



Appendices

Ordinary Council Meeting

Thursday 23 September 2021



Local Planning Policy

Home Based Business

Prepared by Planning and Sustainability Services
September 2021

1. Introduction

Home based businesses can provide a convenient and cost-effective way to establish and run a small business. They can also provide the local community with easy access to a more diverse mix of local products and services and a greater range of local employment options.

In view of the demand and benefits that can be derived, the Shire is supportive of home-based business, that can be conducted in a manner that does not compromise the character, amenity and environment of the locality in which the business operates. This policy therefore sets out the circumstances where approval is required and then provides objectives and requirements to guide the assessment of home-based businesses.

2. Application of Policy

A home-based business is a small-scale business operated incidental to the residential use of a property.

This policy applies to all home-based businesses within the Shire where development approval is required under the Shire's *Local Planning Scheme No.4* (LPS4) including:

- Home Business
- Industry – Cottage, and
- Home-Based Trade

3. Activities not requiring Development Approval

The home-based business categories of 'home office' and 'home occupation' are exempt from development approval. 'Industry – Cottage' is also exempt from development approval where it is classified as a permitted 'P' use in relation to the zone in which it is located and if:

- a) the development has no works component; or
- b) if the works component of the development is exempt.

It should be noted that an exemption from the need for development approval does not mean that the business is exempt from obtaining approval, if necessary, under any other written law.

4. Development Approval Requirements

Applicants will need to clearly demonstrate that their proposed home-based business meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for a particular site under any relevant Local Planning Scheme, Structure Plan, Local Planning Policy or Local Development Plan.

5. Objective

To promote and facilitate home-based businesses in a manner that does not compromise the character, amenity and environment of the locality in which the business operates.

6. Requirements

- 6.1 Home-based businesses must comply with the relevant definition listed in LPS4.
- 6.2 Home-Based Trade may only operate within a Special Use Zone within which the land use is specifically contemplated under LPS4.
- 6.3 No more than five clients or customers visit the premises per day, with visits by appointment only and spaced so that only one client or customer is present at any one time.
- 6.4 Operating hours do not exceed 8.00am and 6.00pm, Monday to Saturday excluding public holidays.
- 6.5 Does not involve regular truck or delivery vehicle visits to the premises.

- 6.6 Does not include provision for the fuelling, repair or maintenance of motor vehicles.
- 6.7 Does not generate noise, light, smells, or other emissions, waste products, or disturbances that may detrimentally affect the amenity of the locality.
- 6.8 Does not involve the use of an essential service of a greater capacity than normally required in the zone.
- 6.9 Does not detract from the appearance or character of the dwelling, site or locality.
- 6.10 All client, staff and resident car parking must be contained onsite within the driveway, garage or carport.

Where visitor car parking cannot be provided on-site, the use of on-street car parking for visitors and clients may be permitted, where this has already been constructed as part of subdivision works.

7. Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM09/284 22 December, 2009	OCM10/087 – 27 May 2010	Superseded
2	Updated by final approval of DSA 302	DSA 302 Approved by Minister 30 January 2018	Superseded
3	Updated as part of comprehensive Local Planning Policy review		

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Local Planning Policy

Telecommunications Infrastructure

Prepared by Planning and Sustainability Services
May 2018

Background

Modern telecommunication systems are an essential and beneficial part of community and business life. Over 88% of Australians now own a mobile phone and with rapid advances in technology and the rollout of the National broadband network, strong growth in the transmission of digital data through mobile internet is expected.

To take advantage of modern telecommunications it is important that appropriate and adequate infrastructure is provided and that it is available to all on a cost-competitive basis.

Telecommunication infrastructure can however adversely impact the character and amenity of local environments and often raise concern of potential health issues associated with exposure to electromagnetic emissions.

This policy therefore sets out the instances where approval is required and provides objectives and requirements to guide the location, siting and design of telecommunications infrastructure where approval is required.

Definition/Application

Mobile telephone base stations are an essential component of telecommunication infrastructure and the key type of infrastructure related to this policy. A mobile telephone base station is a facility used to send and receive radio frequency or electromagnetic energy from mobile telephones to the main telephone network. Typically, a base station consists of an equipment shelter to house electronic equipment, a series of antennas and microwave transmission dishes or a cable to link base stations to the main telephone network. The antennas and microwave dishes are normally mounted on towers or buildings at a height sufficient to achieve a line-of-sight to a reasonable area.

This policy applies to all proposals for mobile telephone base stations within the Shire, other than those exempted from the requirement for planning approval by the Telecommunications Act 1997.

Development not requiring Planning Approval

The *Telecommunications Act* provides that low impact facilities described in the *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No 1 1999* are exempt from the need to obtain planning approval.

The Low-Impact Determination uses the zoning of land to ascertain whether a particular facility is determined as low impact. For example, a radio communications dish is defined by the Determination as low impact in a residential or commercial zone if it is not more than 1.2 metres in diameter and is colour-matched to its background or is of a colour agreed to in writing by the carrier and the relevant local government, whereas a radio communications dish in an industrial or rural area is defined as low impact if it is not more than 1.8 metres in diameter and is colour-matched to its background or is of a colour agreed to. The Determination also specifies that no facilities are low impact in an 'area of environmental significance'.

Notwithstanding this exemption, low impact facilities are still required to comply with the *Commonwealth Telecommunications Code of Practice 1997*, which requires the carrier to:

- Give notice to the owner and occupier;
- Gain agreement with affected public utilities;
- Notify road authorities and utility service providers if the carrier needs to close or divert roads or other infrastructure to install facilities; and
- Take all reasonable steps to find out whether it is able to co-locate its facility with an existing facility.

Planning Approval Requirements

Applicants will need to clearly demonstrate that their proposed base station meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for a particular site under any relevant Town Planning Scheme, Outline Development Plan, Structure Plan, Local Planning Policy or Detailed Area Plan.

Objectives

To facilitate the development of a well planned network of mobile telephone base stations throughout the Shire to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available.

To ensure that mobile telephone base stations are located and designed in a manner that minimises disturbance to the character of the local environment, the loss of amenity and meets relevant health and safety standards.

Requirements

Strategy

New structure plans, which are prepared to guide growth in the developing parts of the Shire, should take account of the strategic requirements of telecommunications carriers and, as far as is practicable, allocate particular sites for major telecommunications infrastructure, based on the provisions of this policy and include criteria to guide telecommunications developments where sites other than those identified in the structure plan are proposed with sufficient flexibility to allow for the efficient development of the network and the demands imposed by the technology.

Environmental Considerations

The telecommunication carriers should work with the Shire together to find the optimum environmental and network solution on a case-by-case basis.

Protection from visual intrusion will be the primary consideration for the Shire in determining applications for planning approval. In particular, a high priority will be given to the need to safeguard residential areas and other areas of particular importance or sensitivity to visual impact including:

- Landscape enhancement areas, scenic drives or heritage areas;
- The Murray or Serpentine River floodways;
- Areas of regionally or locally significant vegetation;
- National Parks, Conservation Parks or land reserved for Regional Open Space reservations or other similar areas of high conservation value;
- Prominent landscape features, general views in the locality and individual significant views.

Co-location of Facilities

In order to limit visual intrusion, the Shire will place considerable importance on keeping the number of telecommunications towers to the minimum consistent with the efficient operation of the network.

The sharing of sites will be strongly encouraged where that represents the optimum visual solution in a particular case having regard to the cumulative impact of additional antennas sharing a site.

Use should be made of existing buildings and other structures, such as electricity pylons, to site new antennas where this is reasonably practicable.

Design

In seeking to arrive at the best solution for an individual site, sympathetic materials, design, flush mounting, colouring and landscaping should be used. Sensitive positioning of facilities behind existing buildings or vegetation, generous setbacks to public areas and strategically located plantings to help disguise or conceal the facility should also be used.

Telecommunications carriers are encouraged to develop innovative design solutions for the structure to support facilities.

Given the greater visual impact, lattice style towers will only be supported in rural or industrial areas unless it can be demonstrated that no reasonably practicable alternative is available in a particular instance.

Health and Safety Considerations

All carriers are required to comply with the Australian Communications Authority's Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard (2003). This standard incorporates substantial safety margins to address concerns for potentially sensitive groups in the community such as children, pregnant women, the infirm and aged.

Research undertaken by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) has reported that environment radiofrequency levels near base stations for the digital mobile phone network are extremely low. The ARPANSA study reported that the highest daily average level was well below one per cent of the Australian Communications Authority's public exposure limits and concluded that *"given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research"*.

In view of the currently available expert material in this field, so long as it can be demonstrated by the carrier that the operation of the facility will meet the guidelines for public exposure, the Shire does not consider it necessary in processing an application for planning to consider further the health aspects.

Administration

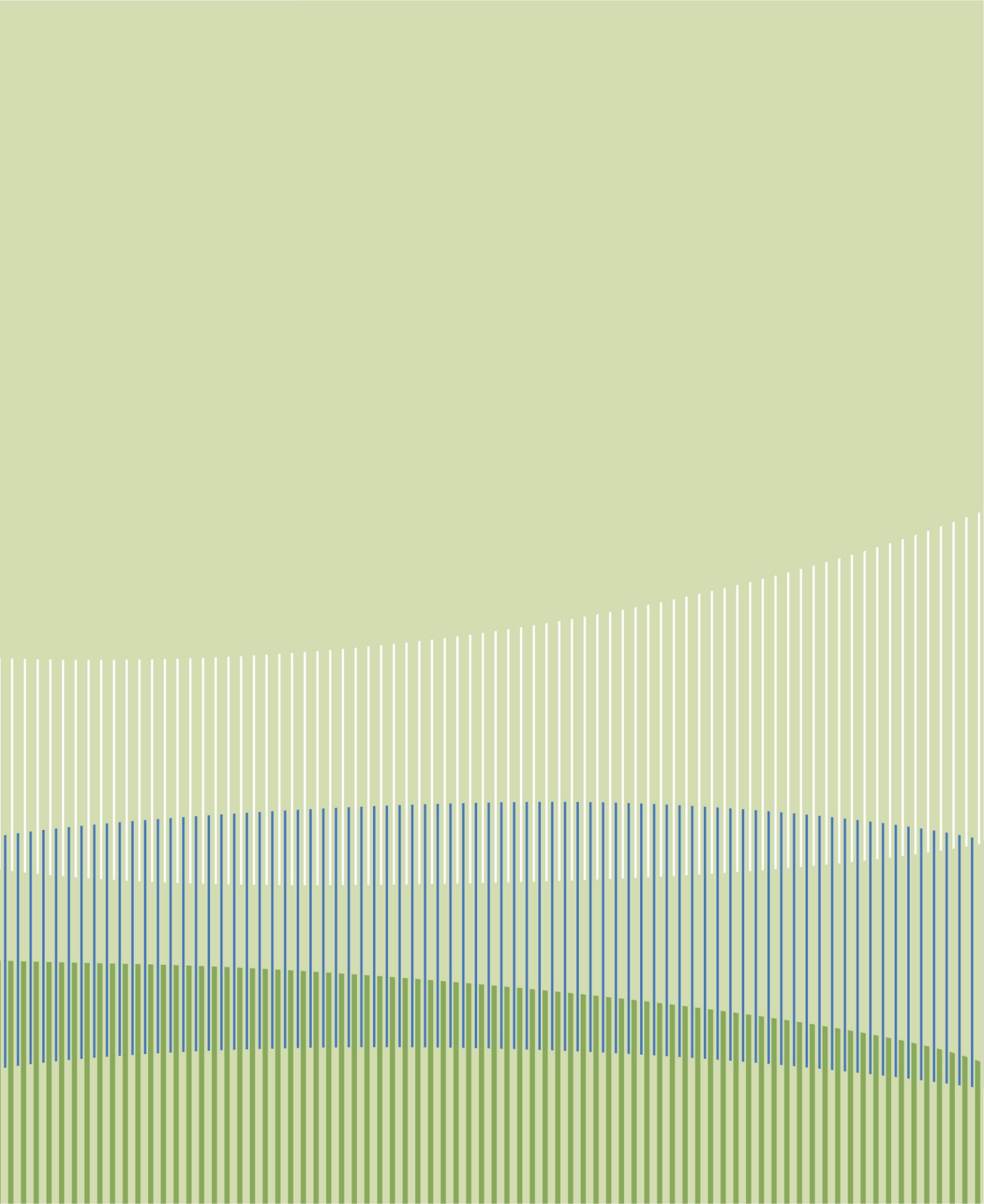
Directorate	Officer Title		
Planning and Sustainability	Director Planning and Sustainability		
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM10/041 – 25/3/2010	OCM10/175 – 26/8/2010	Adopted

Item 11.3
Ordinary Council Meeting 23 September 2021

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Local Planning Policy

Subdivisional Road Construction Standards

Prepared by Planning and Sustainability Services
May 2018

Council policy in relation to road construction standards for new subdivisional developments is set out in the following tables.

Council requires that these standards be complied with by the developers for all new developments and subdivisions.

See Tables Over

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM – February 1996	OCM/11 – 24/4/1996	Adopted

Area / Zoning	Road classification	Construction Standard	Minimum Traffic Warrant	Remarks
1. Roads classified by Main Roads WA	a) Highways b) Main Roads	Road totally under control of Main Roads WA	Road totally under control of Main Roads WA	Road totally under control of Main Roads WA
2. Urban Roads (in areas zoned Residential, Residential Development, Special Development, Canal Development, Town Centre, Commercial)	a) District Distributor b) Local Distributor c) Access Ways d) Access Places e) Pedestrian and Cycle way	According to traffic figures. Fully constructed, bitumen surface with kerbs and drains, 7.4m between kerbs Fully constructed, bitumen surface with kerbs and drains, 6m between kerbs. Special provisions for drainage and service vehicles required. Fully constructed, bitumen surface with kerbs and drains. 5m between kerbs. Will only be approved in special attention to drainage and provision for service vehicles. Concrete 2 metres wide		Serves more than 40 dwellings. Serves up to 40 dwellings Serves 8 dwellings or less

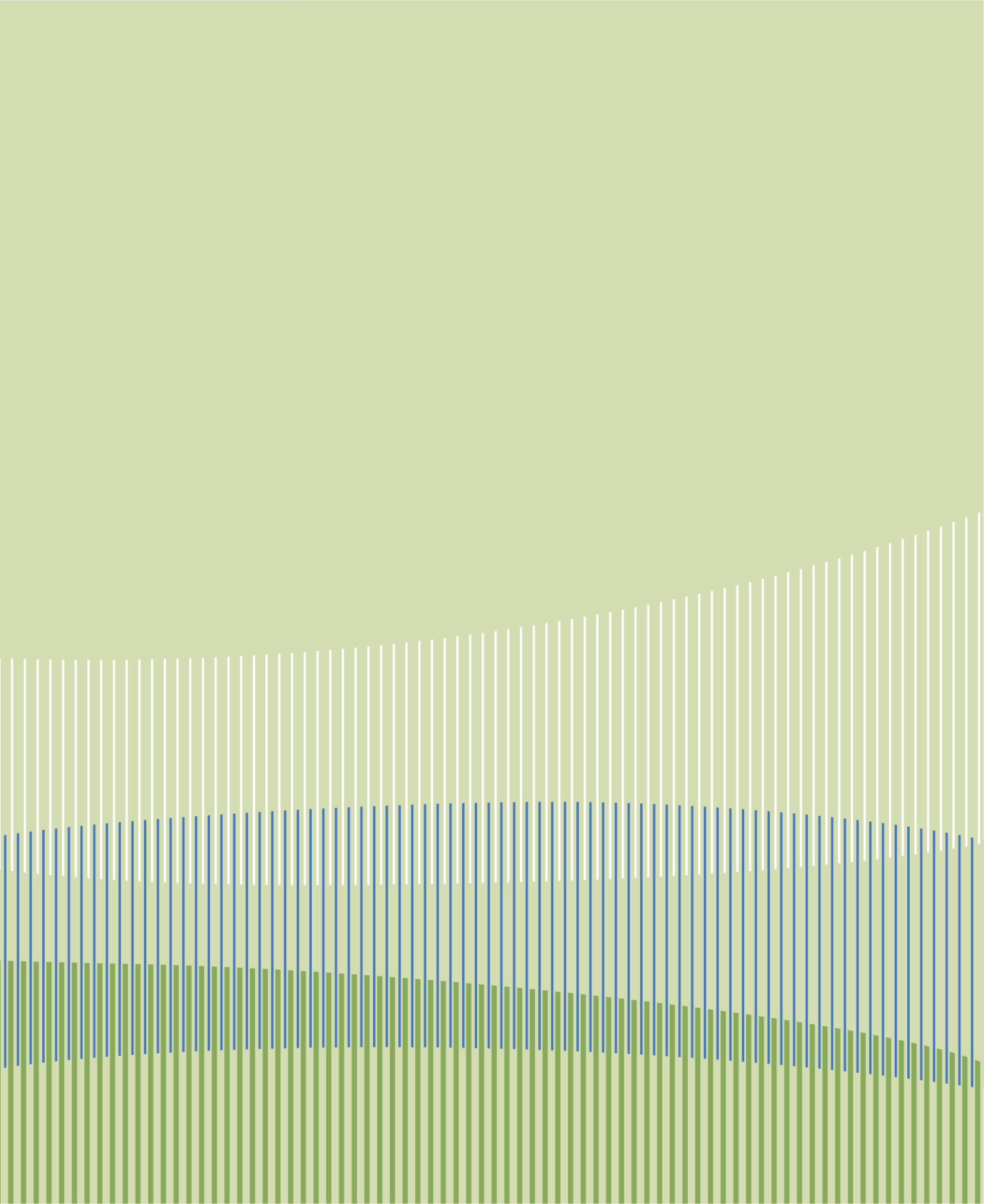
Area / Zoning	Road classification	Construction Standard	Minimum Traffic Warrant	Remarks
3. Special Residential	a) Local Distributor and Local Road	Fully constructed, bitumen surface with kerbs and drains, 7.4m between kerbs.		
4. Special Rural	a) Local Distributor	Fully constructed, 7.4m wide bitumen surface, 1.2m wide constructed shoulders. Kerbing to inside curves.		Serves more than 40 dwellings
	b) Local Road	Fully constructed, 6.2m wide bitumen surface, 1.2m wide constructed shoulders. Kerbing to inside curves.		Serves up to 40 dwellings
5. Industrial Areas	a) Access Roads	Fully constructed, bitumen surface with kerbs and drains, 10m between kerbs.		
6. Farmlet Zone	a) Local Distributor	Fully constructed, 6.5m wide bitumen surface, 1.2m wide constructed shoulders. Kerbing to inside of curves.		Serves more than 40 dwellings
	b) Local Road	Fully constructed 6.2m wide bitumen surface, 1.2m wide constructed shoulders. Kerbing to inside of curves.		Serves up to 40 dwellings
7. Rural Zone	a) District Distributor	Fully constructed, 6.8m wide bitumen surface, 1.2m wide constructed shoulders.	Greater than 1,000 vehicles per day	
	b) Local Distributor	Fully constructed, 6.2m wide bitumen surface, 1.2m wide constructed shoulders	Greater than 150 vehicles per day	

Area / Zoning	Road classification	Construction Standard	Minimum Traffic Warrant	Remarks
	c) Local Road	Fully constructed, 6.2m wide bitumen surface, 1.2m wide constructed shoulders	Greater than 50 vehicles per day	
	d) Access Way	Constructed and paved road 8.4m wide.	Greater than 10 vehicles per day	
	e) Access Place	Formed road, sheeted with pavement material as required.	Less than 10 vehicles per day	
8. Hills Landscape Protection Zone	a) Local Distributor	Fully constructed, 6.8m wide bitumen surface, 1.2m wide constructed shoulders. Kerbing to inside of all curves and at all other locations where necessary to prevent scour. Special attention to drainage and erosion including anti-scour devices, energy dissipaters, lined drains etc.		Serves more than 40 dwellings
	b) Local Road	Fully constructed 6.2m wide bitumen surface 1.2m wide constructed shoulders. Kerbing to inside of curves. Special attention to drainage – see 8a) above.		Serves up to 40 dwellings

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List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
A2K Technologies Pty Ltd			\$4,646.40
EFT000204	25/08/2021	Renewal of Auto Desk subscription 27/07/2021 - 23/07/2022	\$4,646.40
Accidental Health & Safety Country WA			\$1,240.08
EFT000198	05/08/2021	First aid kit servicing - Coolup VBFB	\$1,240.08
Air Liquide WA Pty Ltd			\$153.84
EFT000198	05/08/2021	Gas bottle rental - June 2021	\$75.66
EFT000204	25/08/2021	Gas bottle rental - July 2021	\$78.18
Alinta Electricity			\$19,534.63
EFT000198	05/08/2021	Electricity - Library	\$856.85
EFT000199	12/08/2021	Electricity - Leisure Centre	\$12,686.84
EFT000199	12/08/2021	Electricity - Administration building	\$2,346.29
EFT000199	12/08/2021	Electricity - George Beacham Pavilion	\$2,374.43
EFT000201	18/08/2021	Electricity - Edenvale Arts and Crafts	\$1,270.22
Aus Clean WA			\$21,192.77
EFT000198	05/08/2021	Cleaning of Shire buildings for July 2021	\$17,089.41
EFT000198	05/08/2021	Pressure clean steps and forecourt Civic Centre	\$209.00
EFT000199	12/08/2021	Cleaning at MALC for July 2021	\$3,894.36
Australia Post			\$848.58
EFT000199	12/08/2021	Postage costs period ending 31/07/2021	\$848.58
Australian Native Nurseries Group			\$2,220.00
EFT000198	05/08/2021	Native landscaping plants	\$2,220.00
Australian Safety Engineers			\$463.83
EFT000201	18/08/2021	SCBA 10 year service	\$463.83
Australian Services Union			\$103.60
EFT000198	05/08/2021	Payroll deductions	\$51.80
EFT000201	18/08/2021	Payroll deductions	\$51.80
Australian Taxation Office			\$184,434.00
EFT000198	05/08/2021	PAYG deductions	\$92,186.00
EFT000201	18/08/2021	PAYG deductions	\$92,248.00
Auto One Pinjarra			\$346.93
EFT000199	12/08/2021	Engine oil filters	\$47.88
EFT000204	25/08/2021	Supply battery	\$197.10
EFT000204	25/08/2021	Magnetic base rotating lamp	\$101.95
Avalon Roof & Gutter Repairs			\$594.00
EFT000204	25/08/2021	Repairs to gutter and downpipe installation	\$594.00
Battery Force			\$13.90
EFT000204	25/08/2021	Panic alarm batteries	\$13.90
Bibbulmun Track Foundation			\$484.85
EFT000198	05/08/2021	DTVC Shop stock	\$484.85
Black, Geoff			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Blackwoods			\$549.59
EFT000198	05/08/2021	Bosch 12 volt battery	\$319.99
EFT000204	25/08/2021	Supply Gunnebo swivelling hook	\$229.60
Boc Gases Australia Limited			\$44.09
EFT000198	05/08/2021	Industrial air monthly cylinder rental fee	\$44.09
Bolinda Publishing P/L			\$54.23
EFT000198	05/08/2021	Library book stock	\$54.23
Bolt, Cr David			\$4,691.33
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$4,691.33
Brenda Lillian Beacham			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Brownes Food Operations Pty Ltd			\$494.35
EFT000199	12/08/2021	Operations Centre milk supply	\$111.76
EFT000199	12/08/2021	MALC Kiosk supplies	\$243.30
EFT000199	12/08/2021	MALC Staff room supplies	\$16.74
EFT000199	12/08/2021	Administration Office milk supply	\$122.55

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Bunbury Freight Services			\$97.24
EFT000199	12/08/2021	Freight of chemicals to MALC	\$97.24
Bunbury Trucks			\$135.04
EFT000204	25/08/2021	Lockable fuel cap	\$135.04
Cable Locates & Consulting (don't use)			\$2,839.10
EFT000198	05/08/2021	Cable locators at Gull Road and Readheads Road	\$2,839.10
Ampol (Caltex Australia Starcard)			\$2,858.74
EFT000199	12/08/2021	Fuel usage	\$2,858.74
Cannon Hygiene Australia Pty Ltd			\$2,926.12
EFT000198	05/08/2021	Sanitary bin service for 1/7/2021 - 17/10/2021	\$2,926.12
Cardilini, Brad			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
CJD Equipment Pty Ltd			\$1,846.51
EFT000204	25/08/2021	Assorted small automotive parts for Workshop	\$1,846.51
Cleaning Supplies WA			\$2,454.63
EFT000199	12/08/2021	Assorted cleaning supplies	\$1,549.48
EFT000204	25/08/2021	Assorted cleaning supplies	\$905.15
Coca-Cola Amatil (Aust) Pty Ltd			\$574.88
EFT000199	12/08/2021	MALC Kiosk supplies	\$524.76
EFT000204	25/08/2021	MALC Kiosk supplies	\$50.12
Coles Online			\$910.89
EFT000199	12/08/2021	MALC Kiosk catering supplies	\$130.33
EFT000199	12/08/2021	MALC Kiosk supplies	\$507.49
EFT000204	25/08/2021	MALC Kiosk supplies	\$273.07
Coles Supermarkets Australia			\$741.56
EFT000199	12/08/2021	Catering for Council briefing	\$89.30
EFT000199	12/08/2021	MALC Kiosk supplies	\$64.75
EFT000199	12/08/2021	Catering for end of financial year event at Operations Centre	\$120.16
EFT000199	12/08/2021	Operations Centre kitchen supplies	\$139.30
EFT000199	12/08/2021	2 x USB sticks	\$28.00
EFT000199	12/08/2021	Library event catering	\$81.54
EFT000199	12/08/2021	Catering for Pinjarra Cemetery meeting	\$10.50
EFT000199	12/08/2021	Staff meeting catering	\$29.03
EFT000199	12/08/2021	Kitchen and catering supplies	\$129.35
EFT000199	12/08/2021	Youth activity - Cooking Class supplies	\$49.63
Connect Call Centre Services			\$901.62
EFT000204	25/08/2021	Overcalls - July 2021	\$901.62
Coolup Volunteer Bushfire Brigade			\$329.25
EFT000204	25/08/2021	Cadet reimbursement for equipment and activity	\$329.25
Council On The Ageing (WA)			\$805.20
EFT000199	12/08/2021	COTA WA license fee - July 2021 - June 2022	\$805.20
DATA#3 Limited			\$341.48
EFT000199	12/08/2021	Jabra Wireless Evolve 2 with charger	\$341.48
Dep of Biodiversity, Conservation & Attractions			\$1,564.20
EFT000201	18/08/2021	Firewood Permits - July 2021	\$534.60
EFT000201	18/08/2021	Firewood Permits - June 2021	\$1,029.60
Department of Fire and Emergency Services			\$21,577.00
EFT000198	05/08/2021	Recouping 2020/2021 BRMP LG Grant funds	\$21,577.00
Department of Mines, Industry Regulation & Safety			\$10,353.91
EFT000199	12/08/2021	Building Services Levy - July 2021	\$10,353.91
Dunlop Electrics			\$2,317.15
EFT000198	05/08/2021	Repair Hot Water System	\$181.50
EFT000198	05/08/2021	Repair fault on the lighting circuit in gym	\$216.70
EFT000204	25/08/2021	Investigate electrical fault at Fire Station	\$602.80
EFT000204	25/08/2021	Investigate earth leakage at Edenvale	\$282.70
EFT000204	25/08/2021	Check emergency lights at MALC	\$104.50
EFT000204	25/08/2021	Disconnect power to toilets in Town Square	\$308.00

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
EFT000204	25/08/2021	Repair car park light pole	\$313.50
EFT000204	25/08/2021	Replace light timer	\$307.45
Estuary Bobcats			\$38,500.00
EFT000201	18/08/2021	4m windbreak at Corio Road Transfer Station	\$38,500.00
Frontline Technology Services			\$3,598.96
EFT000201	18/08/2021	August Skype for Business maintenance support	\$2,033.70
EFT000201	18/08/2021	Annual Office 365 subscription	\$1,565.26
Hamel Nursery			\$1,672.00
EFT000199	12/08/2021	Assorted native trees and shrubs	\$1,220.00
EFT000204	25/08/2021	Assorted native trees and shrubs	\$452.00
High Standard Systems			\$288.00
EFT000204	25/08/2021	Repair chlorine siren in gym	\$288.00
Hot Klobba			\$780.40
EFT000204	25/08/2021	Staff protective clothing and uniforms	\$780.40
I Sweep			\$2,640.00
EFT000204	25/08/2021	Sweeping throughout Shire	\$2,640.00
Infiniti Group			\$975.17
EFT000204	25/08/2021	MALC Kiosk supplies	\$672.17
EFT000204	25/08/2021	MALC Kiosk operating supplies	\$303.00
Intelife Group			\$5,543.34
EFT000199	12/08/2021	Cleaning of barbeques	\$2,078.34
EFT000199	12/08/2021	Roadside litter picks July 2021	\$3,465.00
ITR Pacific Pty Ltd			\$1,413.06
EFT000204	25/08/2021	Supply of blade edges	\$1,413.06
James Bennett Pty Ltd			\$35.35
EFT000204	25/08/2021	Library book stock	\$35.35
Jaycar Pty Ltd			\$65.90
EFT000204	25/08/2021	2 packs of batteries	\$65.90
JB Hi-Fi Mandurah			\$938.50
EFT000199	12/08/2021	Games for youth activities	\$358.00
EFT000201	18/08/2021	Game console and accessories for youth activities	\$580.50
JH Computer Services Pty Ltd			\$508.00
EFT000204	25/08/2021	Printer ink cartridges	\$508.00
Josh Cowling Photography			\$150.00
EFT000199	12/08/2021	Planting in the Park - Event photography	\$150.00
Stuart Kirkham			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Lake Preston Lime			\$23,113.36
EFT000199	12/08/2021	Supply of limestone	\$3,492.37
EFT000201	18/08/2021	Supply of limestone	\$5,810.93
EFT000204	25/08/2021	Supply of limestone	\$13,810.06
Landgate			\$2,227.99
EFT000204	25/08/2021	Rural UV Interim Valuation 29/05/21 - 09/07/21	\$825.93
EFT000204	25/08/2021	Gross Rental Valuations - 12/06/21 - 09/07/21	\$825.66
EFT000204	25/08/2021	February 2021 aerial imagery	\$576.40
Lee Stephen Donald			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Leisure Institute of WA (Aquatics) Inc			\$970.00
EFT000198	05/08/2021	LIWA Conference attendance for MALC staff	\$970.00
Les Mills Body Training Systems			\$591.35
EFT000198	05/08/2021	Les Mills monthly license fees	\$591.35
LG Solutions			\$8,767.00
EFT000199	12/08/2021	2021/22 Cloud Lease subscription	\$3,201.00
EFT000199	12/08/2021	2021/22 Cloud Fees & Charges subscription	\$5,566.00
LGISWA			\$26,940.61
EFT000199	12/08/2021	Insurance excess - fleet vehicle claim	\$300.00
EFT000201	18/08/2021	Actual Wages Adjustment - 30/06/20 - 30/06/21	\$26,640.61
LGRCEU			\$164.04

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Payment No	Posting Date	Description	Amount
EFT000198	05/08/2021	Payroll deductions	\$82.02
EFT000201	18/08/2021	Payroll deductions	\$82.02
Lingard, John			\$100.00
EFT000204	25/08/2021	Electricity reimbursement for tenancy period	\$100.00
Acumentis			\$5,225.00
EFT000198	05/08/2021	Market Rental Valuation	\$1,375.00
EFT000204	25/08/2021	Prepare a Market Rental Valuation	\$3,850.00
Local Health Authorities Analytical Committee			\$4,613.38
EFT000198	05/08/2021	Analytical services	\$4,613.38
Lucky Charm Pinjarra			\$72.41
EFT000199	12/08/2021	Archive Boxes	\$14.81
EFT000199	12/08/2021	The West Australian 27/06/21 - 24/07/21	\$57.60
M P Rogers & Associates Pty Ltd			\$12,596.56
EFT000204	25/08/2021	Batavia Quays Jetty Design	\$3,868.70
EFT000204	25/08/2021	Batavia Quays Jetty Design	\$7,812.20
EFT000204	25/08/2021	Investigate debris and foam accumulation near Bay Rd	\$915.66
Mandurah Cellarbrations			\$289.00
EFT000198	05/08/2021	Councillors Lounge catering expenses	\$289.00
Mandurah Tree Lopping & Stump Grinding			\$40,920.00
EFT000199	12/08/2021	Prune and remove trees along Nanga Road for 4 days	\$12,320.00
EFT000199	12/08/2021	Emergency tree works August 2021	\$3,080.00
EFT000201	18/08/2021	Emergency tree works August 2021	\$6,160.00
EFT000201	18/08/2021	Tree works for the month of August 2021	\$3,960.00
EFT000204	25/08/2021	Prune and remove trees along Nanga Road for 4 days	\$12,320.00
EFT000204	25/08/2021	Tree works for the Month of August 2021	\$3,080.00
FLXIWEAR Pty Ltd			\$687.50
EFT000198	05/08/2021	DTVC Shop stock	\$687.50
Marketforce Productions			\$3,622.40
EFT000204	25/08/2021	Advertising West Australian - Sale of Lots	\$626.27
EFT000204	25/08/2021	5-ad job pack - SEEK	\$1,732.50
EFT000204	25/08/2021	Advertising Tender T21/8 Pinjarra Suspension Bridge	\$626.47
EFT000204	25/08/2021	Advertising Tender T21/9 Wharf Cove Jetties	\$637.16
McGrath Pest Management			\$4,400.00
EFT000199	12/08/2021	Tree poisoning and rodent baiting	\$660.00
EFT000201	18/08/2021	Termite inspection and insect spray	\$792.00
EFT000201	18/08/2021	Rodent baiting	\$275.00
EFT000204	25/08/2021	Rodent baiting	\$495.00
EFT000204	25/08/2021	Termite inspection and insect spray	\$2,178.00
McLarty, Douglas			\$2,404.51
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$2,404.51
Miracle Recreation Equipment			\$319.00
EFT000204	25/08/2021	Replacement strap seat for Cantwell park playground	\$319.00
Muddy Creek			\$358.16
EFT000198	05/08/2021	DTVC Shop stock	\$358.16
Murray Districts Glass			\$4,708.00
EFT000198	05/08/2021	Stainless steel security screens	\$670.00
EFT000204	25/08/2021	Replace louvres and security screens Court 3	\$4,038.00
Murray House Resource Centre			\$850.00
EFT000198	05/08/2021	Safety and Health Representative training	\$850.00
Murray River Auto Repairs			\$3,416.05
EFT000198	05/08/2021	75,000km service 4019MY Subaru	\$609.45
EFT000198	05/08/2021	110,000km service 4018MY Toyota RAV4	\$223.45
EFT000198	05/08/2021	48,000km service 4020MY Holden Colorado	\$546.10
EFT000199	12/08/2021	MY 12336 Ford Ranger 165,000km Service	\$618.70
EFT000204	25/08/2021	Replace headlight globe 4034MY Mitsubishi Triton	\$25.00
EFT000204	25/08/2021	100,000km service 4006MY Honda Civic	\$354.40
EFT000204	25/08/2021	87,500km service 4004MY Subaru Outback	\$313.00
EFT000204	25/08/2021	120,000km service 4005MY Mitsubishi Triton	\$725.95

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Murray Shire Social Club			\$430.00
EFT000198	05/08/2021	Payroll deductions	\$215.00
EFT000201	18/08/2021	Payroll deductions	\$215.00
Nanga Music Festival			\$2,500.00
EFT000198	05/08/2021	Alcoa Dwellingup Community Assistance Scheme	\$2,500.00
Nature Calls			\$465.00
EFT000204	25/08/2021	Toilet Hire - School Tree Day	\$465.00
Neverfail (WA) Pty Limited			\$171.60
EFT000204	25/08/2021	Rental of Water Coolers at the Ops Centre	\$17.60
EFT000204	25/08/2021	Rental of Water Coolers for the Operations Centre	\$154.00
Next Power			\$1,540.00
EFT000199	12/08/2021	Monitoring of PV system	\$660.00
EFT000199	12/08/2021	Monitoring of PV system	\$880.00
Officeworks			\$923.83
EFT000204	25/08/2021	Assorted stationery supplies	\$450.28
EFT000204	25/08/2021	Staff kitchen supplies	\$473.55
Onsite Trailer Repair & Service			\$847.73
EFT000201	18/08/2021	First service on crane	\$847.73
Open Office Pty Ltd			\$16,154.60
EFT000199	12/08/2021	Community Hub Licensing Fee - July 2021	\$11,051.70
EFT000199	12/08/2021	NAV Licensing costs - July 2021	\$5,102.90
Our Community Yoga			\$1,526.00
EFT000198	05/08/2021	4 Yoga classes	\$242.00
EFT000199	12/08/2021	4 Yoga classes	\$242.00
EFT000204	25/08/2021	4 Yoga Classes	\$242.00
EFT000204	25/08/2021	Yoga and Sound Healing Socially Active Seniors Program	\$800.00
Peel Electrical Service			\$201.10
EFT000198	05/08/2021	Investigate and resolve electrical issue	\$201.10
Peel Plumbing & Gas			\$368.50
EFT000199	12/08/2021	Repair gas oven	\$368.50
Peel Weed & Pest Control			\$2,035.00
EFT000204	25/08/2021	Spraying of Verges, Islands and Parking Area on	\$385.00
EFT000204	25/08/2021	Weed Control of both verges of SW Hwy from	\$1,650.00
Perth Frozen Foods			\$310.55
EFT000204	25/08/2021	DTVC Shop stock	\$310.55
PFD Food Services Pty Ltd			\$1,838.30
EFT000204	25/08/2021	MALC Kiosk supplies	\$1,838.30
Phoenix Foundry			\$1,345.30
EFT000204	25/08/2021	Cemetery plaque	\$187.00
EFT000204	25/08/2021	Lawn Cemetery plaque	\$1,158.30
Pinjarra Crane Hire Pty Ltd			\$398.75
EFT000204	25/08/2021	Supply 25T Fanner Crane	\$398.75
Pinjarra Senior High School			\$285.00
EFT000199	12/08/2021	Refund of duplicate payment of invoices SI02003 and SI02008	\$285.00
Pinjarra Traders			\$9.90
EFT000201	18/08/2021	Animal supplies	\$9.90
Planning Institute Australia			\$560.00
EFT000198	05/08/2021	Affiliate membership	\$560.00
Finishing WA (formerly Pritchard's Bookbinders)			\$1,487.20
EFT000199	12/08/2021	Minute bookbinding April 2020 to May 2021	\$1,487.20
Privateer Engines			\$150.00
EFT000199	12/08/2021	Remove Leg Replace Impeller & test run check.	\$150.00
PSI Audio (WA) Pty Ltd			\$1,375.00
EFT000201	18/08/2021	Audio for Draft Road Map Presentation	\$1,375.00
Puma Energy			\$877.17
EFT000199	12/08/2021	Fuel usage	\$877.17

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Quality Publishing Australia			\$595.69
EFT000198	05/08/2021	DTVC Shop stock	\$595.69
Radio Warehouse			\$418.00
EFT000198	05/08/2021	Remote Speaker/Microphone for two way radios	\$418.00
Ransom IT			\$600.00
EFT000198	05/08/2021	Website hosting - 29 July - 28 October 2021	\$600.00
Rivers Regional Council			\$6,938.80
EFT000204	25/08/2021	Annual contribution for 2021/2022	\$6,938.80
Rogers, Cr Angela			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Rose, Casey			\$1,642.09
EFT000204	25/08/2021	Meeting, IT & Communications Allowance	\$1,642.09
Royal Life Saving Society			\$1,045.00
EFT000199	12/08/2021	MALC training	\$1,045.00
Scope Business Imaging			\$3,115.15
EFT000199	12/08/2021	Copier charges July 2021 - Accounts	\$48.02
EFT000199	12/08/2021	Copier charges July 2021 - Binding Room	\$192.05
EFT000199	12/08/2021	Copier charges July 2021 - Depot	\$26.36
EFT000199	12/08/2021	Copier charges July 2021 - DTVC	\$167.81
EFT000199	12/08/2021	Copier charges July 2021 - Fax Room	\$373.01
EFT000199	12/08/2021	Copier charges July 2021 - Library	\$44.80
EFT000199	12/08/2021	Copier charges July 2021 - MALC	\$105.20
EFT000199	12/08/2021	Copier charges July 2021 - Planners	\$167.59
EFT000199	12/08/2021	Copier charges July 2021 - Rangers	\$669.54
EFT000199	12/08/2021	Copier charges July 2021 - Reception	\$45.56
EFT000199	12/08/2021	Copier charges July 2021 - Records	\$11.68
EFT000199	12/08/2021	Copier charges July 2021 - Tech Services	\$101.93
EFT000199	12/08/2021	Annual Papercut maintenance	\$1,161.60
Shire of Waroona			\$12,552.00
EFT000199	12/08/2021	Fines Enforcement Registry	\$120.00
EFT000199	12/08/2021	Green waste disposal from Corio Road Transfer Station	\$432.00
EFT000204	25/08/2021	2021/22 Corio Road Transfer Station waste disposal	\$12,000.00
Sigma Chemicals			\$1,134.10
EFT000204	25/08/2021	Pool chemicals	\$1,134.10
Snap Mandurah			\$190.01
EFT000204	25/08/2021	Printing of Youth Plan	\$190.01
Soft Landing			\$7,110.40
EFT000204	25/08/2021	Mattress collection from Corio Road Transfer Station	\$7,110.40
South Metropolitan TAFE			\$480.00
EFT000199	12/08/2021	TAFE course fees - Semester 2 2021	\$480.00
South West Monumental			\$1,057.10
EFT000204	25/08/2021	Plaque Granite Niche Wall	\$1,057.10
Spyker Business Solutions Pty Ltd			\$28,028.01
EFT000198	05/08/2021	Annual CCTV maintenance community areas	\$24,706.01
EFT000199	12/08/2021	Fault finding of damaged fibre cable to Operations Centre	\$1,691.25
EFT000199	12/08/2021	Removal of wireless equipment	\$332.75
EFT000204	25/08/2021	Repairs to damaged fibre at Operation Centre	\$1,298.00
St John Ambulance Australia - Belmont			\$184.88
EFT000198	05/08/2021	Restock first aid kits	\$184.88
Stewart & Heaton Clothing			\$231.55
EFT000204	25/08/2021	Bush Fire Brigade protective clothing	\$231.55
Stunned Emu Designs			\$460.60
EFT000198	05/08/2021	DTVC Shop stock	\$460.60
Subway Pinjarra			\$56.45
EFT000198	05/08/2021	Dwellingup Futures meeting catering	\$56.45
Telstra Corporation Limited			\$1,164.68
EFT000198	05/08/2021	Phone usage	\$104.91

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
EFT000204	25/08/2021	Phone usage	\$1,059.77
The Civil Group WA Pty Ltd			\$2,656.50
EFT000204	25/08/2021	Engineering Services report	\$2,656.50
The Distributors Perth			\$620.65
EFT000199	12/08/2021	MALC Kiosk supplies	\$620.65
The Locals Trading Pty Ltd			\$181.62
EFT000198	05/08/2021	DTVC Shop stock	\$181.62
Total Packaging			\$858.00
EFT000204	25/08/2021	Cartons of dog waste bags	\$858.00
Toyota Financial Services			\$388.19
EFT000198	05/08/2021	Lease Costs MY12336 - August 2021	\$388.19
TPG Network Pty Ltd			\$3,220.66
EFT000204	25/08/2021	Ethernet access - July 2021	\$3,220.66
Truck Centre (WA) Pty Ltd			\$33.80
EFT000204	25/08/2021	Truck parts	\$33.80
Tuckey's Hardware			\$1,996.71
EFT000198	05/08/2021	Assorted small hardware items for MALC	\$194.18
EFT000198	05/08/2021	Small hardware items for Building repairs	\$288.48
EFT000198	05/08/2021	Small hardware items for General Parks	\$153.49
EFT000198	05/08/2021	Small hardware items for Drainage works	\$10.50
EFT000198	05/08/2021	2 x packs Herbicide Weedkill 5L	\$143.80
EFT000204	25/08/2021	2 x packs Herbicide Weedkill 5L	\$143.90
EFT000204	25/08/2021	40 x Layflat fire hose and clamps for drainage works	\$270.32
EFT000204	25/08/2021	Assorted small hardware items for MALC	\$155.43
EFT000204	25/08/2021	Small hardware items for Drainage works	\$96.49
EFT000204	25/08/2021	Bore stain remover and silicone	\$225.89
EFT000204	25/08/2021	Items for Road Maintenance	\$49.96
EFT000204	25/08/2021	Small hardware items for General Parks	\$101.83
EFT000204	25/08/2021	Small hardware items for Building repairs	\$77.49
EFT000204	25/08/2021	Spreader Fertiliser EasyGreen	\$84.95
Tyrecycle Pty Ltd			\$2,107.06
EFT000199	12/08/2021	Tyre collection from Corio Road Transfer Station	\$911.69
EFT000204	25/08/2021	Tyre collection from Corio Road Transfer Station	\$1,195.37
Veolia Environmental Services			\$2,380.75
EFT000204	25/08/2021	Jetting of drainage systems	\$2,380.75
Vibe Pinjarra			\$3,993.87
EFT000199	12/08/2021	Fuel usage	\$3,993.87
Vision IDZ			\$541.75
EFT000201	18/08/2021	PVC cards, dye film and cleaning spool	\$541.75
WA Naturally Publications			\$565.01
EFT000198	05/08/2021	DTVC Shop stock	\$565.01
Wajon Publishing Company			\$238.40
EFT000198	05/08/2021	DTVC Shop stock	\$238.40
Waste Water Services Pty Ltd			\$1,204.50
EFT000204	25/08/2021	1st quarterly service of MREC WWTP	\$1,204.50
Waterlogic Australia Pty Ltd			\$570.90
EFT000199	12/08/2021	Water cooler hire	\$570.90
Waynes Windscreens			\$398.60
EFT000204	25/08/2021	Replace windscreen 4027MY Mitsubishi Triton	\$398.60
Westcoast Power Equipment			\$181.50
EFT000204	25/08/2021	Assorted small plant parts	\$181.50
Westrac Equipment Pty Ltd			\$1,074.67
EFT000204	25/08/2021	Assorted automotive spare parts for Workshop	\$1,074.67
Winc Australia Pty Limited			\$411.21
EFT000204	25/08/2021	50 x retractable swipe card holders	\$115.50
EFT000204	25/08/2021	Office chair	\$295.71
Work Clobber			\$170.10
EFT000204	25/08/2021	Rangers protective clothing	\$170.10

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Wren Oil			\$16.50
EFT000204	25/08/2021	Waste oil collection from Corio Road Transfer Station	\$16.50
Mandurah Psychological Services Pty Ltd			\$643.50
EFT000198	05/08/2021	Counselling sessions with psychologists	\$214.50
EFT000199	12/08/2021	Counselling sessions with psychologists	\$214.50
EFT000201	18/08/2021	Counselling sessions with psychologists	\$214.50
Easi Packaging Pty Ltd			\$7,038.40
EFT000198	05/08/2021	Payroll deductions	\$3,519.20
EFT000201	18/08/2021	Payroll deductions	\$3,519.20
Hydrochem			\$317.90
EFT000198	05/08/2021	Quarterly closed water loops service	\$317.90
Trisley's Hydraulic Services Pty Ltd			\$20,120.47
EFT000201	18/08/2021	Install hard plumbed chlorine gas line	\$4,181.47
EFT000204	25/08/2021	Annual service of pool filtration systems	\$15,939.00
Fitness Solutions WA			\$180.00
EFT000204	25/08/2021	Service spin bikes	\$180.00
Telair Pty Ltd			\$1,372.55
EFT000199	12/08/2021	Phone usage - July 2021	\$1,372.55
Toll Transport Pty Ltd			\$188.60
EFT000199	12/08/2021	Courier charges	\$165.94
EFT000204	25/08/2021	Courier charges	\$22.66
Daniela Begg			\$300.00
EFT000198	05/08/2021	Refund overpayment rates - A213	\$300.00
Wayne Rogers			\$1,954.24
EFT000201	18/08/2021	Refund overpayment rates - A11371	\$1,954.24
Fiona Ferguson			\$1,334.00
EFT000201	18/08/2021	Refund overpayment rates - A10988	\$1,334.00
Sterling's Office National			\$1,997.20
EFT000201	18/08/2021	Office chair for Administration Office	\$400.00
EFT000201	18/08/2021	22 x visitor chairs for SES	\$1,597.20
WML Consultants Pty Ltd			\$20,476.50
EFT000199	12/08/2021	Engineering Design - Pinjarra Suspension Bridge	\$20,476.50
Rural Press Pty Limited			\$1,142.92
EFT000201	18/08/2021	Advertising - Extractive Industries Local Law 2021	\$442.00
EFT000201	18/08/2021	Advertising - Notice of Differential Rating	\$474.31
EFT000201	18/08/2021	Advertising - Adoption of Community Plan 2031	\$226.61
Construction Training Fund			\$2,910.23
EFT000199	12/08/2021	BCITF collection fees - July 2021	\$2,910.23
Quicklee Express			\$60.50
EFT000199	12/08/2021	Courier charges	\$60.50
Patricia Hines Designs			\$49.50
EFT000198	05/08/2021	DTVC Shop stock	\$49.50
Black Velvet & Honey			\$330.00
EFT000201	18/08/2021	Coffee catering for Dwellingup Futures event	\$330.00
Botton and Gardiner			\$3,333.00
EFT000204	25/08/2021	Supply and install replacement battens for park furniture	\$3,333.00
Shelley Anderson			\$400.00
EFT000199	12/08/2021	Refund overpayment rates - A11508	\$400.00
Baird Australia Pty Ltd			\$71,763.37
EFT000202	19/08/2021	Consultancy for CHRMAP Project	\$40,061.48
EFT000204	25/08/2021	Consultancy for CHRMAP Project	\$31,701.89
AMPAC Debt Recovery Pty Ltd			\$638.00
EFT000198	05/08/2021	2020/21 debt collection	\$66.00
EFT000204	25/08/2021	Debt recovery period ending 31/7/2021	\$572.00
Donald Cant Watts Corke (WA) Pty Ltd			\$7,238.00
EFT000204	25/08/2021	Construction services and project completion WAFIP	\$4,488.00
EFT000204	25/08/2021	Contract variation production facility layout WAFIP	\$2,750.00

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Allsorts Repairs and Services			\$66.00
EFT000199	12/08/2021	Plaque engraving for purchased paintings at Rotary	\$66.00
MyMedia			\$778.80
EFT000201	18/08/2021	MyMedia Subscription	\$778.80
Holistic Wellness Community			\$220.00
EFT000198	05/08/2021	Guided meditation- Socially Active Seniors program	\$220.00
Open Cities Pty Ltd			\$3,300.00
EFT000204	25/08/2021	Subsite hosting fees - MALC	\$3,300.00
The Butcher Shop			\$1,218.00
EFT000198	05/08/2021	Skateboard decks for youth art display	\$1,218.00
Essential Aircor Services Pty Ltd			\$371.25
EFT000199	12/08/2021	Quarterly HVAC maintenance	\$371.25
Lockdown Security Solutions			\$650.00
EFT000198	05/08/2021	Alarm monitoring 2021-2022	\$650.00
Creative Spaces			\$1,630.20
EFT000199	12/08/2021	Wayfinding Signage Plan - Edenvale Precinct	\$1,630.20
Quintis Sandalwood Pty Ltd (Mt Romance)			\$443.22
EFT000198	05/08/2021	DTVC Shop stock	\$443.22
Vergone's Fruit Stall Dwellingup			\$158.40
EFT000198	05/08/2021	DTVC Shop stock	\$158.40
Wild Thyme Gourmet			\$495.00
EFT000201	18/08/2021	Catering for Draft Road Map presentation	\$495.00
Readvoca Pty Ltd			\$1,904.65
EFT000201	18/08/2021	Refund Development Bond - D20/30719	\$1,904.65
Dwellingup Adventures			\$75.00
EFT000198	05/08/2021	Bike hire - Destination WA shoot	\$75.00
WA Tool and Trade Supply			\$161.73
EFT000201	18/08/2021	Workshop consumables	\$161.73
Brother of Mine Coffee Roasters			\$400.00
EFT000198	05/08/2021	MALC Kiosk supplies	\$200.00
EFT000204	25/08/2021	MALC Kiosk supplies	\$200.00
Fairbridge WA Inc			\$120.00
EFT000198	05/08/2021	MAAIG meeting refreshments	\$120.00
Howard Porter			\$120,774.00
EFT000199	12/08/2021	Supply one 4 Axle Dog Trailer with disc brakes and air	\$120,774.00
Jonor Construction			\$61,026.02
EFT000198	05/08/2021	Emergency works required Bridge 4501 Del Park Road	\$61,026.02
Resolve Group Pty Ltd			\$3,025.00
EFT000199	12/08/2021	Design Development Compliance Review - WAFIP	\$3,025.00
Howard J Kirk			\$600.00
EFT000198	05/08/2021	Herron Point caretaker's allowance 16/07/21 - 29/07/21	\$300.00
EFT000201	18/08/2021	Herron Point caretaker's allowance 30/07/21 - 12/08/21	\$300.00
Michel Smash Repairs Pty Ltd			\$150.00
EFT000198	05/08/2021	Towing of abandoned caravan	\$150.00
Pisconeri Family Trust			\$42,897.80
EFT000199	12/08/2021	Transport green waste Corio Road to C-Wise July 2021	\$4,400.00
EFT000199	12/08/2021	Corio Road Transfer Station Management July 2021	\$33,599.50
EFT000199	12/08/2021	Dwellingup Transfer Station Management July 2021	\$4,106.30
EFT000199	12/08/2021	Asbestos/Roadside rubbish pick up July 2021	\$792.00
WA Automotive Pty Ltd			\$34,972.11
EFT000198	05/08/2021	Replacement glass for vehicle window	\$370.26
EFT000204	25/08/2021	Mitsubishi Triton GLX Club Cab Chassis 4034MY	\$34,188.20
EFT000204	25/08/2021	New vehicle registration 4034MY Mitsubishi Triton	\$413.65
Regional Arts WA Inc			\$440.00
EFT000204	25/08/2021	Repayment of grant overpayment	\$440.00
Mandurah Towing Service			\$484.55
EFT000199	12/08/2021	Towing of abandoned vehicle	\$484.55

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Geoffrey Armstrong			\$52.00
EFT000198	05/08/2021	DTVC Shop stock	\$52.00
Choose Digital Pty Ltd			\$383.90
EFT000198	05/08/2021	Hosting of Tourism website - Aftercare Plan	\$383.90
Cooper & Oxley Group Pty Ltd			\$609,569.24
EFT000204	25/08/2021	Construction of WA Food Innovation Precinct	\$609,569.24
RDF Plumbing			\$4,483.08
EFT000198	05/08/2021	Replace 25m of water main at Edenvale	\$2,463.93
EFT000201	18/08/2021	Unblock toilet at MALC	\$350.00
EFT000204	25/08/2021	Water leak locate and repair at George Beacham Pavilion	\$1,669.15
ASK Pty Ltd			\$4,642.00
EFT000201	18/08/2021	Fire Management Plan and odour screening Corio Road	\$4,642.00
Shani Holster			\$100.00
EFT000198	05/08/2021	DTVC Shop stock	\$100.00
Lo-go Appointments			\$7,892.96
EFT000198	05/08/2021	Temporary labour hire	\$4,538.87
EFT000199	12/08/2021	Temporary labour hire	\$1,919.01
EFT000204	25/08/2021	Temporary labour hire	\$1,435.08
Sitevisuals			\$909.02
EFT000204	25/08/2021	SiteVisuals-WAFIP time-lapse camera and subscription	\$909.02
Main Roads Western Australia			\$158,400.00
EFT000199	12/08/2021	Contribution for Bridge 3570 repairs - Paterson Road over Nambeelup Brook	\$158,400.00
Waroona Swimming Club Inc			\$500.00
EFT000198	05/08/2021	Facilitation of craft activity	\$500.00
Coastline Lawn Services (FPM Landscapes)			\$14,812.52
EFT000199	12/08/2021	July mowing of Pinjarra locations	\$3,429.86
EFT000199	12/08/2021	July mowing of Edenvale and Cantwell Park	\$4,182.75
EFT000199	12/08/2021	July mowing at various Shire locations	\$7,199.91
East Coast Conferences			\$300.00
EFT000199	12/08/2021	Mosquito Conference online attendance	\$300.00
Amazon Web Services Inc			\$724.79
EFT000198	05/08/2021	July 2021 AWS offsite storage usage	\$724.79
Barry & Diane Pickering			\$613.50
EFT000201	18/08/2021	Refund overpayment rates - A5662	\$613.50
Asbestos Masters WA			\$1,100.00
EFT000204	25/08/2021	Remove asbestos barge board from Old Schoolmaster's House verandah	\$1,100.00
Max's Cold Ice Creations			\$52.00
EFT000198	05/08/2021	Catering for Pinjarra Festival	\$52.00
Minuteman Press Rockingham			\$391.38
EFT000198	05/08/2021	Printing of A3 posters, envelopes and A4 flyers	\$391.38
Bodybuilding Oz			\$736.00
EFT000201	18/08/2021	MALC Pro shop stock	\$671.00
EFT000204	25/08/2021	MALC Pro shop stock	\$65.00
Indigenous Business Australia			\$33,354.00
EFT000198	05/08/2021	Refund rates paid - Rates exemption approved on A11470	\$33,354.00
Peter & Susan Pearce			\$121.00
EFT000198	05/08/2021	Refund overpayment rates - A5617	\$121.00
Prime Projects Constructions			\$5.00
EFT000198	05/08/2021	Refund overpayment building fees - BP2021422	\$5.00
Dale Alcock Homes Pty Ltd			\$5.00
EFT000198	05/08/2021	Refund overpayment building fees - BP2021418	\$5.00
Jeanne Lester			\$61.65
EFT000199	12/08/2021	Refund overpayment building levies - BP2021299	\$61.65
Elaine Reynolds			\$329.18
EFT000199	12/08/2021	Refund overpayment rates - A4912	\$329.18

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Gordon & Masikam Robertson			\$792.00
EFT000199	12/08/2021	Refund overpayment rates - A4030	\$792.00
Graeme Coleman			\$121.00
EFT000199	12/08/2021	Refund overpayment rates - A 4246	\$121.00
Renegade Dog Training			\$400.00
EFT000199	12/08/2021	Cancellation of venue booking	\$400.00
Rachel Warburton			\$86.40
EFT000199	12/08/2021	Refund overpayment of swimming lessons	\$86.40
Destination Perth			\$2,000.00
EFT000199	12/08/2021	Bronze Association Corporate Package 2021/2022	\$2,000.00
Sharon David			\$147.00
EFT000199	12/08/2021	Refund overpayment planning approval - P162/2021	\$147.00
Aquatic Leisure Technologies			\$985.03
EFT000199	12/08/2021	Refund incorrect payment - BP2021431	\$985.03
Matthew Thomas			\$147.00
EFT000201	18/08/2021	Refund overpayment planning approval - P199/2021	\$147.00
Owen & Jacqueline Suckling			\$121.00
EFT000201	18/08/2021	Refund overpayment rates - A7174	\$121.00
Pauline & David Abbot			\$121.00
EFT000201	18/08/2021	Refund overpayment rates - A5580	\$121.00
Janis & Harold Gill			\$792.00
EFT000201	18/08/2021	Refund overpayment rates - A9979	\$792.00
John & Faye Shepherd			\$746.42
EFT000201	18/08/2021	Refund overpayment rates - A11162	\$746.42
Stuart & Elaine Bailey			\$784.15
EFT000201	18/08/2021	Refund overpayment rates - A11451	\$784.15
Matthew & Tania Garbutt			\$396.00
EFT000201	18/08/2021	Refund overpayment rates - A11747	\$396.00
Pamela & John Montague			\$792.00
EFT000201	18/08/2021	Refund overpayment rates - A6709	\$792.00
Frederick & Nancy Broun			\$670.94
EFT000201	18/08/2021	Refund overpayment rates - A11665	\$670.94
Watson Property Group Pty Ltd			\$1,570.00
EFT000201	18/08/2021	Refund overpayment planning fees for C155048	\$1,570.00
Aaron Dench			\$250.00
EFT000204	25/08/2021	Crossover subsidy - 7 Greenacre Street Pinjarra	\$250.00
Patricia Jensen			\$34.52
EFT000204	25/08/2021	Refund overpayment rates - A364	\$34.52
Juliet & Francis Waters			\$79.90
EFT000204	25/08/2021	Refund overpayment rates - A811	\$79.90
Leopold Bucher			\$658.36
EFT000204	25/08/2021	Refund overpayment rates - A893	\$658.36
Michael Hughes			\$607.50
EFT000204	25/08/2021	Refund overpayment rates - A721	\$607.50
Carolyn & Rowley Winter			\$613.50
EFT000204	25/08/2021	Refund overpayment rates - A1611	\$613.50
Joan Gladwell			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A2043	\$792.00
Lynne & Donald Maclure			\$637.96
EFT000204	25/08/2021	Refund overpayment rates - A2076	\$637.96
Robyn Reyburn			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A2083	\$792.00
Penelope Hoffman			\$721.26
EFT000204	25/08/2021	Refund overpayment rates - A2431	\$721.26
William Ochiltree			\$696.10
EFT000204	25/08/2021	Refund overpayment rates - A2719	\$696.10
Dennis & Dorothy Bishop			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A3668	\$792.00

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
Alfred & Janet Millar			\$121.00
EFT000204	25/08/2021	Refund overpayment rates - A3920	\$121.00
Francis Watson			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A4132	\$792.00
Terry Ings			\$620.63
EFT000204	25/08/2021	Refund overpayment rates - A4265	\$620.63
Raymond & Shirley Pound			\$1,151.00
EFT000204	25/08/2021	Refund overpayment rates - A4300	\$1,151.00
Maryanne Charles			\$121.00
EFT000204	25/08/2021	Refund overpayment rates - A4424	\$121.00
Yvette & Marco Toditsch			\$613.50
EFT000204	25/08/2021	Refund overpayment rates - A5005	\$613.50
Karlene Bell			\$613.50
EFT000204	25/08/2021	Refund overpayment rates - A5109	\$613.50
Mary & Richard Littler			\$613.50
EFT000204	25/08/2021	Refund overpayment rates - A5144	\$613.50
Lois Parker			\$633.21
EFT000204	25/08/2021	Refund overpayment rates - A6956	\$633.21
Barbara & William John			\$784.15
EFT000204	25/08/2021	Refund overpayment rates - A8585	\$784.15
Lex & Debbie Ingram			\$121.00
EFT000204	25/08/2021	Refund overpayment rates - A8721	\$121.00
Pamela Howard			\$645.78
EFT000204	25/08/2021	Refund overpayment rates - A9468	\$645.78
David & Shirley Kaufman			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A9682	\$792.00
Gail & Jeffrey Hepenstall			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A10010	\$792.00
Donna Hurst			\$393.78
EFT000204	25/08/2021	Refund overpayment rates - A10033	\$393.78
Carol Smith			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A6494	\$792.00
Linda & Patrick Buckley			\$121.00
EFT000204	25/08/2021	Refund overpayment rates - A7669	\$121.00
Valerie Burns & Russell Taylor			\$792.00
EFT000204	25/08/2021	Refund overpayment rates - A6710	\$792.00
EFT Total			\$1,924,167.97
Australian Taxation Office			\$12,500.00
101337	12/08/2021	GST due on sale of land WAFIP in January 2020	\$12,500.00
Department of Transport			\$128.85
101350	25/08/2021	Jetty renewal 1680 - Henry Street Boat Ramp	\$42.95
101350	25/08/2021	Jetty renewal 1300 - North Yunderup Road and Culeenup Road	\$42.95
101350	25/08/2021	Jetty renewal 1298 - Culeenup Road North Yunderup	\$42.95
Shire of Murray			\$5,171.45
101333	05/08/2021	Payroll deductions	\$2,357.40
101338	12/08/2021	BSL Commission - July 2021	\$370.00
101338	12/08/2021	BCITF Commission - July 2021	\$107.25
101343	18/08/2021	Payroll deductions	\$2,277.40
101343	18/08/2021	Firewood Collection Fees - July 2021	\$59.40
Synergy			\$49,301.26
101334	05/08/2021	Electricity - Fire tank	\$116.89
101334	05/08/2021	Electricity - Ravenswood toilets	\$0.66
101334	05/08/2021	Electricity - Cantwell Park (bore)	\$110.98
101339	12/08/2021	Electricity - Pinjarra Equestrian Association	\$61.41
101339	12/08/2021	Electricity - Cantwell Park Playground	\$288.62
101339	12/08/2021	Electricity - SES Building	\$723.80
101339	12/08/2021	Electricity - 28 George Street	\$1,636.89

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
101339	12/08/2021	Electricity - Depot	\$1,078.02
101339	12/08/2021	Electricity - Streetlights	\$31,479.36
101339	12/08/2021	Electricity - Pinjarra Heritage Railway Station	\$219.70
101339	12/08/2021	Electricity - Pinjarra Industrial Estate Bore	\$139.44
101339	12/08/2021	Electricity - CCTV Town Square	\$114.98
101339	12/08/2021	Electricity - Animal Pound	\$267.27
101339	12/08/2021	Electricity - Cemetery	\$113.60
101339	12/08/2021	Electricity - Lions Park barbeques	\$107.92
101344	18/08/2021	Electricity - Civic Centre	\$1,205.13
101344	18/08/2021	Electricity - Car Park	\$708.17
101344	18/08/2021	Electricity - Dwellingup Fire Station	\$691.63
101344	18/08/2021	Electricity - Records building	\$1,529.07
101344	18/08/2021	Electricity - Cantwell Park barbeque lights	\$221.98
101344	18/08/2021	Electricity - Old SES building	\$108.48
101344	18/08/2021	Electricity - Dwellingup Oval bore	\$113.65
101344	18/08/2021	Electricity - Pinjarra Meadows bore	\$581.33
101344	18/08/2021	Electricity - North Pinjarra Hall	\$285.92
101344	18/08/2021	Electricity usage - New DTVIC building	\$113.83
101344	18/08/2021	Electricity usage - Trails Shop	\$195.05
101344	18/08/2021	Electricity usage - DTVIC Cafe	\$1,905.40
101344	18/08/2021	Electricity - Fire tank	\$115.10
101344	18/08/2021	Electricity - Dwellingup Oval bore	\$257.39
101344	18/08/2021	Electricity - Administration gardens	\$117.48
101344	18/08/2021	Electricity - Fire tank	\$108.48
101344	18/08/2021	Electricity - Edenvale - Liveringa	\$468.12
101344	18/08/2021	Electricity - Gentlemen's Park	\$538.20
101344	18/08/2021	Electricity - Dwellingup Rose Garden	\$110.22
101344	18/08/2021	Electricity - Edenvale Old School Hall	\$403.98
101344	18/08/2021	Electricity - Marinup Park Playground	\$113.71
101344	18/08/2021	Electricity - Dwellingup Hall	\$221.22
101344	18/08/2021	Electricity - McLarty Precinct	\$123.82
101344	18/08/2021	Electricity usage - DTVIC	\$1,054.74
101351	25/08/2021	Electricity - Fire tank	\$59.76
101351	25/08/2021	Electricity - Fire tank	\$121.25
101351	25/08/2021	Electricity - Fire tank	\$112.52
101351	25/08/2021	Electricity - Fire tank	\$112.22
101351	25/08/2021	Electricity - Fire tank	\$112.22
101351	25/08/2021	Electricity - Corio Road Transfer Station	\$937.71
101351	25/08/2021	Electricity - Cantwell Park bore	\$93.94
Alinta Gas			\$26,618.35
101352	25/08/2021	MALC gas usage 23/06/21 - 22/07/21	\$12,674.36
101352	25/08/2021	MALC gas usage 24/05/21 - 23/06/21	\$13,943.99
Water Corporation			\$2,765.36
101335	05/08/2021	Waste: Boat ramp marine sullage point	\$235.45
101335	05/08/2021	Waste: Multipurpose Facility	\$345.92
101335	05/08/2021	Waste: Railway Station	\$235.45
101353	25/08/2021	Water: 12 Camp Road	\$278.46
101353	25/08/2021	Water: 14 Camp Road	\$276.96
101353	25/08/2021	Water: Edenvale Rose Gardens	\$75.61
101353	25/08/2021	Water: 22 James Street	\$312.87
101353	25/08/2021	Water: Exchange Hotel	\$285.92
101353	25/08/2021	Water: CWA Building	\$70.50
101353	25/08/2021	Water: Administration building	\$221.30
101353	25/08/2021	Water: Old SES building	\$70.50
101353	25/08/2021	Water: Civic Centre	\$285.92
101353	25/08/2021	Water: 11 Peel Street Hall	\$70.50
Department of Transport			\$400.00
101336	05/08/2021	Special Series Plates - 0811MY	\$200.00

List of Accounts Paid in August 2021 to be Received			
Payment No	Posting Date	Description	Amount
101345	18/08/2021	Special Series Plates - 083MY	\$200.00
Optus			\$2,741.74
101340	12/08/2021	Phone usage	\$2,741.74
Magistrates Court of WA			\$326.60
101346	18/08/2021	Court prosecution fees	\$326.60
Elgas Ltd			\$94.60
101341	12/08/2021	Service charge - 2 x 45kg LPG Bottles	\$94.60
The West Australian Newspapers Ltd			\$144.00
101354	25/08/2021	Newspaper subscription	\$144.00
City of Mandurah			\$229.60
101348	18/08/2021	Bus hire for youth excursion - July 2021	\$229.60
Pauline & John O'Neill			\$708.68
101342	12/08/2021	Refund overpayment rates - A5541	\$708.68
Richard Kwiatkowski			\$670.94
101349	18/08/2021	Refund overpayment rates - A6149	\$670.94
Lawrence & Sandra Brittain			\$613.50
101355	25/08/2021	Refund overpayment rates - A5218	\$613.50
Please Pay Cash			\$1,240.65
065516	25/08/2021	Petty Cash - detail in attachment	\$130.65
065516	25/08/2021	MALC Umpire recoup	\$1,110.00
Please Pay Cash - Admin			\$386.20
065514	12/08/2021	Petty Cash - detail in attachment	\$79.00
065515	18/08/2021	Petty Cash - detail in attachment	\$307.20
		Cheque Total	\$104,041.78
Commonwealth Bank Direct Debit	05/08/2021	Corporate Credit Cards - detail in attachment	\$9,541.20
		Credit Card Total	\$9,541.20
		Payment Total	\$2,037,750.95

This schedule of accounts paid for the Municipal Fund totalling **\$2,037,750.95** which was submitted to each member of the Council on **23 September 2021** have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and costings.

Total creditor accounts outstanding as at 31 August 2021 is **\$525,753.94**.

The accompanying attachment forms part of this report, which details the expenses paid by Cash and Corporate Credit Card for the month of **August 2021**.

CHIEF EXECUTIVE OFFICER

Attachment of List of Accounts Paid in August to be Received				
Cheque	Date	Name	Description	Amount
65514	12/08/2021	Please Pay Cash - Admin		\$79.00
		The Reject Shop	Items for Intergenerational story time	\$12.15
		Coles Pinjarra	Items for Intergenerational story time	\$16.35
		Coles Pinjarra	Library kitchen supplies	\$25.50
		Mandurah Library	Book Club	\$25.00
65515	16/08/2021	Please Pay Cash - Admin		\$307.20
		Department of Transport	Vehicle plate changeover	\$18.30
		Department of Transport	Vehicle plate changeover	\$18.30
		Domino's Pizza	Catering for Youth activity	\$20.00
		The Lucky Charm	Retirement card	\$10.00
		The Reject Shop	Farewell card	\$10.15
		Preston Beach General Store	Volunteer supplies	\$11.00
		The Reject Shop	Napkins and plates for Youth Activity	\$5.50
		Coles Pinjarra	Voucher for NAIDOC week Storytime guest reader	\$55.00
		Department of Transport	Vehicle plate changeover	\$18.30
		Department of Transport	Vehicle plate changeover	\$18.30
		Jarra Infusion	Catering for Age Friendly Initiative	\$60.90
		Parking	To attend training	\$37.50
		The Lucky Charm	Stationery supplies	\$23.95
65516	25/08/2021	Please Pay Cash - Admin		\$130.65
		Coles Pinjarra	Easter gifts for MALC patrons	\$16.25
		The Reject Shop	Items for creche messy science day	\$25.00
		Coles Pinjarra	Catering for Active Seniors morning	\$13.95
		Kmart Pinjarra	Health Club stationery	\$16.50
		Metro Filters	MALC Kiosk filter cleaning service	\$20.00
		Coles Pinjarra	Small hardware items	\$10.00
		Coles Pinjarra	MALC Kiosk supplies	\$10.70
		Kmart Pinjarra	Swim School stationery	\$11.00
		Tuckey's Hardware	Small hardware items	\$7.25
Direct Debit	5/08/2021	Card Account Numbers	Corporate Credit Card Usage	\$9,541.20
		5550 6207		\$97.97
		FACET Inc	Forum Advocating Cultural and Ecotourism	\$50.01
		City of Perth Parking	Destination Perth meeting	\$6.16
		Flourish Pinjarra	Photo shoot catering	\$27.50
		Wild Squeeze Dwellingup	Meeting meal expenses	\$14.30
		5550 6131		\$1,026.15
		Shutterstock	Monthly image licence	\$35.00
		Myzone	Monthly licence June	\$218.90
		Shutterstock	Stock footage clip monthly subscription	\$139.00
		Links Modular Solutions	Monthly software licence	\$414.35
		Myzone	Monthly licence July	\$218.90
		5550 4071		\$261.29

	Createsend	Murray Library eNewsletter	\$73.41
	Mandurah Library	Book hire	\$25.00
	Eventbrite	Aboriginal Cultural Awareness and Understanding Wo	\$59.11
	Createsend	Murray STEM Futures email campaign	\$73.11
	Occulus Digital	Digital subscription	\$14.99
	Ezycharge Australia	Chargebar monthly rental	\$15.67
	5550 4591		\$363.60
	Waypoints Café Dwellingup	Meeting meal expenses	\$13.60
	DWER - Perth	Clearing Permit - Carrabungup Road, Nirimba	\$350.00
	5550 7504		\$273.67
	Coles Pinjarra	MALC Kiosk supplies	\$15.70
	Bunnings	Returned drill powered pump	-\$19.95
	Parks and Leisure Australia	Leadership management session	\$231.00
	Facebook Ads	Facebook advertising MALC	\$36.97
	The Lucky Charm	Stationery	\$9.95
	5550 6290		\$441.00
	Kmart Pinjarra	Office supplies	\$112.50
	Australian Veterinary Behaviour Services	Online training - Understanding and working safely with dogs	\$303.00
	REIWA	Property sales	\$25.50
	5550 9933		\$1,753.83
	Google	Court House monthly subscription	\$6.10
	Google	Court House monthly subscription	\$18.48
	Economic Development Australia	Annual membership	\$440.00
	Squarespace	Campaigns Core monthly subscription	\$19.00
	Squarespace	Monthly subscription D100	\$16.80
	Bunnings	Items for the Court House	\$17.44
	Soundtrack Your Brand	Monthly music streaming service at DTVC	\$35.99
	ICMS Australia	National Economic Development Conference 2021	\$1,177.00
	Mailchimp	Monthly subscription	\$23.02
	5550 7662		\$1,200.82
	Google	Murray Council monthly subscription June	\$5.72
	Google	Murray Council monthly subscription June	\$212.52
	Internode	Internet for MALC and DTVC	\$241.11
	Royal Apps	Remote access software	\$281.88
	SMS Broadcast	SMS broadcast top up 2000 credits	\$143.00
	Zettanet	Monthly subscription - voice backup	\$79.34
	Google	Murray Council monthly subscription July	\$237.25

		5550 6715		\$450.04
		Vibe Waroona	Fuel 4003MY	\$91.51
		Coles Express Bull Creek	Fuel 4003MY	\$92.99
		Coles Express Bull Creek	Fuel 4003MY	\$91.71
		Vibe Waroona	Fuel 4003MY	\$92.09
		BP Baldivis	Fuel 4003MY	\$81.74
		5550 6217		\$70.00
		Tint a Car Mandurah	Retint of window on 4013MY	\$70.00
		5550 8740		\$425.00
		Shire of Dardanup	Regional Road Group retirement gift contribution	\$25.00
		Coles Pinjarra	Retirement gifts x 2	\$400.00
		5550 6233		\$50.00
		Mosquito Control Association of Australia	Annual membership	\$50.00
		5550 4063		\$312.00
		Pinjarra Bakery	Catering for West Murray VBFB training course	\$307.50
		Puma Energy	Catering for West Murray VBFB training course	\$4.50
		5550 2020		\$1,234.91
		LGMA	Local Government Professional's membership	\$531.00
		Lawley's Café	Meeting meal expenses	\$46.40
		News Limited	The Australian digital newspaper subscription	\$32.00
		Dwellingup Hotel	Farewell catering for retiring staff	\$329.00
		Muffin Break Pinjarra	Meeting meal expenses	\$31.50
		Superloop Broadband	CEO Broadband subscription	\$89.95
		Food Venture WA	Meeting meal expenses	\$14.00
		WA Newspapers	The West Australian digital newspaper subscription	\$66.46
		Muffin Break Pinjarra	Meeting meal expenses	\$30.10
		Dome Pinjarra	Meeting meal expenses	\$9.60
		JB Hi-fi	Phone charger and cord	\$54.90
		5550 3250		\$158.74
		The Partisan	Meeting meal expenses	\$13.91
		Wilson Parking	Parking in City for meeting	\$12.15
		City of Perth Parking	Parking in City for meeting	\$15.14
		The Hummingbird Café	Breakfast Meeting meal expenses	\$88.00
		Wilson Parking	Parking in City for meeting	\$27.34
		Transperth	Train ticket to attend meeting	\$2.20
		5550 6316		\$1,422.18
		Createsend	Monthly eNewsletter subscription	\$53.90

		Linked In	Recruitment advertising	\$88.83
		State of Social	State of Social Conference	\$1,199.00
		Linked In	Recruitment advertising	\$60.86
		Facebook Ads	Facebook advertising	\$15.28
		Linked In	Recruitment advertising	\$4.31

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
FOR THE PERIOD ENDED 31 AUGUST 2021



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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021

BY NATURE OR TYPE

	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	Var.
Operating Revenues		\$	\$	\$	%	
Specified area rates	189,274	189,274	189,274	0	(0.00%)	
Operating grants, subsidies and contributions	8,583,763	682,576	669,597	(12,979)	1.94%	
Non-operating grants, subsidies and contributions	24,358,439	2,573,243	7,020,935	4,447,692	(63.35%)	▲
Fees and charges	9,338,345	3,541,023	3,501,151	(39,872)	1.14%	
Interest earnings	355,660	42,138	22,023	(20,115)	91.34%	
Other revenue	251,834	42,427	57,342	14,915	(26.01%)	
Profit on asset disposals	172,586	0	0	0	0.00%	
	43,249,901	7,070,681	11,460,321	4,389,640		
Operating Expense						
Employee costs	(13,080,216)	(2,325,653)	(1,947,115)	378,538	19.44%	▼
Materials and contracts	(16,077,824)	(2,679,384)	(905,029)	1,774,355	196.06%	▼
Utility charges	(911,466)	(151,846)	(84,360)	67,486	80.00%	
Depreciation on non-current assets	(6,482,590)	0	0	0	0.00%	
Interest expenses	(126,079)	(309)	(664)	(355)	(53.48%)	
Insurance expenses	(495,582)	(276,965)	(328,957)	(51,992)	(15.81%)	
Other expenditure	(4,081,500)	(95,065)	(54,178)	40,887	75.47%	
Loss on asset disposals	(100,850)	0	0	0	0.00%	
	(41,356,107)	(5,529,222)	(3,320,302)	2,208,920		
Non-cash amounts excluded from operating activities						
Add back Depreciation	6,482,590	0	0	0	0.00%	
Adjust (Profit)/Loss on Asset Disposal	(71,736)	0	0	0	0.00%	
Movement between current & non-current	225,960	13,402	13,402	0	0.00%	
Net Operating (Excluding Rates)	8,530,608	1,554,861	8,153,421	6,598,560		
Capital Revenues						
Proceeds from Disposal of Assets	654,994	0	58,636	58,636	(100.00%)	
Proceeds from Loan Borrowings	300,000	0	0	0	0.00%	
Repayment of Self Supporting Loan	44,698	11,862	32,806	20,944	(63.84%)	
Transfer from Reserves	7,004,173	0	0	0	0.00%	
	8,003,865	11,862	91,442	79,580		
Capital Expenses						
Land and Buildings	(23,154,130)	(3,422,823)	(644,288)	2,778,535	431.26%	▼
Furniture and Equipment	(276,688)	(11,800)	(54,419)	(42,619)	(78.32%)	
Plant and Equipment	(1,356,850)	0	(181,887)	(181,887)	(100.00%)	▲
Infrastructure Assets - Roads	(3,496,550)	(234,355)	(218,119)	16,236	7.44%	
Infrastructure Assets - Other	(5,003,196)	(48,322)	(103,204)	(54,882)	(53.18%)	
Repayment of Debentures	(483,493)	(11,862)	(32,806)	(20,944)	(63.84%)	
Repayment of Leases	(83,982)	(20,996)	(8,804)	0	138.47%	
Transfer to Reserves	(5,630,108)	0	0	0	0.00%	
	(39,484,997)	(3,750,158)	(1,243,528)	2,494,439		
Net Capital	(31,481,132)	(3,738,296)	(1,152,086)	2,574,018		
Total Net Operating + Capital	(22,950,524)	(2,183,435)	7,001,336	9,172,579		
Add: Net Current Assets July 1 B/Fwd	6,651,930	6,651,930	6,597,530	(54,400)		
Less: Net Current Assets Year to Date	1,415,193	21,948,288	31,078,659	9,130,371		
Amount Raised From General Rates	(17,713,787)	(17,479,793)	(17,479,793)	(12,192)		

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

Refer to Variance Note for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 AUGUST 2021**

**MONTHLY SUMMARY
INFORMATION**

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 12 September 2021
Prepared by: Finance Coordinator
Reviewed by: Director Corporate Services

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34. Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement.

SIGNIFICANT ACCOUNTING POLICIES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

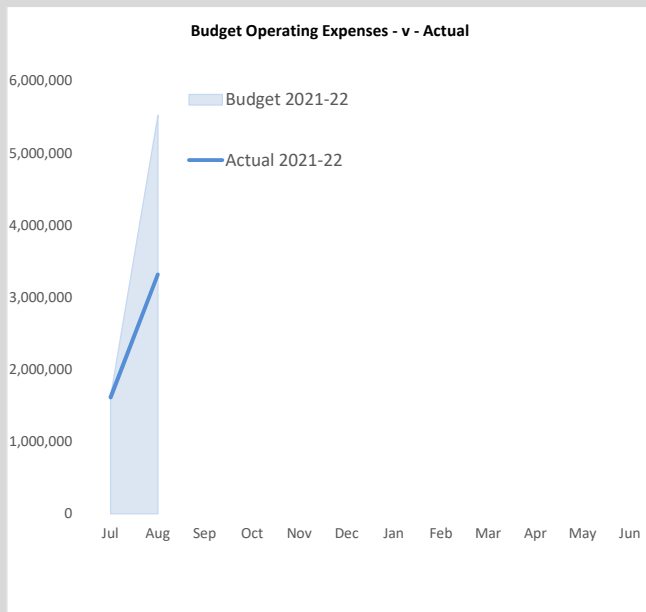
ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

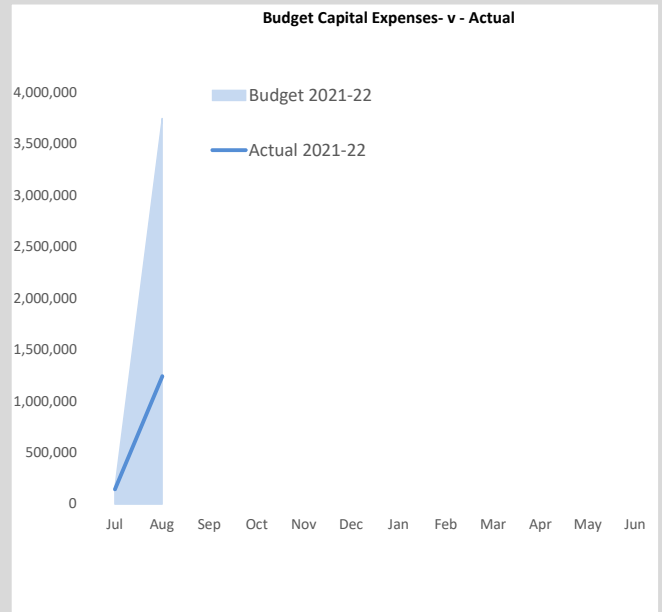
**MONTHLY FINANCIAL REPORT
 FOR THE PERIOD ENDED 31 AUGUST 2021**

**MONTHLY SUMMARY INFORMATION
 GRAPHS**

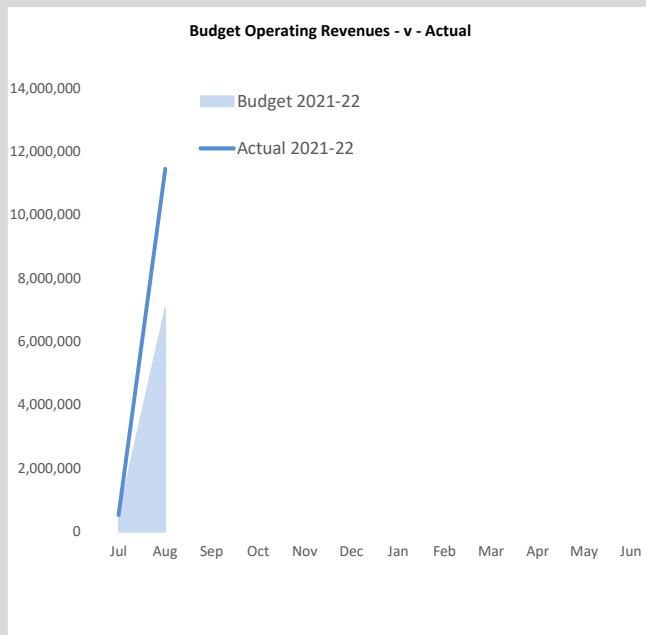
OPERATING EXPENSES



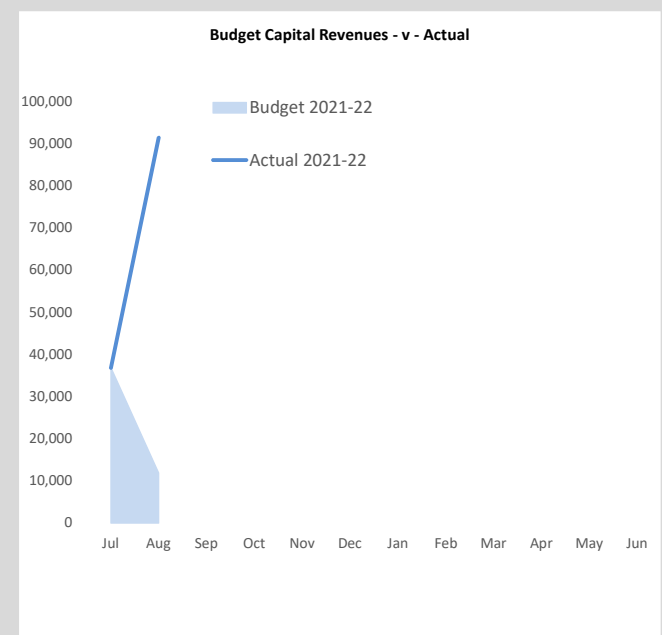
CAPITAL EXPENSES



OPERATING REVENUE



CAPITAL REVENUE



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

NET CURRENT ASSETS

FOR THE PERIOD ENDED 31 AUGUST 2021

SIGNIFICANT ACCOUNTING POLICIES

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. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

EMPLOYEE BENEFITS

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave
(Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Shire has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Shire expects to pay and includes related on-costs.

(ii) *Annual Leave and Long Service Leave (Long-term Benefits)*

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the Shire does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

PROVISIONS

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any individual item included in the same class of obligations may be small.

INVENTORIES

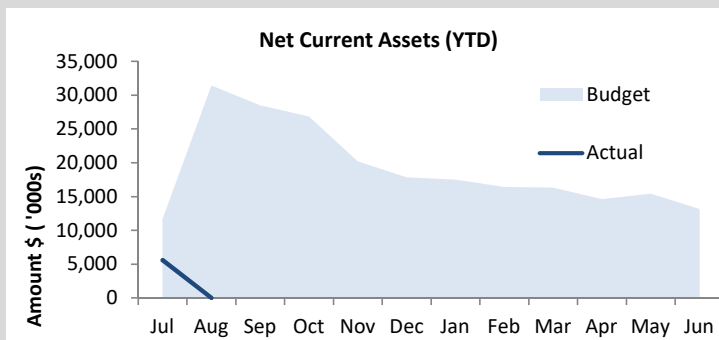
Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

**OPERATING ACTIVITIES
NET CURRENT FUNDING POSITION**

	2021-22		
	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	20,586,750	14,838,579	12,496,437
Cash Restricted	11,731,691	11,731,691	8,213,848
Receivables - Rates and Rubbish	23,038,020	2,329,089	22,474,289
Receivables - Other	1,619,423	1,742,163	316,233
Inventories	19,839	25,772	20,374
	56,995,722	30,667,295	43,521,181
Less: Current Liabilities			
Payables	(12,289,525)	(11,636,565)	(2,402,135)
Provisions	(2,492,849)	(2,424,302)	(2,371,183)
	(14,782,374)	(14,060,867)	(4,773,318)
Less: Cash Restricted	(11,731,691)	(11,731,691)	(8,213,848)
Add: Cash Restricted - Matching Liability	597,002	597,002	597,002
Net Current Funding Position	31,078,659	5,471,738	31,131,017

KEY INFORMATION



Year YTD Actual
Surplus(Deficit)
\$31.08 M
Last Period Actual
Surplus(Deficit)
\$5.47 M

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021

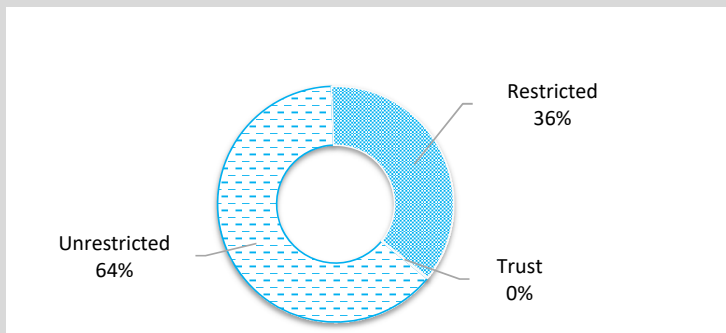
OPERATING ACTIVITIES
CASH AND FINANCIAL ASSETS

	Municipal	Reserves	Total Cash	Trust	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
Cash Deposits							
Operating Accounts	12,002,051	3,231,691	15,233,742	48,720	Commbank		On Call
Operating Account	93,309		93,309		Bendigo		On Call
Cash on Hand	5,940		5,940				On Call
Term Deposits							
Municipal	2,000,000		2,000,000		NAB	0.27%	27/10/2021
Municipal	1,000,000		1,000,000		Bendigo	0.15%	29/09/2021
Municipal	2,000,000		2,000,000		Commbank	0.31%	1/09/2021
Municipal	3,485,451		3,485,451		Commbank	0.28%	15/09/2021
Reserve		8,500,000	8,500,000		Commbank	0.32%	27/10/2021
Total	20,586,750	11,731,691	32,318,441	48,720			

KEY INFORMATION

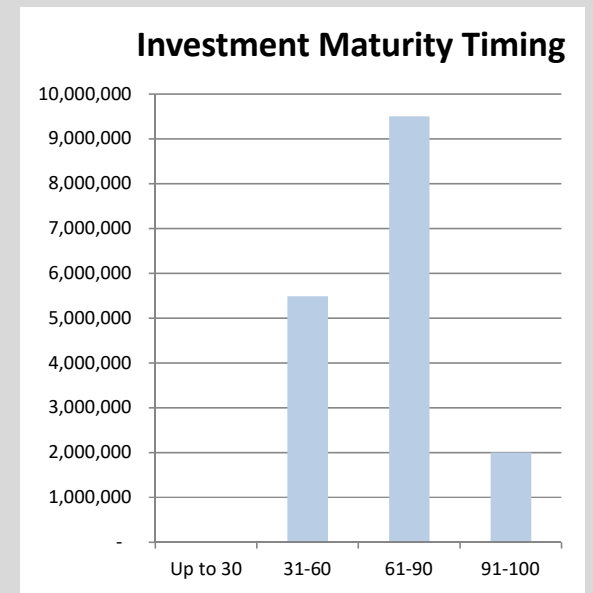
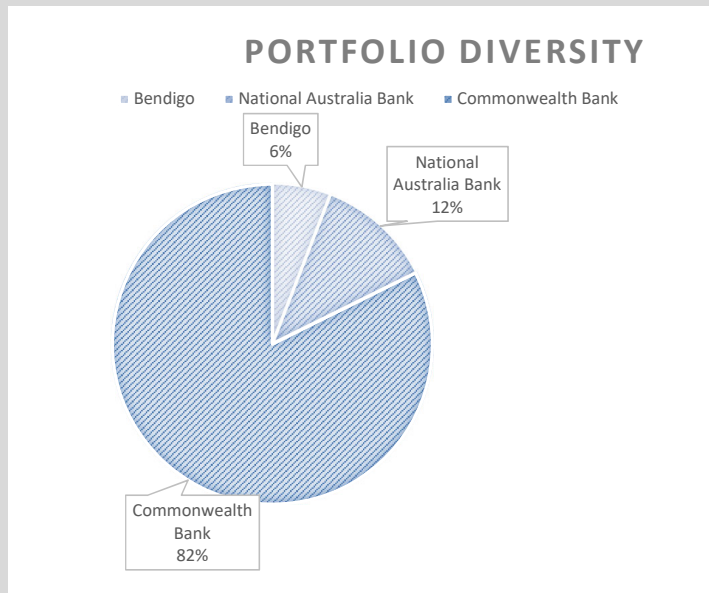
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

Total Cash	Unrestricted
\$32.32 M	\$20.59 M



Deposit Date	Institution	Term (Days)	Invested Interest		Amount Invested (Days)					Interest Budget v Actual			
			rates	Expected Interest	Up to 30	31-60	61-90	91-100	Total	Annual Budget	Year to Date Actual	Variance \$	
General Municipal													
28/07/2021	NAB	91	0.27%	1,346					2,000,000	2,000,000			
28/07/2021	Bendigo	63	0.15%	259				1,000,000		1,000,000			
29/07/2021	Commbank	34	0.31%	578		2,000,000				2,000,000			
11/08/2021	Commbank	35	0.28%	936		3,485,451				3,485,451			
				-						-			
				-						-			
				-						-			
				Subtotal	3,119								
						-	5,485,451	1,000,000	2,000,000	8,485,451	39,372	3,200	36,172
Restricted													
29/07/2021	Commbank	90	0.32%	6,707				8,500,000		8,500,000			
				-						-			
				Subtotal	6,707			8,500,000		8,500,000	33,048	-	33,048
				Total Funds Invested	9,825		5,485,451	9,500,000	2,000,000	16,985,451	72,420	3,200	69,220

Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Percentage of Portfolio
Bendigo Bank				
29/07/2021	34	0.31%	1,000,000	
			Subtotal	5.9%
National Australia Bank				
28/07/2021	63	0.15%	2,000,000	
			Subtotal	11.8%
Commonwealth Bank				
28/07/2021	34	0.31%	2,000,000	
28/07/2021	35	0.28%	3,485,451	
29/07/2021	90	0.32%	8,500,000	
			-	
			Subtotal	82.3%
			Total Funds Invested	100.0%



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 31 AUGUST 2021**

**OPERATING ACTIVITIES
 RECEIVABLES**

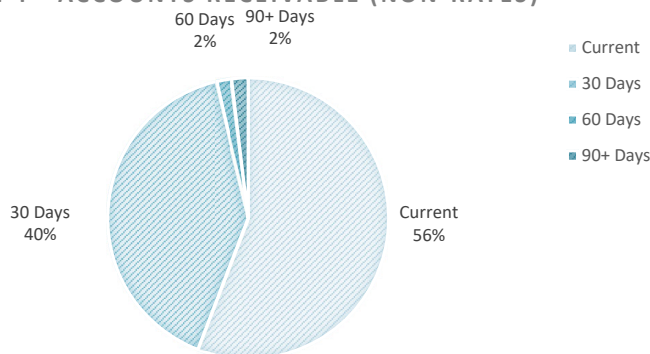
	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	240,989	175,199	7,241	8,144	431,574
Percentage	56%	41%	2%	2%	

Accounts Above \$5,000 Over 30 Days
 Nil

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. Collectability of trade and other receivables are reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

NOTE 4 - ACCOUNTS RECEIVABLE (NON-RATES)



Debtors Due

\$431,574

Over 30 Days

44%

Over 90 Days

2%

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

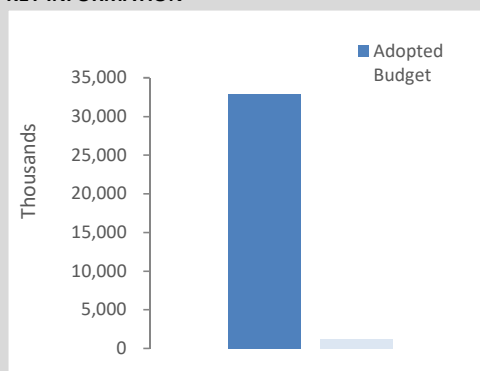
**INVESTING ACTIVITIES
CAPITAL ACQUISITIONS**

	Adopted Budget	Revised Annual Budget	YTD Actual Total	YTD Budget Variance
	\$	\$	\$	\$
Land and Buildings	23,154,130	23,154,130	644,288	11,712
Plant & Equipment	1,356,850	1,356,850	181,887	913
Furniture & Equipment	276,688	276,688	60,090	(6,090)
Roads	3,496,550	3,496,550	218,119	(141,619)
Other Infrastructure	4,653,196	4,303,196	97,534	(1,534)
Capital Expenditure Totals	32,937,414	32,587,414	1,201,918	(136,618)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.





















































KEY INFORMATION



Acquisitions	Adopted Budget	Revised Annual Budget	YTD Actual	% Spent
	\$32.94 M	\$32.59 M	\$1.2 M	4%

Ordinary Council Meeting 23 September 2021
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITIES
 FOR THE PERIOD ENDED 31 AUGUST 2021

% of Completion

Project Number		Adopted Budget	Revised Annual Budget	YTD Actual	
		\$	\$	\$	
Capital Expenditure					
Land and Buildings					
	BU0010	Coolup Tennis Club	0	0	785
	BU0016	Court House	19,995	19,995	3,360
	BU0022	Edenvale Homestead	0	0	75
	BU0028	Edenvale Roger May Machinery Museum	0	0	3,697
	BU0030	George Beacham Pavilion	7,226	7,226	0
	BU0037	Lovegrove Street Club Rooms	10,000	10,000	0
	BU0042	Murray Aquatic and Leisure Centre	292,609	292,609	648
	BU0054	North Yunderup Launch Facility Toilets	0	0	543
	BU0060	Pinjarra Heritage Rail Station	17,310	17,310	0
	BU0080	McLarty Event Space Club Rooms	33,236	33,236	0
	CP3002	Ravenswood Community Centre	900,000	900,000	0
	CP3004	Sir Ross McLarty Changerooms & Oval	2,140,757	2,140,757	0
	CP3005	South Yunderup Oval Pavilion	1,657,000	1,657,000	0
	CP4000	CWA Hall North Yunderup	200,000	200,000	0
	CP4001	Herron Point Toilets	150,000	150,000	0
	ED0103	Dwellingup National Adventure & Trails Centre	102,909	102,909	0
	ED0105	WA Food Innovation Precinct	16,382,639	16,382,639	635,180
	ED0115	The Exchange - COVID-19 Recovery Project	981,507	981,507	0
	HE0101	Exchange Hotel	80,722	80,722	0
	HE1000	Edenvale Building Conservation Works	76,249	76,249	0
	HE1200	Edenvale Basement Conservation Works	85,000	85,000	0
	OC0001	Operation Centre	16,971	16,971	0
			23,154,130	23,154,130	644,288
Plant and Equipment					
	PV2002	Tow Behind Slasher	19,500	19,500	0
	PV2003	Tow Behind Road Broom	87,000	87,000	0
	PV4000	Miscellaneous Plant	6,875	6,875	0
	PV4003	4003MY Utility - Director P&S	37,450	37,450	0
	PV4005	4005MY Utility - Mgr Building	40,660	40,660	0
	PV4006	4006MY Light Vehicle - Civil Design	24,610	24,610	0
	PV4007	4007MY Light Vehicle - Mgr Engineering	29,960	29,960	0
	PV4010	4010MY Light Vehicle - Parks & Waterways	24,610	24,610	0
	PV4018	4018MY Light Vehicle - Mgr Environmental Health	29,960	29,960	0
	PV4028	4028MY Utility - Ranger	64,200	64,200	0
	PV4029	4029MY Utility - Ranger	64,200	64,200	0
	PV4031	4031MY Utility - Chief Bushfire Control Officer	43,000	43,000	41,007
	PV4033	4033MY Light Vehicle - Mgr Tourism & Customer Svc	37,450	37,450	0
	PV4034	4034MY Utility - Development Engineer	39,330	39,330	31,080
	PV4038	4038MY Tipper tray (Mowing)	124,500	124,500	0
	PV4044	4044MY Light Vehicle - Mgr Place & Econ Dev	23,805	23,805	0
	PV4062	4062MY Zero Turn Mower	25,000	25,000	0
	PV4064	4064MY Zero Turn Mower	25,000	25,000	0
	PV4071	4071MY Tractor Mowing	84,500	84,500	0
	PV4072	MY11026 Small Loader	147,000	147,000	0
	PV4073	4073MY Tractor	65,500	65,500	0
	PV4088	4088MY Trailer - Tipper	109,800	109,800	109,800
	PV4089	4089MY Trailer - Tipper	120,000	120,000	0
	PV4092	MY15047 Heavy Duty Plant Trailer	14,940	14,940	0
	PV4100	Coordinator Emergency Services	68,000	68,000	0
			1,356,850	1,356,850	181,887
Furniture and Equipment					
	BU0042	Murray Aquatic and Leisure Centre	70,800	70,800	0
	CP1000	Corporate Business System - Open Office	122,206	122,206	0
	CP1001	Infocouncil Agenda Software	14,292	14,292	4,010
	CP3008	MALC Boiler Units	69,390	69,390	50,000
	ED0103	Dwellingup National Adventure & Trails Centre	0	0	6,080
			276,688	276,688	60,090

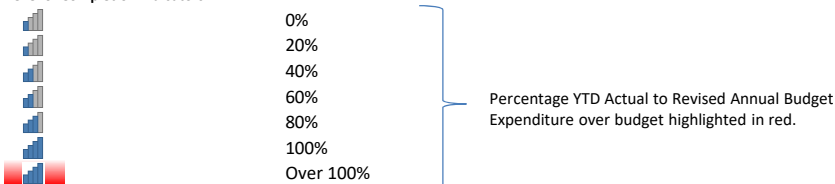
Ordinary Council Meeting 23 September 2021
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITIES
 FOR THE PERIOD ENDED 31 AUGUST 2021

% of Completion

Project Number		Adopted Budget	Revised Annual Budget	YTD Actual	
Infrastructure - Roads					
Municipal Funded					
	IK0001	Kerbing Renewal	41,348	41,348	0
	RD0304	Murray Street (Coolup)	10,000	10,000	0
	RD9001	Bus Routes	15,000	15,000	0
	RD9002	Reseals - Intersections	50,000	50,000	0
	RD9003	Reseals - Rural	230,000	230,000	0
	RD9004	Reseals - Urban/Industrial	120,000	120,000	0
	RD9005	Resheeting	310,333	310,333	0
	RD9006	Traffic Management	42,757	42,757	0
Regional Road Group					
	RD0003	Burnside Road	110,889	110,889	0
	RD0009	Lakes Road	375,000	375,000	1,276
	RD0012	Hopeland Road	137,647	137,647	0
	RD0013	Paterson Road	15,000	15,000	0
	RD0533	Del Park Road	125,000	125,000	0
State Blackspot					
	RD0009	Lakes Road	20,000	20,000	0
	RD0019	Readheads Road	164,550	164,550	0
	RD0020	Carrabungup Road	357,280	357,280	318
	RD0060	Nanga Road	40,140	40,140	33,326
	RD0214	Corio Road	15,000	15,000	0
	RD0348	Allambi Way	15,000	15,000	0
Roads to Recovery					
	RD0017	Coolup Road South	100,000	100,000	0
	RD0230	Moore Street	315,000	315,000	0
	RD0331	George Beacham Way	85,000	85,000	0
	RD9005	Resheeting	51,606	51,606	0
Other Funded					
	RD0130	Gull Road	750,000	750,000	183,199
		3,496,550	3,496,550	218,119	
Infrastructure - Other					
	IP0001	Concrete Paths	209,724	209,724	0
	IP9010	Regional Path Network	200,000	200,000	0
	ID0001	Drainage Renewal	57,267	57,267	0
	ID0027	James Street Drainage	28,045	28,045	0
	IB3358	Nicholson Road Traffic Bridge #3358	140,029	140,029	0
	IB9001	Regional Road Bridge Program	179,196	179,196	55,478
	CM1000	Cemetery Upgrades	20,150	20,150	0
	CP2000	Murray River Foreshore Project	340,339	340,339	286
	CP2005	North Dandalup Public Open Space	500,000	400,000	0
	CP3004	Sir Ross McLarty Changerooms & Oval	150,000	150,000	0
	CP3006	Sir Ross McLarty Cricket Wicket	40,949	40,949	0
	CP3010	Sandy Cove Park Upgrade	241,590	241,590	0
	CP3011	Ravenswood Canoe Launch Facility	79,000	79,000	0
	ED0103	Dwellingup National Adventure & Trails Centre	81,500	81,500	0
	HE2000	Edenvale Landscape Works	21,848	21,848	0
	HE2200	Edenvale Signage & Wayfinding	40,000	40,000	0
	HE4001	Heritage Steam Train	100,000	100,000	0
	IC9225	James Street Pedestrian Bridge	513,359	263,359	570
	PG0016	North Pinjarra Oval	15,000	15,000	0
	PG0020	Pinjarra Foreshore	195,000	195,000	0
	PG3002	York Road Public Open Space	45,000	45,000	0
	PG9002	Minor Parks Development	48,591	48,591	0
	PG9003	Annual Parks Renewal	176,820	176,820	0
	TO0500	Visitor Signage & Wayfinding	15,000	15,000	0
	TR5000	Lot 1261 Willowdale Road Gravel Pit	272,621	272,621	0
	WM3003	Corio Transfer Station Tip Face	289,931	289,931	41,200
	WW1001	Wharf Cove Boating Facility	545,460	545,460	0
	WW9000	Waterways Annual Renewal	106,777	106,777	0
		4,653,196	4,303,196	97,534	
Grand Total		32,937,414	32,587,414	1,201,918	

Capital Expenditure Total

Level of Completion Indicators

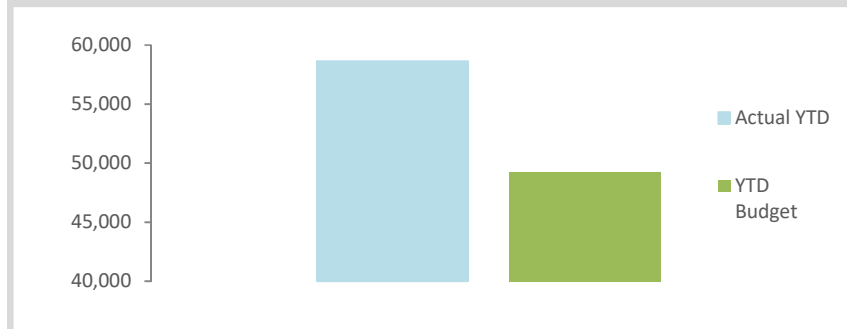


**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2021**

**OPERATING ACTIVITIES
DISPOSAL OF ASSETS**

	Project Number	BUDGET			YTD Actual			
		Budget	YTD		Cost	Accum Depr	Proceeds	Profit (Loss)
			Budget	Actual				
		\$	\$	\$	\$	\$	\$	\$
Lot 102 Lakes Road Development	LA1001	338,604	0	0	0	0	0	0
Tow Behind Slasher	PV2002	250	0	0	0	0	0	0
Tow Behind Road Broom	PV2003	15,000	0	0	0	0	0	0
4003MY Utility - Director P&S	PV4003	12,840	0	0	0	0	0	0
4005MY Utility - Mgr Building	PV4005	12,840	0	0	0	0	0	0
4006MY Light Vehicle - Civil Design	PV4006	7,490	0	0	0	0	0	0
4007MY Light Vehicle - Mgr Engineering	PV4007	9,630	0	0	0	0	0	0
4008MY Light Vehicle - Mgr Investment Attraction	PV4008	13,910	0	0	0	0	0	0
4010MY Light Vehicle - Parks & Waterways	PV4010	7,490	0	0	0	0	0	0
4018MY Light Vehicle - Mgr Environmental Health	PV4018	9,630	0	0	0	0	0	0
4026MY Utility - Reticulation	PV4026	7,245	7,245	13,182	21,000	10,300	13,182	2,482
4029MY Utility - Ranger	PV4029	10,700	0	0	0	0	0	0
4031MY Utility - Chief Bushfire Control Officer	PV4031	12,420	0	0	0	0	0	0
4033MY Light Vehicle - Mgr Tourism & Customer Svc	PV4033	17,000	17,000	20,455	20,021	2,957	20,455	3,391
4034MY Utility - Development Engineer	PV4034	10,350	0	0	0	0	0	0
4038MY Tipper tray (Mowing)	PV4038	30,000	0	0	0	0	0	0
4044MY Light Vehicle - Mgr Place & Econ Dev	PV4044	7,245	0	0	0	0	0	0
4062MY Zero Turn Mower	PV4062	7,000	0	0	0	0	0	0
4064MY Zero Turn Mower	PV4064	7,000	0	0	0	0	0	0
4071MY Tractor Mowing	PV4071	21,000	0	0	0	0	0	0
MY11026 Small Loader	PV4072	37,350	0	0	0	0	0	0
4073MY Tractor	PV4073	10,000	0	0	0	0	0	0
4088MY Trailer - Tipper	PV4088	25,000	25,000	25,000	58,679	27,899	25,000	(5,780)
4089MY Trailer - Tipper	PV4089	25,000	0	0	0	0	0	0
		654,994	49,245	58,636	99,699	41,156	58,636	93

KEY INFORMATION

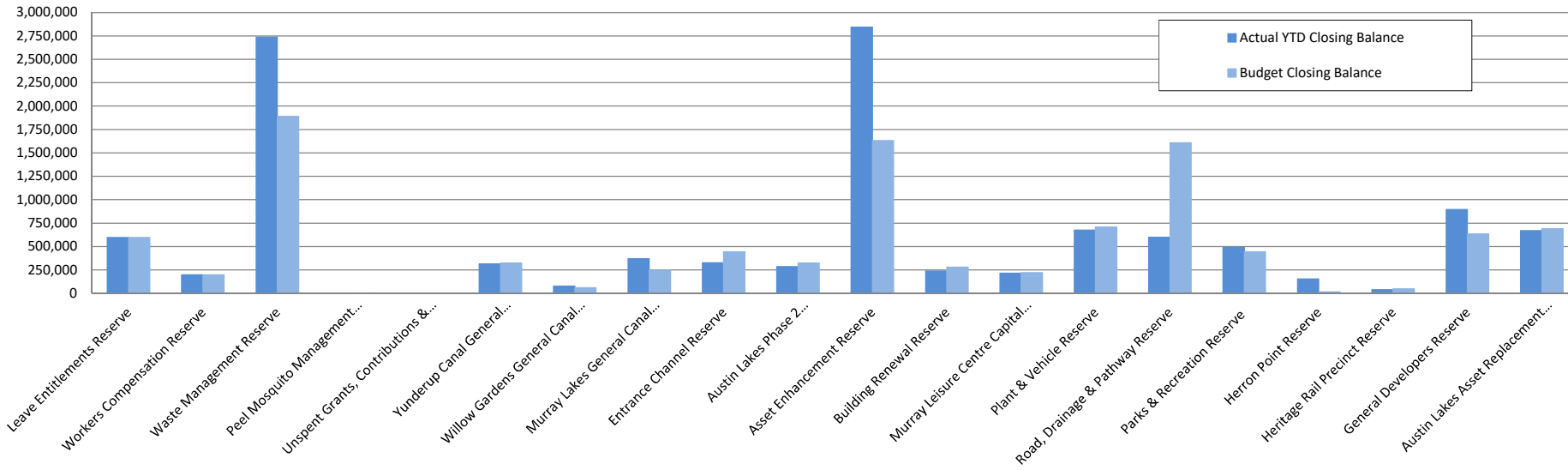


Proceeds on Sale		
Budget	YTD Actual	%
\$654,994	\$58,636	9%

Cash Backed Reserves

Reserve	Budget Opening Balance	Actual Opening Balance	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
Leave Entitlements Reserve	\$ 597,002	\$ 597,002	\$ 0	\$ 0	\$ 0	\$ 0	\$ 597,002	\$ 597,002
Workers Compensation Reserve	198,003	198,003	0	0	0	0	198,003	198,003
Waste Management Reserve	2,736,768	2,736,768	3,243,625	(4,091,554)	1,888,839	2,736,768	2,736,768	
Peel Mosquito Management Reserve	0	0	4,500	0	4,500	0	4,500	
Unspent Grants, Contributions & Loans Reserve	0	0	0	0	0	0	0	
Yunderup Canal General Maintenance Reserve	313,614	313,614	52,001	(41,416)	324,199	313,614		
Willow Gardens General Canal Maintenance Reserve	78,232	78,232	6,495	(24,346)	60,381	78,232		
Murray Lakes General Canal Maintenance Reserve	370,197	370,197	32,439	(155,953)	246,683	370,197		
Entrance Channel Reserve	326,264	326,264	117,954	0	444,218	326,264		
Austin Lakes Phase 2 Maintenance Reserve	285,151	285,151	39,362	0	324,513	285,151		
Asset Enhancement Reserve	2,842,899	2,842,899	840,000	(2,050,312)	1,632,587	2,842,899		
Building Renewal Reserve	239,411	239,411	41,417	(10,000)	280,828	239,411		
Murray Leisure Centre Capital Reserve	215,876	215,876	73,758	(69,390)	220,244	215,876		
Plant & Vehicle Reserve	676,823	676,823	31,361	0	708,184	676,823		
Road, Drainage & Pathway Reserve	599,918	599,918	1,037,932	(30,940)	1,606,910	599,918		
Parks & Recreation Reserve	491,948	491,948	0	(49,191)	442,757	491,948		
Herron Point Reserve	154,284	154,284	43,494	(182,529)	15,249	154,284		
Heritage Rail Precinct Reserve	39,794	39,794	44,270	(36,500)	47,564	39,794		
General Developers Reserve	896,697	896,697	0	(262,042)	634,655	896,697		
Austin Lakes Asset Replacement Reserve	668,810	668,810	21,500	0	690,310	668,810		
Total	11,731,691	11,731,691	5,630,108	0	(7,004,173)	0	10,367,626	11,731,691

Note 8 - Year To Date Reserve Balance to End of Year Estimate



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 31 AUGUST 2021

BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	No Change -(Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
Budget Adoption		Opening Surplus(Deficit)	\$	\$	\$	\$
James Street Suspension Bridge	OCM21/140	Capital Expenses			(250,000)	1,415,193
North Dandalup Public Open Space	OCM21/141	Capital Expenses			(100,000)	1,165,193
Asset Enhancement Reserve	OCM21/140	Transfer From Reserves		250,000		1,065,193
Asset Enhancement Reserve	OCM21/141	Transfer From Reserves		100,000		1,315,193
Closing Funding Surplus (Deficit)				350,000	(350,000)	1,415,193

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 31 AUGUST 2021**

**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 an Actual Variance exceeding a value greater than \$75,000.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Non-operating grants, subsidies and contributions	4,447,692	(63%)	▲		\$6.5m grant relating to WAFIP construction Stage 2 & 3 received.
Operating Expense					
Employee costs	378,538	19%	▼		\$244k Worker Comp Insurance due \$130k Salary underspend, recruitment in progress.
Materials and contracts	1,774,355	196%	▼		Major project funds unexpended to date: \$135k - Consultancies \$380k - Keralup Roadworks \$430k - BBRF Trails Project (DBCA) \$180k - Waste/Transfer Stations \$60 - Infrastructure Maintenance
Capital Expenses					
Land and Buildings	2,778,535	431%	▼		Refer Capital Acquisition Note
Plant and Equipment	(181,887)	(100%)	▲		Refer Capital Acquisition Note

KEY INFORMATION



FINAL REPORT

**SIR ROSS MCLARTY SPORTS PRECINCT
MASTER PLAN**

for



August 2021



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EXECUTIVE SUMMARY

CCS Strategic was engaged by the Shire of Murray to prepare a masterplan for the future use and development of the Sir Ross McLarty Sports Precinct (SRMSP) in Pinjarra. This precinct is the Shire of Murray's premier sporting precinct and has served a variety of functions over the years.

The proposed regional road development including the western bypass deviation from Pinjarra Road provides an opportunity to rationalise access to the precinct, improve internal access and pedestrian safety and establish a new main entry. This master planning exercise also provides the motivation to connect the existing and future built facilities on site to sewer and to ensure an adequate power supply is available to service the proposed buildings and sports lighting needs.

Priority facility improvements are accommodation for the main sporting user groups of football and particularly for cricket and for amenities for female athletes. This is in response to the pending loss of the 50-year-old George Beacham Pavilion where cricket has previously been accommodated. The masterplan also addresses the need for amenities to service the recently developed Sir Ross McLarty Oval 3 (SRMO3), a new playing field which is the subject of a joint use agreement with the Department of Education for the Pinjarra Primary School.

The redevelopment of facilities for the Pinjarra Recreation and Bowling Club in 2015, has seen a strengthening in bowls membership and the subsequent construction of Green C in 2021. Repurposing Green B and installing a permanent shade cover over Green A are the next stages of the Club's development program and are reflected in the masterplan.

The relocation of equestrian activities to the Murray Regional Equestrian Center in Coolup in 2015, and the dissolution of the Pinjarra Tennis Club who leased Lovegrove Hall, have allowed consideration of additional and alternative use of these vacated facilities by other sporting and community groups. The old equestrian grounds were never irrigated, and a lack of water constrains sports oval development of the grounds. This provides the opportunity to create an events space and to refurbish the equestrian pavilion. The Murray District Sea Scouts are currently using Lovegrove Hall for land based activities, which is proposed to be demolished, and have indicated an interest to relocate to the refurbished equestrian pavilion.

The proposed development of contemporary clubroom and changeroom facilities at Sir Ross McLarty Oval 2 (SRMO2) and Sir Ross McLarty Oval 4 (SRMO4) has prompted the Pinjarra Hockey Club to express an interest in returning to SRMSP as a winter user.

All existing and proposed user groups either identified the need for, or supported the installation of, a playground within the precinct. The creation of a new main entry from Lovegrove Street and subsequent closure of the road access from Roe Avenue will allow access to the playground from all playing field locations without the need to cross a roadway.

The order of probable cost for the masterplan is \$11,766,803 in 2021 dollars. Implementation of the masterplan over 8 phases in the period 2022-2040 sees the staged development cost escalate by \$4,156,812 at roughly 3.5% per annum to \$15,923,615.

It is proposed that funding the plan will require financial support from federal, state and local government, as well as state and national sporting associations, the clubs and local industry.

1. STUDY AIMS AND OBJECTIVES

This Project is to review the Sir Ross McLarty Sports Precinct Master Plan (2008) and develop a new master plan and report that will guide the sustainable development of infrastructure at the Sir Ross McLarty Sports Precinct to 2035.

The vision is to create a vibrant, accessible and contemporary community, sporting and recreational hub that services Shire residents and visitors. The aim is to consolidate and rationalise old infrastructure and, using the principles of co-location, shared use, and multi-purpose accessible design, develop a new master plan that is functional, achievable and sustainable for the clubs and the Shire, in order to maximise previous and future capital investment.

There are three buildings within the precinct that are over 40 years old and do not meet current disability access requirements or contemporary design principles of gender-neutral amenities.

The objectives are to:

- (a) Confirm the condition, use, life expectancy and functionality of existing infrastructure at the Precinct
- (b) Identify the existing and future needs of the clubs located at the Precinct and any potential new sporting, recreational or cultural activities or uses that may emerge
- (c) Identify opportunities for the rationalisation and consolidation of existing infrastructure and develop recommendations for disposal, upgrades and new builds, including high level costs and indicative timing to inform the Shire's Community Infrastructure Plan and Long-Term Financial Plan
- (d) Identify opportunities for clubs to share facilities
- (e) Develop management options that will maximise facility use and club sustainability.



2. METHODOLOGY

The study was tackled in a number of discrete and sequential stages allowing ongoing community input and for the Shire to monitor, contribute to and endorse each step through regular project meetings and reporting. The planning process is outlined below.

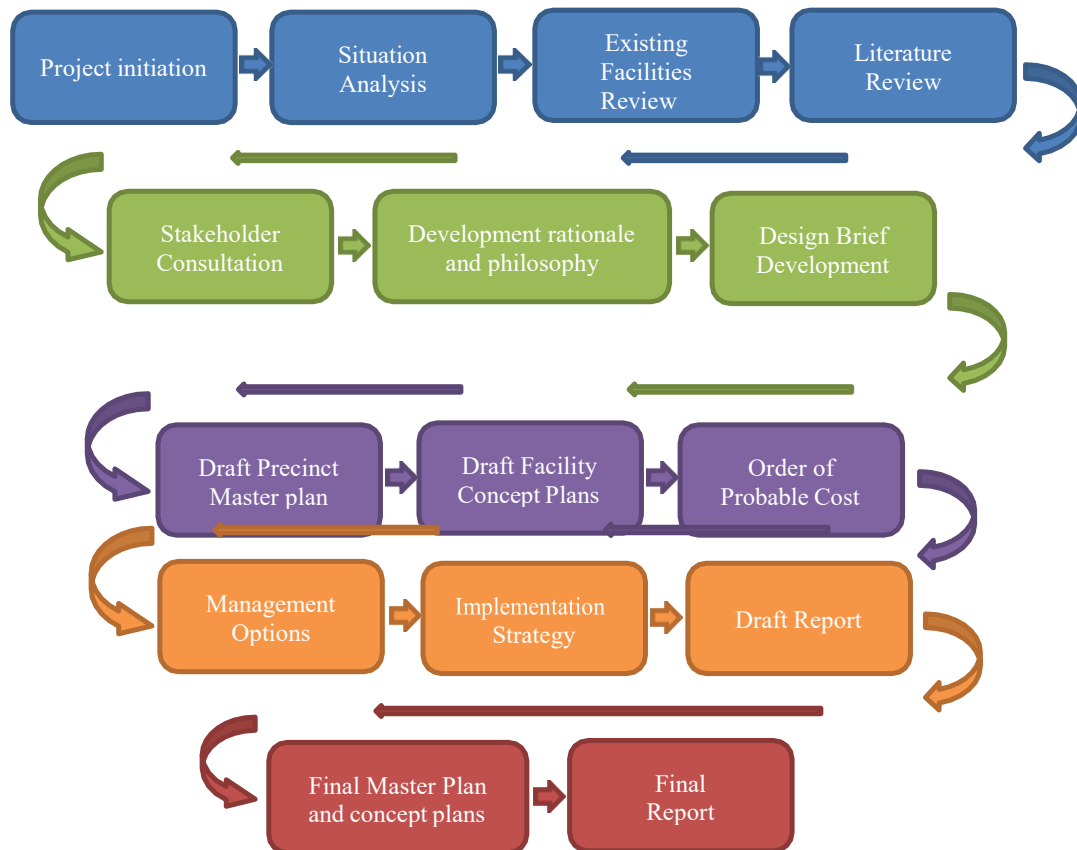


Figure 1: Study methodology flow chart



Figure 2: Study Precinct Location Map

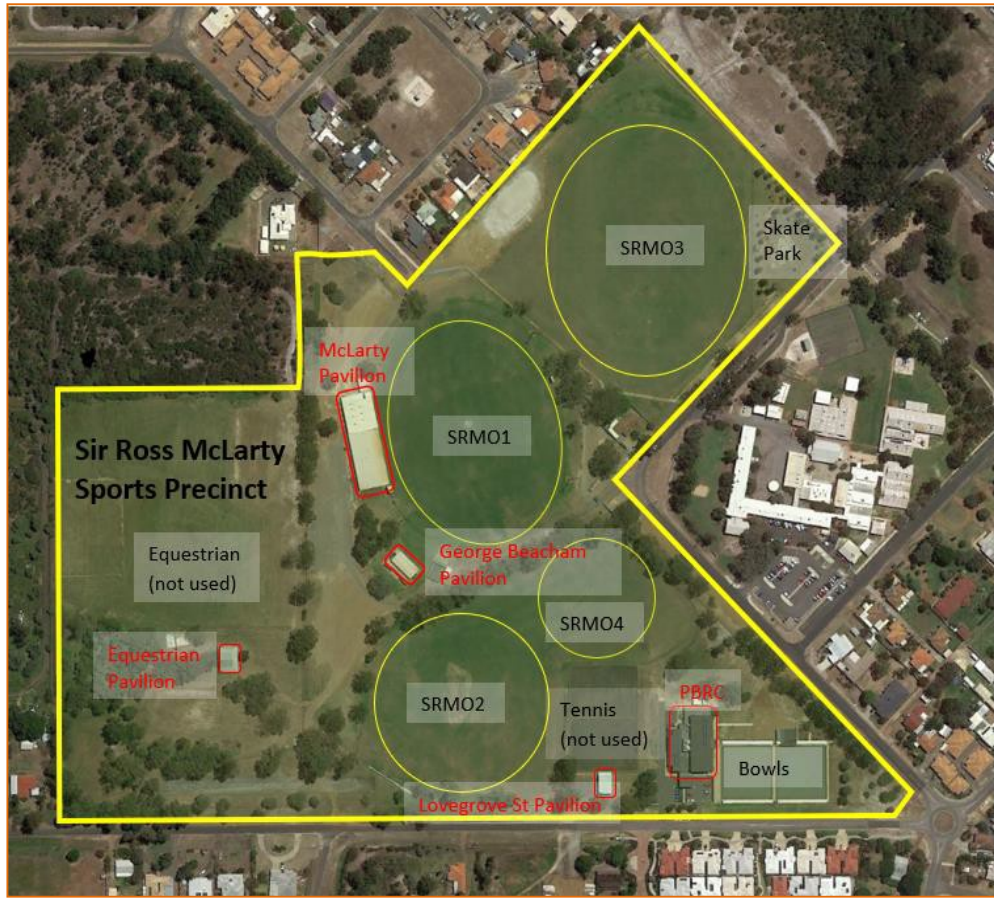


Figure 3: Study Precinct Site Map Showing Existing Facilities

3. HISTORY

Sir Ross McLarty Sports Precinct, named after local farmer, Australian Army Lieutenant and 17th Premier of WA, has played an important role in the social and sporting history of the Shire.

A fire brigade training track (now unused) sits along the southern boundary and the western quarter of the precinct housed the Shire's equestrian clubs prior to a formal relocation to the Murray Regional Equestrian Centre in Coolup in 2015. This area is currently fallow, and the equestrian pavilion is unused.

A series of outdoor hardcourts near SRMO3 were the home of basketball and netball before the development of the Murray Aquatic and Leisure Centre (MALC). The Pinjarra Tennis Club operated from the precinct in the Lovegrove Street Hall until its dissolution in 2015.

A bowling club sits in the south eastern corner and has recently been extensively redeveloped. The Club converted its greens to synthetic in 2010, a new clubhouse was built in 2015 and a third green was constructed in 2021. The facility is shared with Peel Community Care who provide home and community care to support people with dementia, frail and aged and younger people with disabilities.

A skatepark was established in the north east corner of the precinct in 2012.

The sporting fields are primarily the home of the local cricket and football clubs. The precinct also accommodated hockey, prior to relocating to Redcliffe Oval, and soccer which relocated to South Yunderup in 2012. Both sports used SRMO2. There is sportsfield lighting on SRMO1 (150 lux) and training level lighting along the western side of SRMO2 which has supported soccer training.

The Pinjarra Football and Netball Club (PFNC) is accommodated in the McLarty Pavilion that overlooks Sir Ross McLarty Oval 1 (SRMO1). McLarty Pavilion was built in 2000 and consists of a function room for 300 people, commercial kitchen, storage and administration areas. The home and away clubs used the changerooms at George Beacham Pavilion until McLarty Pavilion was extended in 2011 to provide a home team changeroom, warm up room, trainers room and coaches room for the PFNC. It was named the Enzo Menara Pavilion. Football umpires and the visiting teams competing against the PFNC continue to use the changeroom facilities at the George Beacham Pavilion.

There are no netball courts on site. The netball teams play and train at the MALC and in Mandurah. The netball players aligned with the PFNC join with the footballers to enjoy the social facilities at McLarty Pavilion.

The George Beacham Pavilion was constructed in 1973. The upper floor of the pavilion provides social facilities for the Pinjarra Cricket Club (PCC) for the past eleven years but is no longer compliant with the Building Code of Australia – Disability Access Standard 2010, and has now been permanently closed.

The PCC four block turf wicket is located on SRMO2. A bank of three practice nets was installed adjacent to the George Beacham Pavilion in 2004.

In 2006 a synthetic wicket was installed to create a junior playing field (SRMO4) next to the turf wicket oval (SRMO2). In 2015 a new full-sized oval (SRMO3) was developed in the north of the precinct. A synthetic cricket wicket and a bank of three practice nets were installed in SRMO3 in 2021. This oval is subject to a shared use agreement with the Department of Education for adjacent Pinjarra Primary School (PPS).

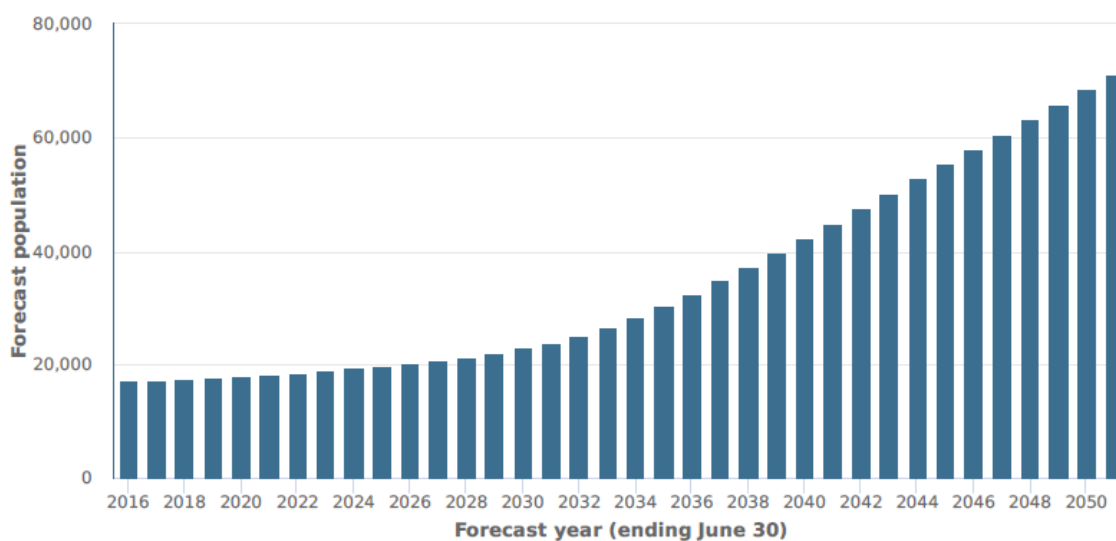
SRMO3 is used for junior and senior cricket, junior football and by the PPS for a school curriculum activities, athletic carnivals and interschool sports carnival.

4. DEMOGRAPHIC ANALYSIS

The Shire population has been relatively static over the past few years sitting just under 20,000. Growth is expected to return in the mid to late 2020's and climb steadily to 2050 to around 70,000.

Forecast population

Murray Shire Council



Population and household forecasts, 2016 to 2051, prepared by .id, October 2020.



Figure 4: Forecast population for the Shire of Murray to 2050

The greatest rate of growth is forecast to occur between 2036 and 2046.

	2021	2026	2031	2036	2041	2046	2051
Population	18,336	20,042	23,734	32,352	44,639	57,801	70,913
Change in population (5yrs)	1,213	1,706	3,692	8,618	12,288	13,162	13,112
Average Annual Change	1.38%	1.80%	3.44%	6.39%	6.65%	5.30%	4.17%

Table 1: Population growth forecasts by percentage change - Forecast.id

Growth is forecast in the following areas:

Population	2021	2031	2041	2051	total growth	% share of growth
Furnissdale	1,152	1,274	1,334	1,392	240	0.5%
Rural North	985	1,375	1,812	2,241	1,256	2.4%
North Yunderup	857	988	1,335	1,670	813	1.5%
Pinjarra	5,133	6,865	9,551	12,345	7,212	13.7%
Point Grey	5	35	827	1,769	1,764	3.4%
Ravenswood	2,389	3,202	3,955	4,698	2,309	4.4%
Ravenswood North	61	165	7,427	17,940	17,879	34.0%

Rural South	1,798	1,854	1,973	2,085	287	0.5%
South Yunderup	3,585	4,459	8,806	14,663	11,078	21.1%
Stakehill	1,872	2,060	2,219	2,377	505	1.0%
West Pinjarra	500	1,455	5,401	9,724	9,224	17.5%
Total Shire	18,337	23,732	44,640	70,904	52,567	
Population change		29.4%	88.1%	58.8%		

Table 2: Population growth forecasts by locality - Forecast.id

Key growth areas are Pinjarra, South Yunderup and Ravenswood in the short term with significant growth in Ravenswood North and West Pinjarra in the longer term. Pinjarra, supported by growth in West Pinjarra will total 21, 569, and strengthen its status as the major town centre in the Shire.

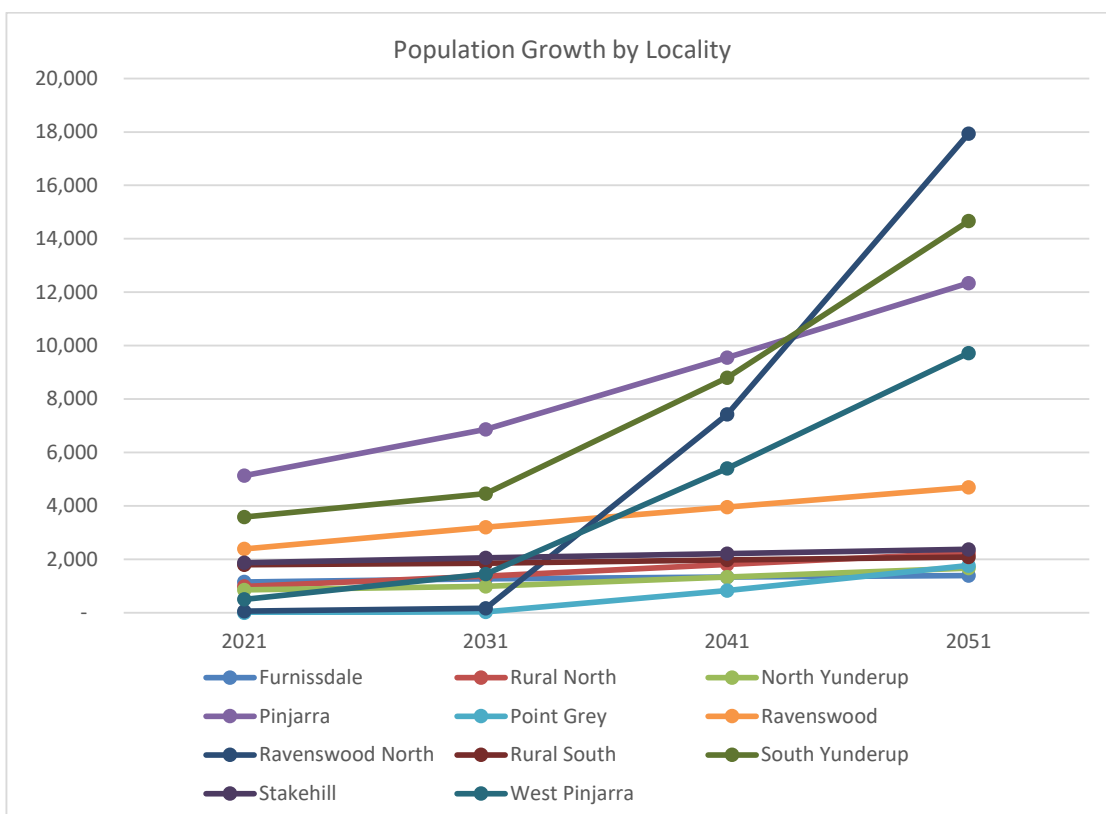


Figure 5: Population growth forecasts by locality - Forecast.id

The age profile of Murray residents is significantly older than Greater Perth and as a result there has been considerably faster growth in residents over 50 compared to all other age group since 2011. There is a comparative deficit in the 18-50 age cohorts while school age children exceed Perth percentages. As such the demand for children's sport is likely to be higher than in Perth but much lower for young adults in tertiary education and in the younger portion of the workforce.

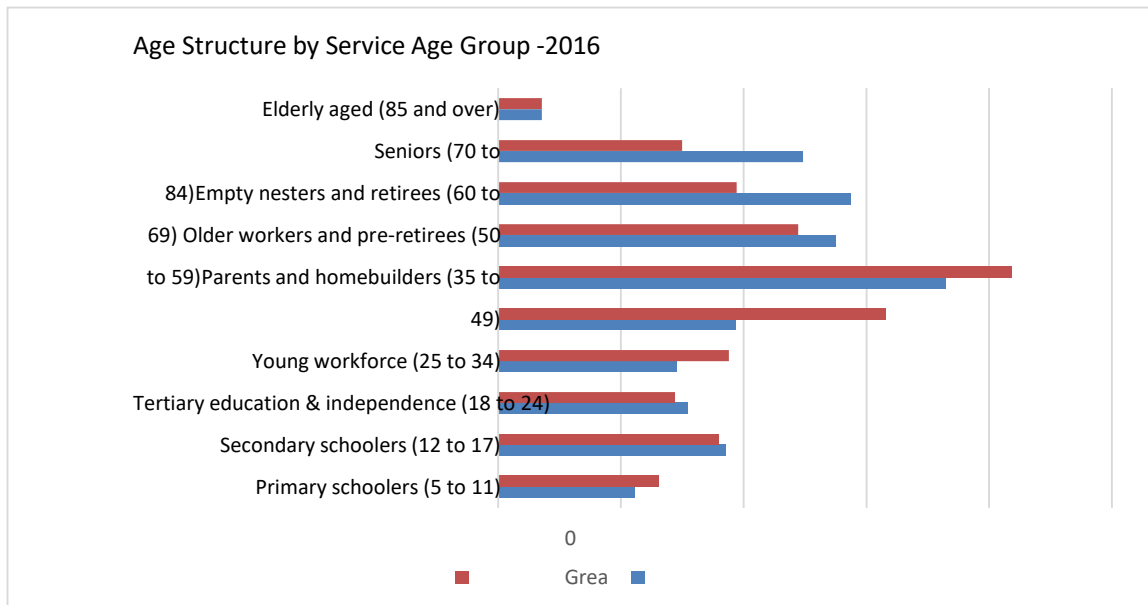


Figure 6: Age profile by service age groups - Forecast.id

As can be seen from the chart below the population of Murray is scheduled for a noticeable increase in residents aged 14 to 30 and 55 to 75 over the next 10 years. This is somewhat of a normalization of the population profile although the lack of 30 to 50 year-old residents will remain. The impact of this shift in population profile will see a larger proportion of younger adults in the community and potentially more adult sports participants.

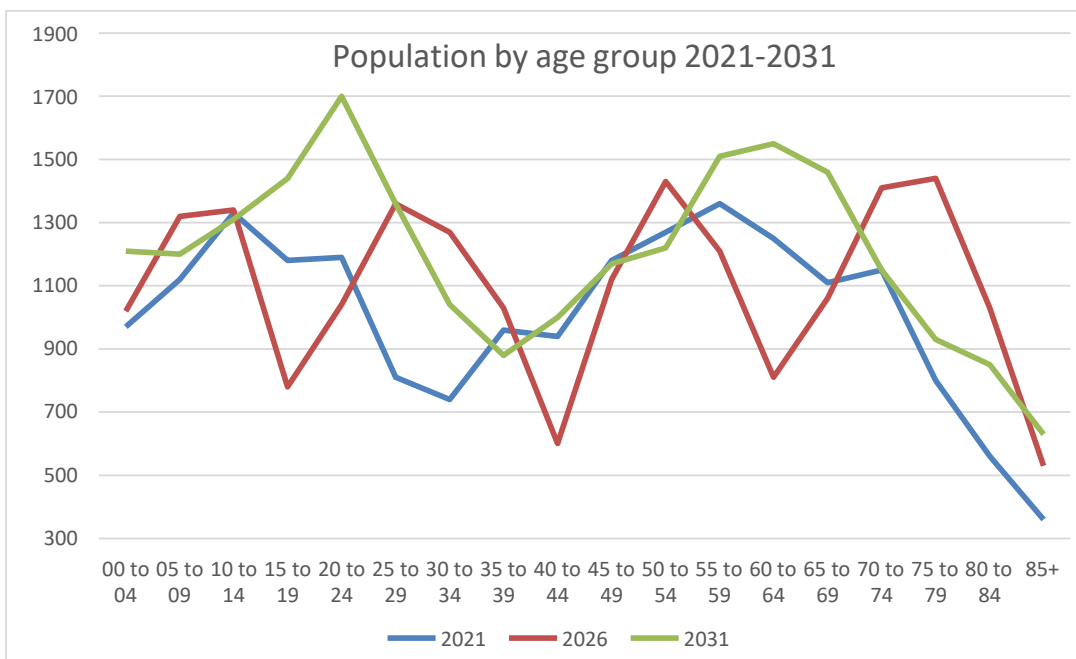


Figure 7: Population by age group - WA Tomorrow Report 11

5. LITERATURE REVIEW

The following documents have been reviewed with relevant commentary extracted.

Document	Relevant commentary or recommendations
Murray 2030 Strategic Community Plan	<p>This strategic document forecast strong population growth in Murray where business thrives, the environment is protected and people enjoy and outstanding quality of life. The Shire has a focus on creating Places for People to allow the community to be socially connected while encouraging an active and healthy lifestyle.</p> <p>A key success measure includes endorsing a Community Facilities Plan of which the Sir Ross McLarty Sports Precinct Master Plan will be an important element.</p>
Asset Management Policy A15	<p>This policy, together with individual Asset Management Plans and associated working procedures and practices provides a comprehensive, accountable and transparent asset management framework for the Shire of Murray. Articulated in the policy is the principle of renewing assets before acquiring new assets.</p> <p>This is relevant to the upgrading for future use or replacement of the George Beacham Pavilion, now 48 years old and deemed non-compliant with access requirements.</p>
Risk Management Policy A17	<p>This policy is aimed at mitigating risk from unplanned or unanticipated events as well as undertaking large project expenditures, such as will be required to implement the Sir Ross McLarty Sporting Precinct Master Plan.</p> <p>Key objectives in the policy include limiting interruption to business continuity (extrapolated here to include to sporting activity) and protecting the reputation of Council, in this case by the development of a well-conceived master plan roundly supported by key stakeholders and the broader community.</p>
Pinjarra Cricket Club Development Plan (2010)	<p>The Pinjarra Cricket Club was established in 1874 and has been using the George Beacham Pavilion since 2009. The clubs plan outlined three major development options to be achieved by 2015.</p> <ol style="list-style-type: none"> 1. Take full control (lease) of the George Beacham Pavilion with football further developing their clubhouse facilities relinquishing access rights 2. Develop a purpose-built cricket clubhouse focused on the main cricket oval. 3. Develop two senior turf wickets <p>Based on cost effectiveness and the lack of a winter user to share the ground the committee at the time pursued option 1 and refurbished George Beacham Pavilion internally, at their own cost, to make it a home.</p>

<p>George Beacham Pavilion Disability Access Review</p>	<p>Disability consultants O'Brien Harrop undertook an accessibility audit of the pavilion in 2016. The Review concluded that the Pavilion did not meet the Disability (Access to Premises – Buildings) Standard 2010. The Report made 17 recommendations to make the Pavilion compliant. The report was reviewed by the Shire's insurer Local Government Insurance Services (LGIS) and advised that the Shire has a duty of care to protect entrants against a foreseeable risk of harm. The LGIS commentary notes that the Shire has developed a draft George Beacham Management Plan to manage the identified risk, and that this is considered a reasonable approach to managing the issue while active steps are taken to bring the building into compliance, or to find alternative premises for the PCC.</p> <p>In October 2020 the Shire established the Pinjarra Cricket Club Premises Working Group (PCCPWG) to investigate implementation of the Management Plan and explore alternative short-term accommodation options while the non-compliance issues with the pavilion are addressed.</p> <p>A meeting of the working group in November 2020 anticipated alternative short-term accommodation would be required for 3 years - assuming George Beacham Pavilion was to be upgraded or a new facility was to be established for cricket.</p>
<p>Sir Ross McLarty Complex Sport and Recreation Facilities Master Plan 2008</p> <p>Original plan amended by the Shire due to</p>	<p>This study sought to provide development options for SRMO in light of forecast growth trebling the Pinjarra population by 2040. The report identified the need for improved and expanded clubroom facilities for football (both seniors and juniors), cricket, bowls and tennis (combined), an additional bowling green, a new football oval and floodlighting to a second oval to spread the training load. The master plan proposed the relocation of the main entrance to the precinct, removal of equestrian activities from the site, addition of a playground</p>
<p>changing circumstances and a Revised Plan was adopted 26.06.2014</p>	<p>and internal pathways connecting to the surrounding path network.</p> <p>The associated report notes that several users of SRMO complex do not have access to permanent pavilion / changeroom facilities, but there is no specific commentary on the need to provide changeroom and clubroom facilities on the proposed third oval at SRMO. The capital cost of the proposed works, estimated at \$4.3m, clearly does not provide for new buildings.</p> <p>The original plan has been implemented in part. A new Bowling Clubhouse and a third green has been established in association with a community centre leased to Peel Community Care.</p> <p>Equestrian activities have been relocated to Coolup as proposed and the development of a third oval has occurred adjacent to the primary school rather than on the equestrian site. The cricket wicket and practice nets have been constructed however amenities are yet to be provided.</p>

<p>Ravenswood Regional Sport and Recreation Complex Feasibility Study and Needs Analysis 2018</p>	<p>This study established the long-term need for and feasibility of developing a regional scale sporting complex at Ravenswood, concluding that there is a strong argument that investment in the regional facility will likely deliver strong economic benefits to the Ravenswood and wider Shire of Murray economies.</p> <p>Viability is however dependent upon participation and expenditure from participants across the region (following population growth) and capital contributions from outside the Shire of Murray (a regional involvement).</p> <p>The regional complex has been and remains part of regional standard facility plans for both Mandurah and Murray Councils for over two decades and the site has been acquired for this purpose by the WA Planning Commission. The concept plan for the site proposes development in 3 zones across 5 phases at an indicative cost of \$163m in 2018 costs.</p> <p>The study notes that the demand for the complex is immediate for Mandurah (netball, playing fields, cycling and BMX) but likely to be post 2026 for Murray which has been assessed as having sufficient capacity to cater for sporting needs of their residents for the next decade or more. The full extent of development of the complex is not anticipated before 2050 and a staged approach is proposed to ensure it does not negatively affect existing facility developments within the Shire of Murray.</p> <p>There remains a critical need for the establishment of regional scale netball facilities in the peel region, however the Mandurah Association and Netball WA are not overly keen on relocating to the site in isolation.</p>
<p>WA Cricket Infrastructure Strategy 2019</p>	<p>This strategy addresses the strategic infrastructure framework for the future provision of cricket facilities to 2028. The regional infrastructure priorities for Peel include additional playing fields, increased provision of players amenities, cost effective turf pitch preparation and maintenance practices, access to an indoor training facility, upgraded practice facilities and additional practice facilities.</p> <p>The strategy records the 2017/18 participation at 2,720 and forecasts that cricket participation in the Peel will grow to 3,453 which will add a further 67 teams by 2028. Accommodation will need to be found for this increase in player numbers. It also notes that the Peel region had 54 grounds in 2018 which translates to 1 ground per 50 players, which indicated a higher rate of provision than the state average of 1:58 (with 1:64 in the metropolitan area and 1:54 in the country).</p>

<p>AFL Preferred Facility Guidelines 2019</p>	<p>The Guidelines outline the preferred facility requirements for State League, Regional and Local level facilities. The preference is for two ovals measuring 165m x 135m, oriented north-south, to be provided at each site to allow club growth and flexibility in use to minimise wear.</p> <p>One pair of changerooms (home and away teams) is recommended for each playing oval. For regional level competitions such as at SRMSP, the amenities area is to provide toilets and showers (30m²), change area (70m²), massage / strapping room (25m²) and an umpires' room (40m²), all of which must have gender neutral accommodation.</p> <p>Other accommodations include a gymnasium (30m²), public toilets (40m²), a third umpire's room (10m²), time keeping room (10m²), first aid room (15m²) and various storage areas. A social room/clubhouse facility (150m²) supported by food and beverage facilities (30m²) is also recommended. Goal posts, scoreboards, interchange / coaches' benches and interchange / umpires' box are required for each oval.</p> <p>Oval lighting is recommended at 100 lux for club competition and up to 200 lux for semi-professional regional grounds. The WA Football Commission requested consideration of 200 Lux with a training setting of 100 Lux for SRMO1 and similar (if feasible) for SRMO3.</p>
<p>SRMO3 and SYO concept plan</p>	<p>Concept plans, cost estimates and feasibility assessments for the development of two sets of change room facilities (one at SRMO3 and the other at South Yunderup Oval (SYO)) were developed by Site Architecture. This work has been used to call tenders for the SYO facility. A similar specification is proposed for SRMO3 with slightly larger change areas to cater for the larger AFL teams in lieu of football (soccer).</p>
<p>Pinjarra Bowling and Recreation Club (PBRC) Strategic Plan</p>	<p>This plan for the period 2019-2024 has a clear mission to promote the sport of bowls, while at the same time growing and diversifying membership and ensuring effective use of the Club's facilities.</p> <p>A key strategy is to investigate new opportunities to proactively expand and position the club to best respond to changing community needs. Actions include establishing partnerships with other user groups to facilitate growth and development of the club.</p> <p>The plan also identifies carpark improvements, the enclosure of one or more greens (A and or A and C) and the repurposing of green B.</p>
<p>WAFC audit report on SRMO</p>	<p>The WA Football Condition has audited all facilities used for WAFC sanctioned matches. The site is classified as a local club level facility and is rated at 91.35%. Home and away changerooms however are rated at only 56% and the umpires changeroom (in the George Beacham pavilion) scored 58%. The audit notes that there is no First Aid or Doctor's rooms and that the showers are open rather than in cubicles as in gender neutral facilities.</p>

Table 3: Literature review summary

6. EXISTING FACILITY REVIEW

6.1. Existing buildings

6.1.1. George Beacham Pavilion

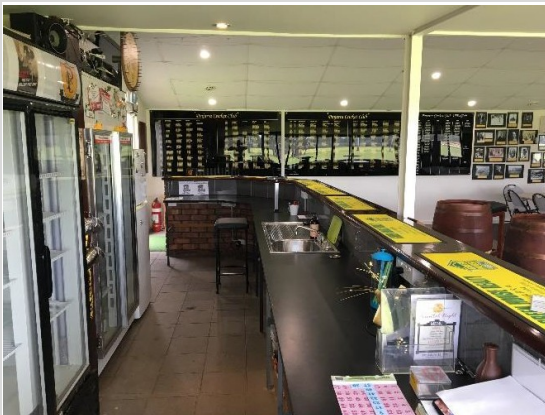
George Beacham Pavilion, constructed in 1973 provided the original facilities for the precinct and overlooks SRMO1.

Changerooms and amenities, a kiosk and umpires' room are located on the ground floor. They are the only Home and Away changerrooms to service the four ovals at the SRMSP and are used by the teams on SRMO2 and 4 and the away team for SRMO1.

Upstairs has accommodated the social facilities used by the Pinjarra Cricket Club for the last 11 years. This building is now deemed to be non-compliant with disability access requirements under the Building Code of Australia – Disability Access Standards 2010. The lease expired on 30 June 2021 and was not renewed.



George Beacham Pavilion



First floor - bar and cricket memorabilia wall



First floor function room





Ground floor - home changeroom



Ground floor - away changeroom



Home changeroom amenities



Away changeroom amenities



Home team trainer's room



Home changeroom amenities



Kiosk servery on right



First floor egress and kiosk entry

Disability Access Review (2016)

The Pavilion was assessed by O'Brien Harrop Disability Access Consultants in 2016. The assessment made 17 recommendations to address access and compliance requirements including:

- Provide an accessible path of travel to the pavilion, nominally 1.2m x 20m.
- Provide pathways around the building nominally 1.5m wide x 60m.
- Replace all doors with 850mm wide doors and compliant locking devices and handles - 8 – off.
- Remove the security cage in front of the access to the canteen.
- Replace the entire canteen kitchen in order to meet accessibility requirements.
- Replace both sets of stairways with handrails to the upper floor.
- Install a lift.
- Install a unisex accessible shower / toilet on the ground floor (building extension).
- Replace signage throughout the building with appropriate coloured and tactile signs (pictograms, text and braille).
- Refurbish the existing public toilets.
- Refurbish the home, away and umpires changerooms with toilet and shower cubicles.

Since this audit an accessible toilet was located on the first floor. This action invoked a requirement for the building to be made fully accessible. The order of probable cost for these works to simply make the building compliant is in the order of \$300,000. This does not include upgrading facilities to contemporary standards.

Since this audit a Universally Accessible Toilet (UAT) was added within the first floor clubrooms, triggering the requirement for the building to comply with the Building Code of Australia – Disability Access Standards. At the time, the order of probable cost for the above works was \$300,000 ex GST. This did not include upgrading facilities to meet State Sporting Association facility guidelines or contemporary standards (eg gender neutral).

Building Condition Rating (June 2021)

The Pavilion was rated using the Moloney Asset Condition Rating System (refer Appendix 19.5). It was rated as 7B on the ground floor and 7C on the first floor using the Moloney Asset Condition Rating System.

A rating of 7C means that the asset is in poor overall condition with deterioration limiting serviceability and the need for considerable improvements. Maintenance costs are high.

A rating of 7B means that the asset is in poor overall condition with deterioration limiting serviceability but still can deliver a basic level of service. Maintenance costs are high.

Structural Assessment (July 2021)

Geoff Nannes Fong and Partners (GNFP) consulting engineers conducted a structural assessment of the Pavilion (refer Appendix 19.5).

The report states “GNFP consider that the building is arriving at the end of its life.”

It recommended:

- i. Immediate: rebuild the brick piers as noted above before the building is reused.
- ii. Within a year: investigate how the first floor slab is supported by the steel frame protecting the high level windows. Ground floor – currently there appears to be no distress

McLarty Pavilion

The McLarty Pavilion was constructed in 2000 and further developed in 2011 with the addition of the Enzo Menara Pavilion (home team changerooms and public toilets). In 2017 the Pjnjarra Junior Football Club store was built. The entire building excluding the public toilets on the northern end are leased to the PFNC until 2 September 2030.



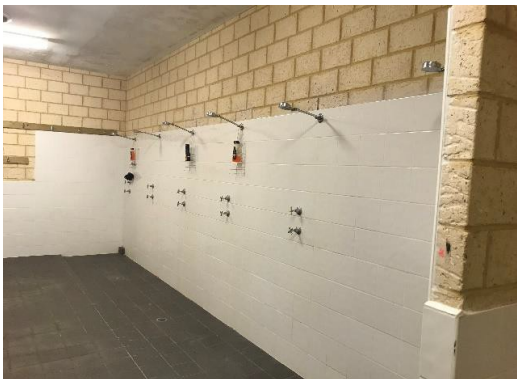
Pinjarra Football and Netball Club - McLarty Pavilion



Junior football store at end of McLarty Pavilion



Home team changeroom amenities



Home changeroom amenities



Home changeroom amenities



Spectator seating in front of McLarty Pavilion overlooking SRMO1

Condition Rating (June 2021)

The Pavilion was rated using the Moloney Asset Condition Rating System (refer Appendix 19.5). The main clubhouse and the Enzo Menara changeroom pavilion were both rated as 3A which states that the asset is in excellent overall condition and fully meets service delivery requirements.

Structural Assessment (July 2021)

Geoff Nannes Fong and Partners (GNFP) consulting engineers conducted a structural assessment of the Pavilion (refer Appendix 19.5).

With respect to the clubhouse the report states “this building can continue to be used subject to routine maintenance. The ceiling damage in the middle of the main clubhouse social room and the viewing verandah should be rectified”.

For the Enzo Menara Pavilion the report notes “the building is in sound condition although steps from the training room to the corridor dividing it from the social room and a ramp from the corridor into the (male) changeroom are less than desirable.

6.1.2. Lovegrove Street Hall

The Hall is 40 years old and was previously leased to the Pinjarra Tennis Club who have not been active since 2016 due to lack of numbers. The Hall is now used by the Murray District Sea Scouts on Monday afternoons and the occasional weekend.

The expansion of SRMO4 to accommodate a full-size cricket oval will see the demolition of the tennis courts, the hall and the hit-up wall.

Scouts are proposed to be relocated to the old Equestrian Pavilion adjacent to the future events space.



Lovegrove Street Hall and Pinjarra Tennis Club Hit-up Wall



Lovegrove Street Hall – (formerly Pinjarra Tennis Club)



Inside the Lovegrove Street Hall



Inside the Lovegrove Street Hall



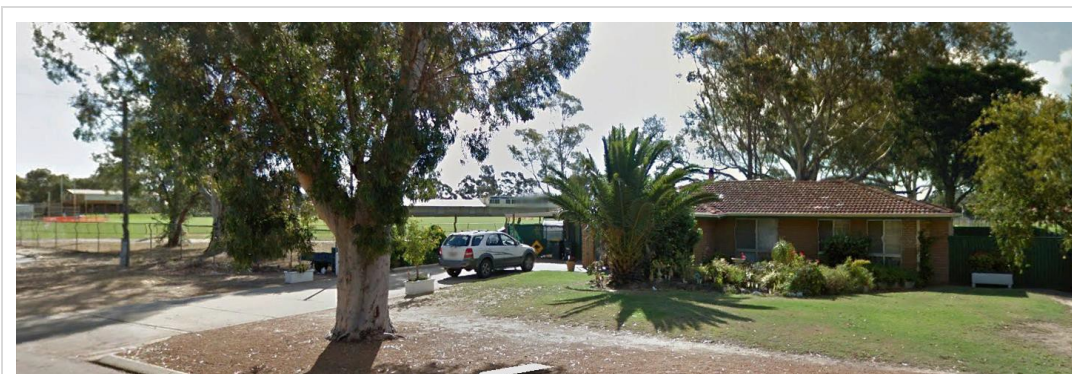
Tennis Hit-up Wall



Pinjarra Tennis Courts

6.1.3. Caretaker's residence

This house is now vacant and in need of considerable repair to return to a habitable condition. The house is proposed to be demolished to provide additional parking for the sports precinct and primary school.



Caretaker's Residence

6.1.4. Pinjarra Multi-Purpose Community Centre

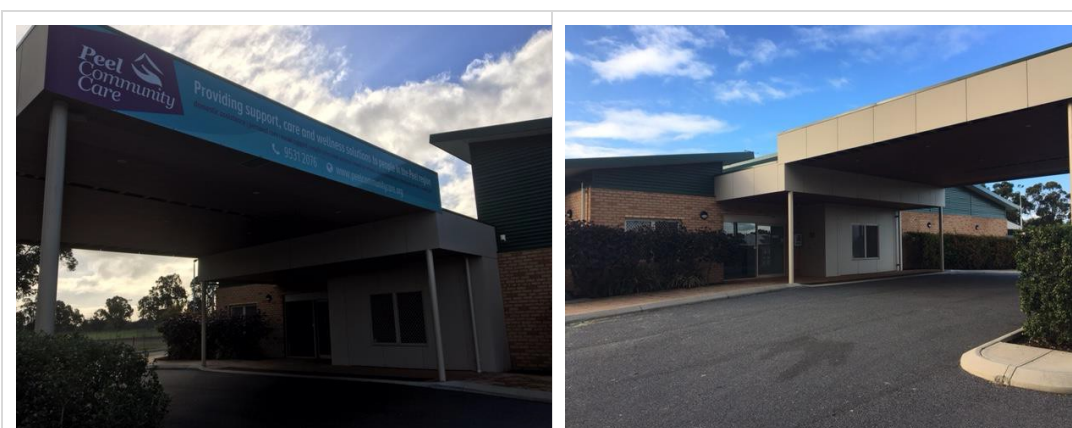
This building was constructed in 2015 to replace the outdated Pinjarra Bowling and Recreation facility and remains in near new condition. Tenants include the Pinjarra Bowling and Recreation Club (PBRC) and Peel Community Care (PCC). The PBRC has a lease over its exclusive use areas until 2025 and an option to extend for a further 10 years to 30 June 2036.

For operational efficiencies the PCC use the main entrance and western side of the building with the Bowling Club members and visitors entering from the eastern verandah.

The Board Room, accessible from the main entry lobby is under-utilised. The PBRC would like to see another door installed opening into their social space to make access easier without intruding into the main lobby and what has largely become PCC space, despite the entry corridor being common space. Similarly, the dining room area has a concertina wall to enable the area to be opened onto the bowls social area. This wall is rarely opened, and the dining room has in practice become PCC space.

PCC have made modifications to better manage their meals on wheels operation with the installation of a cool room.

An access door and entry corridor on the western side of the building, designed to provide ease of access for reserve users is not used.



Pinjarra Bowling and Recreation Club Entry - primarily used by Peel Community Care



Bowling club entry from carpark



Bowling club entry from greens side



Bowling club entry



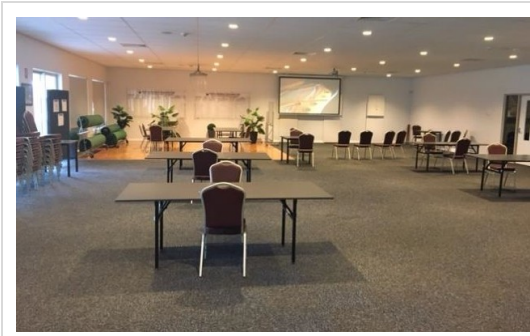
Greens A and B



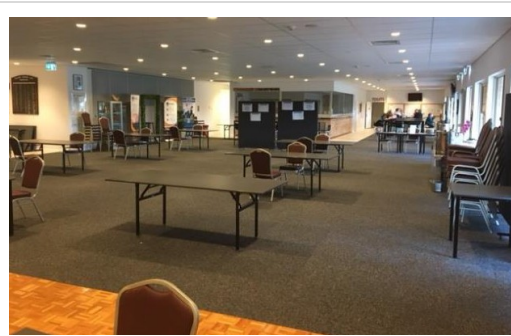
Green C under construction



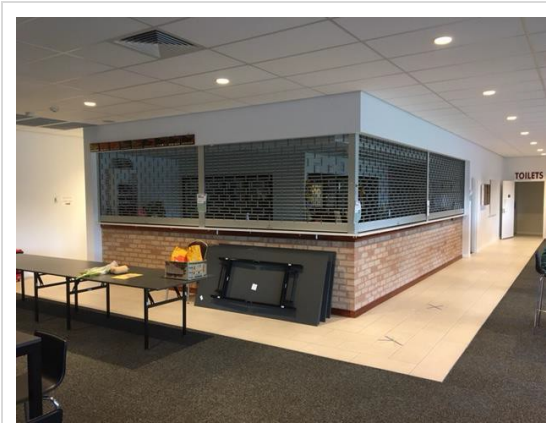
Men's locker room



Social room (looking south)



Social room (looking north)



Bowls bar



Bowls kitchen

6.1.5. Bowling Club Storage Facilities

These facilities were established following the demolition of the old clubhouse. They are fit for purpose and in good condition.



External storage to the north of the clubhouse



Main storage adjacent Green B

6.1.6. Equestrian Pavilion

This building is not used at present. It offers a social room, storeroom and changerooms. This facility could be suitable for use by other groups such as Scouts.



Equestrian Pavilion



Verandah on east side of building



Inside of Equestrian Pavilion - range hood, 2 sinks and 2 serving hatches



One of 3 existing floodlights



Changerooms



Changeroom - female



Changeroom - male

Condition Rating (June 2021)

The Pavilion was rated as 5C using the Moloney Asset Condition Rating System (refer Appendix 19.5). This means it is in fair overall condition but only partially meets service delivery requirements and needs considerable improvements.

Structural Assessment (July 2021)

Geoff Ninnes Fong and Partners (GNFP) consulting engineers conducted a structural assessment of this building (refer Appendix 19.5).

The report states “the building is a lightweight steel structure with single leaf brick walls that are not load bearing. It is in reasonable condition and with some refurbishment (primarily cosmetic) it could be readily returned to service.

Modifications to prevent the ingress of water under the roofline (north and south faces) and through the aerated brickwork would be beneficial to prevent further damage”.

6.2. Ancillary infrastructure

6.2.1. Skate Park

The skatepark was constructed in 2012. It is fit for purpose and in good condition although some children and youths using the park suggest it could be upgraded with more challenging features. No change is proposed at this stage.



Pinjarra Skatepark on Roe Avenue

6.2.2. Cricket Practice nets

The existing cricket practice nets alongside the George Beacham Pavilion are fit for purpose and in good condition. They have an estimated 5 years of service remaining before requiring resurfacing. Should the off-field facilities for cricket be moved from the George Beacham Pavilion, the subsequent relocation of the nets, at the end of their useful life, adjacent to the cricket playing and social areas would be appropriate.



3 bay cricket practice nets and storage shed



Storage shed near cricket practice nets

6.2.3. SRMO1 Scoreboard

The PFNC advise that the scoreboard is no longer fit for purpose and is planned for replacement with a new electronic scoreboard. The scoreboard forms part of the Clublease with a term ending in 2036.



Scoreboard on SRMO1

6.2.4. Public toilets attached to McLarty Pavilion

These facilities were added to the northern end of the Pavilion to service spectators for SRMO1 and SRMO3. They are fit for purpose and in good condition.



SRMO1 Public Toilets - entry to Male / Female / Disabled facilities



Old Fire Brigade training track
(unused)

6.2.5. SRMSP fencing

The Sir Ross McLarty Sporting Precinct is almost fully fenced save for a section along Roe Avenue from midway on SRMO3 through to the skatepark and along the northern boundary of SRMO3 abutting the bushland. There are numerous pedestrian and vehicle entry penetrations through the fencing, all of which are gated.



Site perimeter fencing (1800mm high chain mesh)



Fence along Roe Ave to mid point of SRMO3.
No fence from tree to skatepark or along northern boundary of SRMO3



Path north of skatepark - Roe to Sibbald St



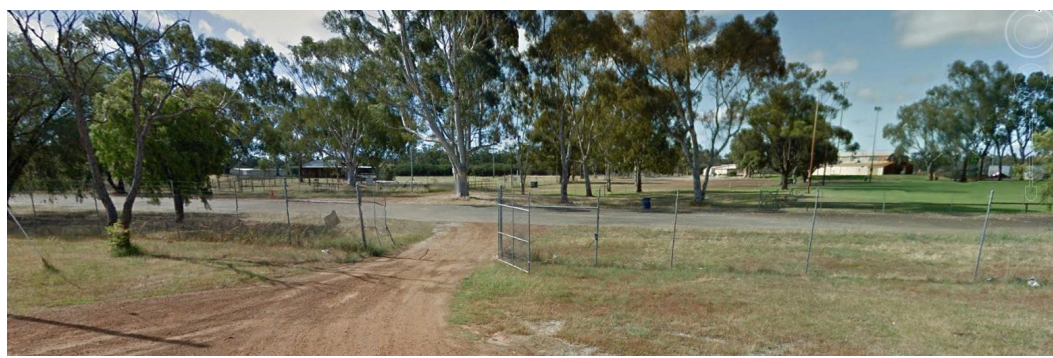
Path between SRMO1 and SRMO3



SRMSP Entry and Gatehouse at the intersection of Roe Ave and Dixon Ave



Longo Ave Access Gates



Lovegrove Road access to SRMO2, old Fire Brigade running track in the foreground



Fence along Dixon Ave separating verge parking from SRMO4



Entry gates and fencing around Old Equestrian Area



Entry gate on Lovegrove Street opposite Alderson Street

The only playing field with low level perimeter fencing to separate players from spectators is SRMO1. This fence is to be maintained.



6.3. Playing surfaces

6.3.1. SRMO 1

This oval is the home ground of the Pinjarra Football and Netball Club and used almost exclusively for football. The ground is lit, and the surface is in fair to good condition despite being subject to a heavy user load in the winter season. Reducing the peak winter load would help maintain surface quality and reduce maintenance costs.



6.3.2. SRMO 2

SRMO2 is the principal ground for the Pinjarra Cricket Club which offers a 4-wicket turf block. The ground is in good condition and the turf wicket is maintained by the Club. They advise that this wicket block will need to be replaced or refurbished in approximately four years.



6.3.3 SRMO 3

The development of SRMO3 and the recent installation of both a synthetic cricket match wicket and a block of three cricket practice nets elevates the ground to senior cricket status. The proposed development of changeroom facilities on SRMO3 will offer senior cricket a high quality and self-contained alternative to cricket on SRMO2 supported by the practice nets adjacent to George Beacham Pavilion.



6.3.3. SRMO 4

This field contains a synthetic cricket wicket which due to the very small size of the ground (40m radius) is used exclusively for junior cricket competition. The wicket is in reasonable condition with an estimated 5-7 years of useful life remaining. Practice nets for this field are located adjacent to the George Beacham Pavilion.



6.3.4. SRMO 5 - Old Equestrian Field

This area is now fallow following the relocation of the equestrian clubs to the Murray Regional Equestrian Centre in Coolup. The area is available for alternative use. The field has never been irrigated and lack of sufficient water supply constrains future use.



SRMO5 - Old Equestrian Field - proposed Events Space

6.3.5. Tennis Courts

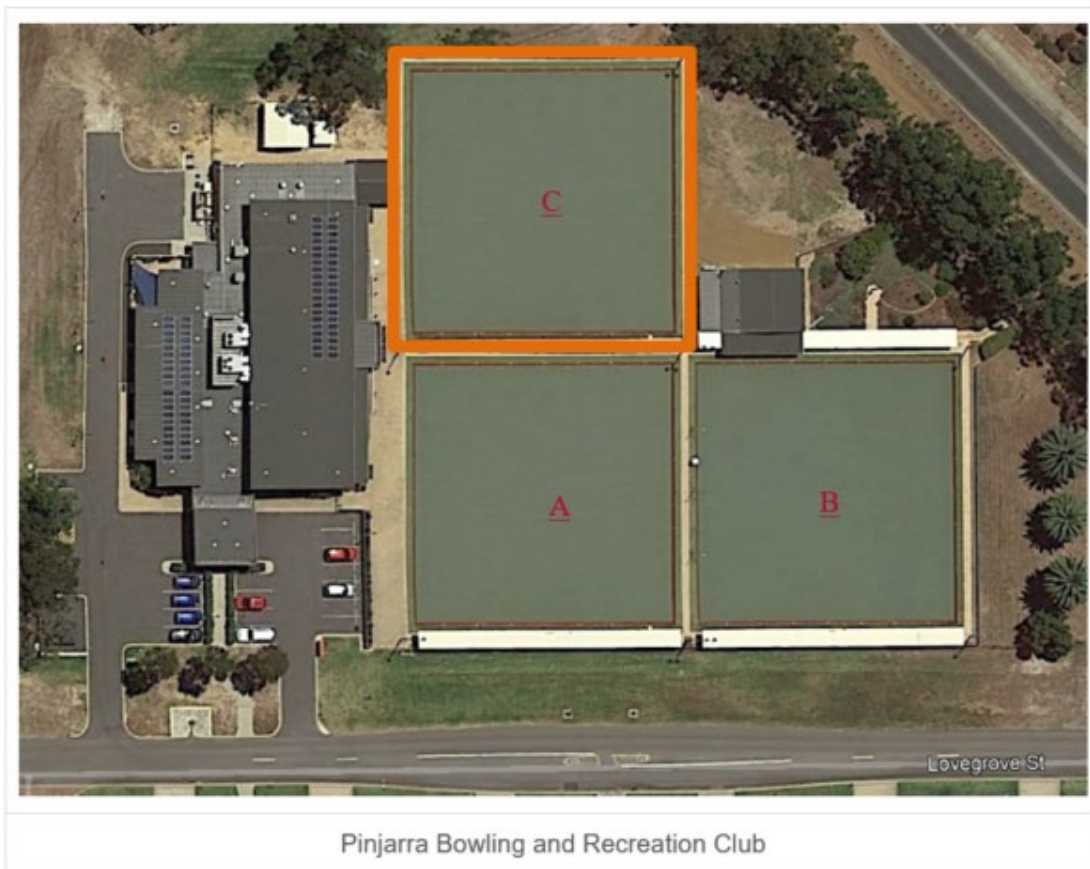
The bitumen tennis courts are nearing the end of their useful life having last been re-surfaced in 2012. The dissolution of the local tennis club has left the courts idle. It is proposed that the courts be demolished to allow the expansion of SRMO4 to a full-size cricket field (60m radius) and to provide parking to support both SRMO2 and SRMO4 and the Pinjarra Bowling and Recreation Club.



Pinjarra Tennis Courts - not in use

6.3.6. Bowling Greens

The Pinjarra Bowling and Recreation Club has three synthetic turf bowling greens. Green C (highlighted) is currently under construction, due for completion mid-2021. When complete the club will move to using A and C greens as their principal playing surfaces and B green will be retired from play. The condition of B green is poor and the Club is considering replacement (demand for bowls does not support this option) or repurposing the green to accommodate another activity to diversify the Club's interests and membership. In the longer term it is the Club's aims to cover Green A and possibly Green C.



6.4. Lighting

6.4.1. Sports Field Lighting

In 2007 the PFNC negotiated with the Shire of Murray to install sports field lighting (metal halide) on SRMO1 with a design capacity of 150lux on 4 poles. The club agreed to maintain the installation. The lighting is fit for purpose however should be routinely tested for efficiency to determine if lamp replacement is required to achieve the design level.

The PFNC would like to upgrade the lamps to LED in a bid to reduce running costs.



The master plan proposes the installation of 100lux LED lighting to SRMO3 to allow for football competition and training. This will also assist in reducing the level of use of SRMO1 which is presently beyond acceptable load limits.

The lights servicing the tennis courts (T1-4) and the light at the corner of the tennis courts lighting SRMO2 (T1 SRMO2 in the image below) will become redundant if SRMO4 is expanded to accommodate a senior cricket oval.

If the cricket practice nets are relocated to SRMO2, it may be useful to retain pole T2 SRMO2 to combine with T3 SRMO2 to provide lighting to the cricket practice nets. Some repositioning may be required. The remainder (4 poles) could be relocated to the events area.

The poles are at least 20 years old and re-use would be subject to an assessment of the poles structural integrity.



Sports lighting on Pinjarra Tennis Courts

Bowling greens A and B are lit. Green C, currently under construction, will be lit.

In the longer term, the Club proposes to cover Green A. This would require changes from an external pole system to an internal roof mounted lighting installation.

There are three light poles providing floodlighting on the old Equestrian Field, two near the clubhouse and one in the middle of the grassed area. The plan is to improve lighting in this area for events through additional poles, each with a power outlet on the pole to support event and camping activities. Reuse of the tennis court poles and lamps would reduce costs.



Flood lighting on Equestrian Field

6.5. Site Services

6.5.1. Power

The principal supply point to the precinct is along Dixon Avenue with a site switchboard located just inside the main entry gate.



Figure 8: Electrical supply to SRMSP

It is understood that the power supply for SRMSP is rated at 400 Amp which currently has around 40% spare capacity¹. The estimated maximum demand from the proposed SRMO3 pavilion can be accommodated with the existing supply. MDE electrical advises that the subsequent addition of a 100lux sports lighting system on SRMO3 will require replacement of the SMSB and consumer's mains with new rated at 630 Amps².

Figure 9 shows the power supply points (red rectangles) and service zones within the precinct.



Figure 9: Electrical supply zones at SRMSP

¹ MDE Electrical Site Assessment Report, March 2020

² Focus WA Consulting concept Design Report Electrical Services, July 2020

³ Focus WA Consulting concept Design Report Electrical Services, July 2020

If the George Beacham Pavilion is removed (within zone 2) alternative facilities will be required. If the draw released from George Beacham can be transferred to the replacement facilities within the zone additional supply will not be required.

Focus Consulting WA recommend that the existing multiple points of supply zones are re-configured to include SMRO3 and the skate park within Zone 2. This will enable the existing substation and infrastructure installed to Zone 2, with its existing spare capacity, to be utilised for the new developments.

Any existing Western Power or Client pillars or supplies in the Northern section of Zone 3 will be

required to be removed and services re-wired from Zone 2 for compliance. The supply running along Dixon Street to the transformer is high voltage. The supply from the transformer to the caretaker's house is low voltage.

Supply to the transformer on Lovegrove Street is high voltage. The supply point along Longo Avenue near Teague Street is low voltage.

The Focus WA Consulting Report³ provided the following advice regarding electrical services to the site and for the new SRMO3 pavilion.

Item	Description	Cost
1	Works to the SMSB to accommodate a new circuit breaker	\$ 5,000
2	Internal lighting power and low voltage services to new pavilion	\$ 70,000
3	Electrical site services including submain cabling and trenching	\$ 70,000
4	Western Power headworks - capacity increase charges including allowance for sports lighting to SRMO3	\$ 47,000
	Total	\$ 192,000
	* The cost of lighting to SRMO3 not included in these estimates	

Table 4: Electrical services upgrade requirements

6.5.2. Sewer

There is an existing sewer main running along the boundary of the reserve at the rear of the houses on Teague Street. It is proposed that the SRMO3 pavilion and the changerooms for the PFNC building are connected into this main line. Each run is approximately 100m.

There is also a sewer main along Lovegrove Street and portion of Dixon Avenue that connects the Pinjarra Bowling and Recreation Club. This will allow connection of the cricket facilities with a run of approximately 75m.

6.5.3. Communications

Figure 10 shows the extent of communications cabling to the precinct. A 20mm PVC conduits services dead phone lines running to the caretaker's house ID 0328 and the ticket box at the entry gate ID 0328.

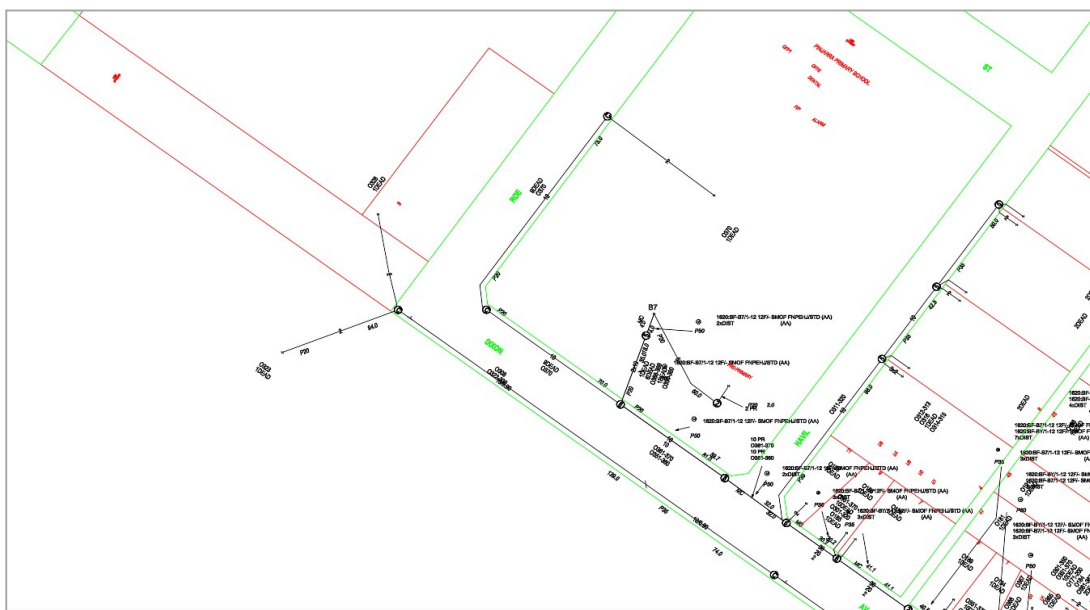


Figure 10: Telephone services in proximity to SRMSP

NBN Cables are shown in Figure 11.

There is a single cable running along the reserve side of Lovegrove Street servicing the Bowling Club.

The cable then runs along Dixon and Roe Avenues on the opposite side of the road to the reserve.

A line runs across the top of SRMO3 from Roe Ave to Sibbald Street along the unmade Peel Street.



Figure 11: NBN services in proximity to SRMSP

7. FACILITY UTILISATION

The primary building on SRMSP is the McLarty Pavilion, situated on the western wing of SRMO1 and leased to the Pinjarra Football and Netball Club. The venue is used extensively by the Club and external hirers. For example, in April 2021 the venue was hired for 17 full days and three half days in the month.

In addition to the external hire of the venue the club makes extensive use of the facilities as follows:

- Changerooms:
 - All day Saturday each week
 - All day on about 10 Sundays for games
 - Training Tue, Wed, Thu; about 10 Friday night games.
- Kiosk / kitchen (serving meals in Function room):
 - Thursday night,
 - Friday night,
 - Saturday night (except if booked for another function which would coincide with an away fixture).

The McLarty Pavilion is very well used and offers home team change facilities for the PFNC.

All other users of the main oval and the away teams playing against PFNC teams must use the changeroom facilities in George Beacham Pavilion. This lower level of the pavilion is generally used every weekday afternoon for either cricket or football training and on the weekend for competition serving away teams, umpires and often female athletes (in generally poor conditions).

The upper floor of the George Beacham Pavilion was previously leased to the Pinjarra Cricket Club which used the facility as their clubhouse on Tuesday, Thursday and Friday evenings and most of each Saturday during the summer season.

Note that the Pinjarra Multipurpose Community Centre is leased to the Pinjarra Bowling and Recreation Club. Their use of the clubhouse and greens is independently managed by the Club and bookings data has not been captured. Peel Community Care use the western half of the community centre and operate during business hours Monday to Friday.

The Lovegrove Street Hall is used once a week year-round by the Sea Scouts and the old Equestrian pavilion is currently unused.

The 4 sports fields are allocated seasonally for football (SRMO1 and 3) and cricket (SRMO2,4 and 3) with some hockey training on SRMO2 and school use of SRMO3.

The utilisation patterns for the full suite of facilities within the precinct are provided at Appendix 4.

8. SPORTS PARTICIPATION

SRMSP currently hosts the following organized sports:

- Football SRMO1 and 3
- Cricket SRMO2, 3, and 4
- Hockey SRMO4: Hook In2Hockey for children 5 – 8 years
- Bowls Greens A, B and C (completed July 2021)
- Sea Scouts Lovegrove Street Hall

The precinct has previously accommodated the following activities

- Soccer Training on SRMO2 - games at South Yunderup
- Tennis Club no longer operating
- Equestrian Fully relocated to Murray Regional Equestrian Centre
- Basketball / Netball Courts adjacent to SRMO3 - defunct for over 20 years
- Fire brigade Training track defunct

AusPlay data released in May 2021 provided details of participation by sport and by state. The WA data for 2020 for sports associated with SRMSP is summarised below.

Child participation by age and gender	Total	0-4	5-8	9-11	12-14	Males	Females
						Total	Total
Estimated number of participants ('000s)							
Australian football	323.3	7.3	98.2	114.9	102.9	247.6	75.6
Bowls	1.3	0.0	0.0	0.0	1.3	0.0	1.3
Cricket	189.5	3.7	63.2	58.4	64.2	159.6	29.9
Football/soccer	696.1	63.7	249.4	202.6	180.4	512.1	184.1
Hockey	72.9	3.0	26.4	20.0	23.5	36.7	36.2
Tennis	284.8	18.0	98.8	83.7	84.4	175.9	108.9
Participation rate (%)							
Australian football	6.6%	0.4%	7.5%	11.8%	10.8%	9.9%	3.2%
Bowls	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Cricket	3.9%	0.2%	4.8%	6.0%	6.7%	6.4%	1.3%
Hockey	1.5%	0.2%	2.0%	2.0%	2.5%	1.5%	1.5%
Tennis	5.8%	1.1%	7.5%	8.6%	8.9%	7.0%	4.6%
Data in green to be used with caution			0.2%	Data in red unreliable			0.1%

Table 5: Child participation in sports played at SRMSP

Adult participation by Age and Gender	Total	15-17	18-24	25-34	35-44	45-54	55-64	65+	Males	Females
									Total	Total
Estimated number of participants (000s)										
Australian football	570.7	117.8	164.9	148.1	72.7	44.2	18.0	5.0	415.2	155.5
Bowls	318.1	4.8	7.2	12.6	12.3	17.1	44.4	219.7	187.8	130.3
Cricket	501.8	41.8	87.6	123.8	131.4	77.0	28.1	12.0	447.1	54.7
Hockey	160.7	27.1	27.2	23.0	37.1	32.3	11.1	3.0	72.7	88.1
Participation rate (%)										
Australian football	2.7%	13.2%	6.9%	3.8%	2.1%	1.4%	0.6%	0.1%	4.0%	1.5%
Bowls	1.5%	0.5%	0.3%	0.3%	0.4%	0.5%	1.5%	5.3%	1.8%	1.2%
Cricket	2.4%	4.7%	3.7%	3.2%	3.8%	2.4%	0.9%	0.3%	4.3%	0.5%
Hockey	0.8%	3.0%	1.1%	0.6%	1.1%	1.0%	0.4%	0.1%	0.7%	0.8%
Data in green to be used with caution				0.20%		Data in red unreliable				0.10%

Table 6: Adult participation in sports played at SRMSP

Table 7 uses the AusPlay data for WA in conjunction with the recorded residential population and demographic profile for the Shire of Murray and provides the projected level of participation compared to actual participation rates provided by the local Clubs. Not all sports were able to provide a return. In every instance where current participation (member) data was supplied, the actual rate of participation within the Shire (at SRMSP) is below the projected rate. Bowls' participation is closest to the projected rate (71%) and has shown a steady increase since the new clubhouse was built. The new green may further increase membership. Football (62%) and cricket (34%) have experienced declining memberships in recent years with football losing more than half the junior membership enjoyed in 2018.

	AusPlay 2020 data released April 2021						Participation rate (%)					Sub-total child	Sub-total Adult	Total
	0-4	5-8	9-11	12-14	15-17	18-24	25-34	35-44	45-54	55-64	65+			
2021 Shire population	970	840	613	998	708	1,662	1,550	1,900	2,450	2,610	3,980	3,420	14,860	18,280
Australian football														
AusPlay Rate	0.4%	7.5%	11.8%	10.8%	13.2%	6.9%	3.8%	2.1%	1.4%	0.6%	0.1%			
Projected Numbers	4	63	72	108	93	114	59	40	33	16	5	247	360	607
Reported numbers												221	155	376
Bowls														
AusPlay Rate	0%	0%	0%	0.10%	0.5%	0.3%	0.3%	0.4%	0.5%	1.5%	5.3%			
Projected Numbers	-	-	-	1	4	5	5	7	13	39	210	1	283	284
Reported numbers													202	202
Cricket														
AusPlay Rate	0.20%	4.80%	6%	6.70%	4.7%	3.7%	3.2%	3.8%	2.4%	0.9%	0.3%			
Projected Numbers	2	40	37	67	33	61	49	72	58	25	11	146	309	455
Reported numbers												85	70	155
Hockey														
AusPlay Rate	0.20%	7.50%	8.60%	8.90%	3.0%	1.1%	0.6%	1.1%	1.0%	0.4%	0.1%			
Projected Numbers	11	63	53	89	21	19	9	20	24	10	3	206	107	313
Reported numbers												31	35	66

Table 7: AusPlay v SRMSP comparative participation rates

Participation trends for senior cricket and football have (excluding the Covid-19 impact in 2020) been trending slightly upwards. The major decline for junior football in 2020 was a compounding effect of Covid-19, the lack of an Auskick coordinator and a shortage of volunteers. Numbers have already started to recover.

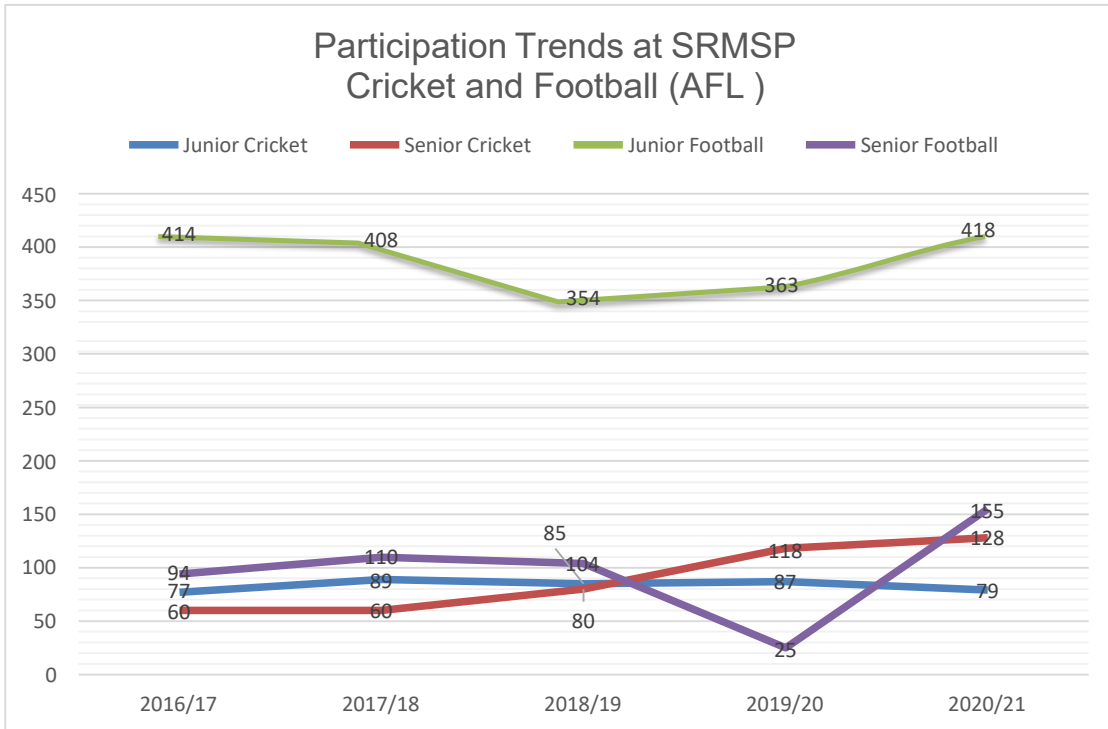


Figure 12: Participation trends for cricket and football at SRMSP. Note the impact of Covid-19 on football season 2020.

9. STAKEHOLDER CONSULTATION

9.1. Primary Stakeholders

There were multiple discussions with the key user groups at SRMSP over the course of the study. Round 1 of the consultation program was data gathering, seeking club information such as membership numbers and trends, activity times for training and competition and their facility needs and aspirations.

This information was collated and analysed and a series of precinct development options were explored. The investigations were based on club needs, previous studies, facility audit and condition assessments and facility guidelines.

Round 2 of the consultation program was then initiated where a variety of draft masterplans and facility options were tabled and discussed as per the plan below.

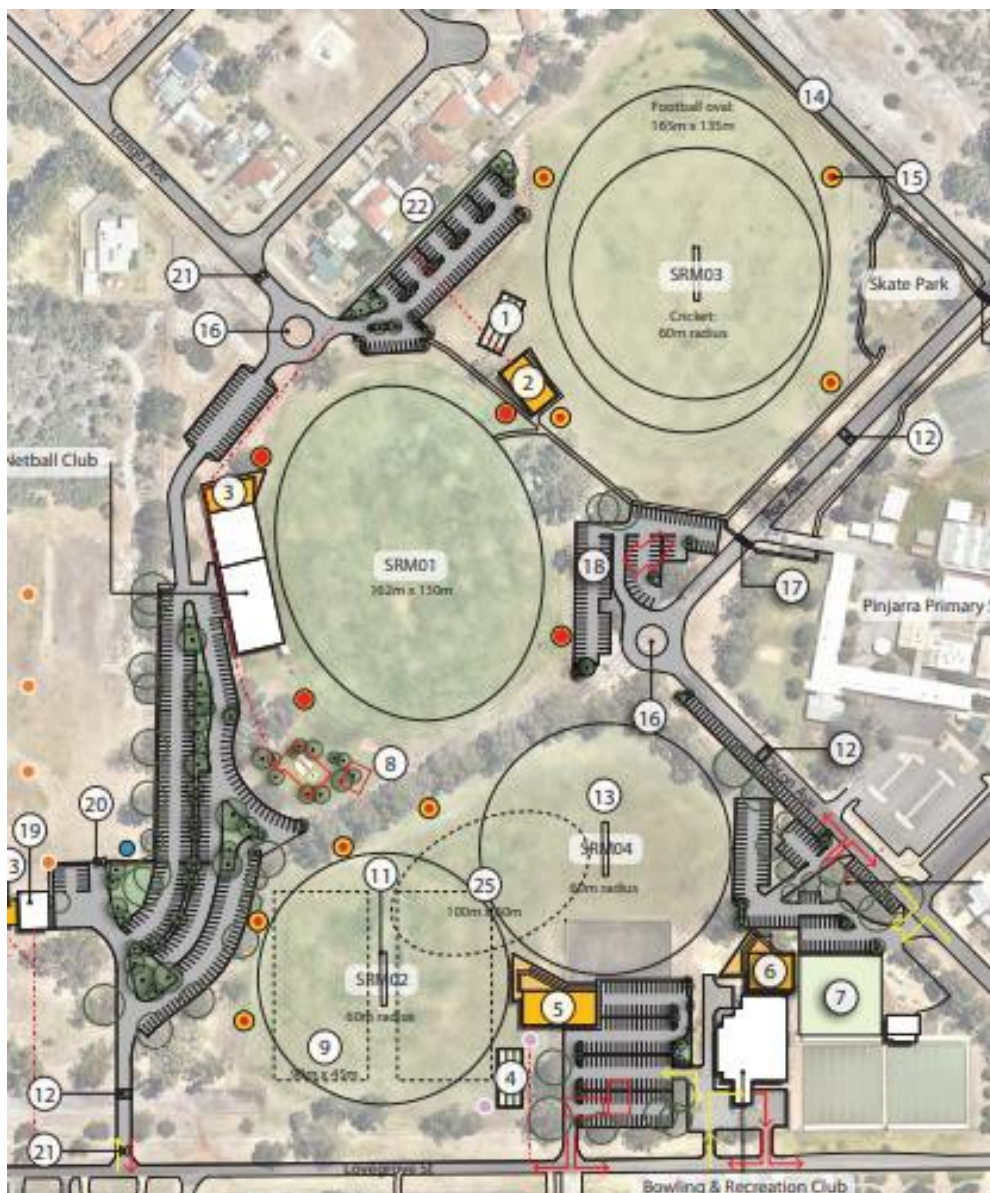


Figure 13: Draft masterplan used for discussion with the clubs

9.1.1. Pinjarra Football and Netball Club

A number of conversations were held with the PFNC during the course of the study culminating in a workshop on 28 April 2021 where the draft master plan was presented.

There was an acknowledgement and support for the general intent of the draft masterplan with the following feedback:

- game day entry & vehicle flow needs to be considered when Roe Ave entry is closed
- gates and perimeter fencing must be provided to enable a charge for entry
- consider a one-way flow of traffic if possible (to be developed in detail by Shire as part of next phase)
- enable country footy parking around oval through controlled access to grassed area.

Options discussed for future facility provision included:

1. Demolish George Beacham Pavilion (Refer Figure 13, No. 8)

There was a general acceptance that George Beacham Pavilion should be demolished rather than upgraded, noting however that the changerooms in GBPC currently service the PFNC Away team on SRMO1, and both Home and Away on SRMO2, 3 and 4, and would need to be replaced. Options for replacement were discussed as below:

- (a) Add to proposed SRMO3 pavilion (Refer Figure 13, No. 2)

To use these facilities to service SRMO1 as well as SRMO3 the pavilion should be built as close to SRMO1 as possible for ease of access for away teams and umpires. Some concern was expressed that away teams may simply leave after the games if they were separated from PFNC building resulting in a loss of bar trade and the opportunity to socialize with other clubs post-match.

- (b) Add to the existing McLarty Pavilion ((Refer Figure 13, No. 3)

A new set of home and away changerooms, umpires' rooms and a first aid room could be added to either the northern or southern end of the existing McLarty Pavilion.

2. Redevelop the facilities within the Enzo Menara Pavilion

Undertake an internal redevelopment of the existing pavilion to provide one additional changeroom which would result in two gender neutral changerooms that could service as home and away or PFNC female and male changerooms. The public toilets to the north of the pavilion would remain and umpires' rooms and a first aid room would be required to be included in the redevelopment. Refer Figure 17 for proposed plans.

This internal upgrade idea was noted as requiring further consideration including:

- Rationalisation of the size of the existing warm-up room which is a large area.
- Need for a trainer's room.
- Better utilisation of the corridor between changerooms and clubhouse.

Further comment received 9 June 2021 advised that the Club supported Option (b) and that the PFNC would consider redesigning the existing PFNC changerooms independently. The Club felt that the most cost-effective approach may be to leave the design as is and add toilets and showers for women's changerooms to the back of the building.

3. Installation of sports lighting on SRMO3 and upgrade of lighting on SRMO1.

Over-use of SRMO1 was raised (potentially in excess of 35 hours per week). Installing sports lighting on SRMO3 would help balance the load by transferring some training to this field. Upgrading the lighting on SRMO1 to LED is a high priority for the Club. Existing metal halide lighting is 12 years old and requires a light level test to determine if 150 Lux is still being achieved, and at a uniform distribution.

4. SRMO3 future pavilion

The PFNC supported the addition of a new pavilion on SRMO3 (refer Figure 13, No. 2) to service junior football, senior and junior cricket, the primary school, and the general community. They requested it have a relationship to SRMO1 so that they could use the facility as overflow for grand finals, events and other marquee days.

PFNC has identified the following priority works in the next three years:

- Create changerooms for the womens teams at the existing Enzo Menaro Pavilion.
- Upgrade the kitchen.
- Replace the scoreboard.
- Upgrade security lighting in the carpark.
- Upgrade lighting to LED to meet AFL lighting guidelines – minimum 150 Lux.

In the longer term the Club strategic plan proposes further works including:

- Construct outdoor netball courts near the clubrooms to create a home court for the growing netball teams.
- Upgrade the wooden floor in the McLarty Pavilion function room.
- Improve operational efficiency of entry gate.

The club indicated that they would require financial assistance and support to undertake the works and it was noted that any upgrades would need to be completed in the off season.

9.1.2. Pinjarra Junior Football Club

The PJFC is the first user of the newly created SRMO3 playing field although their storage facilities and access to amenities are associated with the McLarty Pavilion on SRMO1.

The club acknowledges and welcomes the plans to establish a pavilion and install sports lighting on SRMO3 and will make use of these facilities.

9.1.3. Pinjarra Cricket Club

A meeting held on Monday 24 May 2021 presented a series of clubhouse and changeroom options for consideration by the Pinjarra Cricket Club as per the draft master plan. Given that the George Beacham Pavilion has been the club's home for 11 years, the option to upgrade the facility to meet current building requirements and contemporary sporting facility guidelines was discussed. Options presented:

1. Retention and renewal of the George Beacham Pavilion (Refer Figure 13, No.8)
2. Addition of changerooms for cricket to the Pinjarra Multipurpose Community Centre and sharing of the social facilities under lease to the PBRC (Refer Figure 13, No.6)
3. Construction of a new clubhouse and changeroom facility at the southern edge of SRMO2 and SRMO4 (Refer Figure 13, No. 5)

The PCC stated that the preference was for Option 3 – construction of a new facility. The club subsequently provided an alternate location for the facility to the north of the cricket ovals and shown in Figure 14 below as 5B.

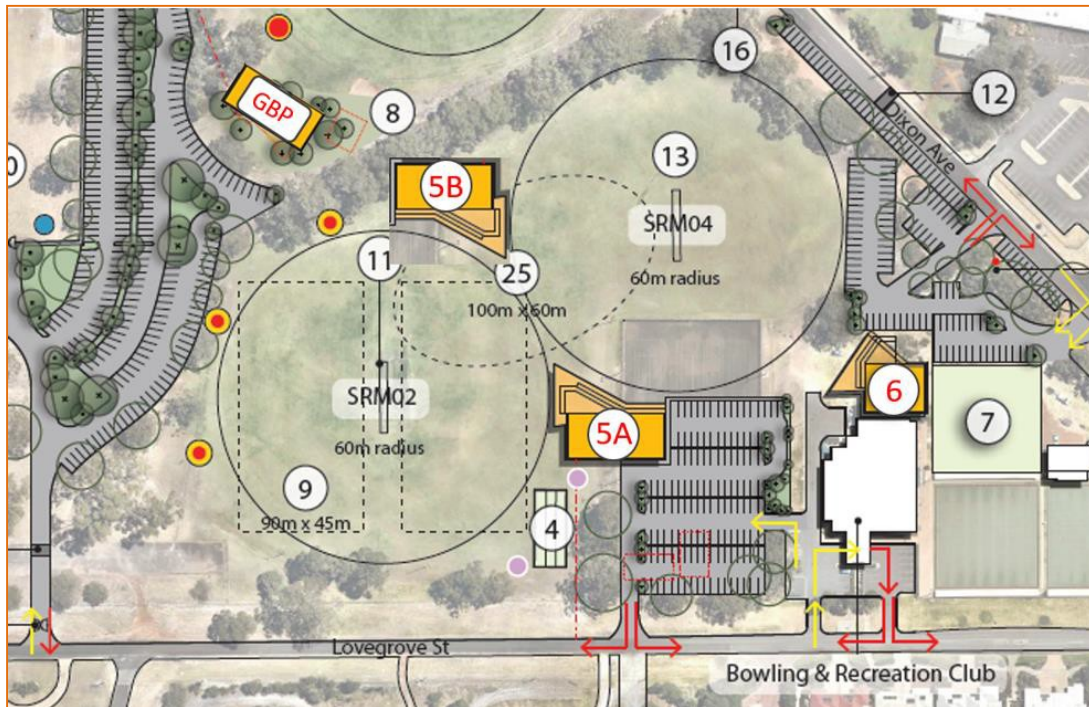


Figure 14: Options for Cricket facilities at SRMSP

The PCC Committee stated that the benefits for the 5B location are:

- The northern location gives prime viewing for both ovals (even if turf is moved at a later date to the other oval)
The PCC accepts that consideration has been given to 5A that it would be slightly angled to face less into the sun, however 5B means that this adjustment and sun accommodations would be reduced or unnecessary
- 5B is a more suitable location to the proposed playground.
- The current training facilities can continue to be utilised for the time being and relocated or upgraded at a later date with less infrastructure change
- The football club and community would be able to utilise the changerooms in a more accessible location to the central oval (SRMO1) and the school oval (SRMO3)
- The additional car parking next to option 5A would not be required as sufficient parking could be utilised at the proposed parking for the football oval
- The turf wicket would not require moving
- Potentially result in reduced costs
- Will remain a great location for dual use clubs that choose to share the clubhouse during the winter months.
- Acknowledged that at least 2 trees may need to be removed to achieve the 5B location.

The PCC Committee advised that it is committed to working with the Shire of Murray including fundraising and supporting and undertaking grant applications to achieve the new clubhouse for the Club and the community. They are also supportive of 5A.

9.1.4. Pinjarra Cricket Club Premises Working Group

This group was established by the Shire of Murray to address the interim and long-term accommodation options for the Pinjarra Cricket Club following notification of non-compliance issues with the George Beacham Pavilion.

The Working Group comprises Shire Councillors, Shire staff, and representatives of the Cricket Club. The group has met on a number of occasions and reports to Council. The recommendations of the Working Group are:

1. the George Beacham Pavilion is demolished and a new facility is built to service Ovals 2 and 4 to be shared by the Pinjarra Cricket Club and the Pinjarra Hockey Club.
2. the Pinjarra Cricket Club relocate to the Lovegrove Street Hall for a period of 5 years under an exclusive use arrangement.
3. the Shire and the Pinjarra Cricket Club develop a schedule of works to make the Hall secure, safe and functional, and that the costs for the works are shared.

9.1.5. Pinjarra Bowling and Recreation Club

When it became apparent that the PCC would have to vacate George Beacham Pavilion, the PBRC were approached and asked to consider allowing the PCC to share their leased facility either temporarily (2 – 3 years) or permanently. While the Club could see some advantages in embracing the cricket members it was felt that a sharing arrangement could be challenging, citing potential liquor licensing, bar trade and social facility timing and sharing conflicts.

Further meetings were held as part of the option to explore the addition of changerooms for cricket to the Pinjarra Multipurpose Community Centre and the sharing of the PBRC social facilities (Refer Figure 14, No.6).

Discussions confirmed the PBRC did not support a long-term sharing arrangement and acknowledged the benefits to cricket of building a stand-alone facility. The PBRC did, however, extend an invitation to the Cricket Club to use the PBRC facility on a hire only basis with no share of bar trade.

The PBRC also acknowledged the likely competition from a new social facility if developed for bowls but accept the reality of competition between facilities at SRMSP that would rely on differentiation of offerings and appeal to the market (and pricing).

Regarding the draft Master Plan, the PBRC supported proposed works to cover Green A and install parking to the north of Green C. The club stated that this parking area needs a separation of 3m from blockwork wall to carparking to cater for light poles and landscaping. The Club also requested consideration of the installation of a doorway from bowls social area to the common board room.

9.1.6. Peel Community Care

This community service operation is a co-tenant of the Pinjarra Multi-Purpose Community Building with a lease over the majority of the western portion of the building. The service operates independently of the bowling club although the board room is designated part of the common area within the building. The PBRC have expressed a desire to install a door directly into the board room from their social room to make access easier. The PCC would prefer to secure exclusive access to the room for additional office space.

The concertina wall that allows the dining room adjacent to the PCC kitchen has a concertina wall that separates it from the bowling club social area and bar. The wall is now permanently closed and the dining room has become by default an exclusive PCC space although it is part of the common area. The PCC have installed a separate cool room for their meals on wheels operation and the western entry doors, installed to readily admit cricket players into the building are now redundant.

9.1.7. Pinjarra Primary School

Meetings were held initially with the school principal and a representative of the Department of Education Facilities Branch. A follow up meeting was conducted with the Manager of Corporate Services and Deputy Principal regarding school use, access and parking needs. The following feedback from these two meetings was provided as below:

- Keep Roe Ave open as the school needs bus and parent access and option of using kiss and drop.
- Install traffic calming measures on Roe Ave and Dixon Ave to slow traffic but allow parents and buses to access.
- Install a speed hump on Roe Ave opposite middle of kiss and drop but not on Dixon Road.
- Formalise access to SRMO3 for school use by way of a raised pedestrian school crossing.
- Formalise pedestrian access at proposed Roe/Sibbald connection with a raised pedestrian crossing.
- Formalise school crossing to SRMO2 by way of a raised pedestrian crossing across Dixon Road.
- Allow for footpath on reserve side of Dixon Road to access carpark area where parents are park for pick up.

9.1.8. Pinjarra Hockey Club

The club was established in 1973 and currently plays and trains at the Mandurah Hockey stadium. They previously fielded 4 senior and 6 junior teams but is now reduced to one senior men's, one senior women's and two junior teams (in association with Frederick Irwin school). They have a total of 70 members.

The club is currently running a local grass roots In2hockey junior's program at SRMSP. The two grass fields that were shown together with the 5A club room (refer Figure 14) proposal were supported by the PHC. They also requested additional sports lights and a half field turf to enable senior training, junior games and a social summer competition. They indicated an interest in using PBRC Green B as a synthetic turf training space.

The PHC confirmed their priority is to return to SRMSP, to be the main user of SRMO2 and SRMO4, and establish a home at the new pavilion with cricket.

9.1.9. Murray Districts Sea Scouts

This group has 40 members aged 5-24 years with the majority in the 8-10 year age group. They meet every Wednesday and host around 4 overnight camps each year. The younger groups undertake activities at Lovegrove Street Hall at SRMSP with the older groups utilizing the Scouts Boat Shed in South Yunderup, which stores the sea craft, and is under lease to Scouts WA. This is the club's preferred location, as it is on foreshore reserve at the Batavia Quays boat ramp for easy access to the water. However, the current Boat Shed is primarily a storage space and struggles to accommodate all the age groups if the weather is too hot or cold. It is not ideal to have the club operating in two different venues over 6km apart.

The club has provided the following requirements for an ideal facility to service the club activities with the location preference to be on the water:

- Space for 50-60 kids inside
- Outside area (oval / hard courts / grassed area)
- Kitchen / kitchenette
- Double gate entry for trailers and boats
- Storage with ready vehicle access (40sqm)
- Wheelchair access
- Toilets essential - showers if possible

As an interim venue, the refurbished Equestrian Pavilion at SRMSP would suit the clubs land-based activities.

9.2. Secondary stakeholders

Ongoing dialogue has been undertaken with relevant State Sporting Associations and the Peel office of the Department of Local Government Sport and Cultural Industries (DLGSC).

9.2.1. Department of Local Government, Sport and Cultural Industries

The draft master plan was presented to the Manager DLGSC Peel / Southwest. The design principles were supported with the following specific comments provided:

- Redevelopment of George Beacham Pavilion ground level changerooms not the preferred option.
- Support demolition of George Beacham Pavilion and replacement changerooms to meet contemporary state and national sporting association facility guidelines that would service SRMO1.
- Note that DLGSC have been supportive of two sets of Home and Away Changerooms on an oval if used for regional competitions / leagues that host male and female games, particularly on the same day.
- Some merit in adding the replacement changerooms (home and away) onto SRMO3 pavilion but noted concern that seniors would not prefer the option due to distance from McLarty Pavilion.
- Suggested the replacement changerooms be located to the south, rather than to the north, of the existing McLarty Pavilion. They would then serve as public toilets for the playground.
- Acknowledged the benefits of redeveloping the existing leased Enzo Menara Pavilion to provide two changerooms, but should not be the preferred option to service all users. Would therefore be in addition to the replacement changerooms for George Beacham Pavilion.

9.2.2. WA Netball Association

Discussions with Netball WA confirmed a desperate lack of regional standard netball facilities in the Peel region. The Association is seeking to secure a suitable site in Mandurah to establish a new complex of up to 32 courts. The Association advised that they did not see SRMSP as a suitable location for their regional competition venue due to the distance from Mandurah. They also advised that netball training facilities in the Shire of Murray were seen to be adequate.

9.2.3. West Australian Cricket Association

The WACA was provided with the draft master plan and the options for the Pinjarra Cricket Club as per Figure 14 and provided the comments below:

1. George Beacham Pavilion

The WACA is supportive of the demolition of GBP, given the building doesn't meet general facility guidelines or the disability building standards, has no relationship to the playing ovals, and does not allow direct supervision of kids and by extension a family friendly culture. The WACA is supportive of a new stand-alone facility being built.

2. New Stand-Alone Facility

The WACA's preferred option is 5A (refer Figure 14) for the following reasons:

- it is located on the east-west axis of SRMO2, the main cricket oval. Note that the final design must ensure the facility avoids facing directly west to limit the sun exposure for spectators. and that fact that
- it is next to a car park and vehicle drop-off areas which creates pathways that promote easy access to the building and its amenities.
- the proposed location of the training nets provide close car parking for members to access these facilities and then to flow directly into the clubrooms after training.
- the CA guidelines state that 3 – 6 pitches be provided at a club home ground. With the new 3 lane facility on SRMO3, the 3 lanes proposed for SRMO2 would meet this requirement.

The WACA's position on facilities is for the design to be flexible and multi-use to enable the ability to share with a winter user and for other community purposes. This is outlined in the Cricket Australia (CA) Facility Guidelines for community cricket. The WACA fully support the proposed arrangement to accommodate the Pinjarra Hockey Club. Recommended sizing for spaces in the facility are:

- Changerooms: 2 changerooms per playing field 20 – 30m² x 2
- Amenities: 2 amenities per playing field 20 – 25m² x 2
- Storage:
 - o Internal: 30m²
 - o External: 30m²
- Kitchen: 15 – 25m²
- Social Space: 100 – 150m²

9.2.4. West Australian Football Commission

The WAFC provided the following feedback:

- Reference for AFL provision can be found in the AFL Preferred Facility Guidelines.
- For lighting, 150+ lux is the current standard however on main regional ovals, such as SRMO1, WAFC requested that 200 lux with 100 Lux option for training be considered. Lighting on the secondary oval would preferably be 150 lux with 100 lux for training.
- Support the construction of Home and Away changerooms to replace George Beacham Pavilion.
- Inclusion of the away rooms, as a third changeroom, to the SRMO3 pavilion would be supported if there is a clear connection to SRMO1.
- SRMO facility audit by the WAFC was supplied for reference. This rated the Away changerooms in George Beacham Pavilion as 'poor' and that the umpire's room is not 'all gender'.
- Support the internal refurbishment of Enzo Menara Pavilion to include an additional changeroom (refer Figure 17 & 18).

9.2.5. Hockey WA

Discussion with Hockey WA confirmed that despite a strong focus on synthetic turf facilities, access to grassed playing fields remains a priority for development of the sport. HWA support the accommodation of the Pinjarra Hockey Club at SRMSP and were strongly supportive of the local club being identified as a winter user of the proposed Pavilion 5A servicing SRMO2 and SRMO4.

HWA confirmed support for the development of the additional changerooms (D on the master plan) in the near future, and for lighting on SRMO2 to be increased to 250Lux for training purposes.

It was noted that Kwinana Tigers Hockey Club senior mens and womens teams have recently joined the Peel Hockey Association, and negotiated games on their home venue (grassed pitch), providing the first games to be played away from the synthetic turf in over 10 years. HWA also provided feedback that there is a group of players from the masters age group leading a resurgence in grass games.

HWA have recently appointed a Development Officer for the Peel region who will be able to assist in the club's resurgence.

10 DESIGN BRIEF

Based on the background research and consultation findings a comprehensive statement of need for each of the stakeholder groups was developed.

10.1. Design Philosophy

The overarching design philosophy is to provide a fully functional, easy to use and visually appealing sporting precinct that engages the senses and is an enjoyable place to visit. The aim is to create innovative, contemporary, functional and flexible facility designs that enhance the existing amenities and are considerate of the prevailing climatic conditions of the location of the precinct.

Accordingly, the following design philosophy has been applied.

- Acknowledge the location of the precinct, its surrounds and adjoining properties and access routes, including the proposed western by-pass route
- Consider landscape and buildings as an integrated and sustainable system, within a broader ecological context
- Ensure facility legibility through design, connections and both directional and information signage
- Structures that are near the end of useful life and/or do not exude an aesthetic appeal should be refurbished, repurposed or removed.
- Co-location of user groups into multi-user facilities that have flexible and adaptable spaces
- Consider whole of life costs for facility development and refurbishment balancing the functional needs of the user groups, with energy efficiency, materials and equipment replacement requirements
- Seek funding partners as part of each facility development project where possible
- Ensure compliance with regulations, standards and guidelines such as:
 - Facility specifications from State and National Sporting Associations
 - PLA WA Guidelines for Community Infrastructure
 - The Shire's Access and Inclusion Plan
 - Local and State planning legislation
 - AS 2560 for sports lighting

10.2. Development Rationale

The following principles were applied to the master planning process.

PLAYING FIELDS

- hydrozone reticulated grassed playing surfaces
- district level senior sport size fields in accordance with the rules of the sport
- sport specific equipment as required (goals / nets / scoreboards / side screens / coaches' boxes, interchange benches)
- provision of or at least allowance for sports lighting
- readily accessible parking

PAVILIONS

For each of the pavilion developments the facility guidelines issued by the relevant sport were used as a guide. For example, the following extract is taken from the AFL's Preferred Facility Guidelines 2019 for local club facilities. Note that this summary includes provision for timekeepers, match officials, doctor's rooms, massage rooms, an office and a gymnasium, most of which are not core requirements for local level.

LOCAL FACILITY AREA SUMMARY					
No.	Room Name	Area	No.	Room Name	Area
01	Social Room	100m ²	11	Change Room 1	55m ²
02	Timekeeping	10m ²	12	Amenity Room 1	21m ²
03	Office	15m ²	13	Massage Room 1	10m ²
04	First Aid	15m ²	14	Doctors Room 1	10m ²
05	Kitchen / Kiosk	20m ²	15	Change Room 2	55m ²
06	Storage	20m ²	16	Amenity Room 2	21m ²
07	Third Umpire / Match Officials	10m ²	17	Massage Room 2	10m ²
08	Umpire	25m ²	18	Doctors Room 2	10m ²
09	Utility	5m ²	19	Gymnasium	23m ²
10	Acc.WC	7m ²	20	External Covered Area	50m ²
10	Female WC	13m ²	21	Corridors	72m ²
10	Male WC	13m ²			
Total: 590m²					

Figure 15: Facility guidelines for local level senior Australian football

The PFNC fields both mens and womens teams in the Peel Football and Netball League and as such the facilities at SRMSP should be of regional standard. The major difference between local and regional standard facilities is that a larger area is allocated to each room. For example, changerooms are increased to 70m² and the social room is proposed at 150m². The overall effect is an increase in floor area from 590m² to 728m².

Guidelines for sports with smaller team sizes such as hockey, cricket and soccer with 11 players compared to 18 for football (excluding reserves and interchange players) recommend smaller player amenity areas. For example, Cricket Australia states 20 - 30m² for changerooms compared with 45 - 55m² for AFL.

The AFL's local club facility size has been used as the template for the SRMO3 pavilion, and the Cricket Australia local club facility size has been used for the SRMO2 pavilion.

Some of the specific rooms in the AFL guideline are not considered as critical spaces by other sports. Accordingly, a base level of provision has been considered as follows.

- 2 x gender neutral changerooms sized according to major user.
- 1 x gender neutral umpire's room (20m²)
- 1 x first aid room (15m²)
- 2 x secure club storage areas (20m² each)
- public toilets (M / F / UA) (25m²)
- kitchen / canteen facilities (20m²)
- covered spectator viewing (50m²)
- provision of or at least allowance for future social facility development (minimum 100m², prefer 150m²).
- readily accessible parking.

PRECINCT ACCESS

The proposed western deviation road, connecting Pinjarra Road to Greenlands Road, will provide new access to SRMSP via Lovegrove Street. It is therefore proposed to designate Lovegrove Street as the official entry to SRMSP, complete with entry statement and access control gates. This will allow the current main entry gates at Roe Avenue to be closed thereby reducing traffic flow within the school precinct.

Additionally, traffic calming devices on Roe Avenue and Dixon Avenue will be installed.

Improved road linkages around the site are proposed by connecting Roe Avenue to Sibbald Street and providing improvements to the Longo Ave secondary site entry which provides access to SRM03.

The existing internal road will be closed and become pedestrian friendly. This will result in all roads and car parking for the site to be kept peripheral to the sporting amenities making it safer for players and spectators.

SERVICES UPGRADE

Preparing a master plan for the precinct allows for consideration of the long-term service requirements on the site. As detailed in section 6, only the Pinjarra Multipurpose Community Building is connected to sewer. Figure 16 shows existing and potential sewer lines.

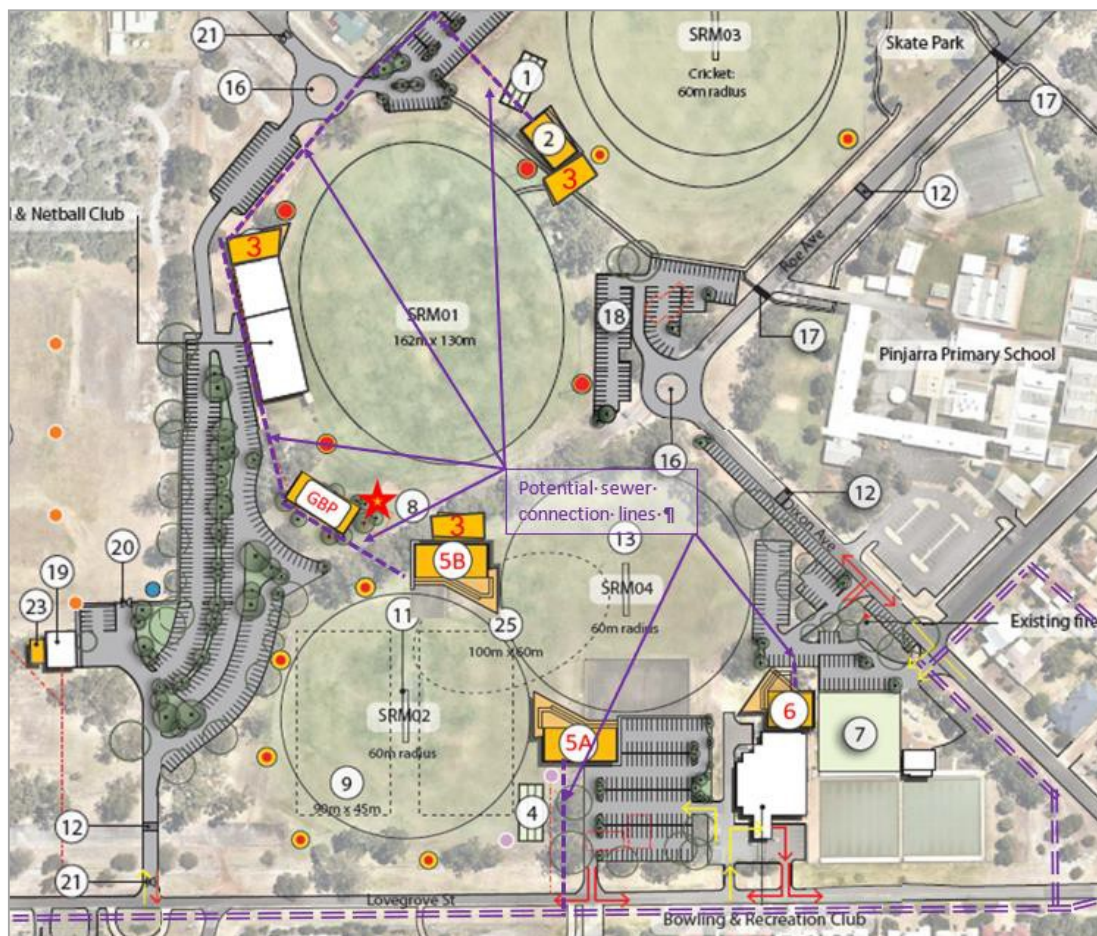


Figure 16: Potential sewer connection lines

Electrical supply on site will require improvement including:

- A new SMSB and mains with a new circuit breaker to accommodate an increased amp rating.
- Electrical service and submain cabling to new installation points (pavilion and sports lighting).
- Western Power Headworks.

11 SOLUTIONS MATRIX

The following sports and activities are currently active and accommodated at SRMSP.

- Australian Football
- Cricket
- Scouts
- Bowls
- Hockey
- Skateboarding

It is intended that each activity currently using the precinct continues to be accommodated and that the master plan caters for continued growth and future needs.

The previous focus for rectangular field sports has been SRMO2. Given that all rectangular field codes are winter sports and very compatible with cricket in the summer season, there needs to be an allowance for sports lighting to be improved and upgraded to LED. Small ball sports such as cricket and hockey require 250 lux under AS 2560.

Hardcourts for netball and basketball were removed long ago and following the demise of the Pinjarra Tennis Club, the intention is to remove the tennis courts to allow SRMO4 to be expanded to accommodate a full-size cricket oval.

Future Hardcourt complex

This study was unable to quantify demand or need for tennis courts, netball courts or basketball courts to be provided at SRMSP. It is possible that demand may emerge in the longer term and accordingly a future hardcourt complex has been provisioned (up to 20 courts) on the old equestrian field but has not been included in costs estimates.

Australian Football Facilities

AFL is the principal winter season sport at SRMSP fielding both seniors (men's and women's teams) and juniors (boy's and girl's teams) that play on SRMO1 and SRMO3. Despite having two fully utilized ovals, there are only one set of Home and Away changerooms (George Beacham Pavilion), and one changeroom for the home team (inside Enzo Menara Pavilion). None of the three changerooms cater for females, that is, they are not gender neutral.

Current facilities and suitability for future use are outlined below.

Feature	Amenity	Measure	m ²	Suitable for future use	
SRMO1	Main oval	160m x 127m		✓	
	Sports lighting	150 lux		✗ Upgrade to LED	
	Scoreboard	Manual		✗ Replace with electronic	
SRMO3	Secondary oval	165m x 140m		✓	
McLarty Pavilion (leased to PFNC)	Office	6.1m x 3.8m	23	✓	
	Stationery store	2.5m x 2.0m	5	✓	
	Kitchen dry store	2.5m x 2.0m	5	✓	
	Kitchen	5.1m x 5.7m	29	✓	
	Social room	28m x 11m	308	✓	
	Public toilets (M/F)	11.9m x 3.24m	39	✓	
	Bar servery	5.6m x 4.0m	22	✓	
	Coolroom	6.0m x 3.5m	21	✓	
	Bar dry store 1	2.2m x 2.6m	6	✓	
	Bar dry store 2	8.6m x 2.0m	17	✓	
	Verandah 1	34.0m x 3.0m	102	✓	
	Pool/meeting room	7.5m x 10.8m	81	✓	
	Store	7.5m x 5.5m	41	✓	
	Access corridor	2.75m x 16.5m	45	✓	
	Enzo Menara Pavilion	Male changeroom	5.6m x 8.2m	46	✓
		Shower toilet room	3.7m x 8.2m	30	✗ Refurbish to gender neutral
Female changeroom		5.6m x 8.2m	46	✓ no showers / toilets	
Trainer's room		3.9m x 8.2m	32	✓	
Warm-up room		19.2m x 8.2m	157	✓	
Public toilets (M/F/UA)		3.8m x 12.7m	48	✓	
Coaches' room		3.8m x 5.4m	21	✓	
Verandah 2		29.5m x 4.3m	126	✓	
Upstairs corridor		7.4m x 1.2m	9	✓	
Coaches' box 1		3.8m x 28.0m	11	✓	
Coaches' box 2	3.4m x 2.8m	10	✓		
	Gymnasium	18.5m x 4.0m	74	✗ Relocate ground floor	
George Beacham Pavilion	Away team changeroom 1	N/A		✗	
	Away team changeroom 2	N/A		✗	
	Umpires' changeroom	N/A		✗	
	Public toilets	N/A		✗	

Table 8: Existing facilities on site for AFL

AFL Facility Gap Analysis

SRMO1:

- Wet area for home female teams (showers / toilets).
- Disability compliant and gender-neutral player and umpire changerooms.
- Compliant lighting - upgrade to LED and 200 lux.
- Contemporary electronic scoreboard.

SRMO3:

- Home and Away changerooms, storage, public toilets
- Sports lighting (100 lux)

Enzo Menara Pavilion

The AFL facility guidelines require changerooms and amenities to be gender neutral to accommodate female athletes. Therefore, a main goal of the PFNC club is to provide gender neutral amenities (showers and toilets) for the home female athletes in the EnzoMenara Pavilion.

Two options have been explored:

1. Addition to the rear of the Female Changeroom (refer Figure 17 below) of toilets and showers.
2. Retrofit and refurbish Enzo Menara Pavilion (refer Figure 18).

The current layout of the Enzo Menara Pavilion is shown in Figure 17. It provides two change areas designated men's and women's, one trainer's room, a large training / warmup area and one set of toilets and showers (not gender-neutral). It does not offer first aid or umpire's rooms as outlined in the AFL guidelines.

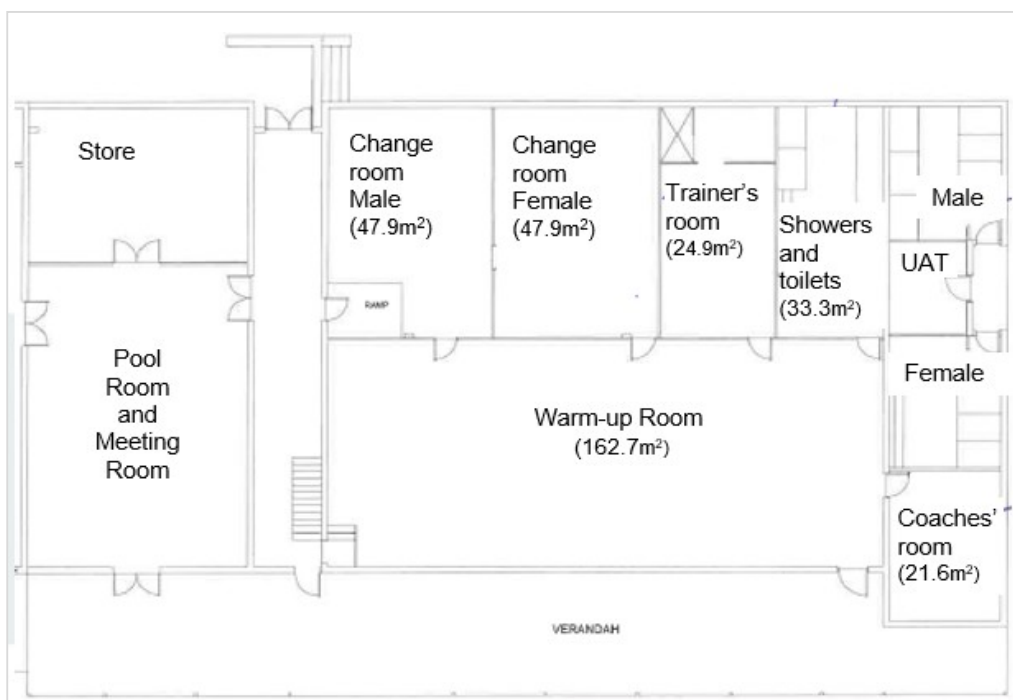


Figure 17: Current layout of Enzo Menara pavilion servicing SRMO1- leased to PFNC

The opportunity to reconfigure the existing area to provide improved facilities in line with AFL Facility Guidelines was explored. The modifications shown below are primarily to better accommodate female athletes. It does not offer a dedicated first aid room, and the doctor's and massage rooms are shown as combined areas.

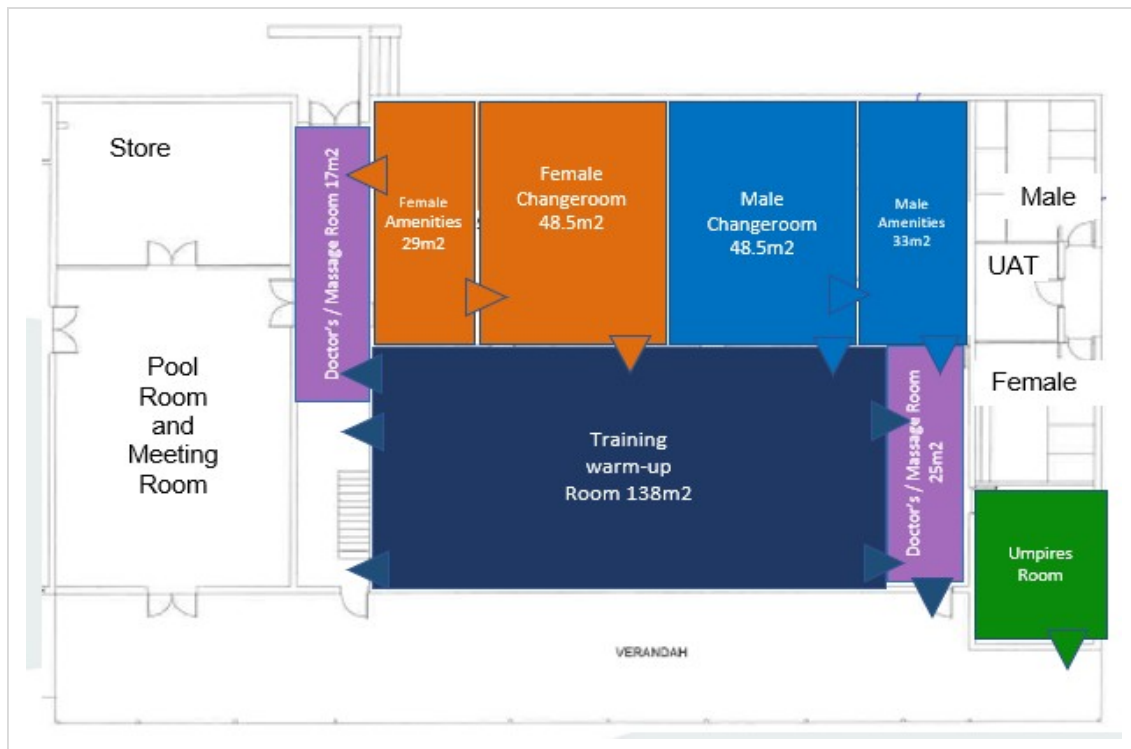


Figure 18: Potential development of Enzo Menara Pavilion

George Beacham Pavilion

The preferred option is to demolish George Beacham Pavilion and to replace the amenity it provides with a new building. Key in this is the provision of gender-neutral changerooms, first aid, and umpire facilities.

It is critical that these new amenities are provided before George Beacham Pavilion is removed from service and demolished. The need for new changerooms, first aid and umpires' rooms to service SRMO1 could be accommodated via the options below:

- (a) northern extension to McLarty Pavilion
- (b) southern extension to McLarty Pavilion
- (c) additional changerooms to future SRMO3 pavilion

The PFNC favoured Option (b) and this has been selected as the preferred option on the final master plan.

SRMO3 Pavilion (Proposed)

The intention is to provide facilities to service SRMO3, of which junior football and cricket will be the principal users. The general specification for a local AFL facility has been used as per the Design Brief.

Table 10 outlines the elements required and also considers additional elements if the Option (c) above is revisited. That is, to supply the replacement changerooms for George Beacham Pavilion at the SRMO3 Pavilion.

White = standard provision to service SRMO3

Orange = addition of a single changeroom to service Away team on SRMO1

Green = addition of two changerooms to service Home and Away or females on SRMO1

	Element	Area (m2)	Comment
1	SRMO3 Social room	-	To be added later if required
2	timekeeping	-	To be added later if required
3	Office	15	Consider need
4	First aid	15	Opening toward SRMO1
5	Kitchen	20	Servery opening to SRMO3
6	Storage	20	Increase
7	Third umpire	-	To be added later if required
8	Umpires room	35	Opening toward SRMO1
9	Utility	5	
10	Public toilets	25	Male Female and UAT
11	Changeroom 1	55	Serving SRMO3
12	Amenity room 1	25	Serving SRMO3
13	Massage room 1	-	Not required for juniors
14	Doctors room 1	-	Not required for juniors
15	Changeroom 2	55	Serving SRMO3
16	Amenity room 2	25	Serving SRMO3
17	Massage room 2	-	Not required for juniors
18	Doctors room 2	-	Not required for juniors
19	Gymnasium	-	Note required for juniors
20	External covered area	100	Verandah on both sides
21	Circulation	25-35	Dependent on design
22	Changeroom 3 SRMO1	70	Serving SRMO1
23	Amenity room 3	25	Serving SRMO1
24	Massage room 3	15	Serving SRMO1
26	Changeroom 4 SRMO1 - pavilion G	70	Serving SRMO1
27	Amenity room 4	25	Serving SRMO1
28	Massage room 4	15	Serving SRMO1
	Total footprint internal	455	Pavilion C
	Total footprint internal	555	Pavilion C
	Footprint if 1 changeroom added to McLarty	215	Assumes 1 umpires' room is within McLarty Pavilion
	Footprint if 2 changerooms added to McLarty	380	Includes 2 umpires' rooms

Table 9: General specification for AFL standard pavilion suited to SRMO3 /SRMO1

Cricket Facilities

The PCC currently plays on SRMO2 (turf wicket), SRMO3 (synthetic wicket) and SRMO4 junior field (synthetic wicket). There are two sets of three bay practice nets, one on SRMO1 and the other on SRMO3 (new). The clubrooms are based upstairs at George Beacham Pavilion which is nearing 50 years of age and the end of useful life. The Pavilion is no longer compliant with the Disability Access Standards, has no relationship to any of the ovals they play on, and does not allow for supervision of children when playing outside during social functions.

Options explored for the provision of suitable facilities for cricket include:

- (a) Refurbishment and upgrade of George Beacham Pavilion to both social and changeroom facilities.
- (b) Addition of changerooms to the Pinjarra Multi-Purpose Community Facility and shared use of the Pinjarra Bowling and Recreation Club social facilities.
- (c) Construction of a new stand-alone pavilion to service SRMO2 and SRMO4 located between the fields on the southern boundary.
- (d) Construction of a new stand-alone pavilion to service SRMO2 and SRMO4 located between the fields on the northern boundary.

The turf wicket block is vitally important to the club and seen as the principal focus of cricket, which largely dictates where the pavilion should be. This prevents moving the principal focus of cricket to SRMO3 which is equipped with a synthetic wicket.

Accordingly, the recommended option is for a new stand-alone pavilion to service SRMO2 and SRMO4 located between the fields on the southern boundary. This option provides good accommodation for cricket but also best serves potential winter users of SRMO2 and SRMO4.

Allowance has been made in the master plan for future expansion of the Pavilion to provide an additional two sets of changerooms (subject to demand) in line with the principle of one set of changerooms for each playing field.

Given that the proposed seasonal users will be cricket and hockey, the size of the changerooms and amenities should be reduced.

12 PRECINCT MASTER PLAN

The final precinct master plan shows the general location and spatial allocations on site, the relationship between elements and the appropriate landscaping and features between the elements and their internal and peripheral linkages.

It is timely to note that the master plan is intended as a general guide to the redevelopment of SRMSP rather than an absolute or fixed plan. This excludes playing field dimensions which are governed by the rules of the sport and lighting standards dictated by AS2560.

Carparking areas will need to be surveyed and designed following a site survey taking into account existing trees, ground levels and drainage arrangements. Development of the pavilions should be subject to a separate feasibility study and detailed design process in consultation with the user groups.

The master plan has emerged through the exploration of various options detailed in the solutions matrix in section 11.

The assessment of these options included consideration of:

- Age and condition of current facilities
- Compliance issues related to disability access and accessibility
- Facility standards, guidelines and contemporary expectations
- Connectivity and linkages to other facilities and external community nodes
- User group needs and aspirations
- Catchment population and participation rates both current and projected
- Site security (passive surveillance, exposure to passers-by)
- Local area plans and planning scheme policies
- CPTED principles and environmentally sustainable design
- The application of technology.

The final plan has been provided electronically as a pdf to allow easier interrogation and scaling.

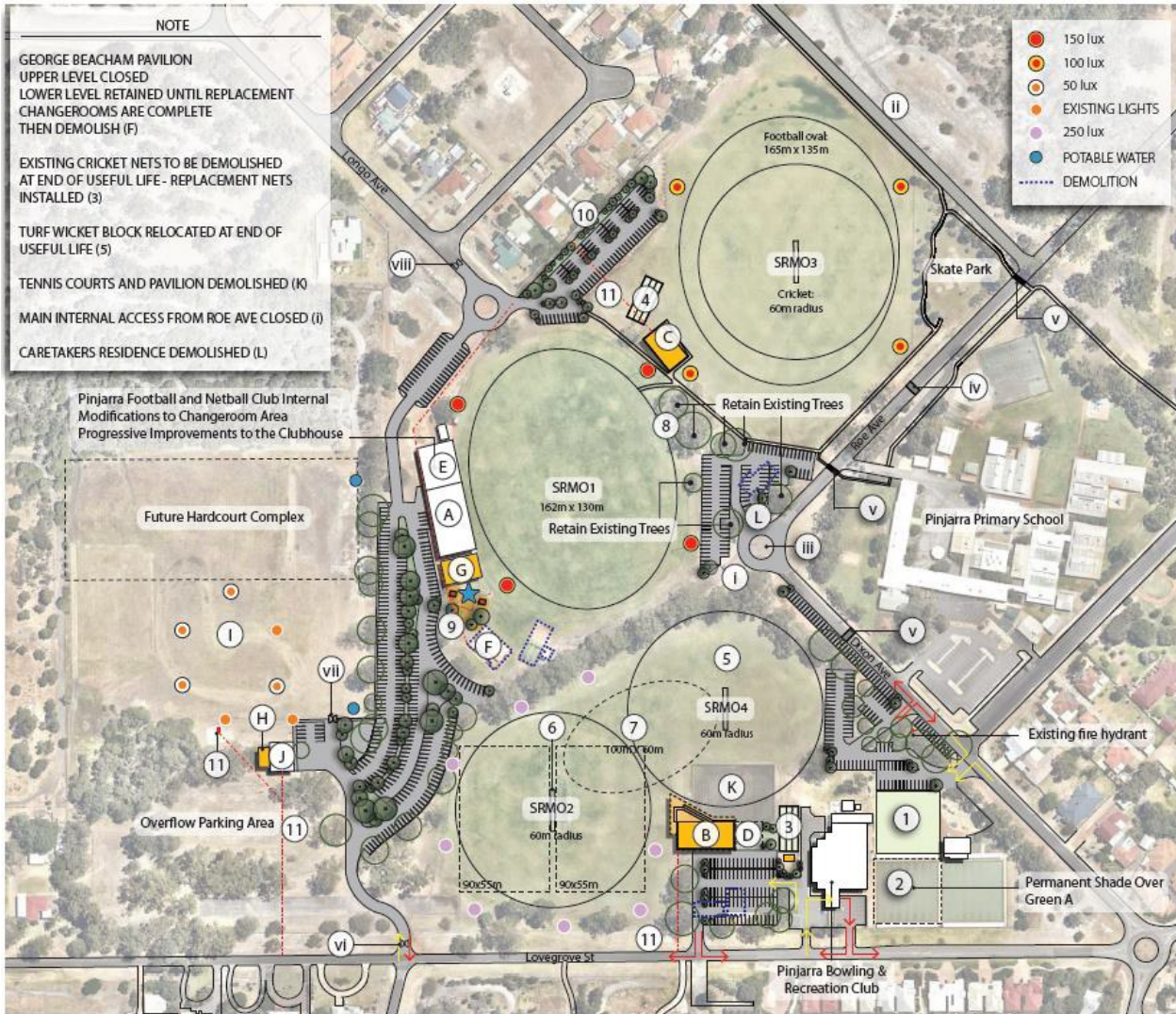
Demolition works

In line with the design philosophy, it is proposed to remove elements that are no longer fit for purpose and/or are at the end of useful life as per the Shires Asset Management System.

Accordingly, the following elements are slated for demolition.

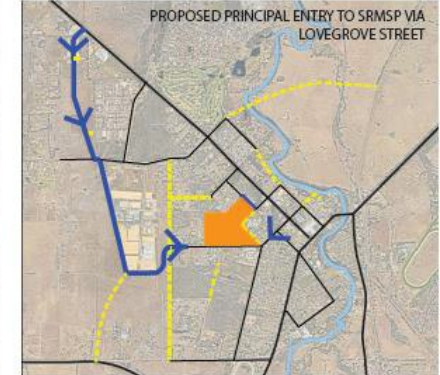
Element	Catalyst and Timeframe
Tennis courts, fencing and lighting	Immediately to allow development of SRMO4 to full size cricket field. Lighting to be installed on Events Space subject to structural assessment.
Lovegrove Street Hall	Following construction of new pavilion on SRMO2 for cricket and hockey.
George Beacham Pavilion	Following development of pavilion G to provide replacement changerooms for SRMO1. Note: Upper floor of GBP is closed permanently.
Caretaker's residence	Immediately to allow for close of Roe Ave entry and creation of parking in-situ.
Cricket practice nets and curator's store on SRMO1 near GBP	At the end of useful life but not until new practice nets are established on SRMO2. The curator's store should also be removed at this stage.
Synthetic cricket wicket on SRMO4	At the end of its useful life - or prior to allow the relocation of the turf wicket block to SRMO4.
Turf wicket block on SRMO2	At the end of its useful life or as soon as Pavilion B is developed to service both SRMO2 and SRMO4.

Table 10: Catalysts and milestones for demolition of facilities



LEGEND OF PROPOSED DEVELOPMENT

- A SRMO1 PAVILION
- B SRMO2 PAVILION
- C SRMO3 PAVILION
- D SRMO4 FUTURE CHANGEROOMS
- E SRMO1 EXISTING CHANGEROOM MODIFICATIONS
- F GEORGE BEACHAM PAVILION - LOWER LEVEL RETAINED
- G SRMO1 ADDITIONAL CHANGEROOMS PLUS UMPIRES ROOM AND PUBLIC TOILETS
- H EVENTS STORAGE
- I EVENTS SPACE
- J REFURBISHED OVALION
- K TENNIS COURTS AND PAVILION DEMOLISHED
- L CARETAKERS RESIDENCE DEMOLISHED
- SPORTING AMENITIES**
- 1 BOWLING GREEN C UNDER CONSTRUCTION
- 2 PERMANENT SHADE OVER GREEN A
- 3 NEW 3 BAY CRICKET PRACTICE NETS AND CURATORS SHED TO SRMO2
- 4 EXISTING 3 BAY CRICKET NETS TO SRMO3
- 5 RELOCATED TURF BLOCK TO SRMO4
- 6 NEW SYNTHETIC WICKET TO SRMO2
- 7 HOCKEY FIELDS AND TRAINING AREAS
- 8 SRMO1 SCOREBOARD
- ANCILLARY ITEMS**
- 9 NEW PLAYGROUND AND PHONIC SHELTERS
- 10 LANDSCAPE BUFFER
- 11 SEWER CONNECTION LINES
- ROADWORKS AND PARKING**
- I CLOSE ENTRY FROM ROE AVENUE
- II NEW ROAD FROM ROE AVE TO SIBBALD STREET
- III NEW ROUNDABOUTS
- IV TRAFFIC CALMING DEVICES
- V ELEVATED PEDESTRIAN CROSSINGS
- VI MAIN ENTRY GATE AND NEW ENTRY STATEMENT
- VII ENTRY GATE TO EVENTS SPACE
- VIII SECONDARY ENTRY GATE



13 ORDER OF PROBABLE COST

The site master plan has been costed by Neil Butler Quantity Surveying Services (NBQSS). Current industry rates of elemental costs of construction, and project delivery costs have been applied.

The order of probable cost to implement all components of the masterplan in 2021 is \$11,766,803. An itemised breakdown of costs is provided at Appendix 1.

The cost escalation over the period to 2040 adds \$4,146.812 to the overall project delivery with the full cost of implementation rising to \$15,923,615.

Project cost multiplier

The project cost allowance has been determined using the following schedule:

Project costs allowance for works	Major works and renovations	Uncomplicated or minor works	External works - no construction
Construction cost	100.00	100.00	100.00
Project Fee			
Preliminaries	15.00%	15.00%	7.50%
Design contingency	7.50%	5.00%	5.00%
Construction contingency	5.00%	5.00%	5.00%
Furniture and fittings	8.00%	5.00%	0.00%
Professional fees	12.00%	8.00%	6.00%
Project Manager	2.00%	2.00%	0.00%
Public Art- 1% Construction	1.00%	1.00%	1.00%
District Allowance	10.00%	10.00%	10.00%
Total project costs multiplier	1.46	1.42	1.40

Cost escalation

The capital costs have been determined using current year (2021-2022) costs for labour and materials in Perth WA. The Australian Institute Of Quantity Surveyors (AIQS) produce a quarterly construction cost forecast for Western Australia with the 2nd quarter 2021 schedule predicting monthly variations to the base index through to 2024.

Year	Escalation	Year	Escalation	Year	Escalation	Year	Escalation
2000	-0.4%	2008	-2.8%	2016	-1.9%	2024	3.0%
2001	1.2%	2009	-5.7%	2017	-1.7%	2025	3.1%
2002	5.0%	2010	-2.1%	2018	-0.1%	2026	3.2%
2003	7.7%	2011	-2.7%	2019	0.3%	2027	3.3%
2004	15.2%	2012	-1.6%	2020	1.7%	2028	3.4%
2005	7.8%	2013	1.1%	2021	7.1%	Average over 25 years	3.23%
2006	12.0%	2014	1.8%	2022	4.5%		
2007	11.0%	2015	-0.9%	2023	3.3%	2029 on	3.5%

Accordingly, the project implementation strategy has applied the AIQS forecast until 2024 and then progressively adjusted to reach a conservative escalation rate of 3.5% per annum in 2029 and the years beyond.

The Implementation Strategy reflects the effect of escalation on each stage of the Master Plan.

14 IMPLEMENTATION STRATEGY

The implementation of the masterplan is scheduled to occur over the next 20 years with timing in response to forecast population growth and demand and aligned to cash flow and funding considerations.

The implementation strategy has grouped the development into logical and sequential stages so that new infrastructure is developed as a package providing the sporting clubs and local community access to a completed suite of facilities at the end of each phase.

IMPLEMENTATION STRATEGY				
Sir Ross McLarty Sports Precinct Masterplan		Total Cost	Year to action	Escalated cost
		2021		
Buildings				
A	Pinjarra Football and Netball Club Pavilion	\$ -		
B	New Cricket Changerooms and Clubroom	\$ 2,144,267	2023	\$ 2,314,704
C	New Changerooms and Toilets SRMO3	\$ 1,346,144	2034	\$ 2,090,965
D	Additional Changerooms for SRMO4	\$ 536,629	2040	\$,024,640
E	Modify existing PFNC Changerooms	\$ 628,503	2032	\$ 911,343
F	Demolish George Beacham Pavilion	\$ 59,040	2026	\$ 69,846
G	New Changerooms for SRMO1	\$ 834,756	2026	\$ 987,533
H	New Storage at Events Space	\$ 204,848	2026	\$ 242,339
I	Events, Circus, Festival Space Services	\$ 146,737	2029	\$ 191,907
J	Refurbish existing pavilion at Events Space	\$ 184,932	2024	\$ 205,621
K	Remove tennis courts - install grass	\$ 110,264	2023	\$ 119,028
L.1	Demolish Caretaker's residence	\$ 18,843	2022	\$ 19,691
L.2	Create new bitumen carpark	\$ 278,703	2028	\$ 352,172
L.3	Allowance for carpark landscaping	\$ 6,979	2028	\$ 8,818
Sporting Amenities				
1.0	Bowling Green C	\$ -	2021	
2.0	Cover over Bowling Green A	\$ 702,336	2027	\$ 858,297
3.0	New Cricket Practice Nets to SRMO4	\$ 100,494	2023	\$ 108,482
4.0	Cricket Practice Nets for SRMO3	\$ -	2021	
5.0	Relocated Turf Wicket Block	\$ 29,206	2023	\$ 31,527
6.0	New Synthetic Wicket to SRMO2	\$ 29,453	2023	\$ 31,794
7.0	Rectangular Training Fields	\$ -	2023	
8.0	Upgrade SRMO1 scoreboard	\$ -	2022	
Ancillary Items				
9.0	New Playground	\$ 494,095	2030	\$ 668,812
10.0	Landscape Buffer (Hedge) to Houses	\$ 22,332	2033	\$ 33,515
11.0	Sewer Connection Points	\$ -		
Sports lighting				
12.1	Upgrade lighting on SRM01 to 150Lux LED	\$ 100,494	2024	\$ 111,736
12.2	Upgrade lighting to SRM02 to 250Lux LED	\$ 106,426	2036	\$ 177,085
12.3	Install lighting to SRM03 to 100Lux LED	\$ 369,873	2031	\$ 518,188
12.4	Allowance to run mains to lighting	\$ 83,745	2024	\$ 93,113
12.5	Switchboard	\$ 6,979	2024	\$ 7,759

		IMPLEMENTATION STRATEGY	Total Cost	Year to action	Escalated cost
		Sir Ross McLarty Sports Precinct Masterplan	2021		
		Access control			
i		Close Roe Avenue entry gates	\$ -	2034	
ii		New Road - Roe Street to Sibbald Avenue	\$ 186,723	2040	\$ 356,529
iii		New Roundabouts	\$ 230,298	2034	\$ 357,722
iv		Traffic Calming	\$ 1,884	2022	\$ 1,969
v		Elevated Pedestrian Crossing	\$ 15,074	2022	\$ 15,752
vi		Main Entry Gate into SRMSP	\$ 69,787	2034	\$ 108,401
vii		Entry Gate to Events Area	\$ 9,386	2029	\$ 12,276
viii		Secondary Entry Gate to Precinct	\$ 10,468	2034	\$ 16,260
		Carparking	\$ 2,526,824		
1.0		<u>Carpark and access road formation</u>			
1.1		Carpark off Dixon Ave	\$ 151,411	2034	\$ 235,186
1.2		Carpark off Lovegrove St -Bowls & Pavilion B	\$ 155,096	2023	\$ 167,423
1.3		Carpark off Lovegrove St - Events Entry	\$ 270,496	2032	\$ 392,225
1.4		Carpark off Longo Ave to PFNC	\$ 62,390	2035	\$ 100,302
1.5		Carpark off Longo Ave for Pavilion C	\$ 115,568	2034	\$ 179,512
2.0		<u>Crossovers</u>			
2.1		Crossover - Dixon Ave Carpark	\$ 4,885	2034	\$ 7,588
2.3		Crossover - Lovegrove St Bowls and Pavilion B	\$ 4,885	2023	\$ 5,273
2.4		Crossover - Lovegrove St - Events Entry	\$ 4,885	2030	\$ 6,613
3.0		<u>Carpark sealing and line marking</u>			
3.1		Carpark off Dixon Ave	\$ 278,091	2034	\$ 431,959
3.2		Carpark off Lovegrove S - Bowls and Pavilion B	\$ 284,859	2023	\$ 307,501
3.3		Carpark off Lovegrove St - Main Events Entry	\$ 496,811	2034	\$ 771,696
3.4		Carpark off Longo Ave to PFNC	\$ 114,590	2035	\$ 184,222
3.5		Carpark off Longo Ave for Pavilion C	\$ 212,260	2034	\$ 329,703
4.0		<u>Street Parking</u>			
4.1		Carpark along Dixon Ave - complete	\$ 91,449	2037	\$ 157,491
5.0		<u>Carpark Landscaping</u>			
5.1		Carpark off Dixon Avenue	\$ 41,872	2034	\$ 65,040
5.2		Carpark off Lovegrove St - Bowls and Pavilion B	\$ 41,872	2023	\$ 45,201
5.3		Carpark off Lovegrove St - Main Events Entry	\$ 167,490	2034	\$ 260,162
5.4		Carparking of Longo Ave to Pavilion C	\$ 27,915	2035	\$ 44,878
13.0		Electrical Upgrade to Site	\$ 170,281	2023	\$ 183,816
		Total Project order of probable cost in 2021	\$ 11,766,803		\$ 15,923,615
			ESCALATION	\$	4,156,812

Table 11: Implementation Strategy and Escalated Cost Schedule

The development of the SRMSP Masterplan will see project costs escalate by \$4,156,812, requiring funding of just under \$16million.

An Implementation Timeline is included as Appendix 2.

15 LIFE CYCLE COSTS

Pavilion B

An estimate of lifecycle costs has been prepared for the new building infrastructures proposed to be developed at Sir Ross McLarty Sports Precinct. Table 12 below was prepared for Pavilion B on the masterplan. The whole of life cost (anticipated 50 years) for this pavilion development has been calculated with a series of underlying following assumptions.

- Ongoing maintenance will keep the assets in a functional and aesthetically pleasing condition throughout their useful life
- The cost of works has been escalated at 3.5% per annum
- Elemental components will be replaced at the end of their life in 8, 10 or 15 year cycles
- The roof and gutters and major internal fit-out elements of the pavilion will be replaced after 30 years when the asset will be significantly renewed
- Roadworks, crossovers and carparks are excluded from the renewal cycle
- Based on the expected level of use the LED Sports lighting will not need to be replaced
- Revenue generated by the facility (venue hire and license fees) will be negligible. The license fees paid by the resident clubs being directed into a facility renewal fund to offset building maintenance and operational costs.
- The pavilion will be demolished at the end of the 50-year life.

The type of renewal costs will vary dependent upon the level of complexity associated with the renewal or replacement. For example, buying a new air conditioner or kitchen cooktop is much simpler than replacing the roof or retiling the changerooms. A category loading has been added to allow for the project delivery cost in the same manner as the project costs for the original cost estimated have been allowed for. The category calculations are shown below.

The Lifecycle Costs for Pavilion B can be found at Appendix 3.

Project costs allowance for renewal works	Major works and renovations	Uncomplicated or minor works	External works - no construction
Construction cost	100.00	100.00	100.00
Project Fee			
Preliminaries	15.00%	10.00%	5.00%
Design contingency	5.00%	0.00%	0.00%
Construction contingency	5.00%	5.00%	0.00%
Professional fees	10.00%	0.00%	0.00%
Removal cost	5.00%	5.00%	2.00%
District Allowance	0.00%	0.00%	0.00%
Total project costs multiplier for renewal works	1.40	1.20	1.07

Table 12: Project cost multiplier for facility renewal works

The total operational and maintenance cost for the pavilion is estimated at \$5,429,472 comprising loan repayments of \$712,769, annual operating costs of \$3,774,848 and building renewal costs of \$1,654,624.

The funding strategy requires the Shire to borrow \$510,000 at an interest rate of 3% per annum over 20 years. The residual asset value at the end of the 50 year term is considered to be zero with salvage rights assisting to reduce the demolition cost in year 50.

Following the initial capital cost of \$2,144,267, the cost of operating and maintaining the building over the full 50 year term is \$5,429,472 equivalent to the original cost multiplied by 2.53. This delivers a combined whole of life cost of \$7,573,738.

In addition securing funding for to the initial capital outlay, the cost of maintaining and operating this building requires an annual contribution of \$90,108 for 50 years totalling \$4,505,400 to meet the overall cost of \$5,429,472. The difference between the forecast operating and maintenance cost and the total of the annual contributions is the interest earned on the annual contributions paid into an interest bearing reserve account.

Note that if annual operating costs are removed from the equation, the cost to maintain and renew the building is reduced to just \$1,654,625 over the 50 year cycle. This would require an annualised contribution of \$22,870 to the facility renewal fund.

In essence the annual operating costs (not building maintenance and renewal) represents around 70% of the whole of life cost.

The annual renewal fund contribution of \$90,108 is equivalent to around 4.202% of the initial capital cost.

Additional Buildings

Taking this percentage of capital cost as a guide to annual renewal fund contributions required for the other buildings proposed as part of the masterplan the following equation emerges.

	Initial value	4.2% renewal cost per annum	Total renewal cost over 50 years	Total life cycle cost
Pavilion B on SRMO2	2,144,267	90,102	4,505,104	6,649,370
Pavilion C on SRMO3	1,346,144	56,565	2,828,249	4,174,393
Pavilion D on SRMO4	536,629	22,549	1,127,457	1,664,086
Modify existing PFNC changerooms	628,503	26,410	1,320,485	1,948,988
Pavilion G on SRMO1 New changerooms	834,756	35,076	1,753,822	2,588,577
Pavilion H Events Space	704,848*	29,618	1,480,886	2,185,734

* Includes proposed improvements plus replacement pavilion value estimated at \$500,000.

Table 13: Whole of life costs for all Buildings at SRMSP

16 MANAGEMENT OPTIONS

The Shire has executed leases with a number of clubs providing exclusive use of the following facilities within the precinct:

Facility	Lessee	Lease Expiry
McLarty Pavilion	Pinjarra Football and Netball Club	1 September 2031
Enzo Menara Pavilion	Pinjarra Football and Netball Club	1 September 2031
SRMO1 scoreboard	Pinjarra Football and Netball Club	1 September 2031
SRMO1 lighting	Pinjarra Football and Netball Club	Established 2007 duration unknown
Junior Football Store	Pinjarra Football and Netball Club on behalf of the Junior Football Club	1 September 2031
George Beacham Pavilion Upper level only	Pinjarra Cricket Club	Expired 30 June 2021 Not renewed
Curator's Shed	Pinjarra Cricket Club	30 June 2021 (expired)
Pinjarra Multi-Purpose Community Centre	Pinjarra Bowling and Recreation Club - part area Peel Community Care - part area	30 June 2025 and a further term to 30 June 2035
Pinjarra Bowling and Recreation Club Land Area Greens and Stores	Pinjarra Bowling and Recreation Club	30 June 2025 and a further term to 30 June 2035

Table 14: Lease Agreements at SRMSP

The recommended course of action is to honour existing agreements until their expiry. It may be advantageous for the PFNC to surrender the lease over the Enzo Menara pavilion prior to expiry to allow the Shire to undertake the renovations described in section 11. This would also allow the Shire to permit access to these changeroom facilities for hirers of SRMO1.

For the new facilities proposed to be established on SRMO2 (Pavilion B and ultimately changerooms D) and on SRMO3 (Pavilion C) it is recommended that:

- Changeroom and general amenity areas be allocated to users as part of the seasonal or casual use hire of the playing field. Access would be restricted to approved training and competition times or specified casual use hire times.
- Social areas, kitchens and associated amenities be allocated to the seasonal hirer of the ground under a non-exclusive license arrangement that allows relatively unrestricted access during the season but allows the Shire to allocate use of the social room, kitchen and amenities for other casual hirers as required, in consultation with the license holder.
- Club stores be allocated under an exclusive annual license agreement, allowing for both on-season and off-season access.

17 FUNDING OPTIONS

General Trends

Across the nation programs to support the delivery of female sports facilities and programs, to encourage greater female participation in all levels and codes across are emerging, acknowledging that the lack of, or poor facilities for women were often a barrier to participation.

The development of sporting facilities for female participants, particularly female designated or gender neutral changerooms has become a priority in government funding strategies. With the coincident pressures of variable working hours (shift work and the gig economy) and global warming, training for and playing sport at night is an emerging priority. Funding for sports lighting is now an identified priority.

Described below is a suite of potential funding opportunities that relate to the implementation of the SRMSP master plan. Some programs are available annually, some are announced periodically, and some are available by invitation only. All require written applications to be prepared.

DLGSC CSRFF

In WA, the long-standing Community Sport and Recreation Facilities Fund program, now administered by the Department of local Government Sport and Cultural Industries can fund new or upgraded facilities which will maintain or increase physical activity or result in a more rational use of facilities. The fund is highly competitive and will offer \$12.5 million for 2022-23, of which \$1 million is now set aside for projects that increase female participation in sport and recreation, such as unisex changerooms. A further \$2.5 million has been announced (\$10 million over 4 years) for the Club Night Lights Program (CNLP), to develop sports floodlighting infrastructure.

Priority is to be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities are encouraged to reduce infrastructure required to meet similar needs and increase sustainability. Funding is generally provided for up to one third of eligible project costs and priority areas include:

- (a) New playing surfaces e.g., ovals, courts, synthetic surfaces etc.
- (b) Floodlighting
- (c) Sports storage
- (d) Change rooms and ablutions

Other eligible but lower priority areas include:

- (a) Clubrooms including kitchen, administration areas and viewing areas.
- (b) Resurfacing of existing sports surfaces (maximum 16.6% of eligible project costs).

Lotterywest

Following the diversion of all Lotterywest grant funds to Covid-19 programs in 2020, Lotterywest will return to grant making under its Community Investment Framework in July 2021. The Framework sets out five key priority areas and desired outcomes to benefit the WA community under the banner of building community.

Local government is an eligible applicant and the program targets youth aged 15-24, particularly where the project will provide and increased sense of community connection and belonging. This could readily apply to encouraging junior football, cricket and hockey players to join the clubs based at SRMSP.

Applications need to demonstrate community connection and good planning including risk considerations, value for money, organisational capacity and one or more of the specific outcomes of the Building Community grant program. In this case the outcomes sought would be greater youth participation, improving community connection and supporting healthy lifestyles. This could readily be a joint initiative from the clubs based at SRMSP and the Shire.

DITRD&C LRCI Program

The Department of Infrastructure, Transport, Regional Development and Communications (DITRD&C) has approved phase 3 of the Local Government Roads and Community Infrastructure Program and this could be allocated to implementation of the master plan.

DITRD&C CDG Program

The Australian Government's Community Development Grants Program is designed to support needed infrastructure that promotes stable, secure and viable local and regional economies. It is a non-competitive grant program with no minimum or maximum grant for projects identified and selected by the Australian Government. Potential recipients are invited to apply.

In effect the Federal Government determines which community development initiatives it wishes to pursue. Support and leadership from the state member are critical in this matter. This program is funded until 2025-26.

DITRD&C BBRF

The building better regions fund (BBRF) offers an infrastructure projects stream for works that bring economic and social benefits to the regions. Eligible works include construction of new infrastructure or the upgrade, extension or replacement of existing infrastructure.

Applicants must demonstrate they have the capacity and resources to deliver the project and the impact of the funding on the project proceeding or otherwise is factored in. Projects must be investment ready. Funds allocated will be up to 50% of the project costs in the range of \$20,000 to \$10 million. Round 5 of the program closed in March 2021. The next round is yet to be announced.

DISE&R - Powering Communities Program

This program by the Department of Industry, Science Energy and Resources provides grants to not-for-profit community organisations to improve their energy efficiency practices and technologies. This aims to reduce energy use, improve energy productivity and reduce carbon emissions. Similar to the CDG program you must be invited to apply by your MP for grants the range of \$5,000 to \$12,000.

Sport Australia

The Community Sport Infrastructure Program has previously supported small to medium scale projects up to \$500,000 to improve local community sport infrastructure -especially for women. The last round of grants was allocated in April 2019. There is no advice of future funding rounds at this stage.

Cricket Australia

The Australian Cricket Infrastructure Fund supports the construction or refurbishment of pitches, ovals, practice facilities, change rooms, pavilions and supporting infrastructure with grants up to \$30,000. The next round is yet to be announced but if it is consistent with previous rounds is likely to close in March 2022.

AFL

The Australian Football Facilities Fund assists Clubs in securing funding for the improvement of existing or provision of new football facilities. The Fund's aims and objective guide the National Facilities Panel's assessment criteria to measure the impact that proposals may have on the sport. One of the objectives of the fund is to provide inclusive and accessible facilities that cater for the diversity of participants, particularly female participants, who wish to participate in the game. Supported projects may receive up to 10% of the project cost to a maximum of \$100,000.

Racing and Wagering WA

Community TAB has launched a new opportunity for metropolitan and regional sporting clubs in WA to receive grants of up to \$2,000. Applications can be made at any time and Community TAB will provide two grants each month to support grassroots clubs. All of the resident clubs at SRMSP are eligible for minor works and programs.

Corporate and Philanthropic Funding

Strong affiliations and relationships with local businesses and philanthropists are essential for funding to be secured in this space. Economy.id identifies that manufacturing (largely metals manufacturing) is the largest employer industry in the Shire making up almost 25% of local employment. Along with mining and food and agri-business operations there may be a select number of locally based industries (e.g., Alcoa, WA Timber Products, International Mining Machinery, Peel Resource Recovery) that can assist in achieving the implementation of the master plan.

Local Club and Community Funding

The variety of sporting clubs that use SRMSP can bring resources to assist in the implementation of the master plan. Often Club contributions will be by way of donation of materials and expertise from the membership or by targeted fundraising activities. Contributions are often in the form of furniture and fit-out items rather than basic infrastructure but are nonetheless critical to the successful operation of the facilities within the precinct.

Funding summary

The funding strategy detailed below has been developed for the implementation of the master plan. The document has been provided as an active spreadsheet to allow adjustment over time.

The strategy provides a guide to where and how much funding may be possible from the variety of sources identified above. Note that the above selection is comprehensive but not necessarily exhaustive list of sources and there is no guarantee that applications will be successful or that the full sum requested will be allocated.

It is expected that applications will be made to CSRFF program for one third of eligible funding for all building, lighting, playing field and sporting equipment grants. Lotterywest funding will be sought to assist with facility equipment and fit-out.

Additional federal funding under the CDG, and PCP programs will be sought through advocacy with the local member. It is not anticipated that BBRF fund would be forthcoming for this project however the guidelines for future rounds may make this scheme applicable.

Sport Australia and sporting associations will be asked to contribute in accordance with their infrastructure programs. The local clubs will be requested to make contributions to specific infrastructure items.

The Department of Education will be asked to contribute to the traffic calming around the school and the changeroom and shelter facilities on SRMO3.

	FUNDING STRATEGY	Year to action	Escalated cost	DLGSC CSRFF	Lottery West	Racing & Wagering	DITRD&C LRCI	CDG	DISE&R PCP	Sport Australia	Cricket Australia	AFL	Corp & Philanth.	Local Clubs	Shire of Murray Muni fund	Loan	Education Dept.	Total Funding
	Implementation Phase 5		1,290,559	293,243	43,986	-	378,619	-	-	#####	-	#####	-	150,000	74,711	-	-	1,290,559
E	Modify existing PFNC Changerooms	2032	879,729	293,243	43,986					#####		200,000		150,000	42,499			879,729
###	Landscape Buffer (Hedge) to Houses	2033	32,212												32,212			32,212
1.3	Carpark off Lovegrove St - Main Events Entry	2032	378,619				378,619											378,619
	Implementation Phase 6		4,645,145	666,972	50,023	-	825,174	#####	-	-	-	-	-	-	500,000	683,875	100,046	4,645,145
C	New Changerooms and Toilets SRMO3	2034	2,000,916	666,972	50,023										500,000	683,875	100,046	2,000,916
iii	New Roundabouts	2034	342,317				342,317											342,317
vi	Main Entry Gate into SRMSP	2034	103,732						103,732									103,732
viii	Secondary Entry Gate to Precinct	2034	15,560						15,560									15,560
1.5	Carpark off Longo Ave for Pavilion C	2034	171,781						171,781									171,781
3.5	Carpark off Longo Ave for Pavilion C	2034	315,504						315,504									315,504
1.1	Carpark off Dixon Ave	2034	225,058						225,058									225,058
2.1	Crossover - Dixon Ave Carpark	2034	7,261				7,261											7,261
3.1	Carpark off Dixon Ave	2034	413,356				413,356											413,356
3.3	Carpark off Lovegrove St - Main Events Entry	2034	738,462						738,462									738,462
5.1	Carpark off Dixon Avenue	2034	62,239				62,239											62,239
5.3	Carpark off Lovegrove St - Main Events Entry	2034	248,958				248,958											248,958
	Implementation Phase 7		481,834	55,996	-	-	313,845	-	-	45,000	-	-	-	25,000	41,992	-	-	481,834
1.4	Carpark off Longo Ave to PFNC	2035	95,565				95,565											95,565
3.4	Carpark off Longo Ave to PFNC	2035	175,521				175,521											175,521
5.4	Carparking of Longo Ave to Pavilion C	2035	42,758				42,758											42,758
###	Upgrade sports lighting to SRM02 to 250Lux LED	2036	167,989	55,996						45,000				25,000	41,992			167,989
	Implementation Phase 8		1,436,334	318,404	-	-	481,123	-	-	-	-	-	-	-	636,807	-	-	1,436,334
4.1	Carpark along Dixon Ave - complete	2037	148,752				148,752											148,752
D	Additional Changerooms for SRMO4	2040	955,211	318,404											636,807			955,211
ii	New Road - Roe Street to Sibbald Avenue	2040	332,371				332,371											332,371
0			15,373,270															
	Total by funding source or agency			#####	#####	2,000	4,288,802	1,819,055	12,000	#####	32,000	370,000	13,969	714,613	2,928,027	1,095,781	118,644	15,373,271
	Total by category			State		3,235,379	Federal		6,119,857	Sport		1,147,000	13,969	714,613	Shire	4,023,808	118,644	15,373,271

Table 15: Funding Strategy

18 RECOMMENDATIONS

That the Shire of Murray:

1. Endorse the Sir Ross McLarty Sports Precinct Master Plan that forms part of this report and calls for:
 - Immediate and permanent closure of the upper floor of the George Beacham Pavilion (July 2021).
 - Temporary accommodation of the Pinjarra Cricket Club in the Lovegrove Street Hall until a new facility is built (September 2021).
 - Immediate demolition of the existing tennis courts to allow expansion of SRMO4 to provide full size club cricket oval (2022).
 - Construction of a new pavilion to service SRMO2 and SRMO4 to be shared between cricket and hockey (2024).
 - Demolition of the Lovegrove Street Hall when it is no longer required for temporary premises.
 - Installation of new cricket wickets (turf and synthetic) and cricket practice nets serving SRMO2 and SRMO4 (2024).
 - Rationalise and create new parking areas throughout the precinct associated with pavilion development in 2024, 2032 and 2034-2035.
 - Refurbish the Equestrian Pavilion and provide storage for events and reserve users (2024).
 - Upgrade sports lighting to LED on SRMO1 by 2024 (150 – 200 Lux) and SRMO2 by 2036 (250Lux).
 - Install sports lighting on SRMO3 by 2031 (100Lux).
 - Construction of new changerooms for players and umpires, and first aid room to service SRMO1 (2026).
 - Demolition of George Beacham Pavilion at the end of its useful life and after new SRMO1 changerooms are built.
 - Construction of a permanent shelter over Bowling Green A (2027).
 - Creation of an events space on the equestrian ground serviced by power, water lighting and sewer connections (2029).
 - Installation of a precinct playground to service all reserve users (2030).
 - Construction of a first aid room, kitchen / kiosk, storage areas and changerooms for players and umpires to service SRMO3 (2034).
 - Closure of Roe Avenue precinct access and creation of a new main entry on Lovegrove Street (2034).
2. Acknowledge the order of probable cost for the implementation of the plan.
3. Advise the various funding agencies and organisations of the funding strategy outlined in this report and make application as appropriate based on grant guidelines and the implementation plan.

19 APPENDICES

Appendix 1 - Master Plan Order of Probable Cost

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item cost
COSTINGS							
Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment							
Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants							
SIR ROSS Mc LARTY SPORTING PRECINCT							
Refer to Sir Ross McLarty Precinct Masterplan SK01 Rev F							
Buildings							
A	Pinjarra Football and Netball Club Pavilion						\$ -
A.1	No cost item - facility is leased to PFNC						
B	New Cricket Changerooms and Clubroom						\$ 2,144,267
B.1	Away Changeroom	m2	35	\$2,500	\$87,500	1.46	\$128,030
B.2	Home Changeroom	m2	35	\$2,500	\$87,500	1.46	\$128,030
B.3	Away Shower/WC	m2	23	\$3,500	\$80,500	1.46	\$117,788
B.4	Home Shower/WC	m2	23	\$3,500	\$80,500	1.46	\$117,788
B.5	Public toilets - Male/ Female/UAT	m2	32	\$3,500	\$112,000	1.46	\$163,878
B.6	Store 1	m2	20	\$1,800	\$36,000	1.46	\$52,675
B.7	Store 2	m2	20	\$1,800	\$36,000	1.46	\$52,675
B.8	First Aid Room	m2	15	\$2,200	\$33,000	1.46	\$48,286
B.9	Umpires Room 1	m2	15	\$2,500	\$37,500	1.46	\$54,870
B.9	Umpires Room 2	m2	15	\$2,500	\$37,500	1.46	\$54,870
B.10	Social Room	m2	117	\$2,700	\$315,900	1.46	\$462,225
B.10	Social Room furniture store	m2	10	\$1,800	\$18,000	1.46	\$26,338
B.11	Meeting/Boardroom	m2	30	\$2,500	\$75,000	1.46	\$109,740
B.12	Kitchen and dry store and Servery	m2	23	\$3,500	\$80,500	1.46	\$117,788
B.13	Pathways and paving	m2	147	\$85	\$12,495	1.46	\$18,283
B.14	Spectators /Scorers/Viewing	m2	228	\$450	\$102,600	1.46	\$150,124
B.15	Circulation and services	m2	80	\$2,000	\$160,000	1.46	\$234,112
B.16	Allowance for kitchen appliances	Item			\$20,000	1.46	\$29,264
B.17	Connect to sewer on Lovegrove St	m	75	\$125	\$9,375	1.46	\$13,718
B.18	Rising main pump station	Item			\$40,000	1.46	\$58,528
B.19	Building pad (200m fill)	m3	200	\$18	\$3,594	1.46	\$5,258
	Total area	m2	868		\$1,465,464		
C	New Changerooms and Toilets SRMO3						\$ 1,346,144
C.1	Away Changeroom	m2	55	\$ 2,500.00	\$ 137,500.00	1.46	\$ 201,190
C.2	Home Changeroom	m2	55	\$ 2,500.00	\$ 137,500.00	1.46	\$ 201,190
C.3	Away Shower/WC	m2	21	\$ 3,500.00	\$ 73,500.00	1.46	\$ 107,545
C.4	Home Shower/WC	m2	21	\$ 3,500.00	\$ 73,500.00	1.46	\$ 107,545
C.5	Public toilets - Male/ Female/UAT	m2	26	\$ 3,500.00	\$ 91,000.00	1.46	\$ 133,151
C.6	Store 1	m2	15	\$ 1,800.00	\$ 27,000.00	1.46	\$ 39,506
C.7	Store 2	m2	15	\$ 1,800.00	\$ 27,000.00	1.46	\$ 39,506
C.8	First Aid Room	m2	15	\$ 2,200.00	\$ 33,000.00	1.46	\$ 48,286
C.9	Umpires Room 1	m2	20	\$ 2,500.00	\$ 50,000.00	1.46	\$ 73,160
C.10	Kitchen and Servery	m2	20	\$ 3,500.00	\$ 70,000.00	1.46	\$ 102,424
C.9	Ancillary room - office, committee	m2	25	\$ 2,500.00	\$ 62,500.00	1.46	\$ 91,450
C.11	Veranda including paving	m2	50	\$ 450.00	\$ 22,500.00	1.46	\$ 32,922
C.12	Circulation and services	m2	40	\$ 2,000.00	\$ 80,000.00	1.46	\$ 117,056
C.13	Allowance for kitchen appliances	Item			\$ 25,000.00	1.46	\$ 36,580
C.14	Connect to sewer near Longo Street		80	\$ 125.00	\$ 10,000.00	1.46	\$ 14,632
	Total area	m2	378		\$ 920,000.00		

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item cost
D	Additional Changerooms for SRMO4						\$ 536,629
D.1	Away Changeroom	m2	35	\$ 2,500.00	\$ 87,500.00	1.46	\$ 128,030
D.2	Home Changeroom	m2	35	\$ 2,500.00	\$ 87,500.00	1.46	\$ 128,030
D.3	Away Shower/WC	m2	18	\$ 3,500.00	\$ 63,000.00	1.46	\$ 92,182
D.4	Home Shower/WC	m2	18	\$ 3,500.00	\$ 63,000.00	1.46	\$ 92,182
D.5	Umpires Room	m2	15	\$ 2,500.00	\$ 37,500.00	1.46	\$ 54,870
D.6	Store	m2	15	\$ 1,800.00	\$ 27,000.00	1.46	\$ 39,506
D.7	Connect to sewer from Pavilion B	m	10	\$ 125.00	\$ 1,250.00	1.46	\$ 1,829
	Total area	m2	136				
E	Modify existing PFNC Changerooms						\$ 628,503
E.1	Existing Public Toilets including UAT - retain in new design	Note				1.46	\$ -
E.2	Internal area demolition and disposal	item		\$ 5,000.00	\$ 5,000.00	1.46	\$ 7,316
E.3	Incorporate portion of internal corridor in warm/up area	m2	25	\$ 1,200.00	\$ 30,000.00	1.46	\$ 43,896
E.4	Upgrade existing Home Shower room	m2	33	\$ 2,100.00	\$ 69,300.00	1.46	\$ 101,400
E.5	Create new gender neutral Home Shower room	m2	21	\$ 3,300.00	\$ 69,300.00	1.46	\$ 101,400
E.6	Relocate and refurbish warmup area	m2	110	\$ 500.00	\$ 55,000.00	1.46	\$ 80,476
E.7	Create 2 new Home Changerooms	m2	110	\$ 500.00	\$ 55,000.00	1.46	\$ 80,476
E.8	Create new Umpire's Room	m2	15	\$ 1,620.00	\$ 24,300.00	1.46	\$ 35,556
E.9	Convert existing Meeting room to Female Umpires Room	m2	22	\$ 1,620.00	\$ 35,640.00	1.46	\$ 52,148
E.10	Create new trainer's / doctor's rooms x 2	m2	50	\$ 1,620.00	\$ 81,000.00	1.46	\$ 118,519
E.11	Connect to sewer near Longo St	item		\$ 5,000.00	\$ 5,000.00	1.46	\$ 7,316
	Total area	m2	386				
F	Demolish George Beacham Pavilion						\$ 59,040
F.1	Demolish George Beacham Pavilion complete	m2	423	\$ 100.00	\$ 42,300.00	1.40	\$ 59,040
G	New Changerooms for SRMO1						\$ 834,756
G.1	Away Changeroom	m2	55	\$ 2,500.00	\$ 137,500.00	1.46	\$ 201,190
G.2	Home Changeroom	m2	55	\$ 2,500.00	\$ 137,500.00	1.46	\$ 201,190
G.3	Away Shower/WC	m2	21	\$ 3,500.00	\$ 73,500.00	1.46	\$ 107,545
G.4	Home Shower/WC	m2	21	\$ 3,500.00	\$ 73,500.00	1.46	\$ 107,545
G.5	Umpires Room 1	m2	15	\$ 2,500.00	\$ 37,500.00	1.46	\$ 54,870
G.6	Umpires Room 2	m2	15	\$ 2,500.00	\$ 37,500.00	1.46	\$ 54,870
G.7	First Aid Room	m2	15	\$ 2,200.00	\$ 33,000.00	1.46	\$ 48,286
G.8	Store	m2	10	\$ 1,800.00	\$ 18,000.00	1.46	\$ 26,338
G.9	Connect to sewer near Longo Street	m	100	\$ 125.00	\$ 12,500.00	1.46	\$ 18,290
G.10	Remove existing septic/Filtrex system	item	1	\$ 10,000.00	\$ 10,000.00	1.46	\$ 14,632
	Total area	m2	207				
H	New Storage at Events Space						\$ 204,848
H.1	Events space storage	m2	80	\$ 1,800.00	\$ 144,000.00	1.42	\$ 204,848
I	Events, Circus, Festival Space Services						\$ 146,737
I.1	Install 4 relocated poles with 50 Lux	Item			\$ 28,400.00	1.42	\$ 40,401
I.2	Upgrade existing 3 poles to 50 Lux	Item			\$ 15,000.00	1.42	\$ 21,338
I.3	Allowance to run mains to lighting	Item			\$ 31,250.00	1.42	\$ 44,455
I.4	Upgrade switchboard	Item			\$ 10,000.00	1.42	\$ 14,226
I.5	3 Phase power outlet to each light pole in a lockable cabinet	No	7	\$ 500.00	\$ 3,500.00	1.42	\$ 4,979
I.6	Allowance for sewer connection to transportable toilets north and south	Item	2	\$ 5,000.00	\$ 10,000.00	1.42	\$ 14,226
I.7	Allowance for water connection to transportable toilets (north and south)	Item	2	\$ 2,000.00	\$ 4,000.00	1.42	\$ 5,690
I.10	Allowance for northern potable water standpipe for event participants	No	1	\$ 1,000.00	\$ 1,000.00	1.42	\$ 1,423
J	Refurbish existing pavilion at Events Space						\$ 184,932
J.1	Refurbish existing pony club building to provide new Scouts Headquarters	m2	260	\$ 500.00	\$ 130,000.00	1.42	\$ 184,932

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item cost
K	Remove tennis courts - install grass						\$ 110,264
K.1	Remove existing tennis courts including fencing, light poles and disconnecting electrical supply.	Item			\$ 21,250.00	1.40	\$ 29,660
K.2	Reinstate area as extended grassed playing field of SRMO4 including reticulation	m2	1500	\$ 28.50	\$ 42,750.00	1.40	\$ 59,668
K.3	Demolition of Tennis pavilion and Hit up wall area	item	1	\$ 15,000.00	\$ 15,000.00	1.40	\$ 20,936
L	Parking to replace Caretaker's Residence						\$ 304,524
L.1	Demolish Caretaker's residence	Item			\$ 13,500.00	1.40	\$ 18,843
L.2	Create new bitumen carpark	m2	2560	\$ 78.00	\$ 199,680.00	1.40	\$ 278,703
L.3	Allowance for carpark landscaping	Item			\$ 5,000.00	1.40	\$ 6,979
Sporting Amenities							
1.0	Bowling Green C						\$ -
1.1	The bowling green is currently under construction by the Shire of Murray	Note		No Cost	\$ -		\$ -
2.0	Cover over Bowling Green A						\$ 702,336
2.1	Add a permanent shade structure over Green A complete with new internal lighting	m2	1600	\$ 300.00	\$ 480,000.00	1.46	\$ 702,336
3.0	New Cricket Practice Nets to SRMO4						\$ 100,494
3.1	New 3 bay cricket practice nets	Item			\$ 57,000.00	1.40	\$ 79,558
3.2	New curator's shed	m2	30	\$ 500.00	\$ 15,000.00	1.40	\$ 20,936
4.0	Cricket Practice Nets for SRMO3						\$ -
4.1	These nets are currently under construction by the Shire of Murray	Note		No Cost		0.00	0.00
5.0	Relocated Turf Wicket Block						\$ 29,206
5.1	Allowance to relocate existing turf block from SRM02 to SRM04 - allowance for new soil and grass	Item			\$ 20,925.00	1.40	\$ 29,206
6.0	New Synthetic Wicket to SRMO2						\$ 29,453
6.1	Remove existing turf wicket from SRM02 - allowance for new soil and grass	Item			\$ 5,000.00	1.40	\$ 6,979
6.2	New synthetic cricket pitch including sub-base, concrete pad, synthetic turf top and rubber cover	Item			\$ 16,102.00	1.40	\$ 22,474
7.0	Rectangular Training Fields						\$ -
7.1	Line marking only - goals by the Club	Item			\$ -	1.40	0.00
8.0	Upgrade SRMO1 scoreboard						\$ -
8.1	Upgrade by PFNC	Item			\$ -	0.00	0.00
Ancillary Items							
9.0	New Playground						\$ 494,095
9.1	Allowance for playground equipment	Item			\$ 200,000.00	1.40	\$ 279,150
9.2	Allowance for shadesails and fencing	Item			\$ 100,000.00	1.40	\$ 139,575
9.3	Create new public toilets - LH and RH UATs	m2	18	\$ 3,000.00	\$ 54,000.00	1.40	\$ 75,370
10.0	Landscape Buffer (Hedge) to Houses						\$ 22,332
10.1	Landscape Buffer to Residential housing at end of Longo Avenue	Item			\$ 16,000.00	1.40	\$ 22,332
11.0	Sewer Connection Points						\$ -
11.1	Included in pavilion developments	Note		No Cost	\$ -	0.00	\$ -

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item cost	
Sports lighting								
12.0	Sports Lighting - refer to separate legend on masterplan							\$ 667,516
12.1	Upgrade sports lighting on SRM01 to 150Lux LED	item			\$ 72,000.00	1.40	\$ 100,494	
12.2	Upgrade sports lighting to SRM02 to 250Lux LED	Item			\$ 76,250.00	1.40	\$ 106,426	
12.3	Install sports lighting to SRM03 to 100Lux LED	Item			\$ 265,000.00	1.40	\$ 369,873	
12.4	Allowance to run mains to lighting	Item			\$ 60,000.00	1.40	\$ 83,745	
12.5	Switchboard	Item			\$ 5,000.00	1.40	\$ 6,979	
Access control								
i	Close Roe Avenue entry gates							\$ -
i.1	Permanently close current main entry	No		No cost		1.40	\$ -	
ii	New Road - Roe Street to Sibbald Avenue							\$ 186,723
ii.1	New 6.0 metre wide road including kerbs and drainage	m	235	\$ 300.00	\$ 70,500.00	1.40	\$ 98,400	
ii.2	Allowance for drainage including sumps and piping	Item			\$ 58,280.00	1.40	\$ 81,344	
ii.3	Allowance for connection into existing roads	Item			\$ 5,000.00	1.40	\$ 6,979	
iii	New Roundabouts							\$ 230,298
iii.1	New roundabout - Longo Street	Item			\$ 80,000.00	1.40	\$ 111,660	
iii.2	New roundabout - Roe Avenue	Item			\$ 80,000.00	1.40	\$ 111,660	
iii.3	Allowance for landscaping at roundabouts	Item			\$ 5,000.00	1.40	\$ 6,979	
iv	Traffic Calming							\$ 1,884
iv.1	Raised speed hump - Roe Avenue	No	1	\$ 1,350.00	\$ 1,350.00	1.40	\$ 1,884	
v	Elevated Pedestrian Crossing							\$ 15,074
v.1	New elevated pedestrian crossing with hoops - Roe Avenue	No	2	\$ 3,600.00	\$ 7,200.00	1.40	\$ 10,049	
v.2	New elevated pedestrian crossing with hoops - Dixon Avenue	No	1	\$ 3,600.00	\$ 3,600.00	1.40	\$ 5,025	
vi	Main Entry Gate into SRMSP							\$ 69,787
vi.1	New entry statement and ticket box to entrance off Lovegrove Street	Item			\$ 50,000.00	1.40	\$ 69,787	
vii	Entry Gate to Events Area							\$ 9,386
vii.1	New pair of entry gates to Events area	No	1	\$ 2,500.00	\$ 2,500.00	1.40	\$ 3,489	
vii.2	New fencing - Chainlink	m	65	\$ 65.00	\$ 4,225.00	1.40	\$ 5,897	
viii	Secondary Entry Gate to Precinct							\$ 10,468
viii.1	New gates to entry off Longo Street	Item			\$ 7,500.00	1.40	\$ 10,468	

Item	Description	Unit	Qty	Rate	Amount	Project Costs	Item cost
Carparking							\$ 2,526,824
1.0	<u>Carpark and access road formation</u>						
1.1	Carpark off Dixon Ave	m2	3616	\$ 30.00	\$ 108,480.00	1.40	\$ 151,411
1.2	Carpark off Lovegrove St -Bowls & Pavilion B	m2	3704	\$30	\$111,120	1.40	\$155,096
1.3	Carpark off Lovegrove St - Main Events Entry	m2	6460	\$ 30.00	\$ 193,800.00	1.40	\$ 270,496
1.4	Carpark off Longo Ave to PFNC	m2	1490	\$ 30.00	\$ 44,700.00	1.40	\$ 62,390
1.5	Carpark off Longo Ave for Pavilion C	m2	2760	\$ 30.00	\$ 82,800.00	1.40	\$ 115,568
2.0	<u>Crossovers</u>						\$ -
2.1	Crossover - Dixon Ave Carpark	No	1	\$ 3,500.00	\$ 3,500.00	1.40	\$ 4,885
2.3	Crossover - Lovegrove St Bowls and Pavilion B	No	1	\$3,500	\$3,500	1.40	\$4,885
2.4	Crossover - Lovegrove St - Events Entry	No	1	\$ 3,500.00	\$ 3,500.00	1.40	\$ 4,885
3.0	<u>Carpark sealing and line marking</u>						
3.1	Carpark off Dixon Ave	m2	3435	\$ 58.00	\$ 199,241.60	1.40	\$ 278,091
3.2	Carpark off Lovegrove S - Bowls and Pavilion B	m2	3519	\$58	\$204,090	1.40	\$284,859
3.3	Carpark off Lovegrove St - Main Events Entry	m2	6137	\$ 58.00	\$ 355,946.00	1.40	\$ 496,811
3.4	Carpark off Longo Ave to PFNC	m2	1416	\$ 58.00	\$ 82,099.00	1.40	\$ 114,590
3.5	Carpark off Longo Ave for Pavilion C	m2	2622	\$ 58.00	\$ 152,076.00	1.40	\$ 212,260
4.0	<u>Street Parking</u>						\$ -
4.1	Carpark along Dixon Ave - complete	m2	840	\$ 78.00	\$ 65,520.00	1.40	\$ 91,449
5.0	<u>Carpark Landscaping</u>						
5.1	Carpark off Dixon Avenue	Item			\$ 30,000.00	1.40	\$ 41,872
5.2	Carpark off Lovegrove St - Bowls and Pavilion B	Item	2023		\$30,000	1.40	\$41,872
5.3	Carpark off Lovegrove St - Main Events Entry	Item	2034		\$ 120,000.00	1.40	\$ 167,490
5.4	Carparking of Longo Ave to Pavilion C	Item	2035		\$ 20,000.00	1.40	\$ 27,915
Electrical Upgrade to Site							\$ 170,281
1.1	Works to SMSB to accommodate a new circuit breaker	Item			\$5,000	1.40	\$6,979
1.2	External lighting, power, and ELV services to new building	Item			\$70,000	1.40	\$97,702
1.3	Western Power Headworks - capacity increase	Item			\$40,000	1.40	\$55,830
1.4	Western Power Headworks - Sports lighting				\$7,000	1.40	\$9,770
Total Project order of probable cost in 2021							\$ 11,766,803
Sundry Notes							
1.0	The existing fire drill track will be left as is to provide overflow carparking						Note
2.0	No upgrade of sports lighting to SRM04 required						Note

Appendix 3 Lifecycle Costings Pavilion B

McLarty South Pavilion Renewal Fund Schedule	Cost escalation at 3.5% pa				1.05	1.08	1.11	1.15	1.18	1.22	1.26	1.31	
	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	1	2	3	4	5	6	7	8	
					2023	2024	2025	2026	2027	2028	2029	2030	
Operational costs													
Annual allowance for utilities	7,488	1.00	1.00	all		8,083	8,326	8,584	8,858	9,151	9,462	9,793	
Annual allowance for routine repairs	2,500	1.00	1.00	all		2,699	2,780	2,866	2,958	3,055	3,159	3,270	
Annual allowance for cleaning	10,920	1.00	1.00	all		11,788	12,142	12,518	12,919	13,345	13,799	14,282	
Annual allowance for support services	2,000	1.00	1.00	all		2,159	2,224	2,293	2,366	2,444	2,527	2,616	
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all		33,941	33,941	33,941	33,941	33,941	33,941	33,941	
Total annual operating costs	56,849					58,670	59,412	60,202	61,042	61,936	62,888	63,901	
Facility Renewal costs													
Internal and security lighting	15,000	1.00	1.07	20									
Floor coverings and window treatments	18,000	1.00	1.07	15									
Painting internal - walls and ceilings	9,500	1.00	1.07	10									
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30									
Painting external - doors, frames, gates	3,750	1.00	1.07	8								5,248	
Tiling - wet area floors and walls	25,500	1.00	1.40	30									
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20									
Kitchen appliances	20,000	0.60	1.07	15									
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20									
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20									
Air-conditioning	10,000	1.00	1.07	10									
Mechanical air handling	4,000	1.00	1.20	20									
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30									
Rising main pump station	40,000	1.00	1.20	40									
Cost to demolish less salvage value	12,500	1.00	1.20	50									
Total spend to operate and renew over 50 years	509,650				0	58,670	59,412	60,202	61,042	61,936	62,888	69,149	
Facility maintenance and renewal allocation estimated at 4.2% of initial cost		Annual contribution				90,108	90,108	90,108	90,108	90,108	90,108	90,108	
		Available funds				0	180,216	211,654	245,098	279,866	315,132	350,894	387,115
4.202%		Annual expense				0	58,670	59,412	60,202	61,042	61,936	62,888	69,149
\$2,144,267		Balance left after expense				90,108	121,546	154,990	189,758	225,024	260,786	297,007	328,397
\$90,108		Interest earned on balance @ 3.05% pa				0	2,748	4,862	6,200	7,590	9,001	10,431	11,880

McLarty South Pavilion	Cost escalation at 3.5% pa				1.35	1.40	1.45	1.50	1.55	1.61	1.66	1.72	
Renewal Fund Schedule	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	9	10	11	12	13	14	15	16	
					2031	2032	2033	2034	2035	2036	2037	2038	
Operational costs													
Annual allowance for utilities	7,488	1.00	1.00	all	10,136	10,491	10,858	11,238	11,631	12,038	12,460	12,896	
Annual allowance for routine repairs	2,500	1.00	1.00	all	3,384	3,502	3,625	3,752	3,883	4,019	4,160	4,305	
Annual allowance for cleaning	10,920	1.00	1.00	all	14,781	15,299	15,834	16,388	16,962	17,556	18,170	18,806	
Annual allowance for support services	2,000	1.00	1.00	all	2,707	2,802	2,900	3,002	3,107	3,215	3,328	3,444	
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all	33,941	33,941	33,941	33,941	33,941	33,941	33,941	33,941	
Total annual operating costs	56,849				64,950	66,035	67,158	68,321	69,524	70,770	72,059	73,393	
Facility Renewal costs													
Internal and security lighting	15,000	1.00	1.07	20									
Floor coverings and window treatments	18,000	1.00	1.07	15							32,047		
Painting internal - walls and ceilings	9,500	1.00	1.07	10		14,241							
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30									
Painting external - doors, frames, gates	3,750	1.00	1.07	8								6,910	
Tiling - wet area floors and walls	25,500	1.00	1.40	30									
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20									
Kitchen appliances	20,000	0.60	1.07	15							21,365		
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20									
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20									
Air-conditioning	10,000	1.00	1.07	10		14,991							
Mechanical air handling	4,000	1.00	1.20	20									
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30									
Rising main pump station	40,000	1.00	1.20	40									
Cost to demolish less salvage value	12,500	1.00	1.20	50									
Total spend to operate and renew over 50 years	509,650				64,950	95,267	67,158	68,321	69,524	70,770	125,471	80,303	
Facility maintenance and renewal allocation estimated at 4.2% of initial cost	Annual contribution				90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108	
	Available funds				418,505	455,543	463,520	501,087	537,811	574,834	612,080	596,106	
	4.202%	Annual expense				64,950	95,267	67,158	68,321	69,524	70,770	125,471	80,303
	\$2,144,267	Balance left after expense				365,435	373,412	410,979	447,703	484,726	521,972	505,998	536,682
	\$90,108	Interest earned on balance @ 3.05% pa				13,136	14,617	14,936	16,439	17,908	19,389	20,879	20,240

McLarty South Pavilion	Cost escalation at 3.5% pa				1.78	1.84	1.91	1.98	2.05	2.12	2.19	2.27
Renewal Fund Schedule	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	17	18	19	20	21	22	23	24
					2039	2040	2041	2042	2043	2044	2045	2046
Operational costs												
Annual allowance for utilities	7,488	1.00	1.00	all	13,347	13,814	14,298	14,798	15,316	15,852	16,407	16,981
Annual allowance for routine repairs	2,500	1.00	1.00	all	4,456	4,612	4,774	4,941	5,113	5,292	5,478	5,669
Annual allowance for cleaning	10,920	1.00	1.00	all	19,464	20,146	20,851	21,580	22,336	23,118	23,927	24,764
Annual allowance for support services	2,000	1.00	1.00	all	3,565	3,690	3,819	3,952	4,091	4,234	4,382	4,536
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all	33,941	33,941	33,941	33,941	33,941	33,941		
Total annual operating costs	56,849				74,774	76,203	77,682	79,213	80,797	82,437	50,193	51,950
Facility Renewal costs												
Internal and security lighting	15,000	1.00	1.07	20				31,719				
Floor coverings and window treatments	18,000	1.00	1.07	15								
Painting internal - walls and ceilings	9,500	1.00	1.07	10				20,088				
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30								
Painting external - doors, frames, gates	3,750	1.00	1.07	8								9,099
Tiling - wet area floors and walls	25,500	1.00	1.40	30								
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20				17,668				
Kitchen appliances	20,000	0.60	1.07	15								
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20				12,687				
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20				29,604				
Air-conditioning	10,000	1.00	1.07	10				21,146				
Mechanical air handling	4,000	1.00	1.20	20				9,486				
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30								
Rising main pump station	40,000	1.00	1.20	40								
Cost to demolish less salvage value	12,500	1.00	1.20	50								
Total spend to operate and renew over 50 years	509,650				74,774	76,203	77,682	221,610	80,797	82,437	50,193	61,050
Facility maintenance and renewal allocation estimated at 4.2% of initial cost					Annual contribution	90,108	90,108	90,108	90,108	90,108	90,108	90,108
					Available funds	626,790	662,364	697,737	733,053	625,856	660,884	689,985
	4.202%				Annual expense	74,774	76,203	77,682	221,610	80,797	82,437	50,193
	\$2,144,267				Balance left after expense	572,256	607,629	642,945	535,748	570,776	599,877	662,623
	\$90,108				Interest earned on balance @ 3.05% pa	21,467	22,890	24,305	25,718	21,430	22,831	23,995

McLarty South Pavilion	Cost escalation at 3.5% pa				2.35	2.43	2.51	2.60	2.69	2.79	2.89	2.99	
Renewal Fund Schedule	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	25	26	27	28	29	30	31	32	
					2047	2048	2049	2050	2051	2052	2053	2054	
Operational costs													
Annual allowance for utilities	7,488	1.00	1.00	all	17,575	18,191	18,827	19,486	20,168	20,874	21,605	22,361	
Annual allowance for routine repairs	2,500	1.00	1.00	all	5,868	6,073	6,286	6,506	6,733	6,969	7,213	7,466	
Annual allowance for cleaning	10,920	1.00	1.00	all	25,631	26,528	27,456	28,417	29,412	30,441	31,507	32,610	
Annual allowance for support services	2,000	1.00	1.00	all	4,694	4,859	5,029	5,205	5,387	5,575	5,770	5,972	
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all									
Total annual operating costs	56,849				53,768	55,650	57,598	59,614	61,700	63,860	66,095	68,408	
Facility Renewal costs													
Internal and security lighting	15,000	1.00	1.07	20									
Floor coverings and window treatments	18,000	1.00	1.07	15						53,690			
Painting internal - walls and ceilings	9,500	1.00	1.07	10						28,337			
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30						127,118			
Painting external - doors, frames, gates	3,750	1.00	1.07	8								11,982	
Tiling - wet area floors and walls	25,500	1.00	1.40	30						99,520			
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20									
Kitchen appliances	20,000	0.60	1.07	15						35,794			
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20									
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20									
Air-conditioning	10,000	1.00	1.07	10						29,828			
Mechanical air handling	4,000	1.00	1.20	20									
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30						301,068			
Rising main pump station	40,000	1.00	1.20	40									
Cost to demolish less salvage value	12,500	1.00	1.20	50									
Total spend to operate and renew over 50 years	509,650				53,768	55,650	57,598	59,614	61,700	739,214	66,095	80,391	
Facility maintenance and renewal allocation estimated at 4.2% of initial cost													
		Annual contribution				90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108
		Available funds				805,784	868,629	931,714	995,365	1,059,523	1,124,141	513,811	579,185
	4.202%	Annual expense				53,768	55,650	57,598	59,614	61,700	739,214	66,095	80,391
	\$2,144,267	Balance left after expense				778,521	841,606	905,257	969,415	1,034,033	423,703	489,077	515,743
	\$90,108	Interest earned on balance @ 3.05% pa				28,627	31,141	33,664	36,210	38,777	41,361	16,948	19,563

McLarty South Pavilion	Cost escalation at 3.5% pa				3.09	3.20	3.31	3.43	3.55	3.67	3.80	3.93
Renewal Fund Schedule	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	33	34	35	36	37	38	39	40
					2055	2056	2057	2058	2059	2060	2061	2062
Operational costs												
Annual allowance for utilities	7,488	1.00	1.00	all	23,143	23,953	24,792	25,660	26,558	27,487	28,449	29,445
Annual allowance for routine repairs	2,500	1.00	1.00	all	7,727	7,997	8,277	8,567	8,867	9,177	9,498	9,831
Annual allowance for cleaning	10,920	1.00	1.00	all	33,751	34,932	36,155	37,420	38,730	40,085	41,488	42,941
Annual allowance for support services	2,000	1.00	1.00	all	6,181	6,398	6,622	6,854	7,093	7,342	7,599	7,865
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all								
Total annual operating costs	56,849				70,803	73,281	75,846	78,500	81,248	84,091	87,034	90,081
Facility Renewal costs												
Internal and security lighting	15,000	1.00	1.07	20								63,113
Floor coverings and window treatments	18,000	1.00	1.07	15								
Painting internal - walls and ceilings	9,500	1.00	1.07	10								39,972
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30								
Painting external - doors, frames, gates	3,750	1.00	1.07	8								15,778
Tiling - wet area floors and walls	25,500	1.00	1.40	30								
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20								35,155
Kitchen appliances	20,000	0.60	1.07	15								
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20								25,245
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20								58,906
Air-conditioning	10,000	1.00	1.07	10								42,075
Mechanical air handling	4,000	1.00	1.20	20								18,875
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30								
Rising main pump station	40,000	1.00	1.20	40								188,750
Cost to demolish less salvage value	12,500	1.00	1.20	50								
Total spend to operate and renew over 50 years	509,650				70,803	73,281	75,846	78,500	81,248	84,091	87,034	577,949
Facility maintenance and renewal allocation estimated at 4.2% of initial cost		Annual contribution			90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108
		Available funds			605,851	644,719	682,176	718,623	753,914	787,915	820,484	851,469
4.202%		Annual expense			70,803	73,281	75,846	78,500	81,248	84,091	87,034	577,949
\$2,144,267		Balance left after expense			554,611	592,068	628,515	663,806	697,807	730,376	761,361	302,735
\$90,108		Interest earned on balance @ 3.05% pa			20,630	22,184	23,683	25,141	26,552	27,912	29,215	30,454

McLarty South Pavilion Renewal Fund Schedule	Cost escalation at 3.5% pa				4.07	4.21	4.36	4.51	4.67	4.83	5.00	5.18	5.36	5.55	Total cost over 50 years	
	Initial Value	Renewal Ratio	Project Multiplier	Renewal Cycle	41	42	43	44	45	46	47	48	49	50		
					2063	2064	2065	2066	2067	2068	2069	2070	2071	2072		
Operational costs																
Annual allowance for utilities	7,488	1.00	1.00	all	30,475	31,542	32,646	33,789	34,971	36,195	37,462	38,773	40,130	41,535	1,000,910	
Annual allowance for routine repairs	2,500	1.00	1.00	all	10,175	10,531	10,899	11,281	11,676	12,084	12,507	12,945	13,398	13,867	334,171	
Annual allowance for cleaning	10,920	1.00	1.00	all	44,443	45,999	47,609	49,275	51,000	52,785	54,632	56,544	58,524	60,572	1,459,660	
Annual allowance for support services	2,000	1.00	1.00	all	8,140	8,425	8,720	9,025	9,341	9,668	10,006	10,356	10,719	11,094	267,337	
Loan repayments - \$510K over 20 years @ 3%	33,941	1.00	1.00	all											712,769	
Total annual operating costs	56,849				93,234	96,497	99,874	103,370	106,988	110,732	114,608	118,619	122,771	127,068	3,774,848	
Facility Renewal costs																
Internal and security lighting	15,000	1.00	1.07	20											94,832	
Floor coverings and window treatments	18,000	1.00	1.07	15					89,950						175,688	
Painting internal - walls and ceilings	9,500	1.00	1.07	10											102,638	
Re-sheet the roof / replace gutters	38,000	1.00	1.20	30											127,118	
Painting external - doors, frames, gates	3,750	1.00	1.07	8											49,018	
Tiling - wet area floors and walls	25,500	1.00	1.40	30											99,520	
Changeroom mirrors, taps, shower heads, rails	7,450	1.00	1.20	20											52,822	
Kitchen appliances	20,000	0.60	1.07	15					59,967						117,125	
Hot water - kitchen / umpires / 1st Aid	6,000	1.00	1.07	20											37,933	
Hot water - changerooms / toilets / cleaner	14,000	1.00	1.07	20											88,510	
Air-conditioning	10,000	1.00	1.07	10											108,040	
Mechanical air handling	4,000	1.00	1.20	20											28,361	
Cupboards, benches, partitions, shelving	90,000	1.00	1.20	30											301,068	
Rising main pump station	40,000	1.00	1.20	40											188,750	
Cost to demolish less salvage value	12,500	1.00	1.20	50										83,203	83,203	
Total spend to operate and renew over 50 years	509,650				93,234	96,497	99,874	103,370	256,905	110,732	114,608	118,619	122,771	210,271	5,429,472	
Facility maintenance and renewal allocation estimated at 4.2% of initial cost	Annual contribution				90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108	90,108	4,505,400	
	Available funds				392,843	420,172	425,893	429,330	429,499	276,271	269,223	252,170	230,823	204,643		
	4.202%	Annual expense				93,234	96,497	99,874	103,370	256,905	110,732	114,608	118,619	122,771	210,271	5,429,472
	\$2,144,267	Balance left after expense				330,064	335,785	339,222	339,391	186,163	179,115	162,062	140,715	114,535	1	
	\$90,108	Interest earned on balance @ 3.05% pa				12,109	13,203	13,431	13,569	13,576	7,447	7,165	6,482	5,629	4,581	

Appendix 4 Facility Utilisation (Indicative facility use patterns)

Venue Name: Sir Ross McLarty Sports Facility (PFNC)													
Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00													
7.30													
8.00													
8.30													
9.00													
9.30	Function hire	Function hire	Function hire	Function hire	Function hire	Function hire	Function hire	Function hire	Function hire	PFNC Social activity			
10.00										Pre and Post Game activities			
10.30	full day bookings	full day bookings	full day bookings	full day bookings	full day bookings	full day bookings	full day bookings	full day bookings	full day bookings	26/52			
11.00													
11.30													
12.00													
12.30													
1.00													
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2.00													
2.30													
3.00													
3.30													
4.00													
4.30													
5.00													
5.30	PFNC Social activity post training		PFNC Social activity post training			PFNC Social activity post training			PFNC Social activity post game and AFL				
6.00													
6.30													
7.00													
7.30	30/52		30/52			30/52							
8.00													
8.30													
9.00													
9.30													
10.00													

Pinjarra Football and Netball Clubhouse bookings – Leased

SRMO1, the main oval is used as follows.

Venue Name: SRMO1													
Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00													
7.30													
8.00													
8.30													
9.00													
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12.30													
1.00													
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2.00													
2.30													
3.00													
3.30													
4.00	PJFC Training 40		PJFC Training 40			PJFC Training 40							
4.30													
5.00	PCC Training 40		PCC Training 40			PCC Training 40							
5.30	20/52		20/52			20/52							
6.00	PFNC Training 40		PFNC Training 40			PFNC Training 40							
6.30	Training 30		Training 30			Training 30							
7.00	30		30			30							
7.30	30/52		30/52			30/52							
8.00													
8.30													
9.00													
9.30													
10.00													

SRMO1

Venue Name: George Beacham Pavilion													
Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00													
7.30													
8.00													
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10.00													

George Beacham Pavilion - upstairs clubhouse – Leased

		Venue Name: George Beacham Pavilion						Activity Space: Changerooms		Hired by Council to Users					
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00															
7.30															
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3.00															
3.30															
4.00	PJFC	PCC - cricket	PJFC	PCC	PJFC	PCC	PJFC	PCC							
4.30	Training	Training	Training	Training	Training	Training	Training	Training							
5.00	40	60	40	60	40	60	40	60							
5.30	20/52	26/52	20/52	26/52	20/52	26/52	20/52	26/52							
6.00	PFNC		PFNC		PFNC		PFNC								
6.30	Training		Training		Training		Training								
7.00	30		30		30		30								
7.30	26/52		26/52		26/52		26/52								
8.00															
8.30															
9.00															
9.30															
10.00															

George Beacham Pavilion - lower level (changerooms)

		Venue Name: Lovegrove St Pavilion (old tennis clubrooms)						Activity Space: Function room (40pax)							
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00															
7.30															
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Lovegrove Street Hall

		Venue Name: Events Space						Activity Space: Old Equestrian							
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
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10.00															

Equestrian Ground

		Venue Name: SRMO3				Activity Space: Sir Ross McLarty Oval 3 (shared)									
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00															
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SRMO3

		Venue Name: SRMO2				Activity Space: Cricket Turf Oval									
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00															
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10.00															

SRMO2

		Venue Name: SRMO4				Activity Space: Junior Oval (synthetic wicket)									
		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
		Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter	Summer
7.00															
7.30															
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SRMO4 use

Appendix 5 Structural Assessment of Buildings



Introduction

Geoff Nannes Fong and Partners were engaged by CCS Strategic to provide a structural engineering assessment on a series of buildings at the Sir Ross McLarty Sports Precinct in Pinjarra.

A site visit and inspection was undertaken in the company of CCS Strategic and a representative of the Shire of Murray on Thursday 22 July.

The buildings inspected were:

- George Beacham Pavilion - Pinjarra Cricket Clubhouse and Precinct Changerooms
- McLarty Pavilion - Pinjarra Football and Netball Clubhouse
- Enzo Menara Pavilion - Pinjarra football and Netball Club Changerooms
- Old Equestrian Clubhouse - kitchen, meeting area and changeroms previously used by equestrian groups

The assessment report and illustrative photographs follow.

Note: We were not provided with and therefore unable to review any structural drawings of buildings and so details of the roof structure, slab thickness and reinforcing and site Geotechnical assessments are unknown. Therefore, assessment has been made solely on visual inspection, calling upon the expertise and experience of the engineer.

George Beacham Pavilion

Moloney Asset Rating

Ground floor 5B First Floor 7C.



Front view - facing SRMO1



Rear view - facing the carpark

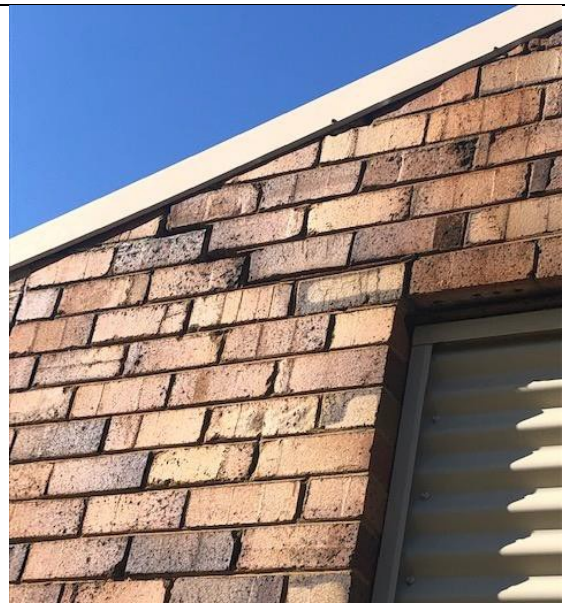
This building, constructed in 1973, comprises a slab on ground with brick paving surrounding the external areas of the building and a reinforced concrete first floor.

It is in relatively poor condition with settlement of portions of the building leading to brickwork movement and diagonal cracking of walls and erosion of the grout between bricks. It is considered that this building sits on a sand pad.

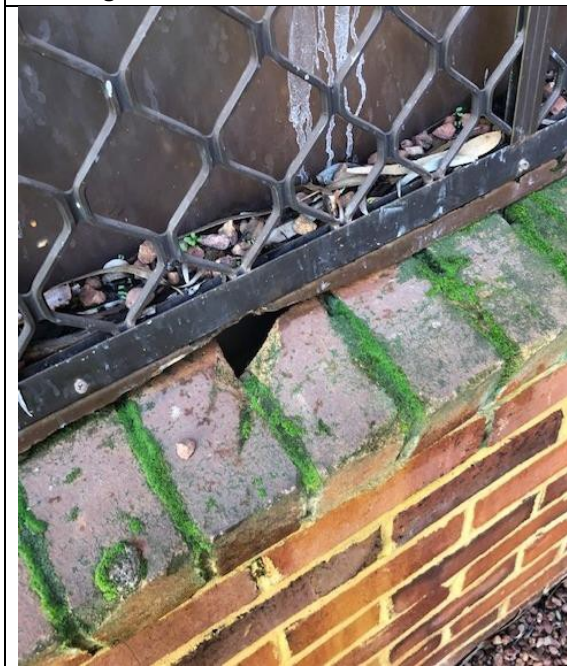




Cracking above the lintel



Diagonal cracking from roofline



Damage to window sill



Diagonal cracking above the windows

- a. The external access stairs up to the first floor are also in poor condition with structural steel rusted and tread supports with major rusting. The concrete treads are eroded.



Rusted structural steel in the staircase - west



Eroded step treads



Deteriorating concrete and steelwork



Deteriorating concrete and steelwork

- b. The brick piers supporting the first floor slab are in URGENT need of rebuilding with two requiring IMMEDIATE rebuilding. This will require ACROW propping of the outer edge of the building, demolition and rebuilding them one by one with concrete reinforced cores.



- c. There are isolated brick piers of single brick thickness that sit on top of the brick wall and under a timber beam along the edge of these piers. Proper inspection would require a builder to carefully open up this support condition with presence of an Engineer to ensure the support is sufficient and safe. It may be that the first floor slab is one complete slab and the brick mini walls are present for aesthetic reasons but we doubt this. It may be that there is some interaction between the first floor slab and the steel grid that sits on the brick wall and helps support the slab. This warrants further investigation.



- d. The access up to the first floor. There has been substantial movement in this area with poor brickwork, diagonal cracking and movement that is extensive, and substantial rusting of the structural steel stairs. To rectify this without substantial demolition and rebuilding would be very time consuming and would not prevent further breakdown of the structure.



e. Opinion and recommendation

- i. Immediate: rebuild the brick piers as noted above before the building is reused.
- ii. Within a year: investigate how the first floor slab is supported by the steel frame protecting the high level windows. Ground floor – currently there appears to be no distress.

GNFP do not consider it worthwhile to rebuild the stairs that access the first floor and the poor brickworks around this area. We consider that the building is arriving at the end of its life.

McLarty Pavilion - Pinjarra Football and Netball Clubhouse

Moloney Asset Rating Scale: Generally 3A

This single storey building, built approximately year 2000, is of brick construction with metal roof and verandah, with framed steel columns and edge beams, and steel roof trusses not visible.



McLarty Pavilion from south and southwest



Viewing verandah west side of SRMO1

Ceiling damage in viewing verandah

The floor is a stable concrete slab. The building showed two areas of ceiling damage but there were no structural problems evident.

Opinion and Recommendation

This building can continue to be used subject to routine maintenance. The ceiling damage in the middle of the main clubhouse social room and the viewing verandah should be rectified.

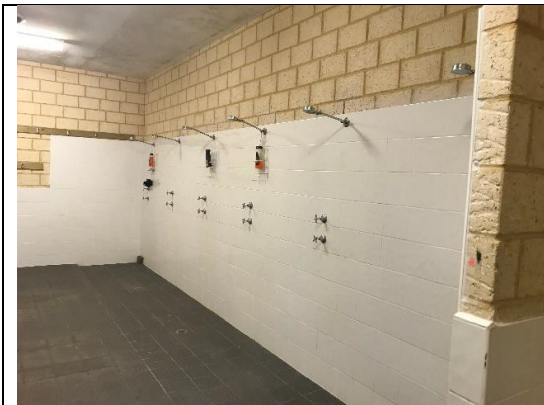
Enzo Menara Pavilion - Pinjarra Football and Netball Changerooms

Moloney Asset Rating

Ground floor 2A First Floor 3A

This building was constructed about 2009 and offers changerooms and a large training room on ground floor and media / coaches' rooms / gym upstairs. The building is concrete slab, brick walls and metal roof with steel beams. It is generally sound.

There is only one shower area in the Enzo Menara Pavilion. The shower room contains two WCs and two urinals. There are no female or away team facilities in the pavilion



Open shower area



Two toilets in the shower room

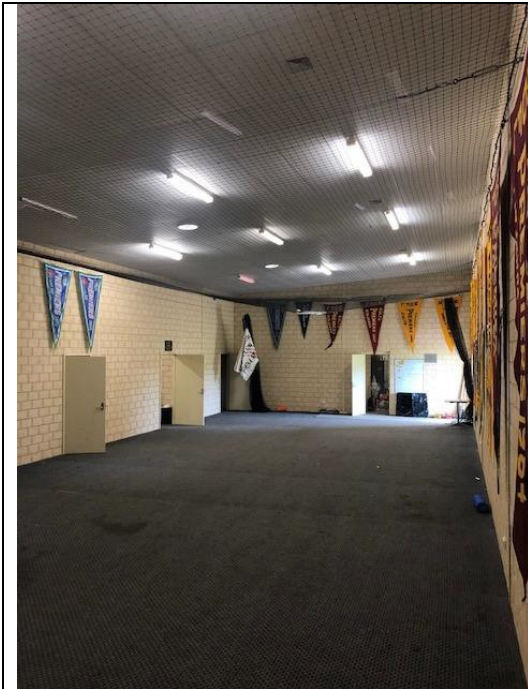


Urinals in the shower toilet area



External public toilets - M / F / UAT

The ground floor is single storey with a skillion roof offering a high ceiling level under which a net ceiling has been added to prevent ball damage during warm-up activities inside the building.

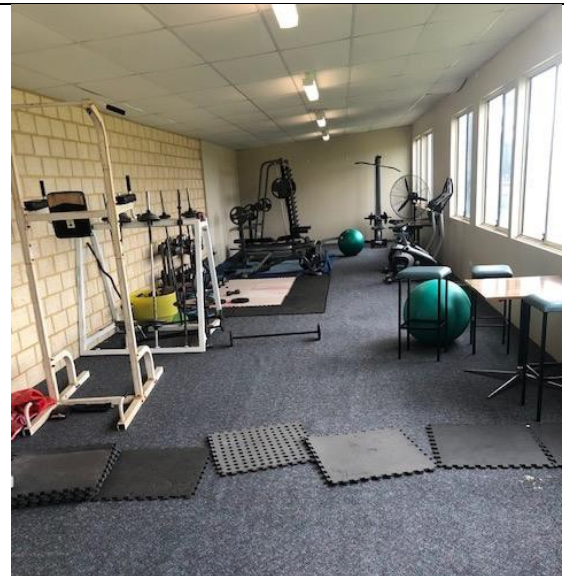


Ground floor training room with net ceiling

Ceiling in gym area up stairs

A metal staircase which is in good condition provides access to the upper level which looks over the main playing field. The area offers two small offices (coaches' rooms) and a gym. The floor of the offices and gym is carpeted over timber and there is some ceiling damage from wind pressure.

We do not consider the flooring on this upper level to be suitable for the gym. The SAA AS1170 Live Load Code stipulates a live load for a gym floor at 5KPa [100lb/sq ft]. Normal floorloads are 3KPa [60lb/sq ft]. We do not believe the gym floor would comply with the SAA Code for loading.



Opinion and Recommendation

The building is in sound condition although steps from the training room to the corridor dividing it from the social room and a ramp from the corridor into the (male) changeroom are less than desirable.

We do not believe the gym floor would comply with the SAA Code for loading. The equipment should either be relocated or the floor strengthened.

Old Equestrian Clubhouse -

Moloney Asset Rating

Generally 5C

The Old Equestrian Club House is a single skin brick building with a light weight steel verandah on three sides and an aerated brick wall on the western (toilet) side of the building, which unfortunately allows water ingress.



Equestrian Clubhouse with aerate brickwork on the western face

The brick building does not indicate any cracking or settlement problems and the roof structure is in reasonable condition, as is the verandah structure and roof although the gutters need some repair.



Roof is sound

Some gutter repair needed

Verandah on north side

The surrounds are precast concrete slabs butted together on a compacted sand base. Around the outer edge of the verandah is a limestone wall approximately 300mm thick. One corner of this wall has moved a little but could easily be corrected.



Cracking in verandah retaining wall - north east corner

The floor of the building is a concrete slab in good condition.

It is unknown what the footings to the brick walls are and what the footings to the verandah steel columns are, but they show no movement.

Opinion and Recommendation

The building is a lightweight steel structure with single leaf brick walls that are not load bearing.

It is in reasonable condition and with some refurbishment (primarily cosmetic) it could be readily returned to service.

Modifications to prevent the ingress of water under the roofline (north and south faces) and through the aerate brickwork would be beneficial to prevent further damage.

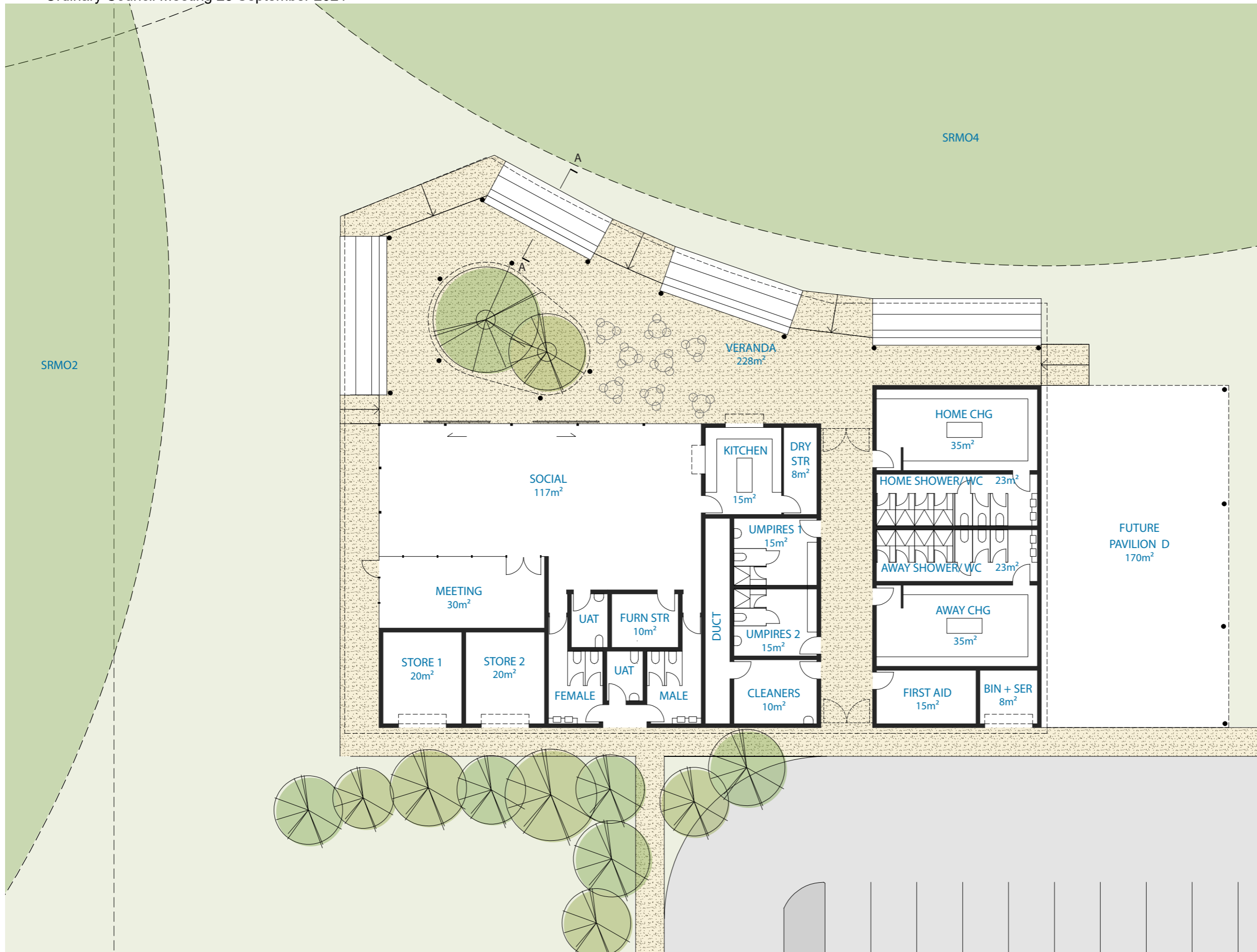
Geoff Nines

CPEng, MIE Aust, BE(civil), M.Eng. Sc, Dip Admin., Dip Env Stud., RPEQ, RPENT
Director,
Geoff Nines Fong & Partners Pty Ltd, Consulting
Aquatic, Structural & Civil Engineers



LEGEND

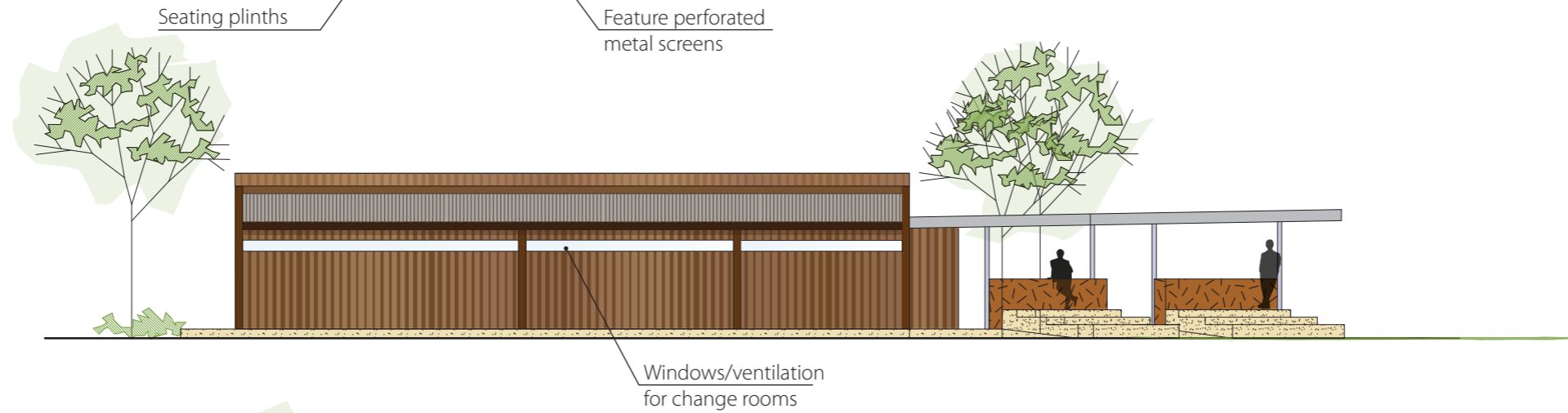
ROOM	AREA (M ²)
1 AWAY CHANGEROOM	35
2 HOME CHANGEROOM	35
3 AWAY SHOWER/ WC	23
4 HOME SHOWER/WC	23
5 PUBLIC TOILETS- MALE/ FEMALE/ UAT	32
6 STORE 1	20
7 STORE 2	20
8 FIRST AID	15
9 UMPIRES ROOM 1	15
10 UMPIRES ROOM 2	15
11 SOCIAL ROOM	117
12 SOCIAL ROOM FURNITURE STORE	10
13 MEETING/ BOARDROOM	30
14 KITCHEN AND DRY STORE AND SERVERY	20
15 VERANDA INCLUDING PAVING	375
16 SPECTATORS/ SCORERS/ VIEWING	-
17 CIRCULATION AND SERVICES	61
TOTAL INT. BUILDING	525



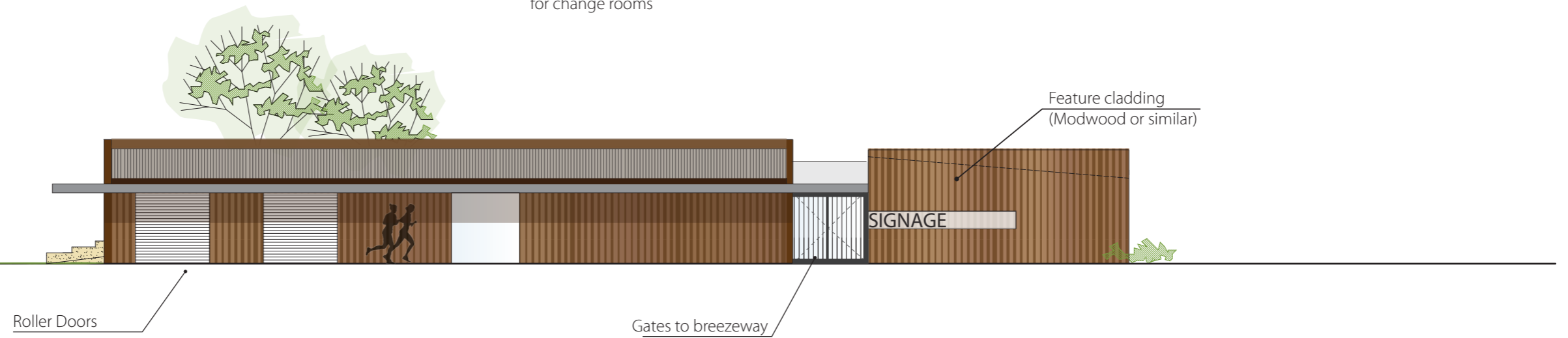
WEST ELEVATION



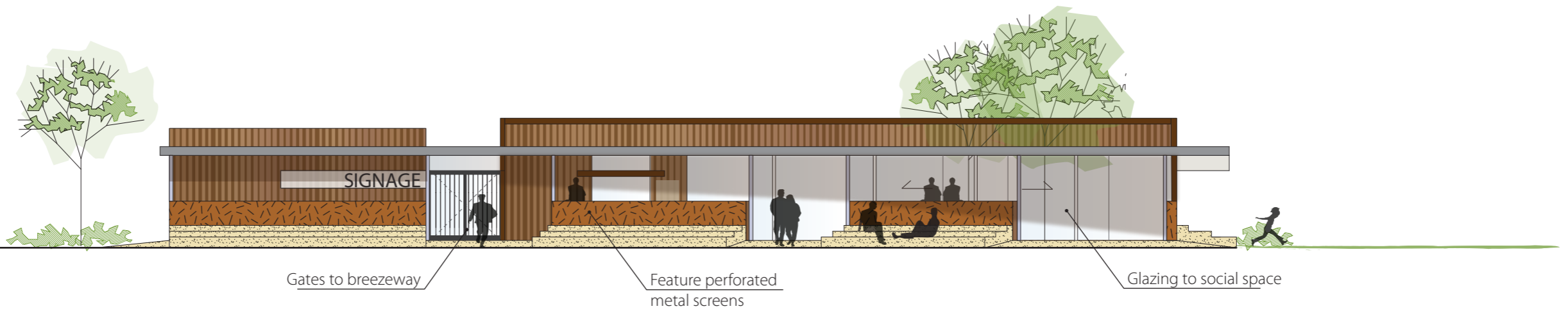
EAST ELEVATION

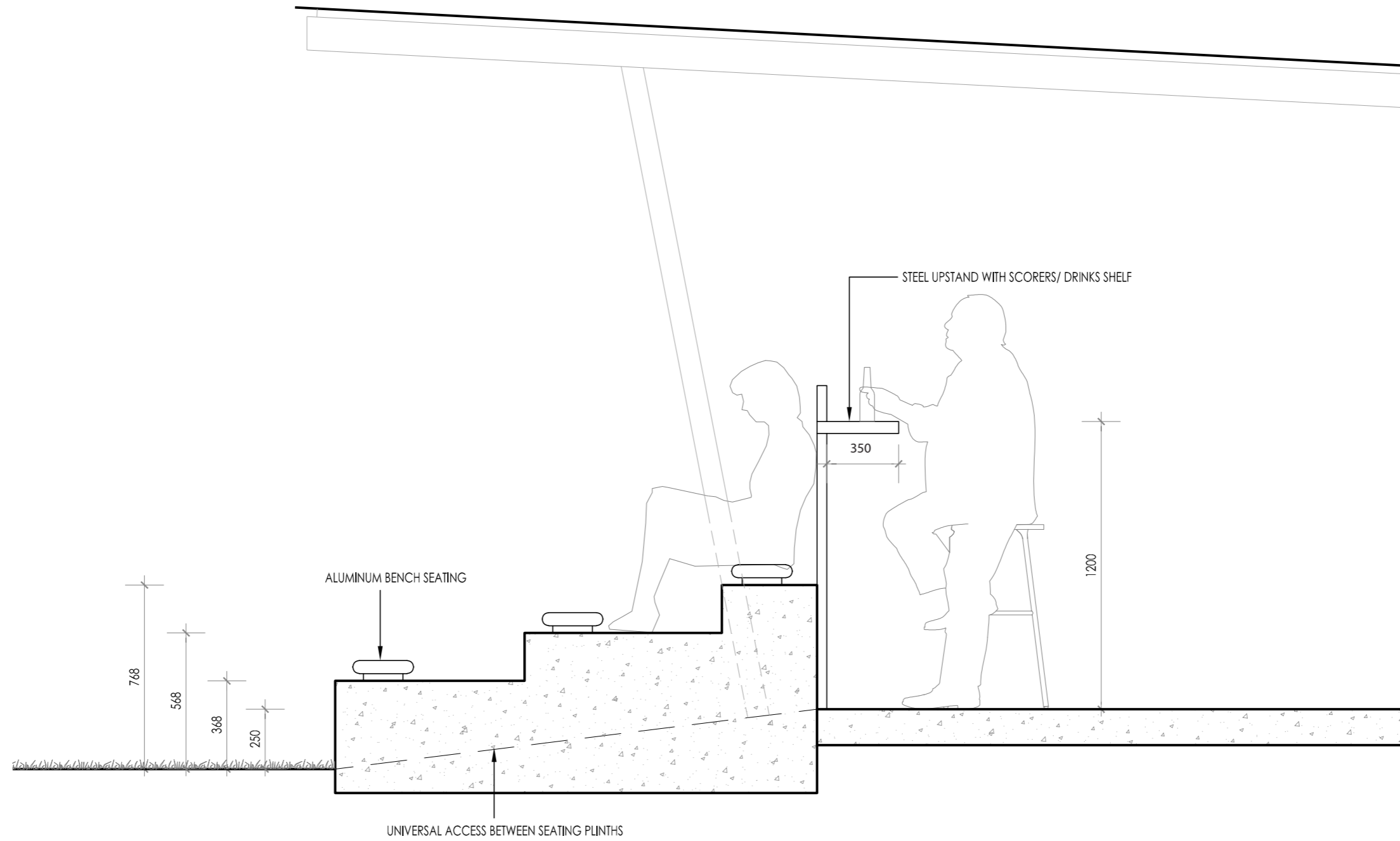


SOUTH ELEVATION



NORTH ELEVATION





Outstanding Council Resolutions

Open Resolutions/Items

Name	Owner	Start Date	Status	Complete %	Recommendation/Council Decision	Progress Comment	Last Updated
OCM 26 August 2021 Item 11.6 Lease Proposal – Scouts Australia, Western Australia Branch – Peel Boat Shed – Reserve 39978	Robert Marlborough	2021-08-26	In Progress	20	That Council supports the Chief Executive Officer endorsing a new lease agreement with Scouts Australia, Western Australia Branch for Reserve 39978 for a period of 2 years with an option term of 2 years, with the annual rental, terms and conditions continuing from the lease agreement that expired on 14 August 2021.		Robert Marlborough Aug 31, 2021 04:17 PM
OCM 26 August 2021 Item 11.7 Lease Proposal – The Murray Districts Historical Society Inc – Lot 202 (2) Henry Street Pinjarra	Robert Marlborough	2021-08-26	In Progress	20	That Council supports the Chief Executive Officer negotiating and endorsing a new lease agreement with The Murray Districts Historical Society Inc for the Old Schoolmaster House at Lot 202 (2) Henry Street, Pinjarra for a period of 2 years with an option term of 2 years, with the annual rental, terms and conditions continuing from the lease agreement that expires on 31 August 2021.		Robert Marlborough Aug 31, 2021 04:17 PM
OCM 26 August 2021 Item 11.10 Tender T21/8 Pinjarra Pedestrian Suspension Bridge Maintenance	Alan Smith	2021-08-26	In Progress	5	That Council:1. accepts the Confidential Assessment Report by the evaluation panel; 2. endorses Jonor Construction Pty Ltd as the preferred tenderer for the Pinjarra Pedestrian Bridge Maintenance Works at a tendered price of \$632,929.76 (ex GST) and delegates to the Chief Executive Officer to negotiate the final scope and cost implications of the tender submission in accordance with the specification and tender rates in the "Schedule of Prices" for Tender T21/8; and 3. acknowledges that up to \$250,000 of further funds may be required to complete the maintenance and associated activities required for the Pinjarra Pedestrian Suspension Bridge, with the funding to be allocated from the Asset Enhancement Reserve.	Organised a startup meeting with contractor to discuss works schedule and strategy	Marty Harrop Sep 8, 2021 12:34 PM
OCM 26 August 2021 Item 11.11 North Dandalup Reserve Masterplan	Alan Smith	2021-08-26	In Progress	5	That Council:1. endorse the North Dandalup Reserve Masterplan with proposed improvements; and 2. allocate up to an additional \$100,000 from the Asset Enhancement Reserve for the delivery of the initial stage of the North Dandalup Reserve Masterplan.	Masterplan published on Shire website and North Dandalup Community Association advised of Council endorsed project budget	Marty Harrop Sep 8, 2021 12:34 PM

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<p>OCM 26 August 2021 Item 11.5 Proposed Variation to Leased Areas – Reserve 44695 (Lot 2021) and Reserve 8900 (Lot 1810) Pinjarra Road) Ravenswood</p>	<p>Robert Marlborough</p>	<p>2021-08-26</p>	<p>In Progress</p>	<p>80</p>	<p>That Council:1. supports a formal amendment to the Mandurah Murray Vietnam Veterans Group Inc leased area on Reserve 44695 Pinjarra, as outlined in this report; 2. approves for the Chief Executive Officer to prepare and endorse a formal lease variation, subject to any other statutory consents to accommodate the changes to the area leased by the Mandurah Murray Vietnam Veterans Group Inc on Reserve 44695; and 3. approves for Chief Executive Officer to engage with Ramms Pty Ltd to facilitate a reduced leased area on Reserve 8900, as broadly outlined in the body of this report, by formal variation, if a mutually acceptable outcome can be achieved.</p>		<p>Robert Marlborough Aug 31, 2021 04:29 PM</p>
<p>OCM 22 July 2021 Item 11.5 Alfresco Dining Licence Proposal - Dwellingup Hotel - Portion of Marinup St, Dwellingup</p>	<p>Robert Marlborough</p>	<p>2021-07-22</p>	<p>In Progress</p>	<p>70</p>	<p>That Council:1. supports an Alfresco Dining Licence being entered into with The Dwellingup Community Association Inc or the licensee of the Dwellingup Hotel (Rossgem Pty Ltd) or for an area of about 140m2 in Marinup Street, Dwellingup for a period of 5 years, with the annual licence fee commencing at \$1,050 per annum, plus GST, paid in advance, with the licence fee increasing by 3% or CPI, whichever is greater, on each anniversary of the licence; 2. accepts the market rental valuation for the area to which the Alfresco Dining Licence is to apply, as provided by Acumentis dated 29 June 2021, being \$1,050 per annum, plus GST, paid in advance; and 3. approves for the Chief Executive Officer to – (a) publish a local public notice in accordance with Section 3.58 of the Local Government Act 1995 inviting written submissions on the lease proposal, to be received for at least 14 days; and (b) subject to no submissions being received by the closing date negotiate, endorse and enter into the licence with, as outlined; and 4. if adverse submissions are received, a further report is to be prepared and presented to Council to review the submissions and determine a position on the licence proposal.</p>		<p>Robert Marlborough Aug 31, 2021 04:16 PM</p>
<p>OCM 22 July 2021 Item 11.4 Batavia Quays Residents Petition - Fire Hazard Concerns - Unmade Rd Reserve - Rivergum Esp, Sth Yunderup</p>	<p>Robert Marlborough</p>	<p>2021-07-22</p>	<p>In Progress</p>	<p>50</p>	<p>That Council: 1. receive and note the petition facilitated by Mr Tom van Leeuwen of behalf of residents of Batavia Quays, South Yunderup; 2. supports the clearing of understory and overhanging vegetation (not exceeding 4 metres in width) to facilitate an effective firebreak immediately adjacent to the footpath on Reserve 48899 to reduce potential bushfire risk; and 3. supports individual engagement with all landowners adjoining Reserve 48899 to review bushfire preparedness activities and compliance with the Shire of Murray Firebreak Notice to further promote community safety.</p>		<p>Robert Marlborough Aug 31, 2021 04:09 PM</p>

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OCM 22 July 2021 Item 11.3 Acquisition of Lot 1 (45) Culeenup Rd, North Yunderup	Robert Marlborough	2021-07-22	In Progress	50	That Council:1. approves the purchase of Lot 1 (45) Culeenup Road, North Yunderup in fee simple from the Country Women's Association of Western Australia Inc for the amount of \$195,000 (Exc. GST), with funding for the purchase and for settlement costs of \$1,000 being allocated from the Asset Enhancement Reserve, with the Chief Executive Officer being authorised to undertake and finalise the acquisition process; and 2. supports the extension of the current management agreement between the Shire of Murray and the North Yunderup Community Association for Lot 1 (45) Culeenup Road, North Yunderup for a further two years at the expiry of the current option term (31 December 2022) if enacted, subject to any additional terms and conditions, as determined by the Chief Executive Officer.		Robert Marlborough Aug 31, 2021 04:11 PM
OCM 22 July 2021 Item 11.2 In-Principle Support: Lease Duration - WAFIP	Robert Marlborough, Christopher Vas	2021-07-22	In Progress	50	That Council supports the Chief Executive Officer providing written in-principle confirmation to the proposed lessees of the Western Australian Food Innovation Precinct (WAFIP) — Murdoch University, GrowHub (Fund Singapore), Department of Primary Industries and Regional Development (DPIRD) and Spinifex Brewery Co. that the lease term for the proposed lessees, as detailed will be for an initial term of five years (2022 – 2027) with the option for a further fire year extension (until 2032) on terms to be negotiated, pending formal lease agreements being progressed pursuant to section 3.58 (3) of the Local Government Act 1995.	6 Sept 2021: A draft lease for the WAFIP entities has been drawn up by Squire Patton Boggs. The Shire is reviewing this document internally. Once updated and finalised, the lease document will be provided to the proposed anchor tenants for their review and for negotiations to commence.	Christopher Vas Sep 6, 2021 03:04 PM
OCM 22 July 2021 Item 11.1 Tender 21/10 Provision of Cleaning Services for Shire owned buildings	Dale Burton	2021-07-22	In Progress		That Council:1. endorses the tender selection criteria for Tender T21/10 as provided in the body of this report for the Provision of Cleaning Services for Shire owned buildings; and 2. approves the Chief Executive Officer to publicly invite Tender T21/10, State wide for the Provision of Cleaning Services for Shire owned buildings in accordance with the provisions of the Local Government Act.	Advertising and submission process completed, pending review of submissions and appointment of contractor.	Dale Burton Sep 7, 2021 01:27 PM
OCM 22 July 2021 Item 10.1.1 Election of Officers for the 2021/2022 Fire Season	Robert Marlborough	2021-07-22	In Progress	50	That Council:1. supports the appointment of the following persons by delegated authority for the 2021/2022 Fire Season; and Chief Bush Fire Control Mr. Robert (Bluey) Wilson Officer: Deputy Chief Bush Fire Mr. Gavin Stevens, CESC Shire of Murray Control Officer: Fire Control Officers: Mr. Douglas McLarty – Coolup VBFB Mr. Peter Thurkle – North Dandalup VBFB Mr. James (Jim) Camplin – South Yunderup/Ravenswood VBFB Mr. Robert Wilson – West Murray VBFB Mr. Kevin Jones – Pinjarra VFRS Fire Control Officers: Mr. Chris Sattler – Coolup VBFB (Permit Issuing Only) Mr. Stuart Kirkham – Coolup VBFB Ms. Lorraine Webster – North Dandalup VBFB Ms. Christine Thompson JP – West Murray VBFB Mr. Brian Bird – West Murray VBFB Fire Weather Officer: Mr. James (Jim) Camplin – South Yunderup/Ravenswood VBFB Deputy Fire Weather Officer: Mr Gavin Stevens, CESC Shire of Murray Shire Training Coordinator/s: Mr. James (Jim) Camplin – South Yunderup/Ravenswood VBFB Mr. Gavin Stevens, CESC Shire of Murray 2. recommend that the Chief Executive Officer appoints a Fire Control Officer and Permit Issuing Officer/s for the 2021/2022 Fire Season from the Dwellingup Volunteer Bush Fire Brigade membership or otherwise, when suitably qualified Officers are nominated or identified.		Robert Marlborough Aug 31, 2021 04:20 PM

OCM 24 June 2021 Item 15.1 Dwellingup Futures Road Map 2021-2036 Reports - Release for Public Comment	Brett Flugge, Dean Unsworth	2021-06-24	In Progress		That Council: 1. grants delegated authority to the Chief Executive Officer to release the Dwellingup Futures Road Map reports for public comment for a 28 day period, with an open public forum being arranged in Dwellingup to present the report findings, in conjunction with using other community consultation methods and news media channels; and 2. awaits a further report on submissions received following the public advertising phase to consider the Road Map reports for final endorsement prior to forwarding onto the Minister for Regional Development.	Road Map reports endorsed for public release at TAC/SWG meeting held on July 28, 2021. Public advertising commenced on August 11. Community forum held on August 11 and follow up drop in session August 18. Consultation period ends 10 September with a report on submissions to be presented to Council in late October.	Rod Peake Sep 13, 2021 06:01 AM
OCM 24 June 2021 Item 11.8 Pinjarra Cricket Club Holding Over Lease	Marlene Renton	2021-06-24	In Progress	90	That Council: 1. notes that the Pinjarra Cricket Club Holding Over Lease (LD928) at George Beacham Pavilion expires on 30 June 2021; and a. confirms the lease is not to be extended with the premises being vacated by 30 July 2021; and. requests the Pinjarra Cricket Club Premises Working Group finds a solution that will enable the club to operate successfully until a permanent home is established; and 2. supports the development of detailed concepts and costings, to be funded from Project AD0002 C101, for a new shared facility for cricket and hockey in preparation for funding applications.	The Pinjarra Cricket Club have vacated George Beacham Pavilion and are relocating to the Lovegrove Street Hall for up to 5 years as per Council resolution at July 2021 OCM. Council is contributing up to \$10,000 towards minor refurbishments. CCS Strategic completed detailed concepts and costings for a new facility to be shared between cricket and hockey which will be presented to September 2021 Council. A CSRFF application for 30 September 2021 is being developed by officers.	Marlene Renton Sep 8, 2021 12:50 PM
OCM 24 June 2021 Item 11.2 Shire of Murray Extractive Industries Local Law 2021	Robert Marlborough	2021-06-24	In Progress	50	That Council 1. supports the making of the proposed Shire of Murray Extractive Industries Local Law 2021 (local law) in accordance with section 3.12 of the Local Government Act 1995, as detailed at Appendix 2; 2. supports the proposed local law being advertised in accordance with section 1.8 of the Local Government Act 1995 and for copies of the proposed local law being made available to the public, with a submission period being open for a minimum period of 6 weeks; and 3. be provided with a further report on the proposed local law after the close of submissions to formally make the local law, by Absolute Majority in accordance with the provisions of the Local Government Act 1995.		Robert Marlborough Aug 31, 2021 04:29 PM
OCM 24 June 2021 Item 11.1 Proposed Amendment to Peel Business Park Design Guidelines Local Planning Policy	Rod Peake	2021-06-24	In Progress		That Council: 1. pursuant to the requirements of the Deemed Provisions set out in Schedule 2, Part 2, Clause 5 of the Planning and Development (Local Planning Schemes) Regulations, resolves to proceed with the proposed amendments to the Peel Business Park Lot 600 Design Guidelines Local Planning Policy as set out in Appendix 1 together with a further amendment as set out in the detail section of this report regarding roof pitches, subject to the detailed wording of the amendments being to the satisfaction of the Director Planning and Sustainability; and 2. publishes notice of the amended policy in a newspaper circulating within the Shire in accordance with the requirements of the Deemed Provisions.	Amendments to policy document under preparation by Consultant.	Rod Peake Sep 13, 2021 06:04 AM
OCM 27 May 2021 Item 11.10 Pinjarra Entry Statement - Historic Steam Train Locomotive	Dean Unsworth	2021-05-27	In Progress	100	That Council allocates \$30,000 from the Rail Heritage Reserve and \$70,000 from the Asset Enhancement Reserve to purchase, refurbish, transport and then permanently place an historic PMR 735 Steam Train Locomotive as an iconic entry statement into Pinjarra.	Have commenced negotiations with owner.	Cheryl Shenton Jul 1, 2021 12:10 PM

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OCM 22 April 2021 - Item 11.6 Beau Sovereign Traffic Bridge Closure	Marty Harrop	2021-04-28	In Progress	50	That Council: 1. closes Bridge No. 5301 on Beau Sovereign Court over the North Dandalup River to vehicles and remove the structure from the Shire's traffic bridge asset register; 2. authorises staff to advise Main Roads Western Australia that Bridge No. 5301 is no longer a traffic bridge and is to be removed from Main Roads Integrated Road Information System (IRIS); 3. supports staff to investigate the modification of the traffic bridge to a pedestrian and equine standard; and 4. authorises staff to manage the bridge structure transformation via the Shire regional bridge program funds.	The traffic bridge has been barricaded and Main Roads have also been advised that the traffic bridge is closed. The assessment of the bridge for conversion to pedestrian will be undertaken in early spring.	Marty Harrop Jun 14, 2021 03:45 PM
OCM 25 February 2021 - 11.8 Housing and Accommodation Feasibility & Investment Report and Investment Prospectus	Leanne McGuirk	2021-02-25	In Progress	80	That Council endorse: 1. the findings of the 'Housing and Accommodation: Feasibility and Investment Report' prepared by Syme Marmion and Co; 2. the investment prospectus prepared by Syme Marmion and Co. for the purposes of attracting short stay accommodation investment in Dwellingup; 3. the CEO working with relevant landowners, agencies and key stakeholders to identify a preferred development site and to develop and implement a strategy that will facilitate investment and development of a high quality, short stay accommodation offering within the Dwellingup townsite; and 4. a further review, particularly around Pinjarra's opportunities be undertaken, and a report be provided to Council for consideration within twelve months.	Investigations and discussions underway with landowners of potential sites under investigations. DBCA has provided preliminary requirements for investigation sites.	Krystal Dawe Sep 6, 2021 08:20 AM
OCM 17 December 2020 - 11.3 Murray Aquatic and Leisure Centre (MALC) Pool Heating	Ben Jordan	2020-12-17	In Progress	90	That Council: endorses the addition of two 350 kW boilers and associated works at the Murray Aquatic and Leisure Centre and increases the current funding allocation from the MALC Capital Reserve for the works from \$130,000 to \$203,000	Boiler unit installation and ancillary works completed in the main. The system is operational, however commissioning works are still underway bringing the hydrotherapy pool into line with the new boilers. There has been an issue with enough water pressure to service the new Hydrotherapy pool heat pump. A solution has been determined, now waiting for installation of works for the system to be fully operational.	Ben Jordan Aug 5, 2021 09:05 AM
OCM 24 September 2020 - 11.13 Proposed Extractive Industry – Lot 1261 Willowdale Road	Alan Smith	2020-09-24	In Progress	85	That Council: 1. authorises the Chief Executive Officer to negotiate and endorse a long term lease agreement with Alcoa for the purpose of gravel extraction for Public Purposes; 2. establishes an Infrastructure Account of \$300,000 from the Asset Enhancement Reserve to develop and manage the extractive industry site at Lot 1261 Willowdale Road for future infrastructure provision; and 3. develops a Business Plan for the proposed Extractive Industry at Lot 1261 Willowdale Road.	A further meeting has been held with Alcoa due to their internal staff changes to help progress the lease. A briefing document has been issued to Alcoa to inform the Executive at Alcoa to help progress with the lease options.	Alan Smith Aug 13, 2021 04:17 PM

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<p>OCM 25 June 2020 - Item 16.1 Confidential Report – Business Plan Outcome and Sale of Lots 301 to 305 Dewar Road and Lots 306 to 310 Beau Sovereign Court, North Dandalup (Formerly Lot 102 Lakes Road)</p>	<p>Robert Marlborough</p>	<p>2020-06-25</p>	<p>In Progress</p>	<p>90</p>	<p>That Council: endorses the Officers Recommendation included in the report for Item 16.1 provided under confidential cover.</p>	<p>Sales completed for Lots 307 and 308 Beau Sovereign Court and Lots 301 and 304 Dewar Road. Offers received and accepted for – Lot 310 Dewar Road; Lot 306 Beau Sovereign Court (Finance extension approved 8 February); and Lot 303 Dewar Road. These offers are all subject to finance approval. A cash offer to purchase Lot 309 Beau Sovereign Court has been received, and this is not subject to any conditions. Settlement is scheduled for 45 days after 10 February 2021. Nil offers received so far for Lot 302 or Lot 305. Land titles received 4 September 2020. Agent appointed to Auction the lots to be sold. Auction date set as 10 October 2020. Statutory advertising arranged. Settlement Agent appointed to deal with land actions resulting from the auction. Auction held 10 October 2020. All lots passed in. As of 29 October 2020 two offers and acceptances received for Lot 303 Dewar Road and Lot 308 Beau Sovereign Court. Marketing for remaining lots ongoing.</p>	<p>Robert Marlborough Aug 31, 2021 04:19 PM</p>
<p>OCM 25 June 2020 - Item 11.6 Amendment No. 316 to Town Planning Scheme No. 4 - Proposed Equestrian Zone, Lots 462 and 502 South Western Highway, Blythwood</p>	<p>Rod Peake</p>	<p>2020-06-25</p>	<p>In Progress</p>	<p>50</p>	<p>That Council: 1. pursuant to Section 75 of the Planning and Development Act 2005 resolves to prepare Amendment No 316 to the Shire of Murray Town Planning Scheme No. 4 to rezone portion of Lot 462 and Lot 502 South Western Highway, Blythwood, from Rural and Private Recreation to Special Use – Equestrian, with a range of suitable conditions that limit the use of the site to equestrian related activities and provide for the orderly progressive development of the land, including the need for a structure plan to guide development. 2. pursuant to Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 specifies that the Amendment is a standard amendment as it is considered not to comfortably fall within either the complex or basic amendment categories and will not result in any significant environmental, social, economic or governance impacts on land within the Scheme area; 3. authorises the Shire President and Chief Executive Officer to sign and seal the scheme amendment documents prepared to the satisfaction of the Director Planning and Sustainability; 4. authorises the amendment to be forwarded to the Environmental Protection Authority for consideration of the need for environmental assessment in accordance with section 81 of the Planning and Development Act; and 5. following compliance with sections 81 and 82 of the Act, proceeds to advertise the amendment for a period of at least 42 days.</p>	<p>Scheme Amendment Documents prepared. Meetings held on 26 July 16 August to discuss options. Equine commercial not considered practical option. Presented alternative option to owner awaiting feedback by 10 September.</p>	<p>Rod Peake Sep 13, 2021 06:10 AM</p>

OCM 22 June 2017 – Item 16.1 Dwellingup Community Compact Draft Position Statement – Bauxite Mining in and Around Dwellingup - CONFIDENTIAL	Dean Unsworth	2018-07-01	In Progress	75	That Council: 1. supports the recommendations of the Chief Executive Officer as presented in the table of 12 actions recommended by the Dwellingup Community Compact; 2. delegates to the Shire President and Chief Executive Officer to negotiate further with the Dwellingup Community Compact and Alcoa regarding the proposed Dwellingup Discovery Forest, but that Council fully supports this concept in principle; and 3. requests a further report following further negotiations with stakeholders and following the future public meeting with the community.	Workshops have continued and a final Dwellingup Futures joint workshop will be held on 16 June 2021 prior to a public meeting and calls for submissions in July.	Dean Unsworth Jun 14, 2021 10:09 AM
OCM 23 August 2018 - Item 11.6 Land Encroachments & Other Structures – Closure of Unmade Road – Ballee Island, South Yunderup	Robert Marlborough	2018-08-23	In Progress	66	That Council: 1. approves for the Chief Executive Officer to formally progress with the Minister for Lands, through the Department of Planning, Lands and Heritage the closure of the unmade road reserve and the creation of a new Crown Reserve for the purposes of “foreshore” on Ballee Island, South Yunderup, with the following outcomes to be achieved: (a) the Crown Reserve land is to be managed by the Shire under a management order; (b) the new Crown Reserve boundaries are to be established in such a way to ensure 3 metre setbacks are provided to accommodate the patio encroachment from Lot 87 Ballee Island and the existing dwelling encroachment from Lot 83 Ballee Island; (c) a 5 metre wide easement being established within the new Crown Reserve to provide ongoing protection to existing Water Corporation infrastructure; (d) define the areas proposed in point 2; 2. pending the closure of the unmade road reserve and the creation of the new Crown Reserve actively encourage the Department of Planning, Lands and Heritage to facilitate suitable formal lease arrangements and the appropriate Peel Region Scheme consents, for an initial period of 10 years; (a) with the owner of Lot 82 Ballee Island for existing cottage (dwelling) adjacent to this property; (b) with the owner of Lot 83 for Gazebo and other structure adjacent to this property; 3. after receiving confirmation from the Department of Planning, Lands and Heritage that points 1 and 2 are supported and being actioned a further report be prepared for Council to consider the full cost breakdown of survey and other associated costs; and 4. authorises the Chief Executive Officer to continue engaging with the landowners of Lots 82, 83 and 87 Ballee Island to determine equitable contributions towards the cost of the survey works.	Funding approved in 20/21 budget to undertake formal survey work to progress outcomes on the land encroachments	Robert Marlborough Jun 14, 2021 04:16 PM
OCM 22 November 2018 – Item 11.9 Pinjarra Massacre Memorial Project	Leanne McGuirk	2018-11-22	Deferred	30	That Council supports: 1. the Pinjarra Massacre Memorial Project in principle, including the development of a concept plan; 2. allocation of in kind workforce resources to assist in the development of a concept plan; 3. further consideration of the provision of financial and/or in kind support, following the completion of a concept plan; and 4. investigation into the opportunities of a Joint Management Agreement over Crown Reserve 31032.	This project is lead by the Department of Planning, Lands & Heritage, with the Shire being one of a number of stakeholders. The project was placed on hold by DPLH in early 2020. The Department and local Elders have been advised that the Shire remains committed to supporting and enabling progression of the project and look forward to working with all key stakeholders when the project is re-established	Leanne McGuirk Aug 11, 2021 04:32 PM

OCM 27 June 2019 – Item 11.24 Lower Murray River – Foreshore Stabilisation Guidelines	Alan Smith	2019-06-27	In Progress	85	That Council: 1. supports the introduction of Foreshore Stabilisation Guidelines for the Lower Murray River; 2. continues to engage with Community Associations to inform and add value to the introduction of the Foreshore Stabilisation Guidelines for the Lower Murray River; 3. seeks approval from the Department of Water and Environmental Regulation (DWER) and Department of Planning Lands and Heritage (DPLH) for any required environmental and structural works within the Foreshore Stabilisation Guidelines for the Lower Murray River riverbanks that abut areas under the management of the Shire of Murray; and 4. once approvals have been obtained from DWER and DPLH for environmental and structural works on the Riverbanks, an engagement strategy be initiated to enable ongoing liaison directly with the community within proximity of the Lower Murray River.	The design of the riverbank retaining wall has been completed and issued to both the Department of Water and Environmental Regulation (DWER) and the Department of Planning, Lands and Heritage (DPLH) for comment prior to finalising the handover of the Riverbank management. Funding applications have been completed to source funding to undertake remediation works at three different areas on the Islands and in South Yunderup Further communication and an overview of the project has been issued to DPLH to enable a decision on delegation of management.	Alan Smith Jul 26, 2021 12:43 PM
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Delegated Decisions of Development Approvals for August 2021

Application Number Display	Reason for Permit	Site Address Full Address	Decision Type	Decision	Lodged Date Date	Decision Date Date
P113/2021	Variation to Building Envelope and oversized Shed	Lot/118 Bolliong Grove, North Dandalup WA 6207	Delegate	Issued		9/08/2021
P125/2021	Extension	35 Windfire Grove, Nambeelup WA 6207	Delegate	Issued	15/07/2021	2/08/2021
P128/2021	Factory Unit	17 Ballang Brace, Pinjarra WA 6208	Delegate	Issued	4/06/2021	19/08/2021
P133/2020	Intensive Agriculture	100 Pinjarra-Williams Road, Meelon WA 6208	Delegate	Issued	8/07/2020	27/08/2021
P143/2021	Single House	27 Coopers Mill Way, Ravenswood WA 6208	Delegate	Issued	15/06/2021	3/08/2021
P153/2021	Outbuilding	34 Greyhound Retreat, Nambeelup WA 6207	Delegate	Issued	25/06/2021	24/08/2021
P168/2021	Wash down bay	1 Fields Street, Pinjarra WA 6208	Delegate	Issued	6/07/2021	17/08/2021
P169/2021	Outbuilding	13 Heritage Lane, Pinjarra WA 6208	Delegate	Issued	30/07/2021	17/08/2021
P175/2021	Stable and Stocking of Two Horses	Lot/3 Rosser Street, West Pinjarra WA 6208	Delegate	Issued	12/07/2021	10/08/2021
P182/2021	Variation of building envelope and outbuilding	99 Avoca Retreat, North Dandalup 6207	Delegate	Issued	5/08/2021	19/08/2021
P185/2021	Outbuilding	Lot/807 Hamelin Road, North Dandalup WA 6207	Delegate	Issued	21/07/2021	12/08/2021
P186/2021	Outbuilding	5 Casuarina Place, Pinjarra WA 6208	Delegate	Issued	21/07/2021	11/08/2021
P189/2021	New brick and tile storage shed	112 Murray Waters Boulevard, South Yunderup WA 6208	Delegate	Issued	29/07/2021	11/08/2021
P190/2021	Ancillary Accommodation	171 Husband Road, Barragup WA 6209	Delegate	Issued	28/07/2021	23/08/2021
P191/2021	Outbuilding	166 Jolly Rambler Boulevard, Ravenswood WA 6208	Delegate	Issued	28/07/2021	18/08/2021
P196/2021	Variation to Building Envelope	Lot 89 Cowcher View, North Dandalup WA 6207	Delegate	Issued	3/08/2021	4/08/2021
P197/2021	Building Envelope Variation, Outbuilding Extension, Keeping of Stock and Stable	65 Jennie Place, North Dandalup WA 6207	Delegate	Issued	3/08/2021	20/08/2021
P200/2021	Outbuilding	Lot, 1003 O'Reilly Place, NORTH DANDALUP WA 6207	Delegate	Issued		13/08/2021
P201/2021	Dog Kennel Zone	58 Sunshine Place, Nambeelup WA 6207	Delegate	Issued	10/08/2021	26/08/2021
P203/2021	Variation to Building Envelope	Lot/120 Bolliong Grove, North Dandalup WA 6207	Delegate	Issued		12/08/2021
P207/2021	Single House, Outbuilding and Variation to Building Envelope	Lot 199 San Simeon Way, West Pinjarra WA 6208	Delegate	Issued	18/08/2021	27/08/2021

P210/2021	Variation to Building Envelope and Outbuilding	Lot/79 Readheads Road, North Dandalup WA 6207	Delegate	Issued	20/08/2021	24/08/2021
P214/2021	Outbuilding	Lot/Lot 8 Privado Circuit, West Pinjarra WA 6208	Delegate	Issued	26/08/2021	26/08/2021
P216/2021	Variation to Building Envelope	Lot 11 Bolliong Grove, North Dandalup WA 6207	Delegate	Issued		26/08/2021

Delegated Refusals of Development Applications for August 2021

Application Number Display	Reason for Permit	Site Address Full Address	Decision Type	Decision	Lodged Date Date	Decision Date Date
P162/2021	Extensions	289 Evergreen Loop, Stake Hill WA 6181	Delegate	Application Withdrawn	25/06/2021	17/08/2021
P170/2021	Variation to Building Envelope and Outbuilding	Lot 54 Wandering Drive, North Dandalup WA 6207	Delegate	Application Withdrawn	7/07/2021	27/08/2021
P199/2021	Patio	26 Bibbulmun Meander, Ravenswood WA 6208	Delegate	Application Withdrawn	5/08/2021	17/08/2021