



# Upper Coastal Sub-Region Sporting Facilities Master Plan

Shire of Gingin  
Revision 2  
February 2023



## Document Control

Revision No.	Reviewer	Authorisation	Agency	Date
0	S. Burges, I. Pexton	K. Patani	GHD Pty Ltd	July 2020
1	L. Crichton	A. Cook	Shire of Gingin	October 2022
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The Upper Coastal Sub-Region Sporting Facilities Master Plan was originally produced by GHD Pty Ltd, July 2020 for the Shire of Gingin.

This version has been produced by the Shire of Gingin to include amendments presented to Council on 21 February 2023 by the Upper Coastal Sporting Facilities Working Group.

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# 1. Introduction

**The Master Plan Report draws together previous studies and investigations through a four-stage Master Planning Process, including Needs Analysis, Collaborative Planning, Investment Prioritisation, and Implementation.**

## 1.1 Purpose of this Report

In order to support growth, liveability, and sustainability in the Upper Coastal sub-region, the Shire of Gingin (the Shire) is keen to understand the existing and future sporting facility requirements across its four upper coastal settlements of Ocean Farm, Seaview Park, and – in particular – Lancelin and Ledge Point.

This Upper Coastal Sporting Facilities Master Plan report (Master Plan Report) presents the activities and analysis undertaken to establish the design rationale for the proposed Upper Coastal Sporting Facilities Master Plan (Master Plan) for the Shire.

The Master Plan Report draws together previous studies and investigations through a four-stage Master Planning Process, including Needs Analysis, Collaborative Planning, Investment Prioritisation, and Implementation. It is a strategic document that will guide the evolution of sporting facilities in the Upper Coastal Sub-Region over the next 10-20 years. The Master Plan will inform the development of detailed designs and assist the Shire to attract and allocate funding for implementation.

## 1.2 Project Vision

The purpose of the Master Plan is to develop a strategic vision for sporting facilities in the Upper Coastal Sub-Region which can be summarised as:

*The Upper Coastal Sub-Region has appropriate sporting and recreation facilities that are sustainable for both the Shire and the community over the long-term.*

## 1.3 Project Objectives

The Shire understands that there is a need to review current sporting facilities and future priorities, including how it can better capitalise on existing infrastructure and have development needs assessed based on rationalisation and evidence.

To reinforce this vision, an Upper Coastal Sporting Facilities Working Group (Working Group) was established to represent the local community

The Working Group defined the objectives of the Master Plan as follows:

1. Financially affordable and sustainable – considering implementation, operational and whole of life costs.
2. Capitalise on and support maximum usage of pre-existing facilities.
3. Engaging community and stakeholders to determine priorities and needs.
4. Respond to rationalised evidence-based needs versus wants/wish list.
5. Multi-purpose facilities that accommodate a range of sports and also connects clubs.
6. Attractive, appealing, and modern facilities for all ages (communities and visitors).
7. Vibrant central hubs that engage both the sporting and non-sporting community.
8. Bringing Upper Coastal communities together – fair and equitable outcomes for all (supports connectivity between towns and communities).
9. Facilities that can grow with the community – design accommodates capacity for facilities to grow as future needs change.
10. Identifies what is important about the Upper Coastal area community and sporting facilities, and how its character and quality can be conserved, improved, and enhanced.
11. Explore income opportunities in facilities' design.
12. Includes assessment of proposed road between Ledge Point to Lancelin (construction of Old Ledge Point Road).



## 1.4 Scope & Limitations

This report has been prepared by GHD for the Shire of Gingin and may only be used and relied on by the Shire for the purpose agreed between GHD and the Shire as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than the Shire arising in connection with this report. GHD also excludes implied warranties and conditions to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions, and any recommendations in this report are based on conditions encountered and information reviewed at the date of the preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date the report was prepared.

The opinions, conclusions, and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by the Shire and others who provided information to GHD (including government authorities) which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.



## 2. Study Area

**The Shire of Gingin is experiencing growth as a result of its lifestyle, environment, and proximity to Perth.**

### 2.1 Upper Coastal Sub-Region

The Shire of Gingin is located approximately 85km north of Perth in the Wheatbelt region of Western Australia. The Shire is one of the State's fastest growing rural areas with a population of 5,217 residents according to 2016 Census and a growth forecast of 16.38% increase in the next 25 years (WA Tomorrow, DPLH). The Shire covers an area of approximately 3,208km<sup>2</sup> and consists of three sub-regions: Rural Gingin, Lower Coastal, and Upper Coastal.

The Shire is experiencing growth as a result of its lifestyle, environment, and proximity to Perth. It offers both a coastal and semi-rural lifestyle, appealing to sea-changers, tree-changers, and retirees. Upgrades to major transport routes such as Indian Ocean Drive and NorthLink are expected to further reduce travel times and result in more visitors and tourists to the region.

The Upper Coastal sub-region is located to the north-west of the Gingin townsite, with a population of 1,470 across four localities including Lancelin (50%), Karakin (18%), Ledge Point (16%), and Nilgen (16%) (ABS Census 2016). The area consists mostly of flat, sandy soil with residents mainly living in stand-alone housing, small acreage, or broad acre farms.

The Upper Coastal area's permanent population is predicted to grow approximately 18% from 2016 to 2026 (Forecast id).

**Figure 1.0** below identifies the location of the Upper Coastal sub-region in relation to the greater Gingin area.



## 2.2 Existing Sporting Amenity

A summary of the current provision of sporting and recreation facilities in the Upper Coastal sub-region is detailed in **Table 1.0** and illustrated in **Figure 2.0** below:

Location	Facilities	Observations
Ocean Farm	2 x multi-purpose courts	Fair condition. No upgrade required.
Lancelin Community Sporting Complex	Golf and bowls clubhouse	Fair condition. Some concrete cancer requiring rectification. Includes bar, function space, toilets, and change rooms
	Indoor basketball, multi-purpose area	¾ basketball court. Fair condition but unable to be used for basketball competitions.
	18-hole golf course	Fair condition. Nine holes reticulated and nine holes unreticulated. Large ongoing maintenance commitment.
	2 x natural grass bowling greens	Good condition. Large ongoing maintenance commitment.
	1 x outdoor netball court	Good condition. Sports lighting requires upgrading.
	Football Club change rooms	Good condition. No upgrade required.
	Football Club bar and kiosk	Good condition. No upgrade required.
	Football oval	Good condition. Sports lighting for training purposes is required.
	Children's playground	Good condition. No upgrade required.
	Internal roads	Unsealed. Some realignment required.
	Carparking	Sealed and unsealed. Some upgrades and formalisation of parking spaces required.
Ledge Point	Ledge Point Country Club – Clubhouse	Fair condition. Includes bottle shop, bar, restaurant, large function space, toilets and change rooms.
	18-hole golf course (9 fairways)	Fully reticulated, good condition. Large ongoing maintenance commitment.
	1 x synthetic grass bowling green	Good condition. Reduced ongoing maintenance commitment, high replacement cost
	3 x tennis hard courts	Poor condition. Resurfacing and upgrades to sports lighting required.
	Cricket oval	Good condition. No upgrades required.
Seaview Park	Nil	N/A.



Figure 2.0

### 3. Approach

**The program aims to maintain or increase participation in sport and recreation - with an emphasis on physical activity - through rational development of good quality, well-designed and well-utilised facilities.**

#### 3.1 Guiding Principles

The Shire of Gingin previously contracted a consultant to develop a Community Infrastructure Plan, along with a Gingin Recreation Grounds Master Plan and a Lancelin Community Sporting Complex Master Plan. However, as no parameters were established, the Lancelin Community Sporting Complex Master Plan (2016) provided a wish list that was not financially viable for the Shire or the sporting association lessees (Shire of Gingin).

Upon review of the 2016 Master Plan, the Shire proposed a \$5 million budget for investment in sporting facilities within the Upper Coastal sub-region, of which 66% subject to attracting successful grant funding. Further direction in relation to the management and development of community infrastructure has been provided via the Shire's Strategic Community Plan 2019-2029, as follows:

##### Shire of Gingin Strategic Community Plan 2019 – Infrastructure & Development

**Objective 3:** to effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.

**Priorities:**

3.2.1 Develop and plan community infrastructure to improve use and financial sustainability.

3.2.3 Rationalise and consolidate older community infrastructure.

\*Includes community and civic buildings, Gingin Aquatic Centre, parks and reserves, roads and paths, sport and recreation facilities.

#### 3.2 Community Sporting & Recreation Facilities Fund (CSRFF) Guidelines

Due to the implementation of the Master Plan being dependent on successfully attracting external funding, it is vital that the Master Plan be developed in accordance with funding eligibility criteria, in particular the CSRFF Guidelines. The purpose of the program is to provide financial assistance to community groups and local governments to develop basic infrastructure for sport and recreation. The program aims to maintain or increase participation in sport and recreation – with an

emphasis on physical activity – through rational development of good quality, well-designed and well-utilised facilities.

Priority consideration for CSRFF funding will be given to:

- New or upgraded facilities which will maintain or increase physical activity, or result in a more rational use of facilities;
- Projects that lead to facility sharing and rationalisation; and
- Multi-purpose facilities that reduce the infrastructure required to meet similar needs and increase sustainability.

The funding program is not designed to provide facilities to meet a club's ambitions to compete in a higher grade, and infrastructure life cycle costs must be considered.

#### 3.3 Master Planning Process

This study adopts an integrated, evidence-based and community focussed approach to fully understand and prioritise the needs of sporting facilities throughout the Upper Coastal sub-region to inform a sustainable Sporting Facilities Master Plan for the Shire of Gingin and community.

The process undertaken to develop the Master Plan is summarised in **Figure 3.0** below:





### 3.4 Needs Analysis

A comprehensive needs analysis was undertaken to identify the gap between existing conditions of current and future community needs. The following types of need were identified:

- Normative need;
- Identified need;
- Comparative need; and
- Evidence-based practice requirements.

#### Normative Need

Normative need is about understanding the people and place, considering the requirements for various facilities based on the participant profile of the community. The population of the Upper Coastal sub-region is relatively small, being home to a total of 1,451 persons with the majority of residents being over 40 years of age. In regard to the settlements themselves, Lancelin is home to the greatest number of people in absolute total and for each cohort (Table 2.0). While small, this population size is significant for the sub-region as it is three times greater than the next largest settlement, Karakin (Table 2.0).

As a general rule, sporting activities can be separated into two main categories: ‘active and organised’ sports and ‘whole-of-life’ sports. Active and organised sports can be defined as activities that are more physically intensive, including basketball, hockey, and AFL. Whole-of-life sports consist of more socially-oriented activities, such as golf, lawn bowls, and tennis.

Active and organised sports are typically common with younger age groups and family-oriented adults (ages 0-29), while whole-of-life sports are often played by older age groups (40+). Ages in between the groups (30-39) generally follow a transition period between the two typologies.

Furthermore, across the sub-region there are 361 families, with Lancelin being the settlement where family demand is centred (Table 3.0).

The key finding from the normative needs analysis is for active sports to be located in Lancelin to accommodate demand from families.

Cohort / Settlement	Lancelin	Ledge Point	Karakin	Nilgen – Ocean Farm	Total Numbers
0-14	12.6% (93)	12.9% (31)	12.7% (34)	11.3% (26)	12.7% (184)
15-19	3.8% (38)	3.3% (8)	7.1% (19)	2.6% (6)	4.9% (71)
20-24	4.5% (33)	2.9% (7)	1.1% (3)	1.3% (3)	3.2% (46)
25-29	8.0% (59)	4.2% (10)	0.0% (0)	1.3% (3)	5.0% (72)
30-39	9.5% (70)	8.4% (19)	10.4% (28)	6.1% (14)	9% (131)
40+	61.8% (457)	68.1% (163)	63.8% (156)	77.4% (192)	67% (968)
<b>Total Population:</b>	<b>740</b>	<b>240</b>	<b>241</b>	<b>230</b>	<b>1,451</b>

**Table 2.0 - Consolidated Demographic Data (Cohort and Settlement) Source ABS 2016 Census**

	Settlement			
	Lancelin	Ledge Point	Karakin	Nilgen-Ocean Farm
<b>No. of Families</b>	<b>165</b>	<b>57</b>	<b>72</b>	<b>67</b>

**Table 3.0 - Families by Settlement**

## Comparative Need

Comparative need compares existing facilities against information about the community to determine to what extent needs are being met. The accessibility of existing sporting facilities in the Upper Coastal sub-region is illustrated in Figure 4.0

Access to sporting facilities in the sub-region by car (from each settlement) is generally good, with trips ranging from 1 minute to a maximum of 19 minutes (Table 4.0). The average driving time across the Upper Coastal region from settlement to sporting facility is approximately 11 minutes.

An online survey was also conducted as part of the comparative needs assessment and full results are detailed in Appendix A. The survey found that the majority of respondents would be willing to travel at least 10 to 15 minutes to participate in organised sports (Figure 5.0)

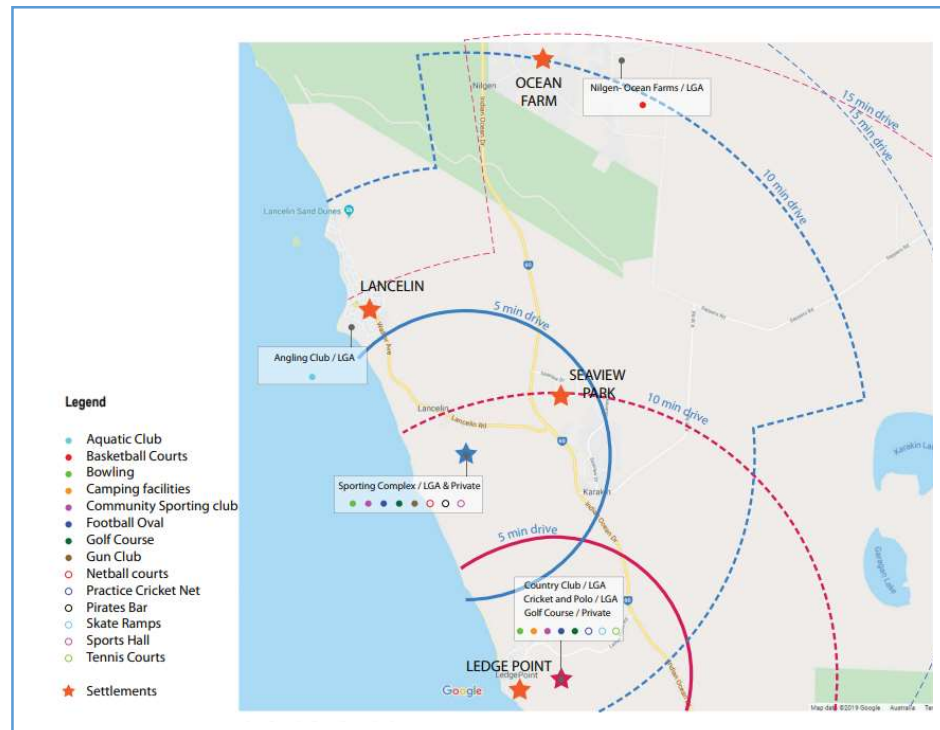


Figure 4.0 – Access to Sporting Facilities

Location / Facility	Lancelin	Ledge Point	Karakin	Nilgen – Ocean Farm
Lancelin Community Sporting Complex	5 mins	13 mins	7 mins	12 mins
Lancelin Town Facilities	1 min	15 mins	12 mins	17 mins
Ledge Point Country Club	15 mins	1 min	13 mins	18 mins
Nilgen Basketball Court	15 mins	19 mins	11 mins	5 mins

Table 4.0 – Travel Time by Car

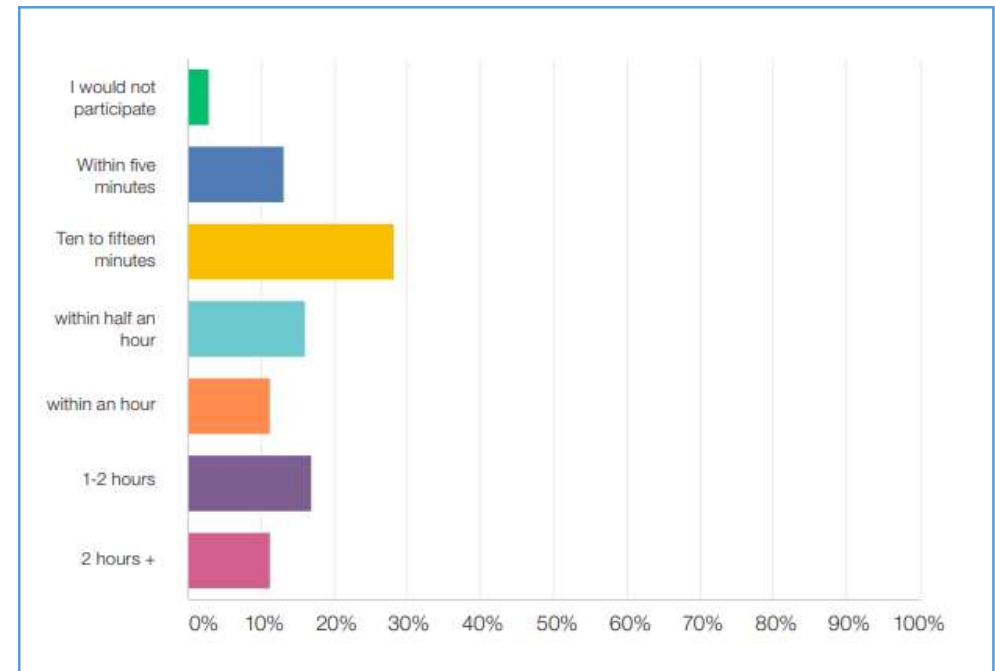


Figure 5.0 – Acceptable Travel Time

## **Identified Need**

Identified Need involves consultation with key stakeholders and community to understand what people feel is needed.

To inform the master planning process, GHD conducted the following stakeholder engagement activities to better understand the current situation, and capture the opportunities and priorities of the Upper Coastal community:

- Online Sporting Participation Survey – 110 responses received.
- Approximately 12 x face-to-face and phone meetings with sporting club representatives.
- Membership and participation data from clubs.
- Workshop 1 (November 2019) – Key Opportunities and Challenges, approximately 10 participants.
- Workshop 2 (February 2020) – Long List of Scenario Options, approximately 60 participants.
- Workshop 3 (March 2020) – Investment Prioritisation, approximately 60 participants.

Note: the majority of participants attended all three workshops.

Full details of the aims and key outcomes of the stakeholder engagement activities are provided in Appendix B.

## **Evidence-Based Practice Requirements**

Evidence-based practice requirements, or benchmarking, relates to published standards for sporting facilities. A review of Australian guidelines enables high-level benchmarking for the provision of community sporting and recreation facilities. In general, the relatively small population of the Upper Coastal sub-region means that the sports do not reach the typical thresholds. For golf and bowls, the current provision exceeds the identified need, whereas for netball, basketball, tennis, and hockey there is a shortfall of facilities to meet demand.

## 4. Master Planning Proposed Sporting Amenity

### 4.1 Sporting Amenity

The master planning process has resulted in a possible relocation of sporting amenity between Lancelin and Ledge Point. The strategy is to concentrate active sports in Lancelin and more passive sports in Ledge Point.

This strategy is based around the Shire's wish to create a more sustainable sporting community that maximises the existing amenity and takes into consideration the future demands and uses.



## 4.2 Lancelin Community Sporting Complex Master Plan – Option One

- Legend**
- 1 Proposed Multi-court Court
  - 2 Proposed Formalised Car Park
  - 3 Proposed Overflow car park
  - 4 Proposed Improved Nature Play Ground
  - 5 Existing Change Rooms
  - 6 Toilet Block and Game Canteen
  - 7 Proposed Pedestrian Stair Access
  - 8 Proposed Synthetic Hockey Pitch
  - 9 Proposed Team Bunkers
  - 10 Proposed Viewing Terrace
  - 11 Proposed Disabled Access Ramp
  - 12 Existing Lancelin Sporting Club
  - 13 Proposed Nature Play and Turf Viewing area
  - 14 Proposed Road Sealing
  - 15 Pegasus Sports Shooting Club Possible Primary Shooting and Event Amenity Location
  - 16 Proposed Pedestrian crossovers
  - 17 Existing oval with proposed new lights
- Possible Future works**
- 17 Possible Existing Basketball Court Extended to Full Size
  - 18 Possible Future Fitness club



## 4.3 Lancelin Community Sporting Complex Master Plan – Indicative Staging

### Staging strategy

Produced in coordination with the Shire the indicative staging strategy breaks the Lancelin Sporting Complex proposed master plan into buildable stages. These stages are indicative only and the master plan can be implemented in a number of ways that best suit the Shire's requirements.

- 1** Stage 1 - Access road, car park, multicourts, footpaths and public amenity.
- 2** Stage 2 - Synthetic hockey pitch, relocation of Pegasus Shooting club, car park upgrade, access footpaths and public amenity.
- 3** Potential Stage 3 - Existing basketball court extension and fitness club ( Not factored into current budget)



## 4.4 Ledge Point Country Club Master Plan

### Legend

- ① Upgraded existing tennis court.  
With resurfacing and lights to  
three existing courts



**The following priorities were updated on recommendation by the Working Group and endorsed by Council on 21 February 2023:**

**Stage 1**

Proposed Budget Value: \$950,000 GST excl.

Proposed Timeline: 0-5 years to undertake (to confirm) 1a as urgent priority.

1a	Second multi-court (netball/basketball)	\$250,000
11	Disabled access ramp (upper to mid-level)	\$200,000 (estimate)*
17	Lighting to football oval – 3 No (subject to power source)	\$260,000
RMP	Synthetic Bowling Green – 10 Rink (Lancelin)	TBC
RMP	Additional golf cart storage (Lancelin)	TBC
RMP	Relocation of Pegasus Shooting Club	TBC
RMP	Inclusion of Lancelin Golf Club	NA
RMP	Inclusion of Lancelin Bowling Club	NA

\*\$550,000 is proposed price for disabled ramp access, pedestrian stairs access (x2) and paving – split of costs is estimate only.

\*\*RMP – as a part of the re-establishment of the Upper Coastal Sporting Facilities Working Group, these items have been endorsed by Council for inclusion as priorities.

**Stage 2**

Proposed Budget Value: \$700,000 GST excl.

Proposed Timeline: 5-7 years

15	Shooting club (simple structure with no range) – location TBC see below	\$350,000
7	Pedestrian stair access x 2 (mid-level to lower levels)	\$350,000
16	Paving	(estimate)*

\*\$550,000 is proposed price for disabled ramp access, pedestrian stairs access (x2) and paving – split of costs is estimate only.

**Stage 3**

Proposed Budget Value: \$1,457,000 GST excl.

Proposed Timeline: 7-10 years

18a	Future extension of indoor basketball court (complex)	\$1,000,000
4	Improved nature playground (lower level)	\$7,000
13	Nature play and turf viewing area (upper level)	\$70,000
14	Seal existing access road (excludes kerbs, drainage, and lighting – upper to lower level)	\$380,000

**Stage 4**

Proposed Budget Value: \$1,670,000 GST excl.

Proposed Timeline: 10+ years

2a	Car park – hockey (excludes kerbs, drainage, and lighting)	\$420,000
2b	Car park – adjacent to courts (resurface only – excludes kerbs, drainage, and lighting)	\$350,000
10	Viewing terrace (upper level)	\$300,000
18b	Future fitness club (complex)	\$450,000
19	General soft landing	\$150,000

**Exclusions**

8a	New synthetic hockey pitch (includes earthworks, retaining, and fencing)
8b	Sports lighting to hockey court (subject to power source)
9	Team bunkers (hockey – mid level)

\*The proposed budget for all items based on those provided within the draft Master Plan (based on Quantity Surveyor's Opinion of Probable Cost, June 2020).

**Pegasus Gun Club**

All working Group members supported the need for the Shooting Club to be relocated due to the impact on the residential area (South Lancelin), however this would need to be dealt with separately with the Shire.



## 4.5 Lancelin Community Sporting Complex Master Plan – Option Two

The Lancelin Community Sporting Complex Master Plan Option Two has been designed to offer an alternative arrangement for consideration that has a lower indicative budget. This arrangement also see the hockey and multi-use courts swapped.

### Legend

- 1 Proposed Multi-court Courts x 2 ( 2 further multi courts included as possible future works)
  - 2 Proposed Formalised Car Park
  - 3 Proposed Overflow car park
  - 4 Proposed Improved Nature Play Ground
  - 5 Existing Change Rooms
  - 6 Toilet Block and Game Canteen
  - 7 Proposed Pedestrian Stair Access
  - 8 Proposed Synthetic Hockey Pitch (Cut and fill by 2 meters from existing multi-court level)
  - 9 Proposed Hockey Team Bunkers
  - 10 Proposed Viewing Terrace
  - 11 Proposed Disabled Access Ramp
  - 12 Existing Lancelin Sporting Club
  - 13 Proposed Nature Play and Turf Viewing area
  - 14 Proposed Road Sealing
  - 15 Pegasus Sports Shooting Club Possible Primary Shooting and Event Amenity Location
  - 16 Proposed Pedestrian crossovers
  - 17 New non sealed access road to maintenance sheds
  - 18 New football training light towers
- Possible Future works**
- 19 Possible Existing Basketball Court Extended to Full Size
  - 20 Possible Future Fitness club



## 5. Cost Estimate Summary

The quantity surveyor's option of probable cost for the construction of Option One and Option Two are summarised below, and the detailed costings provided by Ashton Associates can be found in Appendix C.

### Option One:

Ledge Point tennis court upgrades	\$200,000 to \$240,000 (excl. GST)
Lancelin Community Sporting Complex Master Plan	\$6,300,000 to \$7,100,000 (excl. GST)

### Option Two:

Ledge Point tennis court upgrades	\$200,000 to \$240,000 (excl. GST)
Lancelin Community Sporting Complex Master Plan	\$6,100,000 to \$6,900,000 (excl. GST)



# Appendices

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## Appendix A

### Survey Data

A

# Shire of Gingin - Upper Coastal Sporting Facilities Master Plan Survey

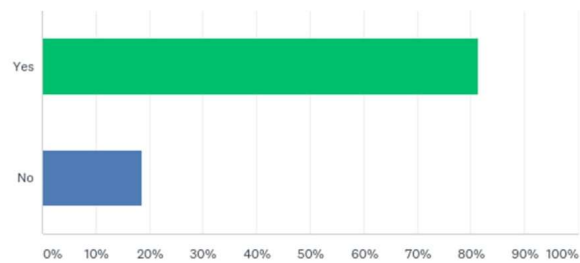
Tuesday 21 January 2020

110 Total Responses

107 Complete Responses

**Q1: Do you currently participate in organised sports within the Upper Coastal area (i.e. Lancelin, Ledge Point, Seaview Park and Ocean Farm)?**

Answered: 107 Skipped: 3



**Q2: How often do you participate in the following organised sports?**

Answered: 106 Skipped: 4

	AT LEAST ONCE PER WEEK (DURING SEASON)	AT LEAST ONCE PER MONTH (DURING SEASON)	AT LEAST ONCE PER YEAR (OCCASIONAL GAMES AND EVENTS)	NEVER	TOTAL
Netball	14.29% 8	1.79% 1	3.57% 2	80.36% 45	56
Basketball	18.97% 11	1.72% 1	5.17% 3	74.14% 43	58
Tennis	7.02% 4	3.51% 2	22.81% 13	66.67% 38	57
Cricket	11.32% 6	0.00% 0	5.66% 3	83.02% 44	53
AFL	18.97% 11	6.90% 4	5.17% 3	68.97% 40	58
Soccer	0.00% 0	2.04% 1	0.00% 0	97.96% 48	49
Golf	27.14% 19	11.43% 8	25.71% 18	35.71% 25	70
Hockey	12.50% 7	0.00% 0	5.36% 3	82.14% 46	56
Lawn Bowls	28.77% 21	5.48% 4	27.40% 20	38.36% 28	73
Recreational Shooting	3.08% 2	35.38% 23	12.31% 8	49.23% 32	65
Athletics	4.00% 2	0.00% 0	2.00% 1	94.00% 47	50
Other	19.51% 8	14.63% 6	12.20% 5	53.66% 22	41

**Q3: To what extent would you be likely to increase your level of participation in the following organised sports if there were dedicated and/or improved facilities in the Upper Coastal area?**

Answered: 106 Skipped: 4

	DEFINITELY	POSSIBLY	UNLIKELY	VERY UNLIKELY	TOTAL
Netball	18.18% 10	9.09% 5	18.18% 10	54.55% 30	55
Basketball	23.64% 13	10.91% 6	10.91% 6	54.55% 30	55
Tennis	28.33% 17	28.33% 17	8.33% 5	35.00% 21	60
Cricket	13.73% 7	13.73% 7	19.61% 10	52.94% 27	51
AFL	20.75% 11	7.55% 4	16.98% 9	54.72% 29	53
Soccer	9.62% 5	11.54% 6	19.23% 10	59.62% 31	52
Golf	32.43% 24	33.78% 25	13.51% 10	20.27% 15	74
Hockey	11.32% 6	16.98% 9	13.21% 7	58.49% 31	53
Lawn Bowls	38.03% 27	29.58% 21	11.27% 8	21.13% 15	71
Recreational Shooting	39.44% 28	28.17% 20	9.86% 7	22.54% 16	71
Athletics	7.69% 4	15.38% 8	15.38% 8	61.54% 32	52
Other	32.61% 15	19.57% 9	6.52% 3	41.30% 19	46

**Q4: How do you typically access organised sports in the Upper Coastal area?**

Answered: 106 Skipped: 4

ANSWER CHOICES	RESPONSES
Walk	2.83% 3
Cycle	3.77% 4
Drive (alone or with passengers)	93.40% 99
<b>TOTAL</b>	<b>106</b>

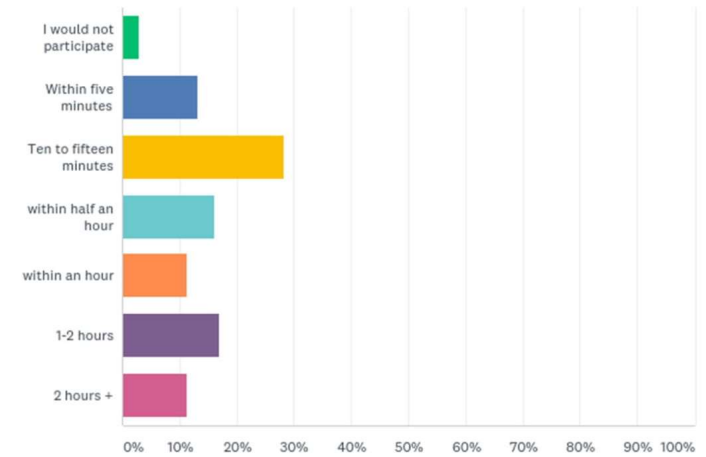
**Q5: How do you prefer to access organised sports in the Upper Coastal area?**

Answered: 105 Skipped: 5

ANSWER CHOICES	RESPONSES	
Walk	9.52%	10
Cycle	16.19%	17
Drive (including as passenger)	74.29%	78
<b>TOTAL</b>		<b>105</b>

**Q6: How far would you be willing to travel to participate in organised sports?**

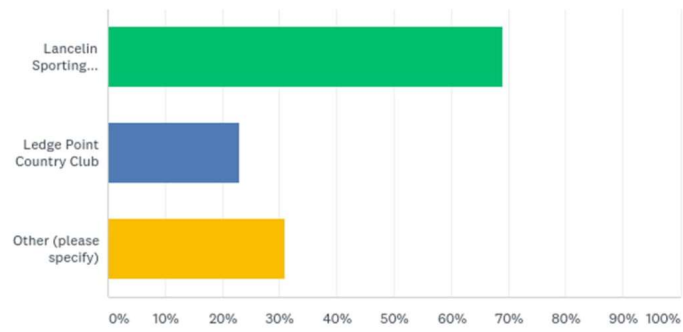
Answered: 106 Skipped: 4





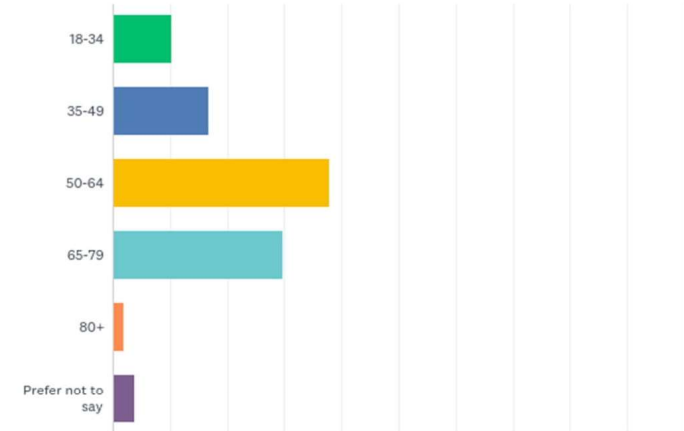
### Q7: Where do you currently participate in organised sports and why?

Answered: 100 Skipped: 10



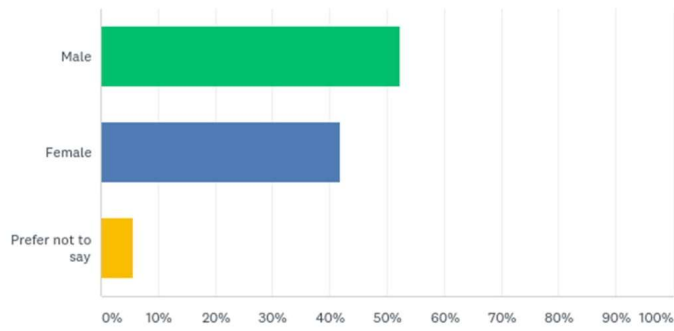
### Q8: How old are you?

Answered: 108 Skipped: 2



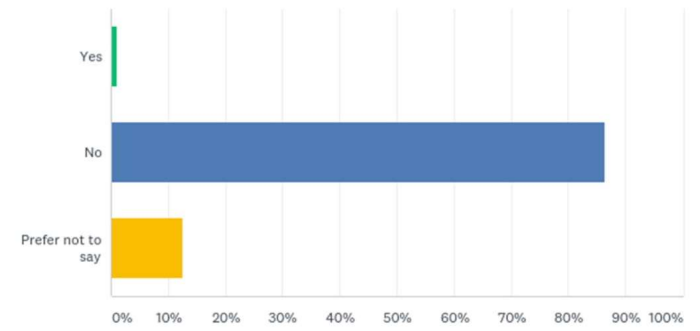
### Q9: What gender are you?

Answered: 105 Skipped: 5



### Q10: Are you Aboriginal or a Torres Strait Islander?

Answered: 103 Skipped: 7



1.4 Workshop 2: Scenario Options - February 2020

**Aim:** Develop and evaluate a "long list" of scenario options for sporting facilities in the Upper Coastal Sub-region against the following objectives:

1. Co-location of multiple sports or multiple clubs (funding requirement)
2. Financial sustainability - including not investing in duplicated facilities. \$5 million total project budget, including two thirds external funding (funding and community requirement)
3. Accessible for everyone in the Upper Coastal Sub-region - ease of getting there, travel time (funding and community requirement)
4. Facilities meet competition standards for community level sport and recreation (community requirement)
5. Reuse and adapt existing facilities where possible and appropriate (community requirement)
6. Support tourism and economic development (community requirement)
7. Provision of community and social spaces (community requirement)

**Key Outcomes:**

Workshop 2		
	Long List of scenario options	Community feedback
1	Status quo, no upgrade of existing facilities	Unmet demand for basketball, hockey
2	Minor upgrades	Adding gym / hydro pool is desirable
3	Identified hubs for active and whole of life sports	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls
4	Identified hubs for active, indoor and whole of life sports	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls
5	Utilise an independent review of condition and quality to determine which duplicated facilities are preferred. Repurpose and upgrade to facilitate additional sports.	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls

6	Upgrades without removal of facilities	Multiple variations proposed, not financially sustainable
7	Consolidated hub at Lancelin sporting complex only	Not supported
8	Consolidated hub at Ledge Point Country Club only	Not supported
9	Utilise broader district facilities; removal of all sporting facilities upon deterioration without replacement	Not supported
10	Additional options proposed by the community	Generally showed variations of Options 2 and 6

- Workshop participants were not generally supportive of co-locating the existing golf and bowls clubs at this point in time (Options 3, 4 & 5)
- The participants expressed a preference to keep what they have with no upgrades, rather than co-locate golf and bowls
- Options 2 and 6 were generally preferred by the participants
- Options 7, 8 and 9 were not generally supported by the participants
- The Option 10 scenarios generally showed variations of Options 2 and 6
- A community gym and hydro pool was generally supported by the participants
- The participants generally acknowledged the need for additional basketball, netball and hockey facilities located in Lancelin

## Appendix B

# Stakeholder Engagement Summary

## Upper Coastal Sporting Facilities Master Plan Shire of Gingin

### Stakeholder Engagement Summary

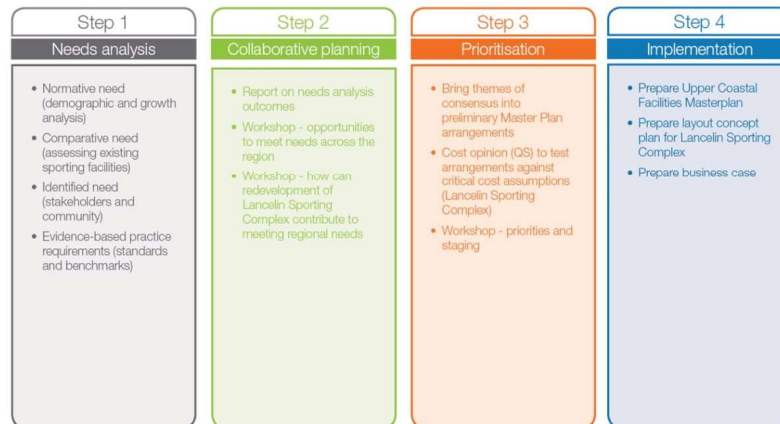
#### 1 Project Vision

*"The Upper Coastal Sub-region has appropriate sporting and recreation facilities that are sustainable for both the Shire and the community over the long-term"*

#### Procedure

The process undertaken to develop the Upper Coastal Sporting Facilities Master Plan is summarised below.

#### Master Planning Process



To inform the master planning process, GHD conducted the following stakeholder engagement in order to better understand the current situation and capture the opportunities and priorities of the Upper Coastal community:

- 110 responses to the Online Sporting Participation Survey
- Approximately 12 x face to face and phone meetings with sporting club representatives
- Membership and participation data from clubs
- Workshop 1 (Nov 2019) - Key Opportunities and Challenges (approximately 70 participants)
- Workshop 2 (Feb 2020) - Long list of Scenario Options (approximately 60 participants)
- Workshop 3 (Mar 2020) - Investment Prioritisation (approximately 60 participants)

Note: the majority of participants attended all three workshops.

#### 1.1 Meetings with sporting club representatives

**Aim:** To identify the current and future needs of individual sporting clubs in the Sub-region

#### Key Outcomes:

- For those sports with existing facilities, relatively low memberships numbers mean that clubs need to look for innovate ways to increase participation and utilisation
- Growing demand for netball, basketball and hockey facilities
- Opportunity to review the existing facility management models
- Desire to reduce maintenance costs and burden on volunteers
- Reluctance from clubs to move to another facility due to the time, effort and money invested by club members and volunteers over many years. Fear of losing history and identity of club.
- Non sport-specific facilities such as a gym and hydro pool are desired and currently lacking in the area

### 1.2 Online Sporting Participation Survey

**Aim:** To understand the “Identified Need” through consultation with key stakeholders and the community



**Key Outcomes:**

- Survey participants (approximately 7% of population<sup>1</sup>) were generally reflective of the Upper Coastal Sub-region’s age profile
- 93.4% of respondents currently travel by car to participate in sporting activities
- Over 80% of respondents indicated that at least 10-15 minutes by car was an acceptable amount of time to travel to sporting facilities
- All key sporting facilities within the Upper Coastal Sub-region are accessible by car within 15 minutes
- There is more demand than supply for hockey, basketball and netball facilities
- There is more supply than demand for golf and bowls facilities

### 1.3 Workshop 1: Opportunities and Challenges - December 2019

**Aim:** Identify the key opportunities and challenges facing the Upper Coastal Sub-region in the provision of sustainable sport and recreation facilities

**Context:**

- Needs Analysis identified a gap in the provision of facilities to meet current and forecast demand for basketball, netball and hockey. Relatively low golf and bowls membership and participation rates make it difficult to sustain separate facilities at Lancelin and Ledge Point.
- Shire has limited financial resources and therefore any proposed infrastructure upgrades must be eligible for an external funding contribution

**Key Outcomes:**

Workshop 1	
Opportunities:	Challenges:
<ul style="list-style-type: none"> <li>• Involve local kids to boost membership, participation and utilisation</li> <li>• Marketing</li> <li>• Great facilities already exist</li> <li>• Attract users 7 days a week</li> <li>• Inclusive for all abilities and ages</li> <li>• Social use of facilities</li> <li>• Potential for involvement of commercial operators to help manage aging volunteer base</li> <li>• Better access for pedestrians and cyclists</li> <li>• Tourism – Ledge Point Marina is an enabler, promotion packages, business links</li> </ul>	<ul style="list-style-type: none"> <li>• Low population</li> <li>• Low participation and membership rates</li> <li>• Ongoing funding and costs</li> <li>• Management models and responsibility for facility maintenance</li> <li>• Resistance to existing clubs co-locating</li> <li>• Aging local population</li> <li>• Different priorities amongst the community</li> <li>• Need action</li> </ul>

#### 1.4 Workshop 2: Scenario Options - February 2020

**Aim:** Develop and evaluate a "long list" of scenario options for sporting facilities in the Upper Coastal Sub-region against the following objectives:

1. Co-location of multiple sports or multiple clubs (funding requirement)
2. Financial sustainability - including not investing in duplicated facilities. \$5 million total project budget, including two thirds external funding (funding and community requirement)
3. Accessible for everyone in the Upper Coastal Sub-region - ease of getting there, travel time (funding and community requirement)
4. Facilities meet competition standards for community level sport and recreation (community requirement)
5. Reuse and adapt existing facilities where possible and appropriate (community requirement)
6. Support tourism and economic development (community requirement)
7. Provision of community and social spaces (community requirement)

#### Key Outcomes:

Workshop 2		
Long List of scenario options		Community feedback
1	Status quo, no upgrade of existing facilities	Unmet demand for basketball, hockey
2	Minor upgrades	Adding gym / hydro pool is desirable
3	Identified hubs for active and whole of life sports	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls
4	Identified hubs for active, indoor and whole of life sports	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls
5	Utilise an independent review of condition and quality to determine which duplicated facilities are preferred. Repurpose and upgrade to facilitate additional sports.	Preference to keep what they have with no upgrades, rather than co-locate golf and bowls

6	Upgrades without removal of facilities	Multiple variations proposed, not financially sustainable
7	Consolidated hub at Lancelin sporting complex only	Not supported
8	Consolidated hub at Ledge Point Country Club only	Not supported
9	Utilise broader district facilities; removal of all sporting facilities upon deterioration without replacement	Not supported
10	Additional options proposed by the community	Generally showed variations of Options 2 and 6

- Workshop participants were not generally supportive of co-locating the existing golf and bowls clubs at this point in time (Options 3,4 & 5)
- The participants expressed a preference to keep what they have with no upgrades, rather than co-locate golf and bowls
- Options 2 and 6 were generally preferred by the participants
- Options 7, 8 and 9 were not generally supported by the participants
- The Option 10 scenarios generally showed variations of Options 2 and 6
- A community gym and hydro pool was generally supported by the participants
- The participants generally acknowledged the need for additional basketball, netball and hockey facilities located in Lancelin

**1.5 Workshop 3: Investment Prioritisation and Staging**

**Aim:** Using the Community Sporting and Recreation Facilities Fund (CSRFF) eligibility criteria as a guide, prioritise the investment in sporting infrastructure through a staged approach to the Master Plan

Master Plan Challenges	Turning Challenges into Parameters
Meet the sporting needs of the community	Focus on facility upgrades to meet demand that is not currently met (basketball, netball and hockey)
Meet eligibility criteria of external funding agencies	Prioritise sporting facilities for sports/clubs that are not duplicated across the Sub-region (i.e. no upgrades where there is duplication)
Consider the needs and expectations of the Upper Coastal community as a whole	Ensure flexibility in the nature and timing of any facilities investment

Based on community feedback received during Workshops 1 and 2, the following Stage Master Plan approach was proposed:

**Stage 1:**

- Includes capital upgrades to meet unmet sporting demand (e.g. basketball, netball, tennis and hockey)
- Continue to maintain existing facilities that are not eligible for external funding (e.g. bowls and golf) without upgrades

**Stage 2:**

- Stage 2 could occur if co-location is desirable to access upgraded, higher quality facilities, or becomes necessary if declining club membership and volunteer numbers cannot sustain the maintenance of existing facilities
- There would be a minimum timeframe for the Shire to then commence the planning and resourcing of funds for the Stage 2 upgrades prior to commencement of capital works. This includes applying for funding through external grant programs, and will be influenced by any other priority high cost projects and associated funds already scheduled in future capital works plans.

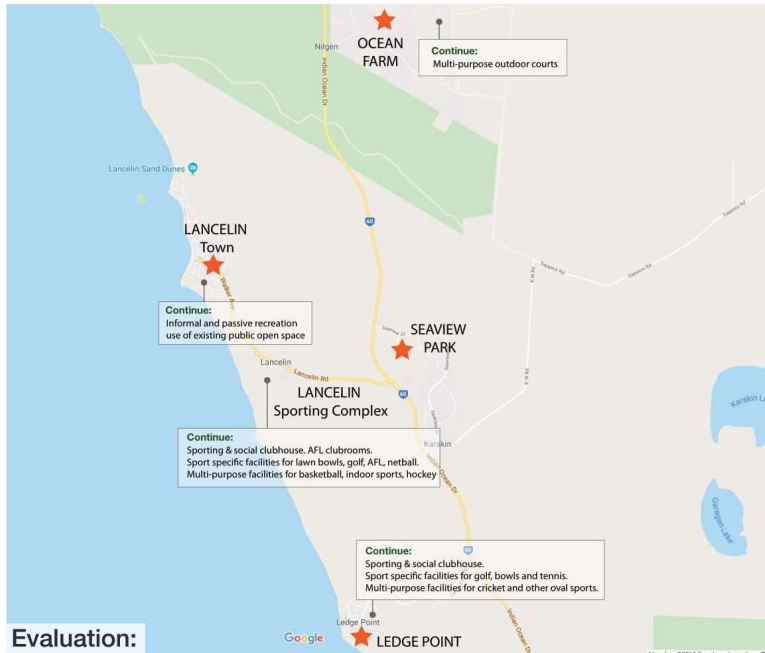
- Upgrades associated with either stage of the Master Plan will have criteria associated with the operational sustainability of the clubs using or leasing those facilities as the clubs may incur extra maintenance costs and/or require additional volunteers to maintain them

**Key Outcomes:**

The participants were asked to review the Staged Master Plan in small groups and the following investment was supported:

- Resurface 3 x tennis hardcourts at Ledge Point
- Additional multi-purpose court in Lancelin
- Upgrade floodlighting to tennis courts at Ledge Point and multi-purpose courts in Lancelin
- Provision of hockey and basketball facilities for training and competition in Lancelin

**Scenario No. 1:** Status quo; no upgrade of existing facilities.



**Evaluation:**

<b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement) 	<b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement) 
<b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement) 	<b>Objective 6:</b> Support tourism and economic development (community requirement) 
<b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement) 	<b>Objective 7:</b> Provision of community and social spaces (community requirement) 
<b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement) 	<ul style="list-style-type: none"> <li>• O1: Some facilities don't meet competition standards.</li> <li>• O2: Most courts and the oval need to be multi-purpose.</li> <li>• O3: No need for multiple shooting in Ledge Point.</li> <li>• O4: Use oval (soft) to cover all play across in Lancelin.</li> <li>• O5: Complex already co-located multiple sports.</li> <li>• O6: Clubs see financial. People make it work.</li> <li>• O7: Everyone can access it.</li> <li>• O8: Basketball is small, but both have fun. Indoor cricket and basketball are too small.</li> <li>• O9: Long waiting.</li> <li>• O10: Could do 4x3.5m. There is substantial space to park facilities to provide elsewhere (e.g. shared).</li> <li>• O11: O1/O2: Not practical. Applying sports within 10 mins of each other (3hrs experience code).</li> <li>• O12: All done together and Lancelin can improve the space to help sporting to the same.</li> <li>• O13: Some do and some don't. Don't know how others rate outside of our area.</li> <li>• O14: Facilities require upgrades to get up to standard.</li> <li>• O15: Outdated facilities - small town.</li> <li>• O16: The facilities currently do 7/11 depends on what they don't.</li> <li>• O17: Training, Tennis, Shared use.</li> <li>• O18: Bowling, Golf, Forty outdoors.</li> <li>• O19: Shared oval (water, football, cricket).</li> <li>• O20: Hockey, Net, Basketball.</li> <li>• O21: Access doesn't support Lancelin Building experience.</li> </ul>

**Scenario No. 2:** Minor upgrades



**Evaluation:**

<b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement) 	<b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement) 
<b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement) 	<b>Objective 6:</b> Support tourism and economic development (community requirement) 
<b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement) 	<b>Objective 7:</b> Provision of community and social spaces (community requirement) 
<b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement) 	<ul style="list-style-type: none"> <li>• O1: Basketball Court still not full size.</li> <li>• O2: Basketball if it will come in on budget.</li> <li>• O3: room for improvement.</li> <li>• O4: Footpaths, transport services for people to travel between facilities.</li> <li>• O5: High frequency public transit.</li> <li>• O6: No need to relocate shooting to Ledge Point.</li> <li>• O7: Should be able to do in the budget. Feasible.</li> <li>• O1: Only achieve what we've already got.</li> <li>• O2: Bar bookings don't go to clubs, need to raise finance.</li> <li>• O3: Just for minor stuff.</li> <li>• O4: Needs promotion.</li> <li>• O5: Create potential for Pathways.</li> <li>• O6: Don't see the need through the gate out to Ledge point. AFL change rooms not permitted.</li> <li>• O7: Demographics tight for swim and tennis.</li> <li>• O8: Not within ESM + extensive advice of the cost.</li> <li>• O9: All done together LP to Lancelin oval will make a difference.</li> <li>• O10: Not feasible but meets the need.</li> <li>• O11: When possible.</li> <li>• O12: Not significant change.</li> <li>• O13: Yes but depends on when sports. Make out a plan.</li> </ul>



**Scenario No. 3:** Identified hubs for active, and whole of life sports.



**Evaluation:**

<p><b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 6:</b> Support tourism and economic development (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 7:</b> Provision of community and social spaces (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• C2: On the borderline</li> <li>• C7: Footpaths, transport services for people to travel between facilities</li> <li>• C7: Not enough space in Lancelin</li> <li>• Hydrotherapy pool - needs</li> <li>• No need to relocate shooting to Ledge Point</li> <li>• Sells families - no competition</li> <li>• This scenario doesn't deliver Bowls and Golf in Lancelin</li> <li>• Bowls club would move. The Shire already doesn't maintain.</li> <li>• C2: Suspect more than \$2M - depends on what extent</li> <li>• C2: Hydrotherapy will attract some people to come</li> <li>• C7: Provides better facilities - slip in right direction.</li> <li>• C2: No duplicating but big costs to set up</li> <li>• So much work has gone into Golf and Bowls</li> </ul>

**Scenario No. 4:** Identified hubs for active, indoor and whole of life sports.



**Evaluation:**

<p><b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 6:</b> Support tourism and economic development (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 7:</b> Provision of community and social spaces (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• C2: Needs more funding Location</li> <li>• C7: Footpaths, transport service for people to travel between facilities</li> <li>• We would still like to have hydrotherapy pool - gym somewhere</li> <li>• No need to relocate shooting to Ledge Point</li> <li>• Great idea, too costly</li> <li>• Good idea</li> <li>• C2: Very nice - not sustainable</li> <li>• C2: All clubs together</li> <li>• C4: Mostly new facilities</li> <li>• C5: New facilities - not reuse</li> <li>• C6: Getting Thru</li> <li>• C7: Hall improvements</li> <li>• C2: Golf and Bowls no. Basketball and Bowls and golf most costly</li> </ul>

**Scenario No. 5:** Utilise an independent review of condition and quality to determine which duplicated facilities are preferred. Repurpose and upgrade to facilitate additional sports.



Evaluation:	
<b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement) 	<b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement) 
<b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement) 	<b>Objective 6:</b> Support tourism and economic development (community requirement) 
<b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement) 	<b>Objective 7:</b> Provision of community and social spaces (community requirement) 
<b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement) 	<b>Comments:</b> <ul style="list-style-type: none"> <li>CO: Will not be achievable for \$5M</li> <li>CO: Football, transport services for people to travel between facilities</li> <li>Would like to include hydrotherapy pool</li> <li>No need to relocate shooting to Ledge Point</li> <li>Why waste money on independent review?</li> <li>Concerns about how independent it would be. Private agencies should include programme as well. Business strategy game plan. Sports and clubs are based on people coming to Ledge Point</li> <li>Less about quality of facilities.</li> <li>Interesting thing to do. Not funded about the rest.</li> <li>CO: Build whole new sporting complex, \$5M</li> <li>CO: Bowls (out ??)</li> </ul>

**Scenario No. 6:** Upgrades without removal of facilities



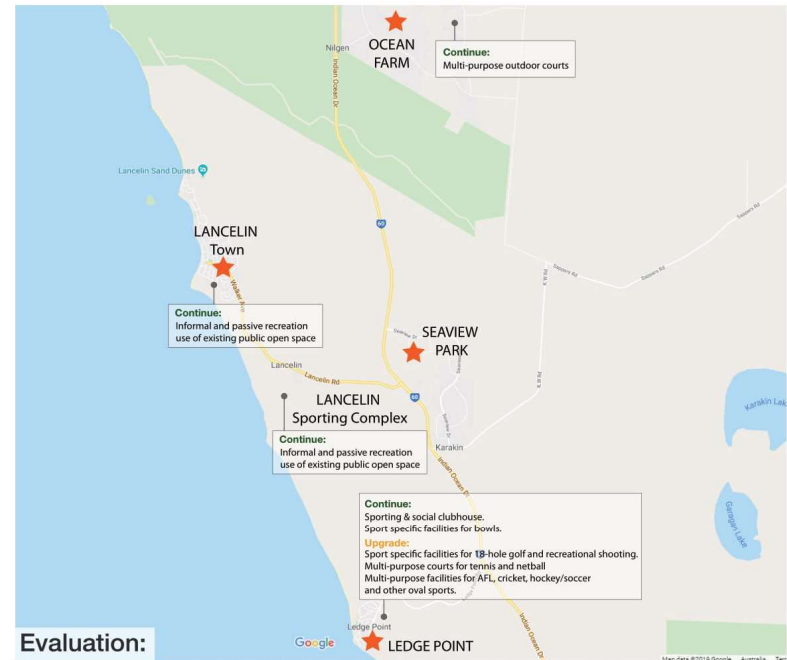
Evaluation:	
<b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement) 	<b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement) 
<b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement) 	<b>Objective 6:</b> Support tourism and economic development (community requirement) 
<b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement) 	<b>Objective 7:</b> Provision of community and social spaces (community requirement) 
<b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement) 	<b>Comments:</b> <ul style="list-style-type: none"> <li>CO: Hockey/sports and gym</li> <li>CO: Basketball if not come in on budget</li> <li>CO: room for improvement</li> <li>CO: Football, transport services for people</li> <li>Hydrotherapy pool would be great</li> <li>No need to relocate shooting to Ledge Point</li> <li>CO: 11m on location of sports</li> <li>CO: If well designed &amp; extend existing facility</li> <li>CO: 8 wall</li> <li>CO: Want to adapt existing building</li> <li>CO: 10m, but haven't promoted</li> <li>CO: No game or walking trail</li> <li>mentioned. Could have walking trail around golf course in future.</li> <li>Need a bar/amenity</li> <li>CO: Open return in any great improvements</li> </ul>

**Scenario No. 7:** Consolidated hub at Lancelin Sporting Complex.



<p><b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 6:</b> Support tourism and economic development (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 7:</b> Provision of community and social spaces (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• C2: Will not come in on budget</li> <li>• D2: Quarter oval</li> <li>• C6: Football and services for people</li> <li>• H4: Heavy use somewhere</li> <li>• Ledge point destroyed</li> <li>• Too much stress on infrastructure and community resources (to this end)</li> <li>• O1: They are all there</li> <li>• C3: Couldn't fit in for \$5M just hope</li> <li>• D3: All the facilities would bring tourists in if the facilities are good</li> <li>• D7: Would need to include GOLF &amp; community facilities, walking, cycling paths</li> <li>• The Green doesn't contribute to locals</li> <li>• Should be some considerations</li> <li>• C5: Not use extensive facility</li> <li>• C6: Only one team</li> </ul>

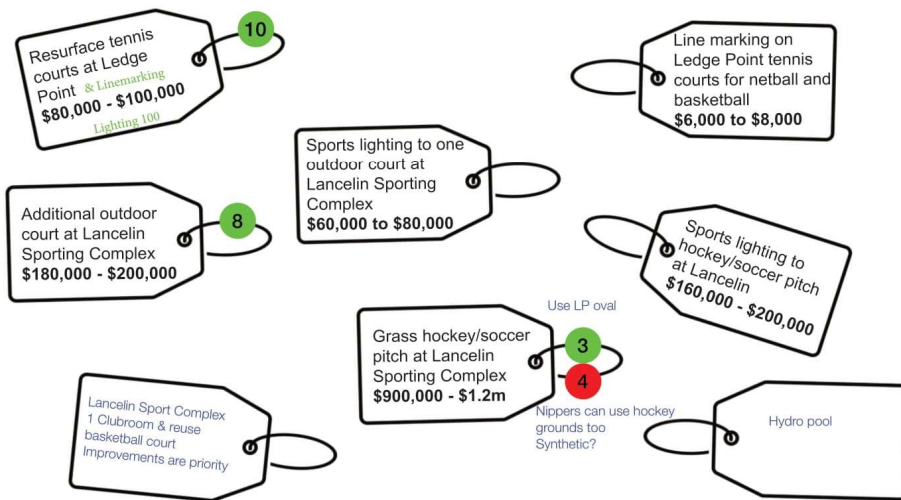
**Scenario No. 8:** Consolidated hub at Ledge Point.



<p><b>Objective 1:</b> Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 5:</b> Reuse and adapt existing facilities where possible and appropriate (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 2:</b> Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 6:</b> Support tourism and economic development (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 3:</b> Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Objective 7:</b> Provision of community and social spaces (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>
<p><b>Objective 4:</b> Facilities meet competition standards for community level sport and recreation (community requirement)</p> <p>● ● ● ● ● ● ● ●</p>	<p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• C2: Will not come in on budget</li> <li>• D2: Quarter oval</li> <li>• C6: Football and services for people</li> <li>• H4: Heavy use somewhere</li> <li>• Ledge point destroyed</li> <li>• Too much stress on infrastructure and community resources (to this end)</li> <li>• Question they have the space. They can't expand. I don't agree. Population isn't in Ledge Point.</li> <li>• C6: Not use extensive facility</li> <li>• C6: Only one team</li> </ul>



### Groups report back results



- Generally Supported
- Unclear
- Clearly not Supported

A large blue geometric shape, resembling a triangle or a trapezoid, is positioned on the left side of the page, extending from the top-left corner towards the center.

## Appendix C

### QS Report

C

# C. QS report - Option 1



**Ashton Associates**

Professional Advisors to the Construction and Property Industry  
Trading for 20 Years

Quantity Surveying  
Construction Cost Management  
Project Risk Management

Suite 2A, 163 Canning Highway, EAST FREMANTLE WA 6158  
Telephone: (08) 9319 1230  
E-Mail: Admin@Ashtonassociates.com.au  
Ref: 3567-06

10<sup>th</sup> June 2020

Struan Burges  
GHD  
999 Hay Street  
PERTH WA 6000

Dear Struan

**RE: SHIRE OF GINGIN UPPER COASTAL REGION  
SPORTING FACILITIES MASTERPLAN  
QUANTITY SURVEYORS OPINION OF CONSTRUCTION COST REPORT 1A**

Please find enclosed our 'opinion of construction cost estimate' for the above masterplan options based on the GHD drawings received 28/05/20, 29/05/20 and email 09/06/20.

The 'opinion of construction cost' estimate indicates a construction cost range of:

1. **Lancelin Masterplan = \$6,300,000 to \$7,100,000 excluding GST**
2. **Ledge Point Masterplan = \$200,000 to \$240,000 excluding GST**

A summary is included on pages 3 & 4 and exclusions for which no allowances have been made are listed on page 5. The exclusions should be considered carefully to establish if any additional allowances may be required. Please note that the costs exclude any allowances for rock excavation and to upgrade power supply, water & sewer services to the sites. These costs may be significant and should be investigated by appropriate consultants.

A 5% contingency allowance is included.

The eventual cost will be dependent on the final scope of work, level of specification, clarification of currently unknown elements, and the nature and time of tendering.

The estimate excludes any allowance for construction cost escalation beyond June 2020. The construction cost will be subject to future market conditions and should be reviewed on a regular basis as part of the cost planning process.

This opinion is an order of cost estimate using 'broad construction type rates' without a detailed calculation and as such provides limited accuracy. It should be considered as indicative to be used as a guide to assist in the cost management of the project. We recommend that a more detailed 'cost plan' be prepared and updated on a regular basis to assist with the cost management of the project.

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed work. The estimate has been prepared from limited information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project. Ashton Associates are not responsible for design and are not liable if the design is not approved, or is unachievable.

Please do not hesitate to contact me if you require any clarification or additional information.

Yours sincerely  
ASHTON ASSOCIATES

Mark Ashton

Mark Ashton ARICS AAIQS BSc  
Ashton Associates Pty Ltd (ACN 091 782 839) as Trustee for the M & E Ashton Family Trust  
ABN 51 357 389 113



**Ashton Associates**  
Quantity Surveyors

Suite 2A, 163 Canning Highway,  
EAST FREMANTLE WA 6158

**QUANTITY SURVEYORS OPINION OF CONSTRUCTION COST REPORT 1A**

**SHIRE OF GINGIN**

**GINGIN UPPER COASTAL REGION - SPORTING FACILITIES MASTERPLAN**

**10th JUNE 2020**

<b>PREPARED FOR</b>	Shire of Gingin & GHD	
<b>CONTACT PERSON</b>	Struan Burges GHD 999 Hay Street PERTH WA 6000	
<b>DIRECTOR SIGN OFF</b>		10/06/2020
<b>ASHTON ASSOCIATES REFERENCE</b>	3567	

REPORT CONTENTS & SCOPE

**Contents:**

1 Report Contents & Scope	Page 2
2 Cost Summary - Lancelin	Page 3
3 Cost Summary - Ledge Point	Page 4
4 Schedule of Exclusions	Page 5

**Scope:**

Building Works comprise:

- Proposed additions & alterations to the Lancelin & Ledge Point Sporting Complexes
- Associated external works
- GHD email 09/06/2020

The estimate has been based on:

- GHD master plan drawings dated 28/05/2020 received 29/05/2020
- Medium Specification

**Estimate Notes:**

This opinion is an order of cost estimate using 'broad construction type rates' without a detailed calculation and as such provides limited accuracy. It should be considered as indicative to be used as a guide to assist in the cost management of the project. We recommend that a more detailed 'cost plan' be prepared and updated on a regular basis to assist with the cost management of the project

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed works. The estimate has been prepared from minimal information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project.

This report has been based on small scale conceptual drawings (1:500 and 1:1000) and measurement tolerances will need to be far higher than normal. This will provide limited accuracy and Ashton Associates accept no liability for inaccuracies caused by the scale and nature of the documentation.

Clients and Owners should check that the correct interpretation has been accounted for and that allowances and exclusions are in accordance with expectations.

Ashton Associates are not responsible for design and are not liable if the design is not approved, or is unachievable



**OPINION OF CONSTRUCTION COST - LANCELIN MASTERPLAN**

Refer to pages 1 to 5 of this report for the basis of the opinion of cost.

All costs are exclusive of GST unless noted otherwise.

The following summary is a theoretical analysis of the construction costs subject to further review

This report is an 'opinion of construction cost' based on limited information, and should be considered as indicative only. Estimates of this nature provide limited accuracy and the estimate should not be used for final determinations. We recommend that a more detailed 'cost plan' be prepared to more accurately define the construction costs and be updated on a regular basis through the design process to assist with the cost management of the project.

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed works. The estimate has been prepared from minimal information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project.

JUNE 2020 COSTS	Total Cost Range
<b>1 BUDGET ALLOWANCES (Subject to review of full design implications)</b>	
1a New outdoor multipurpose court (excludes lighting)	\$220,000 - \$250,000
1b Additional line marking to existing netball court	\$8,000 - \$10,000
1c Sports lighting to outdoor courts (subject to power source)	\$80,000 - \$100,000
2a Car park - courts (excludes kerbs, drainage & lighting)	\$380,000 - \$420,000
2b Car park - hockey (resurface only, excludes kerbs, drainage & lighting)	\$320,000 - \$350,000
3 Overflow car park	Excluded
4 Nature play ground	\$60,000 - \$70,000
5 Existing change rooms	Excluded
6 Toilet block & canteen	Excluded
7 Stair access - included in paving	Included
8a New synthetic hockey pitch (includes earthworks, retaining & fencing)	\$2,400,000 - \$2,600,000
8b Sports lighting to hockey (subject to power source)	\$200,000 - \$220,000
9 Team bunkers	\$30,000 - \$40,000
10 Viewing terrace	\$200,000 - \$300,000
11 Disable access - included in paving	Included
12 Existing sporting club	Excluded
13 Nature play & viewing area	\$60,000 - \$70,000
14 Seal existing access road (excludes kerbs, drainage & lighting)	\$340,000 - \$380,000
15 Shooting club (simple structure with no range)	\$300,000 - \$350,000
16 Paving - includes stairs (item 7) & disable access (item 11)	\$500,000 - \$550,000
Lighting to football oval - 3 No (subject to power source)	\$240,000 - \$260,000
General soft landscaping	\$100,000 - \$150,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)*</b>	<b>\$5,438,000 - \$6,120,000</b>
Allowance for escalation	Excluded
Allowance for design consultant fees	\$562,000 - \$640,000
Allowance for contingency (5%)	\$300,000 - \$340,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST</b>	<b>\$6,300,000 - \$7,100,000</b>
GST allowance (10%)	\$630,000 - \$710,000
<b>ESTIMATED PROJECT COST (June 2020) - (Incl. GST)*</b>	<b>\$6,930,000 - \$7,810,000</b>

\* Refer to Schedule of Exclusions

**OPTIONS (Subject to review of full design implications)**

17 Basketball court extension	including GST	\$ 990,000	\$ 1,100,000
18 Future fitness club	including GST	\$ 440,000	\$ 495,000

**OPINION OF CONSTRUCTION COST - LEDGE POINT MASTERPLAN**

Refer to pages 1 to 5 of this report for the basis of the opinion of cost.

All costs are exclusive of GST unless noted otherwise.

The following summary is a theoretical analysis of the construction costs. Refer to the detailed opinion of cost for further details.

This report is an 'opinion of construction cost' based on limited information, and should be considered as indicative only. Estimates of this nature provide limited accuracy and the estimate should not be used for final determinations. We recommend that a more detailed 'cost plan' be prepared to more accurately define the construction costs and be updated on a regular basis through the design process to assist with the cost management of the project.

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed works. The estimate has been prepared from minimal information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project.

JUNE 2020 COSTS	Total Cost Range
<b>1 BUDGET ALLOWANCES (Subject to review of full design implications)</b>	
1a Resurface existing courts - 3 No (excludes fencing)	\$80,000 - \$100,000
1b Lighting to tennis courts - 3 No (subject to power source)	\$100,000 - \$120,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)*</b>	<b>\$180,000 - \$220,000</b>
Allowance for escalation	Excluded - Excluded
Allowance for design consultant fees	\$20,000 - \$20,000
Allowance for contingency	\$0 - \$0
<b>ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST</b>	<b>\$200,000 - \$240,000</b>
GST allowance (10%)	\$20,000 - \$24,000
<b>ESTIMATED PROJECT COST (June 2020) - (Incl. GST)*</b>	<b>\$220,000 - \$264,000</b>

\* Refer to Schedule of Exclusions

### SCHEDULE OF EXCLUSIONS

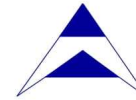
This Estimate excludes the cost of the following items:

#### Standard Exclusions

- 1 Land cost and legal fees
- 2 Finance costs and interest charges
- 3 Council rates, land taxes and holding costs
- 4 Development approvals & Building Permit
- 5 Compliance with planning approval conditions not on drawings
- 6 Compliance with building permit conditions not on drawings
- 7 Council fees, levies & bonds
- 8 Water Corporation headworks fees
- 9 Western Power headworks fees
- 10 Gas supply fees
- 11 Telstra fees
- 12 Escalation beyond this report date
- 13 Legal fees and disbursements
- 14 Work outside the boundary
- 15 Removal of hazardous materials (asbestos etc.)
- 16 Demolition & ground decontamination
- 17 Unknown ground conditions, rock excavation, ground improvement, piling & dewatering
- 18 Subsoil drainage
- 19 Working around, replacing and re-routing any existing service mains
- 20 Upgrading services to the site (power supply, water supply, sewer extensions etc.)
- 21 Equipment and associated building works
- 22 Fitout, window treatments, loose furniture, furnishings, equipment, white goods
- 23 Corporate signage
- 24 Potential costs associated with EBA agreements
- 25 Delay costs
- 26 Staging the project
- 27 Relocation Costs
- 28 Public Art

#### Project Specific Exclusions

- 1 Land resumption costs, approvals, consultants fees
- 2 Overflow car park
- 3 Work to existing change rooms
- 4 Work to toilet block & canteen
- 5 Work to existing sporting club
- 6 Work to unsealed loading area
- 7 Alternative power systems (solar etc)
- 8 Sewer treatment plant and upgrades
- 9 All other items noted as excluded



## Ashton Associates

Professional Advisors to the Construction and Property Industry  
Trading for 20 Years

Quantity Surveying  
Construction Cost Management  
Project Risk Management

Suite 2A, 163 Canning Highway, EAST FREMANTLE WA 6158

Telephone: (08) 9319 1230

EMail: Admin@Ashtonassociates.com.au

Ref: 3567-08

8 July 2020

Struan Burges  
GHD  
999 Hay Street  
PERTH WA 6000

Dear Struan

**RE: SHIRE OF GINGIN UPPER COASTAL REGION  
SPORTING FACILITIES MASTERPLAN OPTION 2  
QUANTITY SURVEYORS OPINION OF CONSTRUCTION COST REPORT 2A**

Please find enclosed our 'opinion of construction cost estimate' for the above masterplan options based on the GHD drawings and emails 02/07/20 and 07/07/20.

The 'opinion of construction cost' estimate indicates a construction cost range of:

1. Lancelin Masterplan = \$6,100,000 to \$6,900,000 excluding GST
2. Ledge Point Masterplan = \$200,000 to \$240,000 excluding GST

A summary is included on pages 3 & 4 and exclusions for which no allowances have been made are listed on page 5. The exclusions should be considered carefully to establish if any additional allowances may be required. Please note that the costs exclude any allowances for rock excavation and to upgrade power supply, water & sewer services to the sites. These costs may be significant and should be investigated by appropriate consultants.

A 5% contingency allowance is included.

The eventual cost will be dependent on the final scope of work, level of specification, clarification of currently unknown elements, and the nature and time of tendering.

The estimate excludes any allowance for construction cost escalation beyond June 2020. The construction cost will be subject to future market conditions and should be reviewed on a regular basis as part of the cost planning process.

This opinion is an order of cost estimate using 'broad construction type rates' without a detailed calculation and as such provides limited accuracy. It should be considered as indicative to be used as a guide to assist in the cost management of the project. We recommend that a more detailed 'cost plan' be prepared and updated on a regular basis to assist with the cost management of the project.

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed work. The estimate has been prepared from limited information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project. Ashton Associates are not responsible for design and are not liable if the design is not approved, or is unachievable.

Mark Ashton ARICS AAIQS BSc  
Ashton Associates Pty Ltd (ACN 091 782 839) as Trustee for the M & E Ashton Family Trust  
ABN 51 357 389 113

# C. QS report - Option 2



**Ashton Associates**  
Quantity Surveyors

Suite 2A, 163 Canning Highway,  
EAST FREMANTLE WA 6158

## QUANTITY SURVEYORS OPINION OF CONSTRUCTION COST REPORT

SHIRE OF GINGIN

GINGIN UPPER COASTAL REGION - SPORTING FACILITIES MASTERPLAN - OPTION 2

8 JULY 2020

PREPARED FOR	Shire of Gingin & GHD
CONTACT PERSON	Struan Burges GHD 999 Hay Street PERTH WA 6000
DIRECTOR SIGN OFF	 Mark Ashton, Ashton Associates Pty Ltd
ASHTON ASSOCIATES REFERENCE	3567

Please do not hesitate to contact me if you require any clarification or additional information.

Yours sincerely  
ASHTON ASSOCIATES

  
Mark Ashton

Mark Ashton ARICS AAIQS BSc  
Ashton Associates Pty Ltd (ACN 091 782 839) as Trustee for the M & E Ashton Family Trust  
ABN 51 357 389 113

SHIRE OF GINGIN  
GINGIN UPPER COASTAL REGION - SPORTING FACILITIES MASTERPLAN - OPTION 2  
OPINION OF CONSTRUCTION COST ESTIMATE NO 2A

Ref: 3567

8/07/2020

### REPORT CONTENTS & SCOPE

#### Contents:

1 Report Contents & Scope	Page 2
2 Cost Summary - Lancelin	Page 3
3 Cost Summary - Ledge Point	Page 4
4 Schedule of Exclusions	Page 5

#### Scope:

Building Works comprise:

Proposed additions & alterations to the Lancelin & Ledge Point Sporting Complexes  
Associated external works  
GHD email 02/07/2020 & 07/07/2020

The estimate has been based on:

GHD master plan option 2 drawings dated 02/07/2020  
Medium Specification

#### Estimate Notes:

This opinion is an order of cost estimate using 'broad construction type rates' without a detailed calculation and as such provides limited accuracy. It should be considered as indicative to be used as a guide to assist in the cost management of the project. We recommend that a more detailed 'cost plan' be prepared and updated on a regular basis to assist with the cost management of the project

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed works. The estimate has been prepared from minimal information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project.

This report has been based on small scale conceptual drawings (1:500 and 1:1000) and measurement tolerances will need to be far higher than normal. This will provide limited accuracy and Ashton Associates accept no liability for inaccuracies caused by the scale and nature of the documentation.

Clients and Owners should check that the correct interpretation has been accounted for and that allowances and exclusions are in accordance with expectations.

Ashton Associates are not responsible for design and are not liable if the design is not approved, or is unachievable

**Ashton Associates**  
Quantity Surveyors,  
Construction Cost Consultants,  
Project Managers

**OPINION OF CONSTRUCTION COST - LANCELIN MASTERPLAN**

Refer to pages 1 to 5 of this report for the basis of the opinion of cost.

All costs are exclusive of GST unless noted otherwise.

The following summary is a theoretical analysis of the construction costs subject to further review

This report is an 'opinion of construction cost' based on limited information, and should be considered as indicative only. Estimates of this nature provide limited accuracy and the estimate should not be used for final determinations. We recommend that a more detailed 'cost plan' be prepared to more accurately define the construction costs and be updated on a regular basis through the design process to assist with the cost management of the project.

This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed works. The estimate has been prepared from minimal information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to assist in the cost management of the project. Estimates of this nature provide limited accuracy and actual costs will be influenced by the design and scope of work, existing infrastructure, documentation and specification, tendering procedure, market conditions, availability and workload of builders, subcontractors, trades and materials. The report should not be used for final determinations and we recommend that the report be updated as information becomes available to assist with the cost management of the project.

JUNE 2020 COSTS	Total Cost Range
<b>BUDGET ALLOWANCES (Subject to review of full design implications)</b>	
1a Two new outdoor multipurpose courts (excludes retain & lights)	\$400,000 - \$450,000
1c Sports lighting to outdoor courts (subject to power source)	\$80,000 - \$100,000
2a Car park - Hockey (excludes kerbs, drainage & lighting)	\$380,000 - \$420,000
2b Car park upgrade - Courts (excludes resurface, kerbs, drainage & lighting)	\$120,000 - \$150,000
3 Overflow car park	Excluded
4 Nature play ground	\$60,000 - \$70,000
5 Existing change rooms	Excluded
6 Toilet block & canteen	Excluded
7 Stair access - included in paving	Included
8a New synthetic hockey pitch (includes earthworks, retaining)	\$2,200,000 - \$2,400,000
8b Sports lighting to hockey pitch (subject to power source)	\$250,000 - \$280,000
9 Team bunkers	\$30,000 - \$40,000
10 Viewing terrace	\$200,000 - \$300,000
11 Disable access - included in paving	Included
12 Existing sporting club	Excluded
13 Nature play & viewing area	\$60,000 - \$70,000
14 Seal existing access road (excludes kerbs, drainage & lighting)	\$340,000 - \$380,000
15 Shooting club (simple structure with no range)	\$300,000 - \$350,000
16 Paving - includes stairs (item 7) & disable access (item 11)	\$500,000 - \$550,000
18 Lighting to football oval - 3 No (subject to power source)	\$240,000 - \$260,000
General soft landscaping	\$100,000 - \$150,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)*</b>	<b>\$5,260,000 - \$5,970,000</b>
Allowance for escalation	Excluded
Allowance for design consultant fees	\$540,000 - \$600,000
Allowance for contingency (5%)	\$300,000 - \$330,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST</b>	<b>\$6,100,000 - \$6,900,000</b>
GST allowance (10%)	\$610,000 - \$690,000
<b>ESTIMATED PROJECT COST (June 2020) - (Incl. GST)*</b>	<b>\$6,710,000 - \$7,590,000</b>

\* Refer to Schedule of Exclusions

**OPTIONS (Subject to review of full design implications)**

1b Two new outdoor multipurpose courts (excludes retain & lights)	Incl GST	\$610,000 - \$700,000
8a Saving for Turf hockey pitch (adjusted cost to item 8a)	Incl GST	-\$1,000,000 - -\$1,100,000
17 Road to maintenance (excludes kerbs, drainage & lighting)	Incl GST	\$530,000 - \$580,000
19 Basketball court extension	including GST Incl GST	\$990,000 - \$1,100,000
20 Future fitness club	including GST Incl GST	\$440,000 - \$495,000

**OPINION OF CONSTRUCTION COST - LEDGE POINT MASTERPLAN**

Refer to pages 1 to 5 of this report for the basis of the opinion of cost.

All costs are exclusive of GST unless noted otherwise.

The following summary is a theoretical analysis of the construction costs. Refer to the detailed opinion of cost for further details.

This report is an 'opinion of construction cost' based on limited information, and should be considered as indicative only. Estimates of this nature provide limited accuracy and the estimate should not be used for final determinations. We recommend that a more detailed 'cost plan' be prepared to more accurately define the construction costs and be updated on a regular basis through the design process to assist with the cost management of the project.

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JUNE 2020 COSTS	Total Cost Range
<b>BUDGET ALLOWANCES (Subject to review of full design implications)</b>	
1a Resurface existing courts - 3 No (excludes fencing)	\$80,000 - \$100,000
1b Lighting to tennis courts - 3 No (subject to power source)	\$100,000 - \$120,000
<b>ESTIMATED CONSTRUCTION COST - (June 2020)*</b>	<b>\$180,000 - \$220,000</b>
Allowance for escalation	Excluded - Excluded
Allowance for design consultant fees	\$20,000 - \$20,000
Allowance for contingency	\$0 - \$0
<b>ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST</b>	<b>\$200,000 - \$240,000</b>
GST allowance (10%)	\$20,000 - \$24,000
<b>ESTIMATED PROJECT COST (June 2020) - Incl. GST*</b>	<b>\$220,000 - \$264,000</b>

\* Refer to Schedule of Exclusions

**SCHEDULE OF EXCLUSIONS**

This Estimate excludes the cost of the following items:

**Standard Exclusions**

- 1 Land cost and legal fees
- 2 Finance costs and interest charges
- 3 Council rates, land taxes and holding costs
- 4 Development approvals & Building Permit
- 5 Compliance with planning approval conditions not on drawings
- 6 Compliance with building permit conditions not on drawings
- 7 Council fees, levies & bonds
- 8 Water Corporation headworks fees
- 9 Western Power headworks fees
- 10 Gas supply fees
- 11 Telstra fees
- 12 Escalation beyond this report date
- 13 Legal fees and disbursements
- 14 Work outside the boundary
- 15 Removal of hazardous materials (asbestos etc.)
- 16 Demolition & ground decontamination
- 17 Unknown ground conditions, rock excavation, ground improvement, piling & dewatering
- 18 Subsoil drainage
- 19 Working around, replacing and re-routing any existing service mains
- 20 Upgrading services to the site (power supply, water supply, sewer extensions etc.)
- 21 Equipment and associated building works
- 22 Fitout, window treatments, loose furniture, furnishings, equipment, white goods
- 23 Corporate signage
- 24 Potential costs associated with EBA agreements
- 25 Delay costs
- 26 Staging the project
- 27 Relocation Costs
- 28 Public Art

**Project Specific Exclusions**

- 1 Land resumption costs, approvals, consultants fees
- 2 Overflow car park
- 3 Work to existing change rooms
- 4 Work to toilet block & canteen
- 5 Work to existing sporting club
- 6 Work to unsealed loading area
- 7 Alternative power systems (solar etc)
- 8 Sewer treatment plant and upgrades
- 9 All other items noted as excluded

**End of document.**