

Appendix U

Consultation Report

Consultation Report

SEPP Seniors Living Proposal

Property:

216-222 Main Rd Toukley

Applicant:

Rustrum Pty Ltd

ADW JOHNSON PTY LIMITED

ABN 62 129 445 398

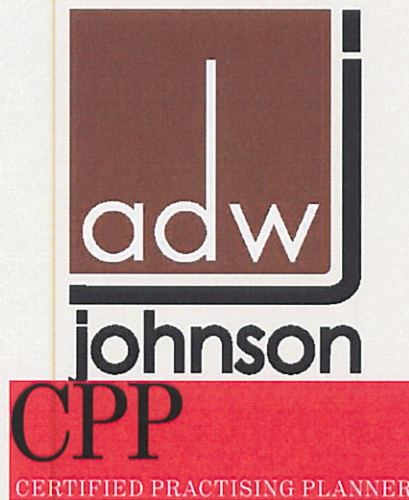
hunter region

7/335 hillsborough road, warners bay nsw 2282

phone. 02 4978 5100

fax. 02 4978 5199

email. hunter@adwjohnson.com.au



www.adwjohnson.com.au

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1.0 INTRODUCTION

This report summarises consultation undertaken in the concept stages of the proposal. The concept has evolved over several years to accommodate strategic and statutory planning changes.

The need for seniors housing and appropriate service provision for the location has been established through discussion with aged care providers and local health care specialists including doctors and pharmacists.

Support for the concept has been sought and received locally from the Local Member, the Toukley Chamber of Commerce and a range of businesses.

Consultation over several years with Wyong Council has resulted in a clear set of built form guidelines for the site reflecting existing development and the development that can be expected in line with the draft Toukley Strategy and the Central Coast Regional Plan.

Consultation with the NSW Department of Planning has resulted in alterations in the design to address scale and massing concerns.

2.0 THE CONSULTATION PROCESS

Consultation was commenced by the proponents in 2005..

The majority of consultation has been with Wyong Shire Council, NSW Department of Planning (DoP) and aged care providers.

The consultation has included concept designs for the proposal and photomontages of those designs.

The process has resulted in the proposal being modified to the form now presented for approval.

This report documents formal consultation under taken by the proponents. There has been other informal consultation by the proponents with local community groups and officers that is not included.

Consultation with statutory authorities has been conducted as required by sub consultants, e.g. The Roads and Traffic Authority, Council officers and local Aboriginal groups. Details of these consultations are not included.

3.0 CONSULTATION HISTORY

14 July 2005 - Wyong Shire Council

Development options, purchase of part of Toukley Gardens Park, planning controls, proposed residential, traffic.

23 March 2006 – Wyong Shire Council

Phone discussions re draft Toukley Planning Strategy and height controls.

18 July 2006 - Wyong Shire Council

Meeting about draft Toukley Strategy and proposed local planning controls, built form including acceptability of 3 storeys to Main Road, built, transition issues from Beachcomber to Rowland Terrace and visual impact from lake.

12 March 2007 – Wyong Shire Council

Meeting with Mayor, General Manager & senior planning staff - land swap, SEPP SL, heights, scaling of development down to Rowland Terrace, 4 storeys for site under draft Toukley Strategy.

30 April 2007 Department of Planning

Phone contact re permissibility of SEPP Seniors Living in coastal zone and imminent amendment of the SEPP.

May 2007

Local Member, Wyong Councillors, Chamber of Commerce, local business representatives – need to progress Toukley Strategy, need for lead development in Toukley.

27 August 2007 Wyong Council

Meeting - effect of draft Toukley strategy, built form issues including height being acceptability of 4 storeys to Main Rd and 5 storeys to water.

26 November 2007 Meeting local member's office

Local member, DoP, representative of Minister for Central Coast – strategic planning issues, need for project, support for project, approval processes.

27 November 2007 Department of Planning

Email submission on project permissibility under SEPP SL & Part 3A.

3 April 2008 Department of Planning

Verbal confirmation from DoP that project permissible under SEPP SL & Part 3A.

27 May 2008 Department of Planning Sydney

Meeting - details of proposed project & clause 6 application, built form concerns particularly scale and massing, potential non compliances, visual impact from lake, views of the lake.

18 June 2008 Wyong Shire Council

Meeting re project history, 3A processes, likely height, consultation, merits assessment.

2 Dec 2008 Department of Planning, Sydney

Meeting re draft DGRs & 3A processes, issues discussed were:

- Community need in Toukley for aged care;
- Compliance with the design principles set out in SEPP 65, both existing and future;
- Compliance with the objectives of the Draft Toukley Strategy;
- Compliance with the requirements and objectives of SEPP Seniors Living;
- Reflect existing built form by way of height and scale; and
- Justification of height.

9 Dec 2008 Wyong Shire Council

Meeting re design issues, built form, assessment processes, draft DGRs.

29 Jan 2009 meeting Department of Planning, Sydney

Design issues.

6 April 2009 Wyong Shire Council

Presentation of design plans.

16 April 2009 Wyong Shire Council & RTA

Discussion and resolution of traffic and access issues.

30 April 2009 Wyong Shire Council

Discussion and resolution of garbage and waste management issues.

4.0 ISSUE RESPONSES

The main issues arising from consultation and the responses are detailed in the table below:

Issue	Response
Permissibility	Minister has declared a 3A project permissible under SEPP SL.
Wyang LEP general height limits	Proposal designed to be consistent with strategic settings of draft Toukley Strategy and CC Regional Strategy and the height of adjoining development to the west.
SEPP SL height limits	Non compliances occur over part of the site only – height of proposal justified in EAR
Built form	Built form principles derived from negotiations with Wyong Council and DoP. 3 storeys to Main Rd, 4 storeys to Lake and 2 storeys to Rowland Terrace - proposal has been modified to suit the guidelines.
Mass and scale	Design has been modified to reduce scale and massing of building.
Height justification	Report prepared.
Traffic on Main Rd	Issues resolved with RTA & Wyong Council see attached recent meeting minutes. .
Traffic on Rowland Terrace	Proposal designed to minimize Rowland Terrace traffic.
Built form transition	Proposal scales down to Rowland Terrace in accordance with built form principles for the site.
Consistency with character and built form	Proposal reflects both existing built character (On Main Rd Beachcomber & White Sails on Rowland Terrace, residential) & future character based on strategic documents.
Need for lead project in Toukley	Toukley renewal & revitalisation needs will be promoted by the proposal.

TOUKLEY SENIORS LIVING DEVELOPMENT

TRAFFIC MANAGEMENT MEETING NOTES

Meeting Date

16 April 2009
RTA Offices at Woy Woy

Attendees

Scott Stapleton
Bob Birch
Rob Caldwell
Terry Roche

RTA
Wyong Council
Traffic Engineering Services
Sterlings

Distribution

Scott Stapleton
Bob Birch
Rob Caldwell
Terry Roche
Ian McNicol

scott_stapleton@rta.nsw.gov.au
burchb@wyong.nsw.gov.au
recaldwell@bigpond.com.au
troche@sterlings.com.au
ianm@adwjohnson.com.au

Ref No.	Item	Action By (date if required)
---------	------	------------------------------

Toukley Seniors Living Traffic Management

- | | | |
|---|---|-------|
| 1 | Discussed previous meeting with RTA and Council late last year and the intent behind the statement issued from RTA to DoP that access to and from the site should be via Rowland Terrace. SS explained that the statement was in line with NSW DoP planning requirements and that the applicant was required to provide detailed reasoning why this should not be the case. | Note |
| 2 | Both SS and BB appeared satisfied that the traffic engineering report had provided sufficient justification to negate any requirement to provide traffic access to and from the development via Rowland Terrace. | Note |
| 3 | SS advised that both RTA and Wyong Council were aware of the problems currently being experienced at the Peel Street intersection and that RTA currently had no budget allocation to resolve the problem. | Note |
| 4 | Deleted | Note |
| 5 | <p>Alternative solutions to traffic management from the development were discussed and it was agreed that the best solution (in at least the short term) was to ensure traffic entering and exiting the new development used a left turn only. TR suggested that any long term traffic management issues arising could be dealt with on a "whole of precinct basis" – perhaps when developing the Toukley Strategy.</p> <p>TR suggested "left in/left out" could be managed by signage as any median kerb to prevent right turns into and out of the development would have negative effects on owners of property across the road.</p> <p>SS advised that it was RTA preference to have an enforced turning policy (using a preventative method such as median kerbing) rather than use of just signage.</p> | Note |
| 6 | Both SS and BB suggested that it was preferable that there be no parking or stopping on Main Road outside the development and that any median kerb should be located to maximize space on the other side of the road to allow parking on that side of Main Road. RC to consider inclusion in traffic management plan | RC |
| 7 | SS asked about garbage management and requested that we consider how collections were to be managed. TR said that it was intended that 240 litre bins be located at kerb edge for collection. RC/TR to review road layout and position of median kerb to allow garbage truck to collect bins while allowing 1 lane of traffic to flow past – if insufficient room available then footpath may need to be indented to allow garbage truck to park. | RC/TR |

Ref No.	Item	Action By (date if required)
8	TR to arrange meeting with Wyong Council garbage manager and discuss collection method for garbage and recyclables. Need to review location for placement of bins for collection and agreement re twice weekly collection of garbage.	TR
9	BB raised the issue of furniture removal trucks and how they would be managed. RC said that these trucks could use the parking area at the end of the off street traffic area to the front of the development – RC to check required length of parking against that shown on current plan to ensure that any cars using the area to the front of the building could pass the end of the truck to access the road. Any cars exiting the basement parking would be able to exit the site taking a left turn from the entry/ exit at the top of the ramp.	RC
10	BB suggested that the plans should be checked to ensure visibility and sight lines for both vehicles and pedestrians entering and exiting the site. RC undertook to review and resolve any issues.	TR
11	BB asked whether people living at the Rowland Terrace end of the development could enter and exit the site via Main Road if on foot or using mobility scooter. BB suggested that a concrete footpath may be sought by Council along Rowland Terrace to Main Road. TR advised that all apartments were designed for scooter or pedestrian access via Main Road footpath as this met all SEPP SL requirements for access to and from the site as there was no footpath on Rowland Terrace.	Note
12	SS stated that the comments provided by SS and BB today did not represent all of the comments that may be made by RTA and Wyong Council when asked to provide comment by DoP. Other issues may arise that need to be considered.	Note

Appendix V

Building Code of Australia Report



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

BUILDING CODE OF AUSTRALIA COMPLIANCE STATEMENT

**TOUKLEY SENIORS LIVING
TOUKLEY**

**PREPARED FOR
RUSTRUM PTY LTD**

**Date: 6 May 2009
Ref: 092748**

CONSTRUCTION CERTIFICATES • OCCUPATION CERTIFICATES • COMPLIANCE CERTIFICATES • BUILDING AUDITS • DESIGN ASSESSMENT • REGULATIONS ADVICE

Locked Bag 1001 Waremba NSW 2046 Suite 1 104 William Street Five Dock NSW 2046 Ph 02 9715 5333 Fax 02 9715 5666

Email mail@protas.net.au Web www.protas.net.au ABN 37 079 830 756

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1.0 PLANS

The assessment is based on EA drawings prepared by Ancher, Mortlock & Woolley.

2.0 B.C.A VERSION

The version of the BCA, against which this assessment is made is BCA 2009, incorporating the NSW variations.

3.0 BUILDING DESCRIPTION

The proposal involves a seniors living development at 222 Main Road, Toukley.

For the purposes of the BCA, the premises in which the proposal is located may be described as follows:

- Having a rise in storeys of four (4).
- Having an “effective height” of less than 25 metres.
- Being of Class 2 & 7a Classifications.
- Required to be of Type “A” Construction.

4.0 BCA ASSESSMENT

This proposal has been considered under the major BCA headings of:

- Fire Resistance and Compartmentation
- Access and Egress
- Services and Equipment
- Health and Amenity
- Energy Efficiency

4.1 Fire Resistance and Compartmentation – Section C

The proposal is required to comply with the requirements for Type “A” Construction. It is noted that FRL 120/120/120 fire separation will be required between the carpark and adjoining apartments.

There are new openings in external walls requiring protection in accordance with part C3.

4.2 Access and Egress – Section D

In general terms, the design of the egress system complies with the requirements of Section D of the BCA noting that:

- Egress stairs do not connect more than three (3) residential levels and are not required to be fire isolated.
- The distance between alternative exits at the Western end of the development exceeds the maximum permitted 45 metres and will be subject to an alternative fire engineered solution at CC stage.

Access for people with disabilities in accordance with AS 1428.1 is provided via two (2) lifts.

4.3 Services & Equipment – Section E

In accordance with Section E, the following services and equipment are required to be installed:

- Fire Hose Reels – AS 2441-2005.
- Fire Hydrants – AS 2419.1-2005.
- Automatic Fire Detection and Alarm System – BCA Specification E2.2a & AS 3786-1993.
- Emergency Lighting and Exit Signs – AS 2293.1-2005.

Note it is proposed to compartment the carpark into fire compartments of less than forty (40) vehicles so that sprinklers are not required.

4.4 Health & Amenity – Section F

The provision of sanitary facilities complies with Part F2.

Room sizes are in accordance with Part F3.

The provision of ventilation complies with Part F4 provided spaces without natural ventilation are mechanically ventilated.

4.5 Energy Efficiency

The mechanical ventilation to the carpark is required to comply with the relevant Energy Efficiency requirements of Section J.

5.0 CONCLUSION/DESIGN STATEMENT

To the extent the drawings enable assessment against BCA 2009 requirements, the opinion is held that the design complies or is readily capable of complying with the Deemed-to-Satisfy and/or Performance provisions of BCA 2009.

Signed

A handwritten signature in blue ink, appearing to be 'AP', with a large loop at the top and a long horizontal stroke at the bottom.

Anthony Protas

Anthony Protas Consulting Pty Ltd

Appendix W

Quantity Surveyors Report

7 April 2009

Rustrum Pty Ltd
c/-Sterlings Pty Ltd
153 Morgan Street
Merewether NSW 2291

ATTENTION: TERRY ROCHE

Dear Terry,

TOUKLEY SENIORS LIVING – "CERTIFICATE OF COST"

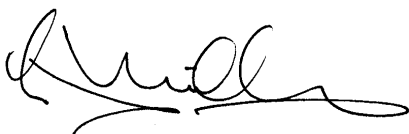
I would like to advise our Preliminary Cost Plan for the above project amounts to a construction cost of **\$18m** (excl. GST). The GFA is 12,454m².

This cost plan needs to be reviewed and updated as the design progresses and information becomes available.

The above total excludes all "soft" costs, land, fitout and latent conditions.

Please contact the undersigned with any queries.

Yours faithfully,
MULLER PARTNERSHIP



GRANT MULLER
09048/Cert of Cost

TOUKLEY SENIORS LIVING

Job Name : 09048 ESTIMATE 3

Job Description

Client's Name: Rustrum Pty Ltd

Toukley Seniors Living
222 Main Road, Toukley

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	SITE CLEARANCE AND BULK EXCAVATION	5.79	92.12	1,147,245		1,147,245
2	SUBSTRUCTURE	2.34	37.18	463,040		463,040
3	COLUMNS	1.26	20.00	249,065		249,065
4	UPPER FLOORS	11.00	174.92	2,178,465		2,178,465
5	STAIRCASES	0.89	14.19	176,700		176,700
6	ROOF	2.76	43.82	545,744		545,744
7	EXTERNAL WALLS	5.68	90.38	1,125,570		1,125,570
8	WINDOWS	5.63	89.58	1,115,600		1,115,600
9	EXTERNAL DOORS	0.26	4.16	51,750		51,750
10	INTERNAL WALLS	5.80	92.21	1,148,342		1,148,342
11	INTERNAL SCREENS	0.17	2.77	34,450		34,450
12	INTERNAL DOORS	1.60	25.39	316,200		316,200
13	WALL FINISHES	1.72	27.32	340,210		340,210
14	FLOOR FINISHES	3.28	52.20	650,133		650,133
15	CEILING FINISHES	2.90	46.14	574,671		574,671
16	PAINTING	1.79	28.38	353,439		353,439
17	JOINERY & FITMENTS	3.23	51.34	639,400		639,400
18	SPECIAL EQUIPMENT	0.96	15.19	189,150		189,150
19	HYDRAULICS	4.71	74.94	933,300		933,300
20	MECHANICAL SERVICES	1.82	28.91	359,995		359,995
21	FIRE PROTECTION SERVICES	1.38	21.91	272,845		272,845
22	ELECTRICAL SERVICES	4.57	72.66	904,852		904,852
23	LIFTS	2.12	33.72	420,000		420,000
24	SITE WORKS AND LANDSCAPING	2.53	40.26	501,344		501,344
25	EXTERNAL SERVICES	1.88	29.84	371,644		371,644
26	BWIC	0.44	6.96	86,730		86,730
27	PRELIMINARIES, OVERHEADS AND MARGIN - 18%	13.77	218.96	2,726,979		2,726,980
28	DESIGN DEVELOPMENT ALLOWANCE	0.62	9.89	123,136		123,136
29	TOTAL ESTIMATED CONSTRUCTION COST - Excl GST					<u>18,000,000</u>
30	GST	9.09	144.53	1,800,000		1,800,000

TOUKLEY SENIORS LIVING

Job Name :	<u>09048 ESTIMATE 3</u>	<u>Job Description</u>
Client's Name:	<u>Rustrum Pty Ltd</u>	Toukley Seniors Living 222 Main Road, Toukley

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
31	SCHEDULE OF INFORMATION					
32	SCHEDULE OF EXCLUSIONS					
33	SCHEDULE OF ASSUMPTIONS					
34						

GFA: 12,454 m2. **100.00** **1,589.85** **19,799,999** **19,800,000**

Final Total : \$ 19,800,000

Appendix X

Garbage Management Report

TOUKLEY RETIREMENT VILLAGE

Garbage Management using bulk bins

Review of the marketplace shows that chutes are required with collection at base of each chute.

In this building, we do not have sufficient headroom for a truck to access the basement car park area.

We intend to use a chute dumping into an 1100 litre bulk bin. These can then be towed by an electric towing device and transported to street level using the vehicle ramps onto both Main Road and Rowland Terrace for collection by Council.

A minimum service area of 2 m² at each chute access point will be required, for both access to the chute and storage of recycling crates.

The bulk bins will be located at the bottom of each chute within a suitably constructed garbage room at Ground Level for the Rowland Terrace area and at Level 1 for the Main Road area.

General waste management

Each floor will be serviced via two centrally located garbage chutes for the handling of general waste. Every resident will have access to the chute at each residential level for the disposal of all general waste.

The garbage chutes servicing the building will discharge into a bulk bin located in both garbage rooms.

If a bulk bin becomes full the waste caretaker will replace with an empty one. However, based on the anticipated volume of general waste from the development we do not expect this to be an issue. A 240 litre bin will be placed under each chute when the bulk bin is removed for service.

Recyclable waste management

We understand that recycling is managed by Wyong Council in a 'MINGLED' manner using a 240 litre bin collected weekly. We are not allowed to use bulk bins for recycled waste.

The recycled waste will be collected on each residential floor at each garbage chute intake point via the use of colour-coded receptacles. It is recommended that two 55 litre recycling crates be provided at each garbage chute intake point. It is recommended that one crate will be provided for mixed paper recyclables and one for mixed container recyclables.

The full crates at each garbage chute intake point will be emptied into the larger 240 litre mobile garbage bins stored in the garbage room in the basement as required by the appointed waste caretaker.

Assessed Quantities – general waste

The development includes 53 apartments.

Wyong Council have suggested that each Seniors Living apartment will produce an average of 100 litres of general waste per week. This has been reduced from the 120 litre figure used previously.

The total general waste generated by the apartments can be calculated as follows:

53 apartments each producing 100 litres per week = 5300 litres. Wyong Council appear to have issues with use of compactors causing problems with bins remaining full after truck has shaken the bin.

Wyong Council have recommended the use of 1100 litre bulk bins and have undertaken to collect these on a daily basis (Monday to Friday). We consider that collection each Monday, Wednesday and Friday (inclusive of public holidays) will meet the general garbage requirements for this development.

Therefore 1 x 1100 litre bulk bin at the base of each chute has a capacity for 2200 litres with an anticipated total of 757 litres per day – say approximately 400 litres per chute per day.

However, as collection times cannot be guaranteed by Council (other than daily collection) and collection cannot be made on Saturday or Sunday, we will have to allow 1 x 240 litre bin for excess general garbage within each garbage room. The waste caretaker will need to maintain this aspect as required.

Assessed quantities – recyclable waste

Wyong Council have suggested that each apartment will produce an average of 120 litres of recyclable waste per week. The total recyclable waste generated by the apartments can be calculated as follows:

53 apartments each producing 120 litres per week = 6360 litres.

We therefore require a maximum of 27 x 240 litre wheelie bins to manage the recyclable waste for one week.

Wyong Council have advised that the standard recycle bin at Wyong Shire Council is a 240 litre co-mingled bin serviced fortnightly. However, Wyong Council have offered to provide a weekly service for this development for recyclable waste. This would require 14 bins in each garbage room.

Waste caretaker

We assume that the Body Corporate will employ a waste caretaker to manage the waste generated by the development.

The caretaker's duties would include the following:

- Servicing the residential garbage bulk bins including replacing full bulk bins as appropriate;
- Servicing the apartment intake garbage rooms for recycled waste;

- Generally maintaining and cleaning the garbage rooms, associated chutes and receptacles (recommended at least once per week);
- Organising, maintaining and cleaning the general and recycled waste holding areas. Due to the nature of the waste it is recommended that in addition to cleaning, the garbage rooms be
- deodorised (recommended at least once per week);
- Transporting bulk bins for general waste and 240 litre bins for recyclable waste between garbage rooms and street level to coincide with collection cycles and vice versa.
- Assisting with the emptying of bins during collection.

Waste equipment recommendations

Based on the previously stated waste generation our recommendations for waste handling equipment are as follows:

Garbage Chute

510mm diameter specifications to meet Council requirements, as supplied by J D MacDonald or similar. The garbage chute will service all residential levels and will transport the waste directly to the bulk bin. Access to chute via 2 hour fire rated interlocked doors.

Jumbo Tow Motor and trolley

This unit has been designed to tow the 1100 litre bulk bin and will access a driveway exceeding 1 in 4. The unit is also capable of towing a trolley carrying 4 x 240 litre recyclable bins (which will allow transfer of bins between garbage rooms).

Building Requirements

Each garbage room has a minimum ceiling height of 2800mm and will be sized to allow for movement of bulk bins, storage of recycling bins and circulation space.

1100 litre bulk bin size – 1070mm x 1240mm x 1330mm high

240 litre wheelie bin size - 585mm x 730mm x 1060mm high

We should allow for a minimum of an 1100 litre bulk bin, 1 x 240 litre spare general garbage bin and 14 x 240 litre recyclable bins within each garbage room.

We also need to allow for storage of the Jumbo tow motor and trolley within the garbage rooms and GPO for charging batteries.

Garbage chutes will require installation of sprinkler system and electrical interlocking of doors. We will also need to install a 150mm vent from the top of each chute to roof level – we should consider installation of exhaust fan to vent to allow garbage room and chutes to be positively vented – connect to fire panel to turn off in event of fire.

The garbage rooms should be provided with hot water and drainage for wash down of bins and equipment.

Street Collection

The development has an available footpath space adjacent the driveways on Main Road of 22 metres – allowing a maximum of 28 recyclable bins to be located (including space between bins to allow for operation of collection arms) – we should need only space for 20 bins.

Space is more restricted at Rowland Terrace (due to street frontage) therefore we propose that this service point be limited to 8 bins – requiring a space of 6.4 metres (including space between bins to allow for operation of collection arms).

General garbage will be transported out of the basement and onto street level for collection by Council on a daily basis using 1100 litre bulk bins – these will be towed to the top of the driveways on Main Road (located within the car park area adjacent the electrical substation for collection and at Rowland Terrace on the road level. After emptying the bulk bins will be returned to the garbage areas for cleaning – during that period the spare 240 litre general garbage bin will be located below the chutes.

Recycled garbage will be transported out of the garbage areas using the Jumbo tow motor and trolley and onto street level for collection by Council on a weekly basis – 20 bins located on Main road and 8 bins located on Rowland Terrace. These bins can also be located on the driveway off Main Road if required.

Costing

Chutes will cost approximately \$2,500 per floor level serviced plus freight and GST.

Jumbo tow motor – 1200 load capacity has been costed at \$9,988.00 plus freight and GST.

Wheelie bin trolley for 4 x 240 litre bins has been costed at \$3,600.00 plus freight and GST.

1100 litre bulk bin has been costed at \$731.00 each plus freight and GST.