catering	2,009.50
ABCO Products	INV740259	Cleaning products for various facilities	1,778.43
Bunnings Building Supplies	2163/01694478	Ryobi tool box	86.00
	2163/99847948	Cleaning supplies for various areas	378.54
The Workwear Group Pty Ltd	13371732	Staff uniform	208.80
Ixom Operations Pty Ltd	6422980	Recquatic chlorine gas order	171.86
	6424240	Recquatic chlorine gas order	1,056.97
Technology One Limited	202646	Data migration scoping work for OneCouncil	19,800.00
	202648	Data migration scoping work for OneCouncil	1,870.00
	202649	Data migration scoping work for OneCouncil	1,870.00
	202652	Data migration scoping work for OneCouncil	3,740.00
	202653	Data migration scoping work for OneCouncil	1,870.00
	202654	Data migration scoping work for OneCouncil	11,220.00
	202655	Data migration scoping work for OneCouncil	9,350.00
	202658	Data migration scoping work for OneCouncil	2,200.00
	202657	Data migration scoping work for OneCouncil	10,230.00
	202647	Consulting for OneCouncil	5,500.00
	202650	Consulting for OneCouncil	3,300.00
	202656	Consulting for OneCouncil	20,570.00
	202651	Financials & supply configuration for OneCouncil	1,870.00
Sigma Chemicals	151497/01	Recquatic pool chemicals	393.80
Ausco Modular Pty Ltd	7293613	Demountable hire Sep 21	1,545.39
Mincad Systems Pty Ltd	7323	Circly software annual licence expiry 160922	2,500.00
Cannon Hygiene Australia Pty Ltd	97143843	Hygeine services 200821 to 050921	7.07
	97143844	Hygeine services 060921 to 051021	13.26
	97142257	Hygeine services 060921 to 051021	1,561.57
Local Community Insurance Services	051-804376	Insurance for uninsured buskers and performers	761.33
Challenge Chemicals Australia	109785	Spicesan for animal services	91.30
Hudson Global Resources (Aust) Pty	AU1205450	Temp staff week ending 050921	3,686.14
Poly Pipe Traders	00114144	Reticulation items for Depot	819.80
Family Day Care WA Inc	3002	Annual membership 2122	400.00
Marketforce Pty Ltd	40179	Seek advertising pack 10 branded ads	2,673.00
	40180	Seek advertising pack 20 branded ads	6,240.90
Play Maker Sports	1905	Re-surfacing of the Zone courts	14,850.00
AAA Blinds Port Kennedy	7931	Callistemon U61 replace kitchen blinds	180.00
City of Rockingham	118568	Tipping fees 310821	6,369.84
Civica Pty Ltd	M/LA019934	Licence support & maintenance to 300621	330.00
Chefmaster Australia	00050115	Drum liner for City Operations Team	1,900.00
BullAnt Security Pty	10212534	Keys for lockers at Darius Wells Library	84.60
	10212326	Supply engraved key for Administration Building	33.00
	10212648	Key engraved for Darius Wells Centre	33.00
	10212933	Supply 6 cut keys for City Operations	59.40
Coastline Mowers	29466#5	Hedge trimmer 500mm	2,131.15

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Hays Specialist Recruitment Pty Ltd	50310638	Temp staff week ending 050921	2,859.54
Foreshore Rehabilitation & Fencing	INV-4960	Install boomgate pin to Chalk Hill boomgate	98.45
	INV-4957	Repair fence at Notingham Parkway	977.72
MRP General Pest/Termite Division 4	102688	Pest control Smirk Cottage	419.21
Digitales	INV-000228	Annual subscription to Carter's price guide	658.90
	INV-000227	Annual subscription for Road to IELTS	425.70
	INV-000226	Annual subscription Road to IELTS Academic 5	425.70
Winc Australia Pty Ltd	9036932033	Stationery for Darius Wells	13.45
Advanced Traffic Management (WA) Pt	00149434	Traffic management Sicklemore Road 230821 to 260821	5,670.38
	00149436	Traffic management Bertram Road 240821 to 250821	2,441.29
	00147263	Traffic management Mulligan Way 210621	766.57
	00149105	Traffic management Sicklemore Road 160821	447.93
LD Total	115113	Landscape maintenance various parks Aug 21	2,049.25
	115093	Landscape maintenance various parks Aug 21	5,239.60
	115095	Landscape maintenance various parks Aug 21	945.34
	115097	Landscape maintenance various parks Aug 21	9,713.80
	115099	Landscape maintenance various parks Aug 21	16,487.66
	115101	Landscape maintenance various parks Aug 21	12,568.09
	115103	Landscape maintenance various parks Aug 21	850.80
	115105	Landscape maintenance various parks Aug 21	9,668.60
	115107	Landscape maintenance various parks Aug 21	6,580.55
	115109	Landscape maintenance various parks Aug 21	2,456.88
	115111	Landscape maintenance various parks Aug 21	34,079.34
ED Property Services	00001880	Banksia V16 investigate and repair leaks on eaves	165.00
	00001882	Banksia V34 replace door handles to cupboards	264.00
	00001883	Banksia V14 repairs to whirlybird	77.00
Complete Office Supplies Pty Ltd	10372170	Stationery requirements for Library	334.70
Tony Aveling & Associates Pty Ltd	I0057253	Health and Safety introductory course	990.00
JB HiFi Commercial Division	BD0564292	6x Jackson surge protected powerboards	209.43
Master Lock Service	00008162	Callistemon supply padlock to clubhouse	50.00
	00008151	Callistemon U51 repair to security door lock	195.00
	00008152	Callistemon U8 replace front door lock	105.00
Totally Workwear Rockingham	RK37295.D1	Uniforms for City Assist	101.26
Name Badge World	BW23784	Employee name badges	207.48
	BW24005	Employee name badges	10.67
Fire & Emergency Services, Dept of	31August2021	ESL collections for August 21 Option A	3,154,475.45
Accord Security Pty Ltd	00026089	Alarm attendance for various facilities Aug 21	2,042.70
	00026088	Cash handling services for Aug 21	777.70
ALSCO Pty Ltd	CPER2161873	Linen hire for OCM Council dinners	60.75
HiTech Sports Pty Ltd	SI-30003773	Essential spring loaded rings to Recquatic courts	983.40
Woolworths Group Limited	4081291	Items for Gloo workshop	37.40
Elexacom	115092	Investigate lights in toilets at Recquatic Centre	332.77
	115072	Maintenance repairs at the Zone	610.39
	115074	Banksia V57 install external power point	225.08
	115067	Banksia V15 re run powercables in conduit	165.81
	115095	Install pit at Medina Oval	1,670.94
	115094	Inspection of electrical box at Banksia Park	722.48
Isentia Pty Limited	MN0826301	Media monitoring Sep 21	935.00
Lester Blades Pty Ltd	LB302568/3	External recruitment for City Director	9,350.00
Green Skills Inc / Ecojobs	P2603	Hire of personnel for Horticultural Team 130821	3,442.23
Sprayking WA Pty Ltd	00002042	Weed control Honeywood Dog Park	214.50

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Labourforce Impex Personnel Pty Ltd	176195	Temp staff week ending 290821	1,997.50
Alinta Gas	972215970 Aug21	374U Banksia Park Clubhouse	87.20
Heatley Sales Pty Ltd	C996798	Uniform for City Operations Team	156.95
	C997636	Uniform for City Operations Team	250.80
	C1002775	Uniform for City Operations Team	150.32
Sean Avery	21.22.0006	Book Week Author presentation	725.00
Exit Waste	5380	Clean grease trap at Thomas Kelly Pavilion	1,573.00
	5161	Clean grease trap at Fiona Harris Pavilion	434.50
Morris Jacobs	36	Art classes at Darius Wells 070921 and 140921	400.00
Blackwood & Sons Ltd	KW5586BE	Kit horn & pump ecoblast	73.85
	KW3304BF	8mm galvanised chain link	94.16
	PE5587BE	Safety equipment for City Operations Team	8.47
Flex Industries Pty Ltd	1023598	Service to KWN2035	637.12
	1023602	ABS brake repairs	1,938.71
Strata Specialists	INV022991	Strata levies 011021 to 311221 U23 Meares Ave	2,850.00
	INV022992	Strata levies 011021 to 311221 U24 Meares Ave	2,375.00
Kerb Direct Kerbing Pty Ltd	58413	Install semi mountable kerb at Cowling Way	5,330.33
Intranet Solutions	INV-0413	Annual Intranet support July 21 to June 22	5,834.95
Total Tools Rockingham	166717	Bosch measurer laser distance basic	99.00
Koorliny Arts Centre	00004544	Operating subsidy for quarter 1 for 2122	111,925.00
Envirosweep	89489	Road sweeping various locations for Aug 21	4,097.50
	89488	Road sweeping various locations for Aug 21	2,502.50
	89075	Additional sweeping various locations for Aug 21	2,480.50
	89490	Road sweeping various locations for Aug 21	3,760.00
	89491	Footpath sweeping various locations for Aug21	3,652.00
Kwinana Signs & Engraving	00014397	Rural property number	33.00
Purearth	INV-1516	Road sweeping and tip fees	6,381.28
Ohura Consulting	INV-0162	EA negotiation support Aug 21	5,376.53
Links Modular Solutions	IN0349142	Links support & upgrades annual fee	37,533.10
Les Mills Australia	1150358	Les Mills licence fee Sep 21	1,189.15
McLeods Barrister & Solicitors	120511	Legal matter 48033	647.11
	120553	Legal matter 48137	1,893.43
	120554	Legal matter 48160	1,503.51
Department of Mines, Industry	02September21	Building Services Levy Aug 21	54,496.36
Air Liquide Australia	XQ6119	Hire of medical oxygen Recquatic	50.56
Planning Institute of Australia Pty	131162	Growing conference 240921	605.00
	ED210906	Advertising for Statutory Planning Officer	330.00
Local Government Professionals	22857	LG Professionals Membership for 2122	531.00
Charles Service Company	00034142	Carpet cleaning various locations Aug 21	626.02
	00034147	Cleaning consumables various locations Aug 21	4,020.25
	00034146	Carpet cleaning for Darius Wells Centre	446.23
	00034145	Additional cleaning for various locations Aug 21	502.95
	00034144	Additional cleaning services at various locations	414.92
	00034143	Additional cleaning Thomas Kelly Pavilion	108.96
EFT TRANSFER: - 10/09/2021			211,527.46

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Australian Services Union	PY01-05-Aust Ser	Payroll Deduction	250.73
	PY01-05-Aust Ser	Payroll Deduction	71.70
Australian Taxation Office	PY01-05-Australi	Payroll Deduction	190,270.00
Maxxia Pty Ltd	PY01-05-Maxxia P	Payroll Deduction	1,383.66
	PY01-05-Maxxia P	Payroll Deduction	1,580.25
	100329020210831	Employee net ITC for 010821 to 310821	318.55
Health Insurance Fund of WA (HIF)	PY01-05-Health I	Payroll Deduction	927.00
City of Kwinana - Xmas fund	PY01-05-TOK Chri	Payroll Deduction	7,260.00
Child Support Agency	PY01-05-Child Su	Payroll Deduction	1,113.36
Easifleet	148812	Novated lease charges 010921	7,264.88
	149237	Novated lease charges 080921	348.78
	148517	Novated lease charges 250821	348.78
LGRCEU	PY01-05-LGRCEU	Payroll Deduction	379.51
	PY01-05-LGREC U	Payroll Deduction	10.26
EFT TRANSFER: - 13/09/2021			266,131.20

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
SuperChoice	August2021-01	Superannuation-August2021-01	178,102.29
	August2021-03	Superannuation-August2021-03	6,036.47
	August2021-06	Superannuation-August2021-06	1,342.98
	August2021-07	Superannuation-August2021-07	3,327.89
	August2021-12	Superannuation-August2021-12	777.68
	August2021-13	Superannuation-August2021-13	372.05
	August2021-14	Superannuation-August2021-14	9,786.62
	August2021-17	Superannuation-August2021-17	24,310.69
	August2021-18	Superannuation-August2021-18	1,222.66
	August2021-20	Superannuation-August2021-20	355.76
	August2021-21	Superannuation-August2021-21	2,868.39
	August2021-22	Superannuation-August2021-22	255.04
	August2021-28	Superannuation-August2021-28	145.31
	August2021-29	Superannuation-August2021-29	1,272.10
	August2021-30	Superannuation-August2021-30	1,493.74
	August2021-32	Superannuation-August2021-32	3,393.88
	August2021-36	Superannuation-August2021-36	107.91
	August2021-48	Superannuation-August2021-48	619.96
	August2021-49	Superannuation-August2021-49	917.73
	August2021-50	Superannuation-August2021-50	2,264.25
	August2021-53	Superannuation-August2021-53	1,363.92
	August2021-55	Superannuation-August2021-55	3,063.77
	August2021-56	Superannuation-August2021-56	1,108.96
	August2021-58	Superannuation-August2021-58	987.70
	August2021-59	Superannuation-August2021-59	1,609.70
	August2021-60	Superannuation-August2021-60	299.23
	August2021-61	Superannuation-August2021-61	580.61
	August2021-63	Superannuation-August2021-63	309.24
	August2021-64	Superannuation-August2021-64	926.79
	August2021-66	Superannuation-August2021-66	458.39
	August2021-70	Superannuation-August2021-70	619.97
	August2021-72	Superannuation-August2021-72	997.40
	August2021-73	Superannuation-August2021-73	546.61
	August2021-75	Superannuation-August2021-75	319.35
	August2021-76	Superannuation-August2021-76	56.47
	August2021-79	Superannuation-August2021-79	1,136.38
	August2021-83	Superannuation-August2021-83	1,542.58
	August2021-84	Superannuation-August2021-84	109.12
	August2021-89	Superannuation-August2021-89	3,192.69
	August2021-90	Superannuation-August2021-90	1,079.67
	August2021-91	Superannuation-August2021-91	495.02
	August2021-92	Superannuation-August2021-92	1,868.98
	August2021-94	Superannuation-August2021-94	2,307.70
	August2021-95	Superannuation-August2021-95	820.10
	August2021-97	Superannuation-August2021-97	845.53
	August2021-98	Superannuation-August2021-98	137.24
	August2021-99	Superannuation-August2021-99	254.81
	August2021B-01	Superannuation-August2021B-01	119.87
EFT TRANSFER: - 16/09/2021			459,411.73

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Remplan	3372	Remplan Forecast Suite 3 year subscription	99,000.00
Nilfisk Pty Ltd	PRI0004095	Recquatic hire charge for floor scrubber Sept 21	660.00
North Parmelia Primary School	07/2021	Reimbursement of bus transport costs for Book Week	330.00
Canon Production Printing Australia	INV-24436	Colorwave 3500 scanner charges Aug 21	288.75
Brolly	INV-1791	Annual renewal Maven Plan 011021 to 300922	5,266.80
Summers Consulting	INV-984	Mosquito monitoring Sept 21	1,584.00
Wheelie Clean	9338	Rubbish bin clean for Administration Building	267.52
	9337	Rubbish bin clean for Darius Wells	369.38
Port Printing Works	INV070554	Councillor business cards	42.90
Leaf Bean Machine Pty Ltd	00092939	Items for Cafe Splash Recquatic Centre	385.00
	00094492	Items for Cafe Splash Recquatic Centre	148.26
Kleenheat	4579029	Gas charges various locations August 2021	9,221.45
Sonic Health Plus	2429650	Pre-employment medical assessment 080921	198.00
	2428452	Pre-employment medical assessment 030921	325.60
Gavin Wade Scott	0073	Repair side step on rear tipper tray	2,457.50
John Calvin Christian College	1835591	Refund bond for Netball Court	100.00
Holcim (Australia) Pty Ltd	9407715946	14mm concrete for Depot	376.20
DNR Contracting Pty Ltd	00001262	Civil works for Sicklemore Road upgrade	64,617.91
Building Lines	INV-2109005	Building permit assessment Wellard	209.00
	INV-2109006	Building permit assessment Wellard	209.00
	INV-2109014	Building permit assessment Wellard	209.00
Sara's Patisserie	26	7 x coffees for Bertram Place Plan	31.50
Keos Events Pty Ltd	2021-2022/003	Equipment rental for Wellard Town team launch	91.30
Rockingham Betta Electrical & Gas	32410030348	Banksia V8 replace oven	2,377.00
Burson Automotive Pty Ltd	116563468	Amaron silver battery for Depot	284.90
Mackie Plumbing and Gas Pty Ltd	199804	Callistemon U51 unblock toilet drain	483.32
	199807	Banksia V28 repair leaking toilet cistern	253.01
	199805	Callistemon U61 install new oven	751.56
	199775	Banksia V47 unblock toilet cistern	203.51
	199829	Callistemon U28 repair leaking sink	176.56
	199806	Callistemon U53 further investigate blocked drain	193.31
	199831	Callistemon U33 install new hose in front garden	143.98
Sai Global Ltd	SAIG1IS-1148664	BCA NCC online subscription renewal	3,207.96
John Papas Trailers (Aust) Pty Ltd	00077939	Tow bar adapter plug	24.00
	00077878	Trailer single axle 7 x 5 for Depot	4,855.00
Payreq Australia Pty Ltd	1004545	Payreq pre purchased credits	1,320.00
Kadeklerk Photography	09September21	Photography for Wellard Town team launch	425.00
Veraison Training and Development	INV-0793	Leadership Program project	13,200.00
Palm Lakes Garden and Landscape Ser	7036	Callistemon reticulation maintenance	770.00
Sifting Sands	INV-0130	Emergency sand clean at Hunt Place sandpit	693.00
Slater & Gartrell	SG47484/01	Recquatic netballs bibs for Proshop	1,073.60
Woolworths Group Open Pay	TXN163346	Items for BBQ for My Neighbourhood Program	241.10
	TXN156994	Items for Childrens Storytime	124.21
	TXN159956	Cleaning products for Library	97.30
	TXN158401	Items for the Recquatic	19.50
	TXN156381	Items for the Zone	38.65
	TXN154671	Items for the Zone	9.86
	TXN160346	Items for Animal services	160.00
	TXN158091	Items for Art Masterplan workshop	42.84

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	TXN152094	Items for the Library	34.40
	TXN155230	Items for the Library	19.38
StepChange Consultants Pty Ltd	SC0010999	Temp staff week ending 050921	9,116.25
	SC0011000	Temp staff week ending 050921	8,756.00
Australia Day Council Of WA	INV-0974	Annual subscription to Citizen of the Year awards	650.00
Specialized Tilt Tray and Towing	37690	Towing of Holden to Depot	181.50
Transition PT	140188	Local commercial support grant funding	1,100.00
Jennifer Casey Ellis	09September21	Reimbursement of leaving gift	62.90
Seonhee Lee	3.2	Rates Refund	41.99
Gwenyth Joy Stuart	3.2	Rates Refund	800.82
Emiliano II Fernando Junio	3.2	Rates Refund	222.28
Telstra	9385375010Sep21	Internet and data to 020921	2,491.62
Trisley's Hydraulic Services Pty Lt	100203574	Bi monthly service to pools at Recquatic	220.00
Waste Stream Management Pty Ltd	00429775	Tipping fees 270821	132.00
Water Corporation of Western Austra	9000295305Sep21	206U Sloans Cottage	545.08
	9000294409Sep21	12U Leda Hall	335.57
Western Irrigation Pty Ltd	J50438	Callistemon Court repair to burst reticulation	1,777.77
Zipform Pty Ltd	205538	Fire Control notice mailing	7,346.98
Construction Training Fund	114248-XS3S7P6	CTF levy for August 21	6,342.34
Benara Nurseries	317315	Supply and deliver stock to Depot	702.24
Snap Printing Rockingham	F144-179764	Recovery plan books	275.00
Suez	44562232	Green waste bin and tipping	3,141.59
Synergy	374623700Sep21	Boyne Park bore and BBQ supply charge/account establishment	273.46
	107029100Sep21	3643U Wellard Community Centre	890.31
	179469390Sep21	4055U Bertram Community Centre	1,097.71
	198694990Sep21	41402U Admin/Arts/Parmelia House	10,040.60
Bob Jane Corporation Pty Ltd	0096997159	Puncture repair	23.10
Prestige Catering & Event Hire	INV-3143	Catering 080921	435.70
Allcom Communications	31186	Relocate radio repeater at City Operations	770.00
Bunnings Building Supplies	2163/01086881	Blower vacuum for creche playgrounds	175.00
	2163/01574135	Callistemon purchase of various hardware	132.40
	2163/01574139	Shaving cabinets for Banksia Park	495.90
Technology One Limited	203022	Platform Access Management course	1,098.90
Westrac Equipment Pty Ltd	S11574342	Repairs on hydraulic drive pump on Cat roller	1,831.02
Modern Teaching Aids Pty Ltd	44482879	Disposable gloves for use in creche	192.34
Natural Area Holdings P/L t/as Natu	00016097	Weed control Mclaughlan Road and Thomas Oval	25,453.32
Toyota Fleet Management	917881	Lease vehicle 1HFE114	635.24
Cleanaway Co Pty Ltd	2255945	Annual removal of diatomaceous earth Recquatic	4,175.30
PFD Food Services Pty Ltd	KZ616213	Items for Cafe Splash at Recquatic Centre	406.85
	KZ559765	Items for Cafe Splash at Recquatic Centre	285.45
Marketforce Pty Ltd	40177	Subscription for Retirement Village	1,012.00
BGC Residential Pty Ltd	Refund	Refund VP2021/263 - Lot 719 (42) Luminous Loop	228.00
ABN Residential WA Pty Ltd T/As	Refund	Refund VP2021/127 - Lot 124 (51) Becker Loop, Mandogalup	264.00
Ventura Home Group Pty Ltd	Refund	Refund VP2021/373 - Lot 2147 (10) Kenby Chase Wand	324.00
BullAnt Security Pty	10208994	Rekey locks to Darius Wells Library	230.50
Coastline Mowers	29532	Electrical repairs to razorback mower	1,258.00

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
ADH Fencing	00005624	Install padlock plates on gate at Depot	385.00
Hays Specialist Recruitment Pty Ltd	50326589	Temp staff week ending 120921	1,715.73
Risk Management Technologies Pty Lt	101649	Chem Alert training	1,934.90
Digitales	INV-000267	Annual subscription to Carter's price guide Coderz	604.01
Advanced Traffic Management (WA) Pt	00149835	Traffic management Cowling Way Sep 21	1,227.85
	00149320	Traffic management Cowling Way Sep 21	1,877.51
	00149437	Traffic management Cowling Way Sep 21	3,383.55
	00149621	Traffic management Cowling Way Sep 21	1,594.41
	00149617	Traffic management Cowling Way Sep 21	958.32
Cleverpatch Pty Ltd	414971	Items for October 21 school holiday program	80.73
LD Total	115092	Landscape maintenance various parks Aug 21	1,169.72
	115112	Landscape maintenance various parks Aug 21	363.52
	115110	Landscape maintenance various parks Aug 21	9,682.59
	115108	Landscape maintenance various parks Aug 21	685.21
	115106	Landscape maintenance various parks Aug 21	1,949.52
	115104	Landscape maintenance various parks Aug 21	2,908.77
	115102	Landscape maintenance various parks Aug 21	242.73
	115100	Landscape maintenance various parks Aug 21	5,613.27
	115098	Landscape maintenance various parks Aug 21	4,842.96
	115094	Landscape maintenance various parks Aug 21	338.28
AC Cooling Services	8882	Callistemon U71 install air conditioner system	2,528.90
	8958	Banksia V62 service air conditioner	223.00
ED Property Services	00001881	Banksia V21 investigate roof leak	231.00
Data #3 Limited	02044397	ShrdSvr E3 monthly subscription	635.58
T J Depiazzi & Sons	116791	50m3 Pine bark mulch	3,491.40
Jaycar Pty Ltd	45133126340	Switch push mom rnd	20.85
Complete Office Supplies Pty Ltd	10381986	Stationery for Requatic Centre	22.11
Department of Transport	8005571	Vehicle registration checks	8.20
Totally Workwear Rockingham	RK37267.D1	Uniform for City Assist Officers	100.02
	RK90751	Ladies safety boots	185.96
In Safe Hands Educators In Safety P	12346	Online Child Protection course x 25	1,100.00
Kev's Wheelie Kleen	13904	Banksia Park cleaning of all wheelie bins	377.30
Zenien Pty Ltd T/as ATFT Astuta Tru	18687	Kwinana Admin server installation	12,507.97
ALSCO Pty Ltd	CPER2165042	Linen hire for OCM dinners	67.74
Karen Veronica Blair	156	Book week presentation	400.00
Cat Haven	00170127	Animal services Jan 21	66.00
Woolworths Group Limited	4139687	Items for Cafe Splash and Recquatic Centre	12.00
	98298281	Items for Cafe Splash Recquatic Centre	98.58
	98293214	Items for the Administration Building	104.60
	4165928	Items for Unique As program	68.11
	4165920	Items for Unique As program	28.18
	4165930	Items for Drop In at the Zone	65.62
	97529731	Items for Cafe Splash Recquatic Centre	184.94
	97913416	Items for City Operations Team	93.09
Elxacom	115189	Banksia V54 replace light bulb in bedroom	68.77
	115167	Callistemon U1 replace kitchen GPO	190.70
	115202	Banksia V39 investigate land line	514.56
	115197	Banksia V57 investigate faulty security light	589.01
Australia Post	1010861766	Postage for period ending 310821	23,585.70
Harmony Software	3-993	In Home Care Educator subscription Aug 21	460.60

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	3-982	Harmony Web Educator subscription Aug 21	1,339.50
AAA Windscreens & Tinting	INV-52718	Windscreen for KWN1934	323.50
Mantrac Pty Ltd	2195	Mulch vegetation for Marri Park Drive	4,323.00
Pickles Auctions	DI000236512	Vehicle impound fee	108.90
Flex Industries Pty Ltd	1021243	Diagnostic repairs to 1EFA503	4,391.61
Kwinana Veterinary Hospital Pty Ltd	158357	Animal services	355.50
	158349	Animal services	70.00
Total Tools Rockingham	169989	Drill chuck keyless	92.00
	169990	Drill attachments for Milwaukee rotary hammer	88.95
	164192	Milwaukee rotary hammer M18FHM122C	1,399.00
Glen Flood Group Pty Ltd	INV-1556	Temp project support week ending 050921	4,117.30
	INV-1564	Temp project support week ending 050921	8,514.10
Fire And Safety Australia Pty Ltd	TI048346	Fire Warden training for staff	3,150.00
Poolwerx Spearwood	INVSPE5414	Splash pad water quality test Adventure Park Aug 21	245.00
Kwinana Signs & Engraving	00014451	Give Way and various information signs	709.50
Koori Mail	60117	Subscription renewal for Koori Mail	175.00
Leda Primary School	092021-03	Reimbursement of bus travel for Book Week	286.00
Landscape and Maintenance Solutions	INV-2364	Mowing maintenance of dryland reserves in Aug 21	9,876.46
	INV-2365	Additional mowing of Rockingham/Patterson Aug 21	1,320.00
	INV-2366	Passive and streetscape mowing various sites Aug 21	5,068.27
	INV-2367	Broadacre mowing of sportsgrounds Aug 21	7,831.49
Vocus Communications	P761191	Monthly internet services Sep 21	1,694.00
McLeods Barrister & Solicitors	120665	Legal matter 47576	231.31
Major Motors	1077860	Clutch master cylinder for Isuzu truck	166.22
Kompan Playscape	SI220218	Replace sand wheel at Lambeth Park	363.00
EFT TRANSFER: - 16/09/2021			50,999.22
Bright Futures Family Day Care - Pa	060921 to 120921	FDC Payroll 060921 to 120921	38,800.01
Bright Futures In Home Care - Payro	060921 to 120921	IHC Payroll 060921 to 120921	12,199.21
EFT TRANSFER: - 22/09/2021			53,893.31
Bright Futures Family Day Care - Pa	130921 to 190921	FDC Payroll 130921 to 190921	39,934.73
Bright Futures In Home Care - Payro	130921 to 190921	IHC Payroll 130921 to 190921	13,958.58
EFT TRANSFER: - 23/09/2021			1,008,860.59

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
ASV Sales and Service	272848	Fuel cap for 1GUP958	110.99
Ivy Penny	07 September 21	Small business meet up 140921	41.49
Oban Group Pty Ltd	29719	Admin Building modification	5,505.45
	23725	Install doors to Wells Park toilet block	2,664.75
Strategic DCP Consulting	034	DCP consulting services for DCA's	1,851.67
Leaf Bean Machine Pty Ltd	00094168	Coffee supplies for Cafe Splash	177.86
Sonic Health Plus	2438345	Pre-employment medical assessment 200921	198.00
	2435585	Pre-employment medical assessment 150921	198.00
Dowsing Group Pty Ltd	16472	Construct footpath at Summerton Ave	22,850.75
	16529	Construct footpath at Hunt Place	15,290.26
Holcim (Australia) Pty Ltd	9407725807	14mm concrete for Chisham Ave	264.88
Red Sand Supplies Pty Ltd	00013777	Concrete tipping Cowling Way	4,305.40
Shack Motors Pty Ltd	VWCSR278804	Supply and fit towbar to 1HIF339	1,789.70
Burson Automotive Pty Ltd	116773782	1 x 12 volt battery	202.40
	116843015	1 x 12 volt battery	202.40
Mackie Plumbing and Gas Pty Ltd	199861	Run new 20mm water mains from Smirks to temp crib	2,618.00
	199859	Disconnect 2 billie boilers in Depot Admin	638.00
	199860	Disconnect ice machine & drink fountain	638.00
	199870	Inspect tap at Recquatic Centre not turning off	134.71
	199819	Inspect billi not heating at John Wellard Centre	111.66
	199812	Investigate water leaks at City Operations Team	1,007.41
	199809	Water line for bird bath at Admin Building	1,947.00
	199803	Unblock toilets at Recquatic Centre	175.02
	199802	Inspect dishwasher not working at Fiona Harris	216.65
	199801	Reset isolate on HWS at Darius Wells Centre	148.87
	199753	Repairs to water pipes at City Operations Team	391.51
	199731	Replace igniter on oven at the Zone	133.80
	199728	Replace waterless cartridges at the Zone	1,413.11
	199727	Annual service on solar HWS at Darius Wells Centre	148.87
	199726	Install waterless cartridges to Darius Wells toilet	1,332.14
	199866	Callistemon U69 replace faulty shower head	131.64
	199872	Callistemon U15 repair to laundry hot water taps	77.87
	199852	Callistemon U72 install hot water system	1,408.00
	199871	Banksia V66 replace shower grate	194.25
	199888	Banksia V8 install turn tops and toilet inlet	796.43
	199898	Banksia V34 repair toilet cistern	953.95
	199889	Banksia V47 unblock toilet drain	155.99
	199891	Banksia V2 replace garden tap	100.63
	199892	Banksia V62 replace water filter cartridge	134.61
Pure Homes Pty Ltd T/As B1homes	199916	Banksia V44 raise water meter	474.49
	199922	Callistemon V68 replace shower head	119.22
	BP2021/1009	Refund of fees BP2021/1009	929.77
	57245RE2022	ALGPEP access to Council comparison	1,100.00
Australian HVAC Services Pty Ltd	62771	Replace belts in AC at Admin Building	404.07
	62746	Plant room cleaning at Darius Wells Centre	3,003.00
	62798	Investigate hydro chiller temperature at Recquatic	346.50
	62734	Install pumps and filters at Recquatic	2,106.23
	62733	Install evaporative system lid to Recquatic Stadium AC	1,353.50
Royal Life Saving Society	147793	Home pool barrier inspections 010821 to 310821	3,608.00
	147829	Inspect outstanding pool barriers August 21	1,443.75
	142866	Inspect outstanding pool barriers May 2021	2,103.75
	132829	CPR renewal 220921	59.00
	132992	Pool Lifeguard course	561.20

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	132991	Pool Operations course	1,045.00
	145364	Swimming lesson certificates for Recquatic	1,097.40
Online Social Butterfly	INV-0025	Seniors Online Scammers workshop	220.00
Satellite Security Services	IV012289	Replace alarm battery at Administration Building	234.20
Picnic Tables Hire	PTH1080	Picnic tables for Bertram Community Centre	1,232.00
Nashtec Auto Electrics	59864	Electrical repairs on battery wiring to inverter	150.00
	59865	12 volt truck batteries	470.00
Sifting Sands	INV-0168	Maintenance cleaning to various playgrounds	8,284.08
	INV-0185	Additional clean at Robbins Retreat playground	11.00
Jax Tyres Kwinana	12305	Tyres and wheel alignment for 1GEO392	990.00
Stantons International Audit and	57546	Risk Management training	2,750.00
Woolworths Group Open Pay	TXN163189	Items for various areas at FDC	37.89
	TXN169574	Items for the Library	7.18
Janelas Verdes Fine Australian Cera	170921	Artist's fees for Home Place Community project 50%	12,785.85
Common Ground Trails Pty Ltd	INV-18552	Kwinana Loop Trail progress claim 1	5,390.00
Wheelers ePlatform Limited	5001100	eBook standard annual subscription	3,000.00
Construct360 Pty Ltd	356	City Operations upgrade progress claim 1	72,435.00
A Proud Landmark Pty Ltd	00003157	Install cricket pitch mats at Orelia Oval	1,320.00
Sami Bitumen Technologies Pty Ltd	Refund	Refund DAP fee for DA8470.5	241.00
Fastvue Pty Ltd	INV-0525	Fastvue reporter for Sonicwall	1,094.50
Soyoung Yun	1862905	Bond refund for Darius Wells	200.00
Felicity Helen Stride	20September2021	Items for Digital Health Literacy programs	37.50
Sportsworld Of WA	140241	Goggles for Proshop at Recquatic Centre	1,399.75
	140218	Goggles for Proshop at Recquatic Centre	188.10
Toll Transport Pty Ltd	1131180	Transport services food water sampling analysis	81.44
Total Eden Pty Ltd	411705679	Valve box spotter 135mmx160mm	19.36
Western Australian Local Government	I3088813	Local Government planning showcase 210921	65.00
Waste Stream Management Pty Ltd	00429887	Tipping fees 100921	2,178.00
Water Corporation of Western Austra	9000319469Sep21	170U Chisham Oval toilets	449.82
	9000313235Sep21	3U Peace Park	7.94
	9000341578Sep21	2024U Recquatic and Zone	9,112.62
	9000340874Sep21	768U Callistemon Court	3,648.70
	9000340559Sep21	115U Adventure Park toilets/tennis club	304.29
	9000334589Sep21	5U Feilman Building	735.43
	9013156996Sep21	453U Darius Wells Library/Resource Centre	2,739.79
	9000341922Sep21	Service charges 24/40 Meares Ave Kwinana	159.23
	9012543409Sep21	181U Admin/Arts/Parmelia	2,501.80
	9023548352Sep21	22U Apsley Park	58.21
	9000339427Sep21	43U Victory for Life	258.30
	9012573982Sep21	18U Incubator	336.27
	9000374062Sep21	36U Wells Park toilets	95.26
	9000341914Sep21	Service charges 23/40 Meares Ave Kwinana	159.23
	9000341201Sep21	1161U Banksia Park	4,905.91
	9000342570Sep21	24U Rhodes Park	256.20
Weston Road Systems	PR 90	Pavement marking Gilmore Ave & Summerton Rd	880.00
	PR 89	Line marking Silversmith St and Blacksmith Dr	495.00
Taylor Tyres Pty Ltd	24664	Tyres for 1GJU180 x 2	374.00
Absolute Painting Services	INV-2186	Banksia V8 repair and repaint walls	2,035.00
Maia Financial Pty Ltd	C34648	Lease for Hublet tablets from 011121 to 310122	1,878.75

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Suez	44554152	Waste and recycling services Aug 21	190,939.40
	165780	Waste and recycling services Aug 21	162,715.02
	44586197	General waste dry collection Aug 21	1,438.61
Synergy	144372270Sep21	67U Thomas Oval retic	94.84
	504616220Sep21	536U Rogan Park	273.47
	129764890Sep21	4149U Lambeth Park	996.46
	958335710Sep21	6259U Orelia Oval	1,557.74
	566370150Sep21	3825U Chipperton Park	1,226.65
Prestige Catering & Event Hire	INV-3189	Citizenship catering 170921	2,292.00
Bristol Cleaning Services	0821-1	Banksia V1 window cleaning	100.00
	0821-C	Banksia Clubhouse window cleaning	130.00
ABCO Products	INV743528	Bin liners for various pavilions	300.43
Bunnings Building Supplies	2163/01696541	Garden shed for City Operations Team	179.55
	2163/01600398	Clothes airer for City Operations Team	35.49
	2163/01574486	Silicone supplies for City Operations Team	258.22
	2163/01574170	Sticky clip cables for City Operations Team	84.05
Konnect	1794213775	Nuts and bolts for Kwinana Depot	1,030.10
Downer EDI Works Pty Ltd	6011617	Bituminous stabilisation services Sicklemore Rd	244,376.64
Connect CCS	00107768	After hours monitoring overcalls Aug 21	1,524.38
Hudson Global Resources (Aust) Pty	AU1207649	Temp staff week ending 120921	5,016.00
	AU1207405	Temp staff week ending 120921	2,296.28
PFD Food Services Pty Ltd	KZ674279	Items for Cafe Splash at Recqautic Centre	408.35
Arbor Logic	00004750	Tree risk assessment at Ditton Way	506.00
City of Gosnells	24176	Switch your Thinking annual subscription 2122	6,050.00
AAA Blinds Port Kennedy	7932	Refit blind and chain to John Wellard Centre	128.00
	7941	Install blinds at creche John Wellard Centre	495.00
HECS Fire	00077082	Replace alarm cover and reset system Darius Wells	418.00
KLMedia Pty Ltd	1150961	Requested DVD's for Library	139.22
	1150962	Requested DVD's for Library	18.62
Foreshore Rehabilitation & Fencing	INV-4958	Fence modifications to City Animal Facility	4,556.20
	INV-4969	Fence repair at various areas in Honeywood	866.76
Wai Kei Vicky Chui	16September2021	Reimbursement for parking at events seminar	15.00
Winc Australia Pty Ltd	9037048821	Stationery for Admin Building	754.56
Bibra Lake Second Hand Office & Hom	54	Purchase of lockers for City Assist	1,655.00
Advanced Traffic Management (WA) Pt	00149834	Traffic management Ameer Crescent	2,122.59
	00150071	Traffic management Tanson Rd	746.57
	00149619	Traffic management Sicklemore Rd	4,283.11
	00149838	Traffic management Sicklemore Rd	6,012.84
LD Total	114665	Landscape maintenance Whistling Grove July 21	2,049.25
	114651	Landscape maintenance Honeywood July 21	16,487.66
	114416	Repaired bore 4 irrigation and replace cable	605.00
AC Cooling Services	8962	Banksia V8 service air conditioner	143.00
ED Property Services	00001892	Banksia workshop install new whirlybird	330.00
	00001894	Callistemon U51 install new ceiling	1,430.00
	00001893	Banksia Park V8 investigate ceiling stain	33.00
Data #3 Limited	02045888	Veeam annual renewal subscription	4,673.26
T J Depiazzi & Sons	116925	50M3 Pine bark mulch	3,491.40
Complete Office Supplies Pty Ltd	10402099	Stationery for the Zone	337.29
	10402412	Stationery for the Zone	58.00
	10401354	Stationery for Recqautic Centre	19.21

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	10406771	Stationery for Recquatic Centre	24.02
	10406791	Stationery for Recquatic Centre	175.65
	10401329	Stationery for Recquatic Centre	446.66
Quell Clean	00054243	Banksia V8 vacate clean	600.00
PAV Sales & Installations	00208820	Sony 75inch TV for training room at Darius Centre	4,788.70
Centrecare	SI-0000305	EAP individual counselling service	154.00
	SI-0000237	EAP annual registration and management fee	2,062.50
Woodlands Distributors & Agencies	KWA11-024	Degradeable dog waste bags	1,281.50
Master Lock Service	00008187	Banksia V62 repairs to doors	205.00
	00008205	Banksia V65 repair to lock on rear glass door	135.00
	00008175	Supply locks for lockers and safes	737.00
Totally Workwear Rockingham	RK90719	Safety boots for City Operations	204.55
ALSCO Pty Ltd	CPER2166009	Linen hire for OCM Council dinners	59.63
HiTech Sports Pty Ltd	SI-30003821	Basketball goals for Recquatic and Thomas Oval	983.40
Imagesource Digital Solutions	458899	Election campaigning ACM sign	291.50
Woolworths Group Limited	99080837	Items for Administration Building	117.00
	93357124	Items for Cafe Splash at Recquatic Centre	95.30
	99352447	Items for Cafe Splash at Recquatic Centre	99.90
Drainflow Services Pty Ltd	00008041	Gully education works Medina	4,950.00
Elexacom	115243	Banksia V59 repair to tripping power	45.85
	115240	Banksia V29 replace sensor front light	223.92
	115236	Banksia V67 replace heat lamp	68.77
	115235	15 Bright Rd repairs to sensor lighting	22.92
	115241	RCD testing Parmelia House	157.70
	115237	RCD testing Wheatfield Cottage	45.85
	115238	RCD testing Senior Citizens Centre	68.77
	115199	Repair lights at Wells Park public toilets	74.27
	115191	Repair faulty light at William Bertram Centre	78.85
	115190	Inspect fault at GPO in Planning Department	68.77
	115174	Test emergency to William Bertram Centre	330.79
	115173	Emergency testing Facilities Department	740.87
	115172	Install data logger at Kwinana Depot	475.86
	115163	Inspect urn not working at Darius Wells Centre	124.70
	115165	Inspect fault with pump at Adventure Park	252.16
	115250	Replace GPO in Cafe Splash Recquatic Centre	188.17
	115248	Install 2 GPO's to Ken Jackman room	1,234.99
	115239	RCD testing Leda Hall	45.85
Lotus Folding Walls & Doors P/L	85285	Repairs to toy Library cupboard	885.50
HP Financial Services Pty Ltd	100001341806	Monthly payment contract 5389066248AU3 Nov 21	588.85
	100001342525	Monthly payment contract 5389066248AUS1 Nov 21	2,216.50
	100001341805	Monthly payment contract 5389066248AUS2 Oct 21	15,535.22
Housing Authority	3.8	Rates refund	1,436.50
Pickles Auctions	DI000237364	Vehicle impound fee	88.00
Blackwood & Sons Ltd	KW0752BI	Stainless steel label keys	34.96
Starbucks Flooring	INV-000855	Callistemon U44 replace vinyl in kitchen	330.00
Jtagz Pty Ltd	00020029	Dog and cat registration tags	1,122.00
Carlin Team	3.7	Rates refund	1,784.00
Kwinana Signs & Engraving	00014464	3 x City Operations information signs with logo	1,056.00
John Scarfe	94	Pens for Citizenship Ceremonies	900.00
Fridgair Industries Pty Ltd	39078	Inspect ice machine at Depot not working	529.10

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
McLeods Barrister & Solicitors	120638	Legal matter 48016	2,988.15
Lo-Go Appointments	00424421	Temp staff week ending 110921	2,095.87
TenderLink	AU-428060	Upload of tender documents 2 ETBs	431.20
Charles Service Company	00034141	Cleaning services at various locations	42,519.55
MDC Solutions Pty Ltd	MIN-120705	Barcode scanners x 3	330.00
EFT TRANSFER: - 23/09/2021			209,908.56
Australian Services Union	PY01-06-Aust Ser	Payroll Deduction	250.73
	PY01-06-Aust Ser	Payroll Deduction	71.70
Australian Taxation Office	PY99-04-Australi	Payroll Deduction	6,284.00
	PY01-06-Australi	Payroll Deduction	189,302.00
Maxxia Pty Ltd	PY01-06-Maxxia P	Payroll Deduction	1,383.66
	PY01-06-Maxxia P	Payroll Deduction	1,580.25
Health Insurance Fund of WA (HIF)	PY01-06-Health I	Payroll Deduction	927.00
City of Kwinana - Xmas fund	PY01-06-TOK Chri	Payroll Deduction	7,260.00
Child Support Agency	PY01-06-Child Su	Payroll Deduction	1,093.90
Easifleet	149400	Novated lease charges 160921	1,365.55
LGRCEU	PY01-06-LGRCEU	Payroll Deduction	379.51
	PY01-06-LGRECU	Payroll Deduction	10.26
EFT TRANSFER: - 23/09/2021			31,587.97
Maia Financial Pty Ltd	C33934	Quarterly leasing for period 010921 to 301121	31,587.97
EFT TRANSFER: - 29/09/2021			51,284.20
Bright Futures Family Day Care - Pa	200921 to 260921	FDC Payroll 200921 to 260921	39,874.48
Bright Futures In Home Care - Payro	200921 to 260921	IHC Payroll 200921 to 260921	11,409.72
EFT TRANSFER: - 30/09/2021			400,699.80

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Perth Patio Magic	Refund	Refund duplicate payment invoice# 68248	171.65
Port Printing Works	INV071164	Retirement Village fridge magnets x 500	217.80
	INV071195	Staff business cards	69.30
	INV071221	Kwinana Swim School 2022 calendar	237.60
Leaf Bean Machine Pty Ltd	00095298	Items for Cafe Splash Recquatic Centre	223.68
Sonic Health Plus	2444027	Pre-employment medical assessment 240921	325.60
	2441781	Pre-employment medical assessment 220921	325.60
Black Label Events	INV-3625	Pioneers Day High Tea	2,607.00
Holcim (Australia) Pty Ltd	9407742926	N25 14mm Grover Way	376.20
Flex Fitness Equipment	145589	5 x boxing bag suspenders	230.00
	142546	5 x Armotech outriggers	449.96
	142313	Various gym equipment for Recquatic	4,200.00
Red Oxygen Pty Ltd	C100206490-54171	Licence and message charges 270821 to 260921	45.32
Burson Automotive Pty Ltd	116842864	2 bags of white cotton rags	129.80
	116855549	2 filter service kits	545.60
Mackie Plumbing and Gas Pty Ltd	I99921	Callistemon U51 repair to burst water pipe	149.19
	I99932	Callistemon U31 replace toilet cistern and hose	393.21
Kits for Cars	15382	Install phone cradle and cover	1,320.00
Royal Life Saving Society	133017	CPR renewal 220921	59.00
Sweets on The Run	K003	Bertram Place Plan icecream supplies	200.00
Shane McMaster Surveys	Kwin319	Survey set-out Sicklemore Road upgrading	5,390.00
Kadeklerk Photography	13September21	Photography wildflowers 120921	375.00
	24September21	NAIDOC 2021 photography	475.00
Veraison Training and Development	INV-0801	Leadership Program sessions	9,420.40
Palm Lakes Garden and Landscape Ser	7056	Callistemon reticulation maintenance and repairs	99.00
	7062	Banksia V12 and V35 repairs to reticulation	99.00
Woolworths Group Open Pay	TXN180541	Items for Library	18.38
	TXN174675	Morning tea for staff member leaving	84.83
	TXN158471	Items for the Zone	59.04
	TXN163067	Items for the Zone	9.71
	TXN175920	Supplies for Pirate Science activation for Bertram	58.00
StepChange Consultants Pty Ltd	SC0011033	Temp staff week ending 190921	8,580.00
High Tea in a Box	HTIABLindseyB2	Pioneers High Tea	4,878.00
Nordic Fitness Equipment	NFE-003151SF	Antibacterial wipes for Recquatic Gym	792.00
	NFE-003391SF	Gym equipment for Recquatic	549.00
AK Food Services WA Pty Ltd	20Sept21	Coffee for community development	180.00
Smokey Js BBQ	000033	Coffees for vaccination drop-in clinic	450.00
David Conrad Bond	20September21	Reimbursement for food sampling	52.05
Cameron John Craig Gibson	21September2021	Refund of BSL and comission paid in error	61.65
Australia Post	1010853711	Agency commission fees to 0310821	3,731.01
Telstra	0335568200Sept21	Banksia Park Clubhouse to 091021	48.05
	1355246271Aug21	Mobile device whole organisation Aug 21	9,724.23
Toll Transport Pty Ltd	1132032	Transport services food water sampling analysis	24.95
T-Quip	104235#7	Deck cylinder lifting ram	1,138.65
Trisley's Hydraulic Services Pty Lt	100203580	Inspect Hydrotherapy pool not dosing	220.00
Water Corporation of Western Austra	9014051352Sep21	22U Bertram Community Centre	635.89
	9014249617Sep21	1U Bertram Oval Facility	580.73
	9000323724Sep21	22U Frank Konecny	347.25

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
Westbooks	324629	Junior Library books	37.71
	324622	Junior Library books	209.23
	324623	Manga books for Young Adult collection	86.52
	324625	Adult Library books	455.70
	324626	Replacement books for lost or damaged stock	11.09
	324627	Books as per customer requests for Library	14.05
	324628	Books as per customer requests for Library	129.93
Taylor Tyres Pty Ltd	24804	Set of tyres and alignment for KWN2110	1,078.00
	24768	1 wheel alignment	66.00
Construction Training Fund	28September21	CTF missing payment BP2020/740	443.95
Absolute Painting Services	INV-2194	Callistemon U42 paint touchup to walls	198.00
Benara Nurseries	321127	Native plants stock for Depot	755.65
Subway Kwinana	60	Catering 020921	49.00
Prestige Catering & Event Hire	INV-3203	Catering 220921	435.70
	INV-3195	Catering 191021	100.00
Bunnings Building Supplies	2163/01575852	Taskmaster19x30mm draw locks	14.58
	2163/01604270	Parts for repairs to Recycle Hub	41.28
Konnect	1795974454	Nuts and bolts for workshop at Depot	221.10
ID Consulting Pty Ltd	00013845	Forecast ID yearly subscription fee Sep 21	4,400.00
Neverfail Springwater	INV-000180291	Admin Building water dispensers	63.36
Hudson Global Resources (Aust) Pty	AU1210555	Temp staff week ending 190921	4,342.18
	AU1209426	Temp staff week ending 190921	4,765.20
	AU1209178	Temp staff week ending 190921	4,592.57
AAA Blinds Port Kennedy	7959	Callistemon U45 replace faulty vertical blinds	195.00
	7960	Banksia V8 supply and install vertical blinds	615.00
City of Rockingham	118731	Tipping fees 090921	49,364.34
Civica Pty Ltd	M/LG020091	Licence support & maintenance to 301121	8,420.51
Coastline Mowers	29759#5	Smart connector 10 piece	720.00
	29765#5	Cutting blades and belts for mower	376.00
Envirocare Systems Pty Ltd	00052366	Waterless urinal service Recquatic	283.80
Hays Specialist Recruitment Pty Ltd	50358311	Temp staff week ending 260921	1,715.73
	50342680	Temp staff week ending 190921	571.91
Eclipse Soils Pty Ltd	KWIN01R044439	General waste tipping Cowling Way footpath	1,540.00
	KWIN01044439	General waste tipping Cowling Way footpath	55.00
Schweppes Australia Pty Ltd	0810547256	Items for Cafe Splash Recquatic Centre	739.64
Kelyn Training Services	00030364	Traffic management 2 day course	4,300.00
Advanced Traffic Management (WA) Pt	00150073	Traffic management Bertram	9,422.37
	00150303	Traffic management Bertram	2,549.36
	00150070	Traffic management Joiner Place	816.77
LD Total	115128	Landscape maintenance Albergo Aug 21	59.98
ED Property Services	00001896	Banksia V62 install handrail in bathroom	154.00
Data #3 Limited	02047514	Camtasia-20 new licences & maintenance	721.69
	02047865	Enterprise Mobility & Security licences	10,189.35
	02047447	Adobe Creative Cloud subscription renewals to 0922	14,291.72
Elliotts Irrigation Pty Ltd	B23874	Iron filter servicing for Sept 21	2,992.00
Landgate	367879-10001098	GRV chargeable schedule No G2021/5	556.46
	366722-10001098	GRV chargeable schedule No G2021/14	1,655.57
	366906-10001098	GRV chargeable schedule No U2021/7	83.13
	366620-10001098	GRV chargeable schedule No G2021/13	530.95

Payment Listing

Payments made between 01/09/2021 and 30/09/2021

Payee	Invoice	Description	Amount
	367592-10001098	GRV chargeable schedule No G2021/16	700.62
	1123609	Landgate title search fees for August 21	81.60
JB HiFi Commercial Division	BD0589877	Computer keyboards combo with surge board	315.01
West Coast Profilers	25646	Supply of profiling planning Sicklemore Road	2,377.50
ALSCO Pty Ltd	CPER2167013	Linen hire for OCM Council dinners	60.27
Imagesource Digital Solutions	459084	A4 Aboriginal Family Day posters	127.60
	459074	Wells Park toilet block signs	324.50
Solargain PV Pty Ltd	209104	Banksia V19 replace inverter on solar panel	870.00
Woolworths Group Limited	4330351	Items for the Zone Drop In	73.22
	4165938	Items for the Zone Drop In	81.04
	97016464	Items for Admin Building	89.00
	97654747	Items for Admin Building	137.30
	95277112	Items for Admin Building	100.80
	97053738	Items for Cafe Splash Recquatic Centre	60.75
	98679772	Items for Cafe Splash Recquatic Centre	136.80
	99818164	Items for Cafe Splash Requatic Centre	155.20
	4165934	Catering for Quenda Count Workshop	47.23
	4165923	Catering for Quenda Count Workshop	33.89
	98977005	Items for City Operations	101.57
Drainflow Services Pty Ltd	00007484	Gully eduction works various locations	3,432.00
Green Skills Inc / Ecojobs	P2620	Hire of personnel for Horticultural team 260821	1,800.21
	P2639	Hire of personnel for Horticultural team 020921	1,988.18
	P2594	Hire of personnel for Horticultural team 100821	4,078.31
Advance Scanning Services	20166663	Service locating Joiner Place	3,118.50
WOW Group (WA) Pty Ltd	Refund	Refund BP2021/1023 CTF and commission only	380.00
Blackwood & Sons Ltd	KW6568BJ	Cheetah gloves x 3 pairs	69.69
	KW1508BL	Assorted filters for Depot	174.87
Total Tools Rockingham	171856	Combo kit Milwaukee	659.00
Fire And Safety Australia Pty Ltd	T1048347	Fire Warden training for staff	3,150.00
Mae Meatchem	28September2021	Banksia V62 tenure sum repayment	175,772.89
Mandogalup Volunteer Fire Brigade	10June21	Hazard reduction burn Darlington	770.00
Accidental Health & Safety Perth	6832	First Aid Kit for William Bertram Community	110.74
Taylor to Suit	INV-0024	Christmas Styling 21 deposit	3,135.00
Daytone Printing Pty Ltd	56798	Bertram Place Plan treasure maps	397.10
Total EFT			-7,404,290.32
Payroll			
Payroll			646,366.20
Payroll - Interim			15,092.49
Payroll			643,218.71
Payroll - Interim			375.72
Payroll - Interim			14,841.13
Total Payroll			-1,319,894.25
Grand Total			-8,783,545.50

Credit Card Transactions

1/09/2021 to 30/09/2021

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
Credit card Functions Officer to 020921				\$524.37	
5267917	Invoice	020921A	02/09/2021	\$213.08	Elected Member Briefing Session dinner
5267917	Invoice	020921A	02/09/2021	\$263.62	Easels for civic events
5267917	GST	020921A	02/09/2021	\$47.67	GST
Credit card Executive Assistant to 020921				\$399.55	
5267951	Invoice	020921B	02/09/2021	\$20.45	Catering for meeting
5267951	Invoice	020921B	02/09/2021	\$60.45	LGIS CEO Breakfast
5267951	Invoice	020921B	02/09/2021	\$100.50	Condolence notice for community member
5267951	Invoice	020921B	02/09/2021	\$181.82	Staff recognition award
5267951	GST	020921B	02/09/2021	\$36.33	GST
Credit card Manager Economic Devel to 020921				\$1,864.31	
5267982	Invoice	020921C	02/09/2021	\$8.18	Coffee for Home Based Business Catchup
5267982	Invoice	020921C	02/09/2021	\$13.76	Parking for meeting regarding Westport
5267982	Invoice	020921C	02/09/2021	\$42.73	Coffee for Home Based Business Catchup
5267982	Invoice	020921C	02/09/2021	\$129.74	Social club morning tea
5267982	Invoice	020921C	02/09/2021	\$154.55	Finance business check prior to tender
5267982	Invoice	020921C	02/09/2021	\$672.94	Australian Standards for Contract
5267982	Invoice	020921C	02/09/2021	\$672.94	Australian Standards for Contract
5267982	GST	020921C	02/09/2021	\$169.47	GST
Credit card Manager Customer and Comms to 020921				\$819.52	
5268044	Invoice	020921D	02/09/2021	\$0.22	Facebook advertising
5268044	Invoice	020921D	02/09/2021	\$0.69	Lucky Orange international transaction fee
5268044	Invoice	020921D	02/09/2021	\$1.19	Typeform international transaction fee
5268044	Invoice	020921D	02/09/2021	\$27.70	Lucky Orange website analytics tool
5268044	Invoice	020921D	02/09/2021	\$30.00	Facebook advertising
5268044	Invoice	020921D	02/09/2021	\$47.49	Typeform subscription
5268044	Invoice	020921D	02/09/2021	\$50.00	Facebook advertising
5268044	Invoice	020921D	02/09/2021	\$67.43	Facebook advertising
5268044	Invoice	020921D	02/09/2021	\$93.60	Facebook advertising

Credit Card Transactions

1/09/2021 to 30/09/2021

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
5268044	Invoice	020921D	02/09/2021	\$117.06	Facebook advertising
5268044	Invoice	020921D	02/09/2021	\$384.14	Mailchimp email marketing software
Credit card Director City Infrastructure to 020921				\$4,560.85	
5268048	Invoice	020921E	02/09/2021	\$450.00	Change Manager training and development course
5268048	Invoice	020921E	02/09/2021	\$678.53	Western Power Wellard Road widening fee
5268048	Invoice	020921E	02/09/2021	\$3,017.70	Western Power design fee Challenger Ave lights
5268048	GST	020921E	02/09/2021	\$414.62	GST
Credit card Chief Executive Officer to 020921				\$112.80	
5268052	Invoice	020921F	02/09/2021	\$5.27	Parking to attend GAPP meeting
5268052	Invoice	020921F	02/09/2021	\$97.27	Team building event
5268052	GST	020921F	02/09/2021	\$10.26	GST
Credit card Manager Governance and Legal to 020921				\$316.45	
5268057	Invoice	020921G	02/09/2021	\$78.14	Flowers for staff member
5268057	Invoice	020921G	02/09/2021	\$209.55	LGIS training forum
5268057	GST	020921G	02/09/2021	\$28.76	GST
Credit card Events and Special Projects to 020921				\$724.60	
5268060	Invoice	020921H	02/09/2021	\$10.82	Gift vouchers for Lyrik Award winners
5268060	Invoice	020921H	02/09/2021	\$77.27	Refreshments for Summer Sports Expo
5268060	Invoice	020921H	02/09/2021	\$110.82	Refreshments for Summer Sports Expo
5268060	Invoice	020921H	02/09/2021	\$232.55	Wristbands for Recquatic R U OK Day
5268060	Invoice	020921H	02/09/2021	\$250.00	Gift vouchers for Lyrik Award winners
5268060	GST	020921H	02/09/2021	\$43.14	GST
Credit card Rates Coordinator to 020921				\$1,726.85	
5268062	Invoice	020921I	02/09/2021	\$406.85	Magistrates Court application fees
5268062	Invoice	020921I	02/09/2021	\$1,200.00	Purchase of SMS credits to contact ratepayers
5268062	GST	020921I	02/09/2021	\$120.00	GST
Credit card Manager Human Resources to 020921				\$9,956.79	
5268065	Invoice	020921J	02/09/2021	\$-1,142.73	Refund for cancelled SNAICC Conference

Credit Card Transactions

1/09/2021 to 30/09/2021

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
5268065	Invoice	020921J	02/09/2021	\$-524.18	Refund for cancelled flights to SNAICC Conference
5268065	Invoice	020921J	02/09/2021	\$32.45	Gift cards for awards and service years
5268065	Invoice	020921J	02/09/2021	\$70.90	File Cloud international transaction fee
5268065	Invoice	020921J	02/09/2021	\$77.18	Flowers for staff member
5268065	Invoice	020921J	02/09/2021	\$133.85	Moving Forward Seminar x 2
5268065	Invoice	020921J	02/09/2021	\$190.00	Job advertising
5268065	Invoice	020921J	02/09/2021	\$573.20	Job advertising
5268065	Invoice	020921J	02/09/2021	\$586.36	Accommodation for Town Team State Conference 2021
5268065	Invoice	020921J	02/09/2021	\$627.27	Accommodation for Town Team State Conference 2021
5268065	Invoice	020921J	02/09/2021	\$990.00	2021 Waterwise Irrigation Expo x 6
5268065	Invoice	020921J	02/09/2021	\$1,090.91	Town Team State Conference 2021 x 3
5268065	Invoice	020921J	02/09/2021	\$1,300.00	Gift cards for awards and service years
5268065	Invoice	020921J	02/09/2021	\$2,592.86	Waste and Recycling Conference x 4
5268065	Invoice	020921J	02/09/2021	\$2,835.98	File Cloud server licence
5268065	GST	020921J	02/09/2021	\$522.74	GST
Grand Total:				\$21,006.09	

18.5 Appointment of Council Representatives to Committees and Organisations

SUMMARY:

Following the Local Government Election held on 16 October 2021 the City is presenting the committees and organisations requiring Council representation.

The following committees of Council, established under the *Local Government Act 1995* require Elected Member representation:

- Audit and Risk Committee
- Executive Appraisal Committee

The following committees of Council, established under other legislation, require Elected Member representation:

- Local Emergency Management Advisory Committee (established under the *Emergency Management Act 2005*)
- Bush Fire Advisory Committee (established under the *Bush Fires Act 1954*)

In addition to internal committees of Council, the Council is also invited to hold membership upon a number of external committees and associations.

In some cases, the membership of these committees is often predetermined by the fact that the invitation may request a specific Elected Member, in particular the Mayor or Deputy Mayor.

OFFICER RECOMMENDATION:

That Council:

1. Endorse the requirement of Elected Members attending meetings for external committees and organisations to provide a written report to all Elected Members on significant matters arising from these meetings.
2. Approve the Elected Member and note the City Officer appointments to external committees and organisations and Council committees as follows:

Audit and Risk Committee

Position / Organisation	Name
Elected Member	Mayor
Elected Member	Deputy Mayor
Elected Member	
Elected Member	

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

**Audit and Risk Committee – Independent Audit and Risk Committee Member
Appointment Selection Panel**

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member	
City of Kwinana	Chief Executive Officer (no voting rights)

Executive Appraisal Committee

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member	
Elected Member	
Elected Member	

Local Emergency Management Committee

Position / Organisation	Name
Elected Member – Chair	
Local Emergency Coordinator – Deputy Chair	OIC of Kwinana Police
City of Kwinana	Manager Essential Services
City of Kwinana – Recovery Coordinator	Director City Development and Sustainability
City of Kwinana – Local Welfare Liaison Coordinator	Manager Community Services
City of Kwinana – Executive Officer	Chief Bushfire Control Officer
City of Kwinana	Manager Environmental Health
City of Kwinana	Coordinator City Assist
Hazard Management and Support Agency	Department of Fire and Emergency Services Representative
Hazard Management and Support Agency	Department of Biodiversity, Conservation and Attractions Representative
Hazard Management and Support Agency	Department of Agriculture and Food WA Representative
Hazard Management and Support Agency	Western Power Representative
Hazard Management and Support Agency	Public Transport Authority Representative
Hazard Management and Support Agency	Rockingham Peel Group – Department of Health Representative

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Hazard Management and Support Agency	Water Corporation Representative
Support Agency	Rockingham/Kwinana SES Representative
Support Agency	Rockingham Sea Rescue Representative
Support Agency	Department of Corrective Services Representative
Welfare Support Agency	Department of Communities
Welfare Support Agency	Red Cross Representative
Welfare Support Agency	Salvation Army Representative
Industry Representative	Kwinana Industries Council Representative
Community Representative	Ian Critchley, Graeme O'Brien, Lindsay Gates, Barry Tait

Kwinana Local Recovery Committee

Position / Organisation	Name
Elected Member - Chair	
Elected Member – Executive Officer	
Elected Member – Deputy Chair	
Elected Member - Local Emergency Management Committee – Chair	
City of Kwinana – Recovery Coordinator	Director City Development and Sustainability
City of Kwinana – Deputy Recovery Coordinator	Manager Environment and Health
Kwinana Local Welfare Liaison Officer	Manager Community Services
Kwinana Animal Welfare Liaison Officer	Coordinator City Assist
Local Welfare Coordinator	Department of Communities

Kwinana Local Recovery Coordination Committee

Position / Organisation	Name
Elected Member - Chair	
Elected Member - Local Emergency Management Committee – Chair	
City of Kwinana	Director City Life
City of Kwinana	Director Development and Sustainability
City of Kwinana	Executive Manager Governance and Advocacy
City of Kwinana	Manager Customer Communications
City of Kwinana	Emergency Services Coordinator
City of Kwinana	Executive Officer
Department of Communities	Regional Executive Director

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Department of Education	Regional Director
South Metropolitan Health Service	Representative
Office of Madeleine King MP	Representative
Office of Roger Cook MLA	Representative
Kwinana Police	Kwinana OIC

Bush Fire Advisory Committee

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Emergency Services Coordinator
City of Kwinana	Bushfire Mitigation Officer

Access and Inclusion Working Group

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Manager Asset Management Services
City of Kwinana	Community Development Officer - Diversity
City of Kwinana	Landscape Architect
City of Kwinana	Building Surveyor
City of Kwinana	Library Operations Coordinator

Boola Maara (Many Hands) Advisory Group

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Community Development Officer - Diversity

Cash Donations and Sponsorship Assessment Panel

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Director City Life

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Community Events and Neighbour Day Events Assessment Panel

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Director City Life
City of Kwinana	Manager Community Engagement

Freeman Working Group

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member	

Greening Fund Selection Panel

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Director City Development and Sustainability
City of Kwinana	Manager for Environment and Health

Kwinana Community Funding Panel

Position / Organisation	Name
Elected Member	
Elected Member	
Community Chest Representative	Carol Adams
Community Chest Representative	John Iriks

Local Commercial Support Grant Panel

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member	

Minor Capital Works Assessment Panel

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Director City Life

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Multicultural Advisory Action Group

Position / Organisation	Name
Elected Member	
Elected Member	
City of Kwinana	Representative from City Life Directorate

Naming of Parks, Places and Buildings Working Group

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member	
Elected Member	
City of Kwinana	Director City Life
City of Kwinana Citizen of the Year	Changes annually

Public Art Review Panel

Position / Organisation	Name
Elected Member	
Expert Public Art Consultant	Ms Mariyon Slany

Wellard Village Design Guideline Review Panel

Position / Organisation	Name
Elected Member	
Elected Member	

External Committees:**Alcoa Kwinana Refinery – Environmental Improvement Plan Advisory Board**

Position / Organisation	Name
Elected Member	
City of Kwinana	Coordinator Environment and Waste

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Alcoa Stakeholder Reference Group – Kwinana Long Term Residue Management Strategy

Position / Organisation	Name
Elected Member	
City of Kwinana	Director City Development and Sustainability

Beeliar Regional Park Advisory Committee

Position / Organisation	Name
Elected Member	
City of Kwinana	Bush Care Officer

Cockburn Sound Management Council

Position / Organisation	Name
Elected Member	
Elected Member - Proxy	

Communities Industries Forum

Position / Organisation	Name
Elected Member	
Elected Member - Proxy	
Elected Member - Proxy	

Jandakot Botanic Regional Park Community Advisory Committee

Position / Organisation	Name
Elected Member	
City of Kwinana	Technical Officer – Natural Areas

Joint Development Assessment Panel*

Position / Organisation	Name
Elected Member	
Elected Member	
Elected Member - Proxy	
Elected Member - Proxy	

*Note that the term is determined externally, with the term of the current Kwinana JDAP local member representatives (including Proxy's) not due to expire until 26 January 2022.

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Kwinana Senior Citizens Centre

Position / Organisation	Name
Elected Member	
Elected Member - Proxy	
Elected Member - Proxy	

Local Government Association – South Metropolitan Zone

Position / Organisation	Name
Elected Member	Mayor
Elected Member	
Elected Member	
City of Kwinana	Chief Executive Officer

Metropolitan Regional Road Group South West Sub Group

Position / Organisation	Name
Elected Member	
Elected Member - PROXY	
City of Kwinana	Manager Engineering Services

South East Regional Centre for Urban Landcare (SERCUL)

Position / Organisation	Name
Elected Member	
City of Kwinana	Senior Environmental Planner

South West Group Board

Position / Organisation	Name
Elected Member	Mayor
City of Kwinana	Chief Executive Officer

South West Group Technical Directors Committee

Position / Organisation	Name
City of Kwinana	Director City Development and Sustainability
City of Kwinana	Director City Infrastructure

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

South West Corridor Development Foundation (SWCDeF)

Position / Organisation	Name
Elected Member	
Elected Member - Deputy	

South West Group Environmental Forum

Position / Organisation	Name
Elected Member	
Elected Member - Deputy	
City of Kwinana	Senior Environmental Planner

3. That Council approve the following Elected Member nomination for the Local Government (Coastal) representative to the Peel Harvey Catchment Council:

Position / Organisation	Name
Elected Member	

4. That Council appoint Gaye McMath and Ben Arnold as the two Independent Audit and Risk Committee Members with a contract term expiring on 21 October 2023 and their payment for consultation fees rendered to be in accordance with Confidential Attachment D.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

Following the Local Government Election held on 16 October 2021, committees and organisations are presented for appointment of Council representatives.

Once the change of nominations to appointments have been approved by Council, the committees and organisations will be notified of the City representative.

Attachment A provides additional information regarding each committee and organisation that requires a Council representative(s). Attachment A reflects the current representations prior to the 2021 Local Government Election.

Please note that the Terms of Reference for some committees/working groups/panels provide guidance on community member and external organisation membership.

Local Emergency Management Committee and the Kwinana Local Recovery Committee

Section 38(1) of the *Emergency Management Act 2005 (EM Act)* states that the local government is to establish a local emergency management committee for the district. Section 38(3) of the *EM Act* requires the Local Emergency Management Committee to comprise a chairperson and other members appointed by the local government. Section 38(4) of the *EM Act* requires the appointment of members as determined by the State Emergency Management Committee. The State Emergency Management Committee Procedure 3.7, Local Emergency Management Committee, states:

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

LEMC Membership

Noting the requirements of the EM Act, the following provides guidance on the composition of LEMCs:

- the Chair should be an elected member of council*
- the Local Emergency Coordinator should be appointed as Deputy Chair*
- an Executive Officer, who should be an officer of the relevant local government, and should be appointed to coordinate the business of the committee and/or provide administrative support*
- the Local Recovery Coordinator, being the person nominated in the Local Recovery Plan (section 41(4) EM Act), should be appointed a member of the committee*
- consideration should be given to appointing local government officers engaged in key roles and functions affecting emergency management (for example, community services, engineering services, corporate services or planning)*
- membership should include representatives from emergency management agencies in the local government district (for example, the Department of Fire and Emergency Services) welfare support agencies or non-government organisations (for example, the Department of Communities, the Red Cross or Salvation Army), industry representatives (especially the owners or operators of hazardous facilities located within the local government district)*
- consideration should be given to appointment of persons able to represent or advise on the interests of CaLD community members or community members with special needs*
- LEMCs should, where possible include representatives of local Aboriginal community organisations to provide advice and guidance to the LEMC and to promote appropriate engagement with the local Aboriginal communities*

The Kwinana Local Recovery Committee initiates the Local Recovery Plan. The Kwinana Local Recovery Committee is responsible for the development and implementation of recovery management arrangements for the City of Kwinana in liaison with the Hazard Management Agency Incident Controller, the Local Emergency Coordinator and other responsible agents.

Peel-Harvey Catchment Council (PHCC)

Correspondence was received on 8 October 2021 from the Chief Executive Officer of the Peel-Harvey Catchment Council (PHCC) (Attachment C) calling for nominations for Local Government Representation (Coastal) on the Peel Harvey Catchment Council. The nomination form needs to be returned to the PHCC by Thursday, 18 November 2021.

Appointment is not automatic. The PHCC will assess nominations and decide on an applicant to become the Local Government Member (or Deputy), representing all coastal local governments within the Peel Harvey Catchment.

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

Joint Development Assessment Panel (JDAP)

The Joint Development Assessment Panel (JDAP) is an independent decision-making body comprised of technical experts and elected local government representatives. These panels determine development applications made under local and regional planning schemes, in the place of the original decision maker. The Development Assessment Panel (DAP) is mandatory in Western Australia, and a DAP has been created for each local government that has a local planning scheme. The Minister for Planning has established a DAP under section 171C of the *Planning and Development Act 2005* for each local government area, by the publication of an order in the Government Gazette.

Two different types of DAPs were established by the Minister:

1. Local development assessment panels (LDAPs) were established to service a single local government, where it is deemed to be a high growth local government with enough development to support its own DAP.
2. Joint development assessment panels (JDAPs) were established to service two or more local governments where those local governments are not considered to have enough development to support their own DAP.

Most DAPs in Western Australia are JDAPs. There are five metropolitan JDAPs and nine regional JDAPs. There is one LDAP, which deals with applications within the City of Perth.

The introduction of DAPs in Western Australia aims to help improve the planning system by providing more transparency, consistency and reliability in decision making on complex development applications. As Regulations clearly identify what classes of development applications are to be determined by development assessment panels, applicants are well aware of who will be determining their application, regardless of the location of the development. The State believe involvement of independent experts and local representation helps to strike an appropriate balance in decision making by ensuring that decisions made by the panel are based on the planning merits of an application.

This report seeks Council's support to nominate two proxy (alternate) local government representative members. If the representatives have not attended the mandatory training, they will be required to do so when the training is held at a date to be confirmed. All JDAP members will be required to attend a mandatory training workshop before they can sit on a JDAP for the first time. The training will address the planning and development assessment framework in Western Australia, planning law (including what is an appropriate planning consideration), operation and conduct of DAPs, and the DAP Code of Conduct and expected behaviour of JDAP members. The Department of Planning, Lands and Heritage (DPLH) will deliver this training to all new JDAP members following their appointment to a JDAP.

The City will provide the Minister with the names of the nominated panel members, and the Minister will appoint the local government representatives in accordance with the City's nomination. The names of the members appointed to each JDAP will be published on the JDAP website maintained by the DPLH.

Where any JDAP member cannot attend a meeting due to illness, absence or other cause, an alternate member may attend the meeting in his or her place. Alternate members are nominated and appointed in the same way as permanent JDAP members.

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

The regulations require JDAP members (and alternate members when sitting in place of a DAP member) to comply with the DAP Code of Conduct. If a JDAP member fails to comply with the Code of Conduct, the Minister may remove them from office for committing misconduct.

Development Assessment Panels Code of Conduct, Clause 2.1.2 states:

"A local government member of a DAP is not bound by any previous decision or resolution of the local government in relation to the subject-matter of a DAP application. In such a situation, the member is not prevented from voting for a decision that is the same as the local governments. However, the member must exercise independent judgment, and consider the application on its planning merits, in deciding how to vote.

The terms of the current Kwinana JDAP local member representatives (including Proxy's) do not expire until 26 January 2022, there is no requirement to have Elected Members nominate for these positions, unless the current representatives are unsuccessful in their Local Government Election campaign, although one Proxy nomination is required due to the retiring of Councillor Wendy Cooper due to her being a current nominated Proxy.

The Elected Members who are selected on the JDAP will be remunerated. The following remuneration is in accordance with Schedule 2 — Fees for DAP Members of the *Planning and Development (Development Assessment Panels) Regulations 2011*:

Item	Member fee
1. Fee for presiding member per meeting to determine development applications	\$700
2. Fee for any other member per meeting to determine development applications	\$425
3. Fee per meeting for presiding member to determine applications to amend or cancel determination	\$200
4. Fee per meeting for any other member to determine applications to amend or cancel determination	\$100
5. Fee for presiding member attending proceeding in State Administrative Tribunal	\$700
6. Fee for any other member attending proceeding in State Administrative Tribunal	\$425
7. Fee for training for DAP members	\$400
8. Fee for re-training for DAP members	\$200
9. Fee for presiding member to determine dispute as to compliance with notice	\$200

Independent Audit and Risk Committee Members

The Audit and Risk Committee is responsible for reporting to Council and providing appropriate advice and recommendations on matters relevant to the Terms of Reference of the Committee (Attachment B) in order to facilitate informed decision-making by Council. Area of the duties and responsibilities of the Audit and Risk Committee include:

- Internal control framework
- Risk management
- Internal audit
- External reporting and accountability
- External audit

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

- Compliance with legislation, standards and best practice guidelines

The Council resolved previously to appoint Gaye McMath and Ben Arnold both as Independent Audit and Risk Committee Members, with both of their terms expiring on 16 October 2021 to align with the Local Government Election.

It is recommended that Council further appoint both Gaye McMath and Ben Arnold as the Independent Audit and Risk Committee Members, with their term ending to coincide with the City's ordinary election cycle and in compliance with section 5.11 of the *Local Government Act 1995* and in accordance with the Audit and Risk Committee Terms of reference.

WALGA Annual General Meeting

The Western Australian Local Government Association Annual General Meeting requires two Elected Member representatives. These are decided by Council at an Ordinary Council Meeting closer to the date of the Western Australian Local Government Association Annual General Meeting

Other Committees, organisations and working groups that require representatives are:

- Audit and Risk Committee
- Independent Audit and Risk Committee Member Appointment Selection Panel
- Executive Appraisal Committee
- Kwinana Local Recovery Committee
- Kwinana Local Recovery Coordination Group
- Bush Fire Advisory Committee
- Access and Inclusion Working Group
- Boola Maara (Many Hands) Advisory Group
- Cash Donations and Sponsorship Assessment Panel
- Community Events and Neighbour Day Events Assessment Panel
- Freeman Working Group
- Greening Fund Selection Panel
- Kwinana Community Funding Panel
- Local Commercial Support Grant Panel
- Minor Capital Works Assessment Panel
- Multicultural Advisory Action Group
- Naming of Parks, Places and Buildings Working Group
- Public Art Review Panel
- Wellard Village Design Guideline Review Panel

External Committees, organisations and working groups

- Alcoa Kwinana Refinery – Environmental Improvement Plan Advisory Board
- Alcoa Stakeholder Reference Group – Kwinana Long Term Residue Management Strategy
- Beeliar Regional Park Advisory Committee
- Cockburn Sound Management Council
- Communities Industries Forum
- Jandakot Botanic Regional Park Community Advisory Committee
- Kwinana Senior Citizens Centre
- Local Government Association – South Metropolitan Zone
- Metropolitan Regional Road Group South West Sub Group

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

- South East Regional Centre for Urban Landcare (SERCUL)
- South West Group Environmental Forum
- South West Group Technical Directors Committee
- South West Corridor Development Foundation (SWCDeF)
- South West Reference Group

Elected Members and Officers representing Council or the City as delegates are not empowered to commit Council or the City to any course of action unless provided with specific authority of Council or until such time as Council has approved of such action through Council's normal process.

LEGAL/POLICY IMPLICATIONS:**Local Government Act 1995****5.10. Committee members, appointment of**

- (1) *A committee is to have as its members —*
 - (a) *persons appointed* by the local government to be members of the committee (other than those referred to in paragraph (b)); and*
 - (b) *persons who are appointed to be members of the committee under subsection (4) or (5).*

** Absolute majority required.*
- (2) *At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.*
- (3) *Section 52 of the Interpretation Act 1984 applies to appointments of committee members other than those appointed under subsection (4) or (5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the council.*
- (4) *If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.*
- (5) *If at a meeting of the council a local government is to make an appointment to a committee that has or will have an employee as a member and the CEO informs the local government of his or her wish —*
 - (a) *to be a member of the committee; or*
 - (b) *that a representative of the CEO be a member of the committee,*

the local government is to appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.

18.5 APPOINTMENT OF COUNCIL REPRESENTATIVES TO COMMITTEES AND ORGANISATIONS

FINANCIAL/BUDGET IMPLICATIONS:

Travel expenses may be incurred by representatives attending meetings and subsequently reimbursed in accordance with the Elected Members Allowances, Expenses and Gifts Council Policy. Additionally, the City has allocated funds relating to consultation fees rendered by the Independent Audit and Risk Committee Members.

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS:

No environmental/public health implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

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

COMMUNITY ENGAGEMENT:

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

Audit and Risk Committee

Purpose of the Group:

The Audit and Risk Committee plays a key role in assisting an organisation to fulfil its corporate governance responsibilities in managing the affairs of the local government as required by Regulation 16 of the *Local Government (Audit) Regulations 1996*. This audit responsibility includes; financial reporting, risk management, compliance requirements, internal and external audits, the scope of which is detailed in the Audit and Risk Committee's Terms of Reference which are periodically reviewed and adopted by Council.

To enable this auditing requirement, the Audit and Risk Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to their Terms of Reference in order to facilitate informed decision making by Council.

Duties and responsibilities of the committee, as detailed in the Terms of Reference include:

Internal control framework

- Consider the adequacy and effectiveness of internal controls and the internal control framework including overseeing privacy and cyber security;
- Critically examine the steps Management has taken to embed a culture that is committed to probity and ethical behaviour;
- Review the organisation's processes or systems in place to capture and effectively detect and/or investigate fraud or material litigation should it be required; and
- Seek confirmation annually and as necessary from internal and external auditors, attending Elected Members, and Management, regarding the completeness, quality and appropriateness of financial and operational information that is provided to the Council.

Risk management

- Review and consider Management's risk management framework in line with Council's risk appetite, which includes policies and procedures to effectively identify, treat and monitor significant risks, and regular reporting to the Council;
- Assist the Council to determine its appetite for risk;
- Review the principal risks that are determined by Council and Management, and consider whether appropriate action is being taken by Management to treat Council's significant risks;
- Assess the effectiveness of, and monitor compliance with, the risk management framework; and
- Consider any emerging risks trends and report these to Council where appropriate.
- To examine and consider the transfer of risk through an annual review of Council's insurances.

AUDIT AND RISK COMMITTEE CONTINUED...

Internal audit

- Review and approve the annual internal audit plan, which is to be based on the Council's risk framework;
- Monitor performance against the annual audit plan at each regular quarterly meeting;
- Monitor all internal audit reports and the adequacy of Management's response to internal audit recommendations;
- Review six monthly fraud reporting and ensure fraud issues are disclosed to the external auditor;
- Provide a functional reporting line for the internal audit and ensure objectivity and transparency of the internal audit;
- Oversee and monitor the performance and independence of both the internal auditors and co-sourced auditors who may be appointed from time to time;
- Review the range of services provided by the co-sourced partner and make recommendations to Council regarding the conduct of the internal audit function; and
- Monitor compliance with Council's delegation policies.

External reporting and accountability

- Consider the appropriateness of the Council's existing accounting policies and practices and approve any changes as deemed appropriate;
- Contribute to improve the quality, credibility and objectivity of the accounting processes, including financial reporting;
- Consider and review the draft annual financial statements and any other financial reports that are to be publicly released and make recommendations to Management on any matters that arise from those statements or reports;
- Consider the underlying quality of the external financial reporting, including:
 - changes in accounting policy and practice;
 - any significant accounting estimates and judgements, accounting implications of new and significant transactions, management practices;
 - and any significant disagreements between Management and the external auditors; and
 - the propriety of any related party transactions and compliance with applicable Australian and international accounting standards and legislative requirements.
- Consider the disclosure of contingent liabilities and contingent assets as well as the clarity of disclosures generally;
- Consider whether the external reporting is consistent with Committee members' information and knowledge, and whether it is adequate for stakeholder needs;
- Recommend to Council:
 - the adoption of the Financial Statements and Reports; and
 - the Statement of Service Performance; and
 - the signing of the Letter of Representation to the Auditors by the Mayor and the Chief Executive Officer.

AUDIT AND RISK COMMITTEE CONTINUED...

- Enquire of external auditors any information that affects the quality and clarity of the Council's financial statements, and assess whether appropriate action has been taken by Management;
- Request visibility of appropriate management signoff on the financial reporting and on the adequacy of the systems of internal control; including:
- certification from the Chief Executive Officer, and other staff that risk management and internal control systems are operating effectively.
- Consider and review the Community Strategic Plan Term and Annual Plans before adoption by the Council;
- Apply similar levels of enquiry, consideration, review and management sign off as are required above for external financial reporting; and
- Review and consider the Summary Financial Statements for consistency with the Annual Report.

External audit

- Review and monitor whether Management's approach to maintaining an effective internal control framework is sound and effective, and in particular:
 - Review whether Management has taken steps to embed a culture that is committed to probity and ethical behaviour;
 - Review whether Management has in place relevant policies and procedures and how such policies and procedures are reviewed and monitored; and
 - Review whether there are appropriate systems processes and controls in place to prevent, detect and effectively investigate fraud.
- Annually review the independence of the audit engagement with the external auditor appointed by the Office of the Auditor General;
- Annually review the term of the audit engagement with the external auditor appointed by the Office of the Auditor General, including the adequacy of the nature and scope of the audit, and the timetable and fees;
- Review all external audit reporting, discuss with the auditors and review action to be taken by Management on significant issues and recommendations and report such actions to Council as appropriate;
- The external audit reporting should describe:
 - Council's internal control procedures relating to external financial reporting, findings from the most recent external audit and any steps taken to deal with such findings;
 - All relationships between the Council and the external auditor;
 - Critical accounting policies used by Council; and
 - Alternative treatments of financial information within Generally Accepted Accounting Practice that have been discussed with Management, the ramifications of these treatments and the treatment preferred by the external auditor.
- Ensure that the lead audit engagement and concurring audit directors are rotated in accordance with best practice and Australian Auditing Standards.

AUDIT AND RISK COMMITTEE CONTINUED...

Compliance with legislation, standards and best practice guidelines

- Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), with Council's own standards.

Members:

Members of the Audit and Risk Committee:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Deputy Mayor Peter Feasey
Elected Member	Councillor Matthew Rowse
Elected Member	Councillor Sandra Lee
Independent Audit and Risk Committee Member, Chair	Gaye McMath
Independent Audit and Risk Committee Member	Ben Arnold

Meeting Information:

Meeting frequency:	To be held as required
Meeting location:	City of Kwinana Council Chambers
Meeting commencement time:	5:30pm
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	The Independent Audit and Risk Committee Members receive payment for consultation fees rendered.

Audit and Risk Committee – Independent Audit and Risk Committee Member Appointment Selection Panel

Purpose of the Group:

To conduct the recruitment of the Independent Audit and Risk Committee Member and provide a recommendation of appointment of the preferred candidate to the position to the Audit and Risk Committee.

Members:

Members of the Audit and Risk – Independent Audit and Risk Committee Member Appointment Selection Panel:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Matthew Rowse
City of Kwinana	Chief Executive Officer (no voting rights)

Meeting Information:

Meeting frequency:	To be held as required
Meeting location:	City of Kwinana Council Chambers
Meeting commencement time:	
Meeting duration :	As required
Expenses:	
Sitting fee:	Nil

Executive Appraisal Committee

Purpose of the Group:

The Executive Appraisal Committee plays a key role in the selection, performance appraisal and salary review of a Chief Executive Officer for the organisation and community. The selection and reviews are important processes due to impacting on the quality management and decision making in a local government.

In accordance with Section 5.8, *Local Government Act 1995*, the Council has established the Executive Appraisal Committee.

The Executive Appraisal Committee operates in accordance with the *Local Government Act 1995* and all relevant subsidiary regulations.

Functions of the committee include:

To recommend appropriate action to Council on all matters relating to:

- The employment of the Chief Executive Officer
- Contract of employment to be offered to the Chief Executive Officer
- Performance appraisal and salary review of the Chief Executive Officer
- Assist with the development and recommendation of the Chief Executive Officer's Key Performance Indicators

Members:

Members of the Executive Appraisal Committee:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Deputy Mayor Peter Feasey
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Matthew Rowse

Meeting Information:

Meeting frequency:

To be held as required. There are generally three Executive Appraisal Committee Meetings held each year. Additional meetings may be convened as required.

Meeting location:

City of Kwinana Council Chambers

Meeting commencement time:

5:30pm

Meeting duration :

As required

Expenses:

This is a volunteer role and no expenses are met by the group.

Sitting fee:

Nil.

Local Emergency Management Committee

The Local Emergency Management Committee has been established as it is a legislative requirement under the *Emergency Management Act 2005*.

Purpose of the Group:

The purpose of the Committee is to provide advice to Council on all matters relating to emergency management within the City of Kwinana.

To recommend appropriate action to Council on all matters relating to emergency management and to:

- Develop and maintain effective emergency management arrangements for the local area.
- Liaise with participating agencies in the development, review and testing of emergency management arrangements.
- Assist with the preparation and mitigation of emergency management operating procedures for application in the local area.
- Prepare an annual report on Committee activities for submission to the State Emergency Management Committee.
- Participate in the emergency risk management exercises.
- Carry out other emergency management functions as directed by the State Emergency Management Committee.

Members:

Members of the Local Emergency Management Committee:

Position / Organisation	Name
Elected Member – Chair	Councillor Matthew Rowse
Local Emergency Coordinator – Deputy Chair	OIC of Kwinana Police
City of Kwinana	Manager Essential Services
City of Kwinana – Recovery Coordinator	Director City Development and Sustainability
City of Kwinana – Local Welfare Liaison Coordinator	Manager Community Services
City of Kwinana – Executive Officer	Chief Bushfire Control Officer
City of Kwinana	Manager Environmental Health
City of Kwinana	Coordinator City Assist

LOCAL EMERGENCY MANAGEMENT COMMITTEE CONTINUED...

Position / Organisation	Name
Hazard Management and Support Agency	Department of Fire and Emergency Services Representative
Hazard Management and Support Agency	Department of Biodiversity, Conservation and Attractions Representative
Hazard Management and Support Agency	Department of Agriculture and Food WA Representative
Hazard Management and Support Agency	Western Power Representative
Hazard Management and Support Agency	Public Transport Authority Representative
Hazard Management and Support Agency	Rockingham Peel Group – Department of Health Representative
Hazard Management and Support Agency	Water Corporation Representative
Support Agency	Rockingham/Kwinana SES Representative
Support Agency	Rockingham Sea Rescue Representative
Support Agency	Department of Corrective Services Representative
Welfare Support Agency	Department of Communities
Welfare Support Agency	Red Cross Representative
Welfare Support Agency	Salvation Army Representative
Industry Representative	Kwinana Industries Council Representative
Community Representative	Ian Critchley, Graeme O'Brien, Lindsay Gates, Barry Tait

Meeting Information:

Meeting frequency:	Held quarterly on the second Tuesday of the month.
Meeting location:	City of Kwinana Administration Building
Meeting commencement time:	4:00pm
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Kwinana Local Recovery Committee

Responsible for the development, implementation and annual reviewing of the City of Kwinana's local emergency management arrangements in liaison with the Hazard Management Agencies, the Local Emergency Coordinator and other responsible State and Local government agencies and community members.

The City of Kwinana Local Recovery Committee Coordinator (LRCC) is appointed by the City of Kwinana.

Purpose of the Group:

The purpose of the Committee is to:

- Ensure the Local Emergency Management Arrangements are reviewed and maintained regularly
- Ensure that Local Recovery and Welfare Plans are prepared, maintained and tested regularly
- Provide ongoing reviews and assessment of the community recovery requirements in consultation with the HMA, LEC and other responsible state and local government agencies
- Coordinate and facilitate with key parties the requirements for the restoration of services and facilities in consultation with key state and local agencies as is required, including determination of the resources needed
- Provide ongoing assessments and facilitation of the recovery process and progress reports;
- Consult with the State Recovery Coordinator, where appointed, on issues where State level support is required or where there are identified problems with services from government agencies locally;
- Ensure that regular reports are provided to the State Recovery Coordinating Committee (SRCC) on the recovery progress; and
- As required conduct debriefs with all participating agencies and organisations as soon as possible after the event.

Members:

Members of the Kwinana Local Recovery Committee:

Position / Organisation	Name
Elected Member - Chair	Mayor Carol Adams
Elected Member – Executive Officer	Councillor Merv Kearney
Elected Member – Deputy Chair	Deputy Mayor Peter Feasey
Elected Member - Local Emergency Management Committee – Chair	Councillor Matthew Rowse
City of Kwinana – Recovery Coordinator	Director City Development and Sustainability

KWINANA LOCAL RECOVERY COMMITTEE CONTINUED...

Position / Organisation	Name
City of Kwinana – Deputy Recovery Coordinator	Manager Environment and Health
Local Welfare Coordinator	Department of Communities
Kwinana Local Welfare Liaison Officer	Manager Community Services
Kwinana Animal Welfare Liaison Officer	Coordinator City Assist

Meeting Information:

Meeting frequency:	Quarterly (March, June, September, December). Meetings are held on the second Tuesday of the month.
Meeting location:	City of Kwinana Administration Building
Meeting commencement time:	4pm
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Kwinana Local Recovery Coordination Group

Purpose of the Group:

To coordinate recovery arrangements following the declaration of the State of Emergency and Public Health Emergency brought about by the COVID-19 Coronavirus.

Members:

Members of the Kwinana Local Recovery Coordination Group:

Position / Organisation	Name
Elected Member - Chair	Mayor Carol Adams
Elected Member - Local Emergency Management Committee – Chair	Councillor Matthew Rowse
City of Kwinana	Director City Life
City of Kwinana	Director Development and Sustainability
City of Kwinana	Economic Development and Advocacy Manager
City of Kwinana	Manager Corporate Communications
City of Kwinana	Emergency Services Coordinator
City of Kwinana	Executive Officer
Department of Communities	Regional Executive Director
Department of Education	Regional Director
South Metropolitan Health Service	Representative
Office of Madeleine King MP	Representative
Office of Roger Cook MLA	Representative
Kwinana Police	Kwinana OIC

Meeting Information:

Meeting frequency:	To be held as required
Meeting location:	City of Kwinana Council Chambers
Meeting commencement time:	To be advised
Meeting duration:	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Bush Fire Advisory Committee

The Bush Fire Committee has been established as per section 67 of the *Bush Fires Act 1954*.

Purpose of the Group:

The purpose of the Committee is to provide advice to Council regarding all matters relating to the preventing, controlling and extinguishing of bush fires, the planning of the layout of fire breaks in the district, prosecutions for breaches of this Act, the formation of bush fire brigades and the grouping thereof under group brigade officers, ensuring of the cooperation and coordination of bush fire brigades in their efforts and activities and any other matter relating to bush fire control.

To recommend appropriate action to Council on all matters relating to bush fire management.

Members:

Members of the Bush Fire Advisory Committee:

Position / Organisation	Name
Elected Member	Councillor Matthew Rowse
Elected Member	Councillor Dennis Wood
City of Kwinana	Emergency Services Coordinator
City of Kwinana / Deputy Chief Bush Fire Control Officer	Bushfire Mitigation Officer
Representative from Volunteer Bush Fire Association Mandogalup Captain	
Representative from Volunteer Bush Fire Association Mandogalup 1 st Lieutenant	
Representative from Volunteer Bush Fire Association Mandogalup 2 nd Lieutenant	
Representative from Volunteer Bush Fire Association Mandogalup 3 rd Lieutenant	
Representative from Volunteer Bush Fire Association Mandogalup 4 th Lieutenant	
Representative from Volunteer Bush Fire Association Kwinana South Captain	

BUSH FIRE ADVISORY COMMITTEE CONTINUED...

Position / Organisation	Name
Representative from Volunteer Bush Fire Association Kwinana South 1 st Lieutenant	
Representative from Volunteer Bush Fire Association Kwinana South 2 nd Lieutenant	
Representative from Volunteer Bush Fire Association Kwinana South 3 rd Lieutenant	
Representative from Volunteer Bush Fire Association Kwinana South 4 th Lieutenant	

Meeting Information:

Meeting frequency:	Bi-monthly (Elected Members are invited as required)
Meeting location:	Alternates between fire stations
Meeting commencement time:	7:00pm
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Access and Inclusion Working Group

Terms of Reference:

Kwinana will be a unique and liveable City, celebrated for and connected by its diverse community, natural beauty and economic opportunities - by creating an accessible community in which information, services, facilities, programs, decision-making processes and other activities are open and available to all residents.

Purpose of the Group:

The Access and Inclusion Working Group (AIWG) has been established to:

- Provide comment on the City of Kwinana's own plans and strategies including the Disability Access and Inclusion Plan 2021-2026 (DAIP)
- Advocate for the special mobility requirements of people with disability, seniors and caregivers with prams.
- Provide representative input/advice on items referred to the working group by City of Kwinana administration, including but not limited to development applications, plans for special events, identified City-initiated projects or programs, and proposals for works on City-managed property

Members:

City of Kwinana Members of Access and Inclusion Working Group:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member	Vacant
City of Kwinana	Manager Asset Management Services
City of Kwinana	Community Development Officer - Diversity
City of Kwinana	Landscape Architect
City of Kwinana	Building Surveyor
City of Kwinana	Library Operations Coordinator
City of Kwinana	Manager Asset Management Services

Meeting Information:

Meeting frequency:	Bi-monthly
Meeting location:	Darius Wells Library and Resource Centre
Meeting commencement time:	TBC
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Boola Maara (Many Hands) Advisory Group (BMAG)

Purpose of the Group:

To develop a collaborative and coordinated approach to the development and implementation of the City's Innovate Reconciliation Action Plan (RAP) and to ensure matters that are relevant to the local Aboriginal and Torres Strait Islander communities are addressed in the most appropriate way.

Members:

Members of the Boola Maara (Many Hands) Advisory Group:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Matthew Rowse
City of Kwinana	Community Development Officer - Diversity

The Boola Maara – Many Hands Advisory Group will comprise of a minimum of ten and maximum of twenty (20) people.

Representatives	Maximum number of representatives
Aboriginal and/ or Torres Strait Islander Elders	Four (4)
Aboriginal and/ or Torres Strait Islander Community members	Six (6)
Representatives from Aboriginal organisations	Six (6)
City of Kwinana Elected Members	Two (2)
Staff of the City of Kwinana	Two (2)

Other key service providers or interested organisations can attend via invitation as associate member's only (non-voting rights). Examples of other organisations include but are not limited to, Red Cross, Relationships Australia and Department of Child Protection.

Membership of the KCAG is comprised of identified people who have a connection to the Aboriginal and Torres Strait Islander communities in Kwinana, as determined by the Group.

Meeting Information:

Meeting frequency:	As determined by the Group
Meeting location:	Various within the City of Kwinana
Meeting commencement time:	As per member availability
Meeting duration :	1.5 hours
Expenses:	Elders and unemployed persons attending meetings will be eligible for \$25 voucher per meeting from the City.
Sitting fee:	Nil.

Cash Donations and Sponsorship Assessment Panel

Purpose of the Group:

The City of Kwinana will consider requests for donations (cash) 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.

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.

Members:

Members of the Cash Donations and Sponsorship Assessment Panel:

Position / Organisation	Name
Elected Member	Councillor Merv Kearney
Elected Member	Councillor Sandra Lee
City of Kwinana	Director City Life

Meeting Information:

Applications will be assessed on the online Smarty Grants portal, with any necessary follow up correspondence to occur via email where feasible.

Meeting frequency:	As required, when applications are received.
Meeting location:	Online
Meeting commencement time:	
Meeting duration :	
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Community Events and Neighbour Day Events Assessment Panel

Purpose of the Group:

To assist 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.

Members:

Members of the Community Events and Neighbour Day Events Assessment Panel:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Sherilyn Wood
City of Kwinana	Director City Life
City of Kwinana	Manager Community Engagement

Meeting Information:

Applications will be assessed on the online Smarty Grants portal, with any necessary follow up correspondence to occur via email where feasible.

Meeting frequency:	As required, when applications are received.
Meeting location:	Online
Meeting commencement time:	
Meeting duration :	
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Freeman Working Group

Purpose of the Group:

To review nominations that recognize a community members outstanding achievements, dedicated service to the community over an enduring period of time and meritorious service to the City of Kwinana.

The Freeman Working Group is only called when a Freeman of the Municipality nomination has been received. Subject to the eligibility and selection criteria of the Honorary Freeman and Freeman Policy being met, Council may, by resolution, confer the title of:

- 'Honorary Freeman of the Municipality', to a former Mayor
- 'Freeman of the Municipality', to a person who has rendered exceptional service to the community.

Any nomination must be presented to Council for formal consideration and carried by an absolute majority of Council.

Members:

Members of the Freeman Working Group:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Deputy Mayor Peter Feasey
Elected Member	Councillor Dennis Wood

Meeting Information:

Meeting frequency:	To be held as required
Meeting location:	City of Kwinana Administration Building
Meeting commencement time:	As per schedule availability
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Greening Fund Selection Panel

Purpose of the Group:

The Greening Fund Selection Panel determine applications pursuant to the requirements of the Community Funding Policy, section 1.9 – The Greening Fund.

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.

Members:

Members of the Greening Fund Selection Panel:

Position / Organisation	Name
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Sherilyn Wood
City of Kwinana	Director City Development and Sustainability
City of Kwinana	Manager for Environment and Health

Meeting Information:

Assessment of grant applications is undertaken in the Smarty Grants Portal. If any further correspondence is required it occurs via email.

Meeting frequency:	Held as required
Meeting location:	Online
Meeting commencement time:	As per schedule availability
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Kwinana Community Funding Panel

Purpose of the Group:

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 through 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.

Members:

Members of the Kwinana Community Funding Panel:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Sherilyn Wood
Community Chest Representative	Carol Adams
Community Chest Representative	John Iriks

Meeting Information:

Meeting frequency:

Meeting location:

Meeting commencement time:

Meeting duration :

Expenses:

Sitting fee:

Online assessment of applications within the Smarty Grants portal is required of panel members in the 2 weeks prior to the panel meeting.

To be held as required

To be advised

To be advised

As required

This is a volunteer role and no expenses are met by the group.

Nil.

Local Commercial Support Grant Panel

Purpose of the Group:

The Local Commercial Support Grant Panel is to make decisions regarding the disbursement of funds in accordance with the Local Commercial Support Grant Policy to drive local investment in commercial centres in Kwinana and support local goods and service providers.

The proposed grants fund up to \$1,000 for goods or services that will improve the quality of the business offering, through changes such as removing obtrusive security measures, development of the public realm, improved e-commerce functionality or any other measure that would support the ongoing viability of the business. Stock, wages and running costs are not eligible.

The policy emphasises the importance of local procurement. This should reinforce local supply chains and potentially allow new networks to develop at the local level. The grants are to be run as a competitive expression of interest, with the program to be open for a fortnight following adoption by Council, and the grants to be awarded and expended as soon as possible. If the grants are not fully expended, the program will continue to receive applications on an as comes basis.

Members:

Members of the Local Commercial Support Grant Panel:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Sherilyn Wood

Meeting Information:

Meeting frequency:	To be held as required
Meeting location:	City of Kwinana Administration Building
Meeting commencement time:	As per schedule availability
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Minor Capital Works Assessment Panel

Purpose of the Group:

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.

Members:

Members of the Minor Capital Works Assessment Panel:

Position / Organisation	Name
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Matthew Rowse
City of Kwinana	Director City Life

Meeting Information:

Applications will be assessed on the online Smarty Grants portal, with any necessary follow up correspondence to occur via email where feasible.

Meeting frequency:	As required, when applications are received.
Meeting location:	Online
Meeting commencement time:	
Meeting duration :	
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Multicultural Advisory Action Group

Purpose of the Group:

Multiculturalism is at the heart of Australia's national identity and intrinsic to Australia's history and character. It has many social benefits, such as increasing tolerance; and psychological benefits, such as facilitating greater cognitive complexity, flexibility and creativity. Further, it contributes to resilience and innovation, and the development of thriving, vibrant, contemporary communities.

The City has demonstrated a strong commitment to multiculturalism in recent years through:

- (1) the presentation of multicultural events
- (2) the provision of officer support for multicultural organisations through capacity building and program delivery; and
- (3) the provision of subsidised bookings to multicultural organisations at community facilities.

The Multicultural Advisory Group was established to support and guide the City on multicultural matters. The City of Kwinana will aim to encourage participation of community members reflecting the diversity of the Kwinana community including ethnicity, age, gender and different geographical areas across Kwinana; identify and remove barriers to equality experienced by multicultural communities; and promote the benefits of Kwinana's diversity.

The Multicultural Advisory Group consists of two elected members, City staff and up to 15 community and service provider representatives.

Members:

Members of the Multicultural Advisory Action Group:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Matthew Rowse
City of Kwinana	Representative from City Life Directorate
Community Members	10 positions available
Organisational Members	5 positions available

Meeting Information:

Meeting frequency:	Every two months
Meeting location:	Darius Wells Library and Resource Centre
Meeting commencement time:	5:45pm
Meeting duration :	As required
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Naming of Parks, Places and Buildings Working Group

Purpose of the Group:

To consider community suggestions, Officers research and other local information and provide recommendations to Council on appropriate names for new parks, places and buildings

Members:

Members of the Naming of Parks, Places and Buildings Working Group:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Wendy Cooper
Elected Member	Councillor Merv Kearney
Elected Member	Councillor Sherilyn Wood
City of Kwinana	Director City Life
City of Kwinana Citizen of the Year	Changes annually

Meeting Information:

Meeting frequency:	As required
Meeting location:	City of Kwinana Administration Building
Meeting commencement time:	5:00pm
Meeting duration :	As required
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Nil.

Public Art Review Panel (PARP)

Purpose of the Group:

Established to provide recommendation to the CEO on public art proposals and reports prepared in response to conditions of development applications under the City's 'Local Planning Policy No. 5 Development Contribution towards Public Art' and provide advice in respect to public art matters pertaining to the City's Public Art Guidelines and Public Art Master Plan.

Members:

Members of the Public Art Review Panel:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Expert Public Art Consultant	Ms Mariyon Slany

Meeting Information:

Meeting frequency:	Regularly (every 6 weeks) or as needed
Meeting location:	City of Kwinana
Meeting commencement time:	Determined as availability permits
Meeting duration :	1.5 hours
Expenses:	This is a volunteer role and no expenses are met by the group.
Sitting fee:	Payment of \$50 an hour to the expert public art consultant appointed to the panel. No other external expenses.

Wellard Village Design Guideline Review Panel

Purpose of the Group:

The Wellard Village Centre Design Guidelines ('the Guidelines') were prepared to inform the development of the Neighbourhood Centre (the Centre) lots in Wellard Village. The Guidelines identify desired outcomes and parameters for quality built form within the Centre.

Prior to applying for Development Approval (DA) within the Centre, the applicant must present their plans to at least one meeting of the Wellard Village Centre Design Guideline Review Panel ('the Panel'). The Panel will review a proposal and provide Peet Limited (Peet) with comments to assist them in their pre-DA endorsement.

Panel membership consists of Elected Members and senior planning officers from the City of Kwinana, a Peet representative and a relevant urban design or architecture expert.

Members:

Members of the Wellard Village Design Guideline Review Panel:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Matthew Rowse

Meeting Information:

Meeting frequency:

Meeting location:

Meeting commencement time:

Meeting duration :

Expenses:

This is a volunteer role and no expenses are met by the group.

Sitting fee:

Nil.

Council Representatives on External Committees

Alcoa Kwinana Refinery – Environmental Improvement Plan Advisory Committee

Purpose of the Group:

Works closely with the communities in which ALCOA operate, to establish targets for environmental improvement and subsequently devise actions to achieve those targets. Local and State Government representatives and environmental regulators also have significant input into the Environment Improvement Plans (EIPs).

Members:

Members of the Alcoa Kwinana Refinery – Environmental Improvement Plan Advisory Committee:

Position / Organisation	Name
Elected Member	Councillor Dennis Wood
City of Kwinana	Coordinator Environment and Waste

Meeting Information:

Meeting frequency:

Meeting location: Alcoa, Kwinana

Meeting commencement time:

Meeting duration :

Expenses: The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy

Sitting fee: Nil

Alcoa Stakeholder Reference Group – Kwinana Long Term Residue Management Strategy

Purpose of the Group:

To review specific projects that require a more intense level of community involvement.

The Long Term Residue Management Strategy is designed to inform local and state governments and the wider community of Alcoa's long term management strategies and commitments for a sustainable future in residue management. In particular, it outlines the current and short term (5 – 7 year) and mid-term (25 year) management strategies for residue, including issues such as:

- Where future residue areas will be located;
- The proposed height requirements for the residue areas; and
- How environmental risks associated with residue storage will be managed.

Members:

Members of the Alcoa Stakeholder Reference Group – Kwinana Long Term Residue Management Strategy:

Position / Organisation	Name
Elected Member	Councillor Dennis Wood
City of Kwinana	Director City Development and Sustainability

Meeting Information:

Meeting frequency:	As required
Meeting location:	Alcoa, Kwinana
Meeting commencement time:	
Meeting duration :	
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Beeliar Regional Park Advisory Committee

Purpose of the Group:

To provide members of the community, State agencies, LGs and other organisations managing sections of Beeliar Regional Park a forum to formally discuss matters relating to the management of the Regional Park and implementation of the Beeliar Regional Park Management Plan.

Members:

Members of the Beeliar Regional Park Advisory Committee:

Position / Organisation	Name
Elected Member	Councillor Sandra Lee
City of Kwinana	Bush Care Officer

Meeting Information:

Meeting frequency:	Quarterly
Meeting location:	Cockburn Wetlands Centre
Meeting commencement time:	4pm
Meeting duration :	2 hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Cockburn Sound Management Council

Purpose of the Group:

The Cockburn Sound Management Council was established in August 2000 to coordinate environmental planning and management of Cockburn Sound and its catchment. In January 2007, the Council was re-established as an advisory council to the Minister for Environment. The Council facilitates and coordinates stakeholder and community input into the environmental management of Cockburn Sound, and oversees and coordinates environmental monitoring and research in Cockburn Sound.

The Management Council comprises 18 members who represent the community; recreation and conservation groups; industry; and Commonwealth, State and local governments.

Mission:

The Council was established in response to increasing pressures on Cockburn Sound, which is the most intensively used marine embayment in Western Australia

Members:

Members of the Cockburn Sound Management Committee:

Position / Organisation	Name
Elected Member	Councillor Sandra Lee
Elected Member - PROXY	Mayor Carol Adams

Meeting Information:

Meeting frequency:	Quarterly
Meeting location:	Meeting is hosted by individual members' organisations on a rotational basis
Meeting commencement time:	9am
Meeting duration :	3 Hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Communities Industry Forum

Purpose of the Group:

The purpose of the Forum is to build a bridge of understanding between local industries and the community.

Vision:

To build a better community where the community is proud of local industries and the whole community feels and is safe

Members:

Members of the Communities Industry Forum:

Position / Organisation	Name
Elected Member	Councillor Wendy Cooper
Elected Member - PROXY	Mayor Carol Adams
Elected Member - PROXY	Councillor Sandra Lee

Meeting Information:

Meeting frequency:	Meetings are held in May and October
Meeting location:	Ken Jackman Hall, Darius Wells Library and Resource Centre
Meeting commencement time:	5:30pm
Meeting duration :	1.5 hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	

Jandakot Botanic Regional Park Community Advisory Committee

Purpose of the Group:

The Committee is part of the State Government's policy to ensure that the community is involved in creating and managing regional parks in the metropolitan area. The Committee's main task is to assist in identifying major issues and preparing a future direction for the park. The Committee comprises of local representatives interested in the progress of the development of the Jandakot Botanical Park and its associated future management plan.

Members:

Members of the Jandakot Botanic Regional Park Community Advisory Committee:

Position / Organisation	Name
Elected Member	Vacant
City of Kwinana	Technical Officer – Natural Areas

Meeting Information:

Meeting frequency:	Meets as required
Meeting location:	Cockburn Wetland Education Centre
Meeting commencement time:	As required
Meeting duration :	As required
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Joint Development Assessment Panel

Purpose of the Group:

A key component of planning reform in Western Australia, Development Assessment Panels (DAPs) are intended to enhance planning expertise in decision making by improving the balance between technical advice and local knowledge.

Each DAP consists of five panel members, three being specialist members and two local government councillors

Mission:

Under the Development Assessment Panel (DAP) regulations, each DAP will determine development applications that meet set type and value thresholds as if it were the responsible authority under the relevant planning instrument, such as the local planning scheme or region planning scheme. The DAP regulations state that DAP applications cannot be determined by local government or the Western Australian Planning Commission (WAPC).

The role of DAP members is to determine development applications within a certain type and value threshold through consistent, accountable, and professional decision-making.

JDAPs are established to service two or more local governments. There will be 14 JDAPs in Western Australia. To find out the JDAP groups, refer to the Metropolitan DAPs or Regional DAPs.

Members:

Members of the Joint Development Assessment Panel:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Matthew Rowse
Elected Member - PROXY	Councillor Wendy Cooper
Elected Member - PROXY	Councillor Merv Kearney

***Please note that the term is determined externally**

JOINT DEVELOPMENT ASSESSMENT PANEL CONTINUED...

Meeting Information:

Meeting frequency:	As required
Meeting location:	Varies
Meeting commencement time:	
Meeting duration :	As required
Expenses:	Members are entitled to be reimbursed for travel expenses to attend meetings in accordance with the Public Sector Commissioner's Circular 2009-20.
Sitting fee:	Members are eligible to be paid sitting and training fees in accordance with <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> , Schedule 2 – Fees for DAP Members.

Kwinana Senior Citizens Centre

Purpose of the Group:

- 1) Operate the Kwinana Senior Citizens Centre, a Centre predominantly for the benefit of persons aged 55 years and over.
- 2) Provide facilities and services, and encourage programmes, activities and contributions both within and outside the Centre for the wellbeing and enjoyment of the members, their carers and their community.
- 3) Ensure that the activities and operations of the Centre are consistent with the principles of access, equity and participation.
- 4) Facilitate collaboration within and between older people's organisations, aged services agencies, Government, the private sector and community groups in work to improve wellbeing and service delivery to older people.
- 5) Foster public interest and support to promote and achieve the Association's vision.
- 6) Do all such things as are incidental or conducive to the attainment of the objects and the exercise of the powers of the Association.

Members:

Members of the Kwinana Senior Citizens Centre:

Position / Organisation	Name
Elected Member	Deputy Mayor Peter Feasey
Elected Member - PROXY	Mayor Carol Adams
Elected Member - PROXY	Councillor Merv Kearney

Meeting Information:

Meeting frequency:

Meeting location:

Kwinana Senior Citizens Centre

Meeting commencement time:

Meeting duration :

Expenses:

The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy

Sitting fee:

Local Government Association - South Metropolitan Zone

Purpose of the Group:

Groups of geographically aligned members.

Responsible for:

- Direct elections of State Councillors
- Input into policy formulation
- Advise on matters

Members:

Members of the Local Government Association - South Metropolitan Zone:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Matthew Rowse
City of Kwinana	Chief Executive Officer

Meeting Information:

Meeting frequency:	Bi Monthly
Meeting location:	Varies
Meeting commencement time:	5:30pm
Meeting duration :	2 hours, dinner is provided
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Metropolitan Regional Road Group South West Sub Group

Purpose of the Group:

The Metropolitan Regional Road Group South West sub group assists the Metropolitan Regional Road Group when managing and considering local road issues for the following local governments:

- City of Kwinana
- City of Cockburn
- Town of East Fremantle
- City of Fremantle
- City of Melville
- City of Rockingham

The Metropolitan Regional Road Group South West sub group are to meet regularly and at least twice per annum. Each local government is to have an elected member and technical representative. A compulsory item on the agenda is the status of claims for Main Roads Metropolitan Regional Road Group projects. Quarterly Expenditure Reports are reviewed at these meetings and the group is supported by a Main Roads Western Australia support staff member. The elected member is the voting representative and has one vote for each recommendation at the MRRG meetings.

Members:

Members of the Metropolitan Regional Road Group South West Sub Group:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member - PROXY	Vacant
City of Kwinana	Manager Engineering Services

Meeting Information:

Meeting frequency:

Meeting location:

Meeting commencement time:

Meeting duration :

Expenses:

The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy

Sitting fee:

Peel Harvey Catchment Council (Nominated Position)

Purpose of the Group:

The Peel-Harvey Catchment Council (PHCC) invites you to nominate one of your Elected Members to be a Member or Deputy Member of the PHCC. Applications are considered by an Independent Panel who make a recommendation to the PHCC. The PHCC would make their determination and endorsement at their December meeting. The successful applicant will become the Local Government Member (or Deputy), representing all coastal local governments within the Peel-Harvey Catchment.

Members are expected to be active ambassadors and contribute beyond general meeting attendance, on behalf of all Coastal Councils. It is a dedicated group with representation from community, industry and government

Applications are requested in writing, with endorsement from Council, outlining the applicant's reasons for nominating and the knowledge and experience in relation to natural resource management, local government, board governance, strategic planning and/or any other relevant skills that they can bring to the PHCC.

The term of tenure will be four years, plenty of time to make a significant impact for the local environment.

Members:

Ten community members, joining forces with two local government members, one representative from each of the main State agencies with environmental responsibilities and the Peel Development Commission.

Members of the Peel Harvey Catchment Council:

Position / Organisation	Name
Elected Member	

Meeting Information:

Meeting frequency:	Six times a year, usually on the third Thursday of every second month
Meeting location:	
Meeting commencement time:	
Meeting duration :	As required
Expenses:	Travel expenses reimbursed by the Peel-Harvey Catchment Council at the rate of 66 cents per km as per ATO rates.
Sitting fee:	Nil.

South East Regional Centre for Urban Landcare (SERCUL)

Purpose of the Group:

SERCUL comprises a committee made up of community members, local governments and State agencies; staff that work under regional programs and the Landcare Centre (known as Yule Brook Homestead).

Mission:

Staff work with the SERCUL Sub-Regional Strategy to implement goals in the south region of Perth from programs focused on the broader Swan Canning Catchment including the Swan Region Strategy, Swan Canning Water Quality Improvement Plan and the Healthy Rivers Program.

Members:

Members of the South East Regional Centre for Urban Landcare:

Position / Organisation	Name
Elected Member	Vacant
City of Kwinana	Senior Environmental Planner

Meeting Information:

Meeting frequency: Quarterly

Meeting location:

Meeting commencement time:

Meeting duration :

Expenses: The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy

Sitting fee:

South West Group Board

Purpose of the Group:

The South West Group Board comprises the Mayors and CEOs of the six member Councils and meets four to six times per year to consider regional issues, projects and priorities.

As one of the fastest growing and diverse regions of Western Australia, the South West Metropolitan Region of Perth offers many exciting business development and lifestyle opportunities.

The South West Group of Local Authorities works to capitalise on these opportunities and to promote sustainable economic growth for the benefit of local communities.

The South West Group Board role includes:

- To chart the strategic direction of the South West Group
- To prioritise and oversight the activities and projects of the South West Group
- To consider opportunities for efficiency and improved service delivery through cooperation between member Local Governments
- To consider reports and other formal documents of the South West Group
- To consider advice from committees and groups as required

Members:

Members of the South West Group Board:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
City of Kwinana	Chief Executive Officer

Meeting Information:

Meeting frequency:	Four to six times per year
Meeting location:	Varies
Meeting commencement time:	3:30pm
Meeting duration :	2 hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

South West Group Technical Directors Committee

Purpose of the Group:

- To provide technical advice on planning and engineering matters affecting the South West Metropolitan Region
- To provide a forum to discuss regional issues with a focus on planning communities and transport related initiatives
- To provide input into submissions prepared by the South West Group in response to planning and engineering strategies, plans and policies
- Provide advice on areas of Local Government activity related to planning and engineering
- To put forward regional planning and engineering issues likely to be of interest to the CEOs Forum and Board
- To develop technical related proposals on future project activity, policies and procedures for the South West Group

Members:

Members of the South West Group Technical Directors Committee:

Position / Organisation	Name
City of Kwinana	Director City Development and Sustainability
City of Kwinana	Director City Infrastructure

Meeting Information:

Meeting frequency:	Four to six times per year
Meeting location:	Varies
Meeting commencement time:	
Meeting duration :	2 Hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

South West Corridor Development Foundation (SWCDeF)

Purpose of the Group:

The South West Corridor Development Foundation Incorporated (SWCDEF Inc.) is a not for profit incorporated association established by the South West Group in 1986.

SWCDeF acts as a project facilitation entity for the South West Group and as a coordinating body bringing together industry development activity, industry representative bodies, service providers, government, and government agencies.

The objectives of SWCDeF Inc. are to:

- a) facilitate and promote the development of the region and areas adjacent to the region;
- b) enhance and promote the region's attractiveness for industry and enterprise;
- c) enhance and promote the region's lifestyle;
- d) enhance and promote the region's natural attractions; and
- e) enhance and promote the development of skills and expertise within and for the region.

Members:

Members of the South West Corridor Development Foundation:

Position / Organisation	Name
Elected Member	Councillor Dennis Wood
Elected Member - Deputy	Councillor Sherilyn Wood

Meeting Information:

Meeting frequency:	Bi Monthly
Meeting location:	Varies
Meeting commencement time:	4:20pm
Meeting duration :	1 ½ hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

South West Group Environmental Forum

Purpose of the Group:

- To oversee the implementation of the Regional Natural Resources Management (NRM) Strategy development by the South West Group.
- To provide advice and feedback on the identification and implementation of priority projects and activities progressed through the Regional NRM Strategy.
- To actively engage with key stakeholders (government, corporate and community) to progress NRM projects and activities that benefit the region.
- To identify opportunities to improve collaboration on NRM activities between South West Group member Councils and stakeholder organisations.

Members:

Members of the South West Reference Group Environmental Forum:

Position / Organisation	Name
Elected Member	Councillor Sandra Lee
Elected Member	Councillor Matthew Rowse - DEPUTY
City of Kwinana	Senior Environmental Planner

Meeting Information:

Meeting frequency:	Quarterly or as decided by the group
Meeting location:	Varies
Meeting commencement time:	12:00pm
Meeting duration :	3 hours
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	

Western Australian Local Government Association Annual General Meeting

Purpose of the Group:

Represent and vote on behalf of the City of Kwinana at the Western Australian Local Government Association Annual General Meeting.

Members:

Decided annually by Council when the agenda has been issued by the Western Australian Local Government Association.

Members of the 2021 Western Australian Local Government Association Annual General Meeting:

Position / Organisation	Name
Elected Member	Mayor Carol Adams
Elected Member	Councillor Sandra Lee
Elected Member - PROXY	Vacant
Elected Member - PROXY	Vacant

Meeting Information:

Meeting frequency:	Annually
Meeting location:	Advised by WALGA annually.
Meeting commencement time:	Advised by WALGA annually.
Meeting duration :	Advised by WALGA annually.
Expenses:	The City will meet travel expenses as per the City's Elected Members Allowances, Expenses and Gifts Policy
Sitting fee:	Nil

Audit and Risk Committee - Terms of Reference

Purpose

- 1.1 To assist the Council to discharge its responsibility with regard to the exercise of due care, diligence and skill in relation to the oversight of:
- the robustness of the internal control framework;
 - the integrity and appropriateness of external reporting, and accountability arrangements within the organisation for these functions;
 - the robustness of internal risk management systems, including the City's processes, practices and procedures;
 - internal and external audit;
 - accounting policy and practice;
 - significant projects and programs of work focusing on the appropriate management of risk;
 - compliance with applicable laws, regulations, standards and best practice guidelines for public entities;
 - the establishment and maintenance of controls to safeguard the Council's financial and non-financial assets; and
 - Councils risk appetite and the acceptability of level of risk.

The Audit and Risk Committee (Committee) is a formally appointed Committee of Council and is responsible to that body. The Committee does not have executive powers or authority to implement actions in areas over which the Chief Executive Officer (CEO) has legislative responsibility and does not have any delegated power from Council. The Committee does not have any management functions and cannot involve itself in management processes or procedures.

- 1.2 As reflected in this Terms of Reference, the foundations on which this Committee operates includes: independence; clarity of purpose; competence; open, effective and respectful relationships and a transparent "no surprises" ethos.

Membership and participation

- 1.3 Members of the Audit and Risk Committee shall be impartial and independent at all times.
- 1.4 The Committee will comprise of six members, namely two independent external members and four City of Kwinana Elected Members, of which should include the Mayor and Deputy Mayor.

1.5 Appointment of independent members

- Identify skills required for independent members of the Committee. Appointment panels will include the Mayor and/or Deputy Mayor and two other Elected Members. Council approval is required for all independent member appointments;
- The independent members are appointed for two year terms to coincide with the City's ordinary election cycle and in compliance with section 5.11 of the *Local Government Act 1995*.
- An independent member is not to be a staff member or Elected Member.
- Independent members are eligible for re-appointment to a maximum of two terms. By exception, the Council may approve further terms to ensure continuity of knowledge;
- The Committee will comprise of six members, namely two independent external members and four City of Kwinana Elected Members.

1.6 All Committee members have full voting rights.

1.7 The term of an Elected Member appointed to the Committee will be for a two year term, to coincide with the City's ordinary election cycle and in compliance with section 5.11 of the *Local Government Act 1995*. Elected Members are able to nominate/re-nominate at a meeting of Council following the ordinary election, if necessary a ballot will be conducted.

1.8 The Chief Executive Officer and Executive Leadership Team (herein referred to as "Management") will not be members of the Committee. The Chief Executive Officer should attend every Committee meeting and shall play a key role on the committee by providing expert advice to the Committee.

1.9 The members, taken collectively, will have a broad range of skills and experience relevant to the operations of the Council. At least one independent member should have accounting or related financial management experience, with an understanding of accounting and auditing standards in a public sector/local government environment.

The City recommends that one of the independent members of the Committee be appointed Chairperson. Section 5.12 of the *Local Government Act 1995* prescribes that committee presiding members and deputy presiding members, must be elected in accordance with the procedures established in Schedule 2.3 of the *Local Government Act 1995*. This is an election process and not a vote / resolution by the committee.

Quorum

1.10 A quorum shall consist of at least 50% of the number of members of the Committee, one of whom is to be an independent member, unless a reduction is approved by the local government under s5.15 of the *Local Government Act 1995*.

Meetings

- 1.11 The Committee should meet at times during the year that most effectively coincides with the requirements of the legislation for that year, and operational activities, with a view to providing the necessary reports well before the due dates.

Procedure

- 1.14 In order to give effect to its advice, the Committee should make recommendations to the Council and to Management.
- 1.15 The external auditors, the internal audit manager and the co-sourced internal audit firm (if appointed) should meet with the Committee Chair outside of formal meetings as considered appropriate.
- 1.16 Where necessary, the Committee Chair will meet with the CEO or delegate before each Committee meeting and at other times as required as agreed by the Chair.

Duties and responsibilities

- 1.17 Internal control framework
- Consider the adequacy and effectiveness of internal controls and the internal control framework including overseeing privacy and cyber security;
 - Critically examine the steps Management has taken to embed a culture that is committed to probity and ethical behaviour;
 - Review the organisation's processes or systems in place to capture and effectively detect and/or investigate fraud or material litigation should it be required; and
 - Seek confirmation annually and as necessary from internal and external auditors, attending Elected Members, and Management, regarding the completeness, quality and appropriateness of financial and operational information that is provided to the Council.
- 1.18 Risk management
- Review and consider Management's risk management framework in line with Council's risk appetite, which includes policies and procedures to effectively identify, treat and monitor significant risks, and regular reporting to the Council;
 - Assist the Council to determine its appetite for risk;
 - Review the principal risks that are determined by Council and Management, and consider whether appropriate action is being taken by Management to treat Council's significant risks;
 - Assess the effectiveness of, and monitor compliance with, the risk management framework; and
 - Consider any emerging risks trends and report these to Council where appropriate.
 - To examine and consider the transfer of risk through an annual review of Council's insurances.

1.19 Internal audit

- Review and approve the annual internal audit plan, which is to be based on the Council's risk framework;
- Monitor performance against the annual audit plan at each regular quarterly meeting;
- Monitor all internal audit reports and the adequacy of Management's response to internal audit recommendations;
- Review six monthly fraud reporting and ensure fraud issues are disclosed to the external auditor;
- Provide a functional reporting line for the internal audit and ensure objectivity and transparency of the internal audit;
- Oversee and monitor the performance and independence of both the internal auditors and co-sourced auditors who may be appointed from time to time;
- Review the range of services provided by the co-sourced partner and make recommendations to Council regarding the conduct of the internal audit function; and
- Monitor compliance with Council's delegation policies.

1.20 External reporting and accountability

- Consider the appropriateness of the Council's existing accounting policies and practices and approve any changes as deemed appropriate;
- Contribute to improve the quality, credibility and objectivity of the accounting processes, including financial reporting;
- Consider and review the draft annual financial statements and any other financial reports that are to be publicly released and make recommendations to Management on any matters that arise from those statements or reports;
- Consider the underlying quality of the external financial reporting, including:
 - changes in accounting policy and practice;
 - any significant accounting estimates and judgements, accounting implications of new and significant transactions, management practices;
 - and any significant disagreements between Management and the external auditors; and
 - the propriety of any related party transactions and compliance with applicable Australian and international accounting standards and legislative requirements.
- Consider the disclosure of contingent liabilities and contingent assets as well as the clarity of disclosures generally;
- Consider whether the external reporting is consistent with Committee members' information and knowledge, and whether it is adequate for stakeholder needs;
- Recommend to Council:
 - the adoption of the Financial Statements and Reports; and
 - the Statement of Service Performance; and
 - the signing of the Letter of Representation to the Auditors by the Mayor and the Chief Executive Officer.

- Enquire of external auditors any information that affects the quality and clarity of the Council's financial statements, and assess whether appropriate action has been taken by Management;
- Request visibility of appropriate management signoff on the financial reporting and on the adequacy of the systems of internal control; including:
- certification from the Chief Executive Officer, and other staff that risk management and internal control systems are operating effectively.
- Consider and review the Community Strategic Plan Term and Annual Plans before adoption by the Council;
- Apply similar levels of enquiry, consideration, review and management sign off as are required above for external financial reporting; and
- Review and consider the Summary Financial Statements for consistency with the Annual Report.

1.21 External audit

- Review and monitor whether Management's approach to maintaining an effective internal control framework is sound and effective, and in particular:
 - Review whether Management has taken steps to embed a culture that is committed to probity and ethical behaviour;
 - Review whether Management has in place relevant policies and procedures and how such policies and procedures are reviewed and monitored; and
 - Review whether there are appropriate systems processes and controls in place to prevent, detect and effectively investigate fraud.
- Annually review the independence of the audit engagement with the external auditor appointed by the Office of the Auditor General;
- Annually review the term of the audit engagement with the external auditor appointed by the Office of the Auditor General, including the adequacy of the nature and scope of the audit, and the timetable and fees;
- Review all external audit reporting, discuss with the auditors and review action to be taken by Management on significant issues and recommendations and report such actions to Council as appropriate;
- The external audit reporting should describe:
 - Council's internal control procedures relating to external financial reporting, findings from the most recent external audit and any steps taken to deal with such findings;
 - All relationships between the Council and the external auditor;
 - Critical accounting policies used by Council; and
 - Alternative treatments of financial information within Generally Accepted Accounting Practice that have been discussed with Management, the ramifications of these treatments and the treatment preferred by the external auditor.
- Ensure that the lead audit engagement and concurring audit directors are rotated in accordance with best practice and Australian Auditing Standards.

1.22 Compliance with legislation, standards and best practice guidelines

- Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), with Council's own standards.

Enquiries: Jane O'Malley
Our Ref: 088_2021_10_06
File No: BO_M_100 v4



6 October 2021

Mr Wayne Jack
CEO
City of Kwinana
PO Box 21
KWINANA WA 6966

Sent via email: administration@kwinana.wa.gov.au

Dear Wayne

Call for Nomination for Local Government Representation (Coastal) on the Peel-Harvey Catchment Council – closes 10am Thursday 18 November 2021

On completion of the October Local Government elections, the Peel-Harvey Catchment Council (PHCC) invites you to nominate one of your Elected Members to be a Member or Proxy Member of the PHCC Board. Following receipt, all applications will be considered by an independent panel which makes recommendations on appointment to the PHCC. A determination on the successful applicant is then made and endorsed by the PHCC Board during the December Board Meeting. The successful applicant will become the Local Government Member (or Proxy), representing all Coastal local governments within the Peel-Harvey Catchment.

To assist you to select a nominee who has the capacity and ability to help guide and shape the vision of PHCC, please find attached a copy of PHCC's Strategic Directions, Annual Report, Constitution and a map of the Catchment.

A minimum of six PHCC Board meetings are held annually, usually on the third Thursday of every second month, with travel costs for these meetings reimbursed by the PHCC. Members are expected to be active ambassadors and contribute beyond general meeting attendance, working to ensure informative, productive and inclusive representation on behalf of all Coastal Councils. The successful applicant will be provided clarity as to membership expectations via an induction process and mentoring.

If you choose to nominate an Elected Member and their application is successful, your nominee will be joining a dedicated group with representation from across community, industry and government.

58 Sutton Street, Mandurah
Western Australia 6210

T: +61 8 6369 8800

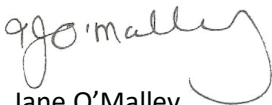
www.peel-harvey.org.au

Applications are requested in writing on the attached form, with endorsement from Council, outlining the applicant's reasons for nominating and their knowledge and experience in relation to natural resource management, local government, board governance, strategic planning and/or any other relevant skills that they can bring to the PHCC.

If you would like to nominate a representative, please ensure we receive your nomination by **10am Thursday 18 November 2021**. Please don't hesitate to contact myself or Deborah Chard on 6369 8800 or email jane.omalley@peel-harvey.org.au if you would like any further information.

I look forward to hearing from you.

Yours sincerely



Jane O'Malley
Chief Executive Officer

Enc.

1. *Nomination Form*
2. *Strategic Directions*
3. *Annual Report*
4. *Constitution*
5. *Map of Peel-Harvey Catchment*

Local Government Representative Nomination

Join the team that really makes a difference

The Peel-Harvey Catchment Council (PHCC) is seeking suitably qualified councilors for the position of Local Government Representative on the PHCC Board.

If you tick any, or many of the following boxes, you may be just what we are looking for:

- ☐ Knowledge, interest and understanding of the ecological principles of natural resource management
- ☐ Experience and expertise in sustainable natural resource management practice
- ☐ Knowledge of social, economic, environmental and/or indigenous issues in the Peel-Harvey Catchment
- ☐ Experience in coordinating and managing projects, business and/or community engagement activities
- ☐ Experience in legislative programs or environmental policy framing
- ☐ Ability to communicate and use community networks effectively
- ☐ Ability to analyse and work strategically across a wide range of complex integrated issues
- ☐ Knowledge and experience in financial and/or risk management
- ☐ Skills/experience/knowledge in mentoring, developing, supporting and training of team members

The term of your tenure will be two years, plenty of time to make a significant impact for the local environment.

If successful, you will be one of two local government members joining forces with ten community members, one representative from key State Government agencies with environmental responsibilities and the Peel Development Commission. Meetings are held on the third Thursday of every second month. Some recompense is made for the cost of travel to meetings.

As part of the nomination process, we ask that you provide a letter addressing the selection criteria, demonstrating those skills you ticked above, complete the 'Self-Assessment' over the page using the assessment levels below, and fill in the insurance related questions.

VERY HIGH	A Post Graduate Degree or higher qualification in a related discipline, as well as demonstrated, significant professional experience or extensive, practical experience in the area and/or relevant qualification/s
HIGH	A Degree or Diploma/Certificate in a related discipline as well as demonstrated, professional experience or significant, practical experience in the area and/or relevant qualification/s
MEDIUM	At least 3 years practical experience in the Natural Resource Management Sector.
LOW	Some practical experience (including volunteering) in the Natural Resource Management Sector.
NONE	Awareness and interest, limited or no practical experience.

Self-Assessment

The self-assessment requires you to reflect on your level of knowledge, experience and skill in the following key areas:

Knowledge/Skill Area	VERY HIGH	HIGH	MED	LOW	NONE
Knowledge, interest and understanding of the ecological principles of natural resource					
Experience and expertise in sustainable natural resource management practice					
Knowledge of social, economic, environmental and/or indigenous issues in the Peel-Harvey Catchment					
Experience in Indigenous engagement, participation and/or capacity building					
Experience in coordinating and managing projects, business and/or community engagement activities					
Experience in legislative programs or environmental policy framing					
Ability to communicate and use community networks effectively					
Ability to analyse and work strategically across a wide range of complex integrated issues					
Knowledge and experience in financial management					
Knowledge and experience in risk management					

These criteria are guidelines only and, if you believe you can demonstrate high level skills, knowledge or experience outside of these areas, we encourage you to inform us within your supporting letter.

Name

Address

Phone

Mobile

Email

Checklist to complete and return to PHCC:

☐ I have completed the self-assessment table above

☐ I have attached a letter detailing the skills and knowledge I would bring to the PHCC as a Local Government Representative

☐ I have completed the Association Liability Insurance Questions for Members/Proposed Members (Attachment 1)

Signed:

Date:

Association Liability Insurance Questions for Members/Proposed Members

Name: _____ Signature: _____
 Residential address: _____
 Bus hrs phone: _____ Date: _____

In order to comply with the PHCC Association Liability Insurance Policy, you are required to answer the following questions from the PHCC Association Liability Insurance Schedule. (See bottom of page for definitions.) Please note that all responses will be treated with the utmost confidentiality.

Q1 – Insured Persons’ details

Has the **Insured Person** ever been declared bankrupt? YES / NO

Has the **Insured Person** ever been an **Insured Person** of an organisation placed in receivership, liquidation or provisional liquidation? YES / NO

Has the **Insured Person** ever had a conviction for crimes involving dishonesty? YES / NO

If you answered YES to any of the above questions, please provide full details using a separate sheet.

Q11 – Claims History

For the purpose of answering this question, please note that reference to “Association” includes all of its past and current subsidiaries.

- Has any claim ever been made or civil, criminal or regulatory proceedings brought against the **Insured Person** (whether as **Insured Persons** of the Association or any other entity), in respect of the risks of the kind to which this Proposal Form relates (ie Association Liability)? YES / NO
- Has the **Insured Person** ever received a notice to attend an official investigation, examination, inquiry or other proceedings ordered or commissioned by an official body or institution, in respect of the risks of the kind to which this Proposal Form relates? YES / NO
- During the past 5 years has the **Insured Person** had any fine or penalty or infringement notice (other than for traffic offences) imposed by any Federal, State, Territory or local government or other regulatory authority, in respect of the risks of the kind to which this Proposal Form relates? YES / NO

If you answered YES to any of the above questions, please provide full details using a separate sheet.

Q 12 – Known Circumstances

Is the **Insured Person** aware of any act, omission, conduct, fact, event, circumstance or matter which might reasonably be expected to:

- Give rise to a claim or lead to civil or criminal proceedings against the Association or any **Insured Person**. YES / NO
- Result in the Association or the **Insured Person** being required to attend an official investigation, examination, inquiry or other proceedings? YES / NO
- Give rise to a fine or penalty being imposed on the Association or the **Insured Person** (other than for traffic offences) by a Federal, State, Territory or local government or other regulatory authority? YES / NO

If you answered YES to any of the above questions, please provide full details using a separate sheet.

The following answers are required by the Australian Charities and Not-for-profits Commission (ACNC).

- What is your date of birth:
- Is this person of Aboriginal origin?
- Is this person of Torres Strait Island origin?

4. What language does this person generally speak at home?

**** Insured Person** means any natural person who was **prior to the Policy Period**, or is **during or after the Policy Period**;

(a) a director, secretary, officer, trustee, committee member, employee (whether salaried or not) or volunteer of the **Association**; or

(b) a person acting on behalf of the **Association** at the direction of an officer or board or committee of management of the **Association**, but only in his or her capacity as such.

***** Association** means Peel-Harvey Catchment Council (PHCC)

Written nominations must be received by **10am Thursday 18 November 2021** and addressed to:

Chief Executive Officer
Peel-Harvey Catchment Council (Inc)
58 Sutton Street
MANDURAH WA 6210

Or email to: Deborah.chard@peel-harvey.org.au

For further information email Deborah Chard Deborah.chard@peel-harvey.org.au or phone 08 6369 8800

Refer also <https://peel-harvey.org.au> and [Constitution](#)

19 Notices of motions of which previous notice has been given

20 Notices of motions for consideration at the following meeting if given during the meeting

21 Late and urgent Business

Note: In accordance with Clauses 3.13 and 3.14 of Council's Standing Orders, only items resolved by Council to be Urgent Business will be considered.

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That Council deal with the items of urgent business as presented in the Addendum to the Agenda.

22 Reports of Elected Members

23 Answers to questions which were taken on notice

Nil

24 Mayoral Announcements

25 Confidential items

26 Close of meeting