



Upper Coastal Sub-Region Sporting Facilities Masterplan

Shire of Gingin



July 2020

DRAFT

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1.0 Introduction

1.1 Purpose of this Report

1.2 Project Vision

1.3 Project Objectives

1.4 Scope and Limitations

01

1.0 Introduction

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

1.1 Purpose of this Report

To support growth, liveability and sustainability in the Upper Coastal Sub-region, the Shire of Gingin is keen to understand the existing and future sporting facilities requirements across the four Upper Coastal settlements of Ocean Farm, Seaview Park and in particular Lancelin and Ledge Point.

This Upper Coastal Sporting Facilities Masterplan Report (Masterplan Report) presents the activities and analysis undertaken to establish the design rationale for the proposed Upper Coastal Sporting Facilities Masterplan (Masterplan) for the Shire of Gingin.

The Masterplan Report draws together previous studies and investigations through a four-stage Masterplanning 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 Masterplan will inform the development of detailed designs and assist the Shire to attract and allocate funding for implementation.

1.2 Project Vision

The Shire of Gingin Council adopted purpose of the Masterplan is to develop a strategic vision for sporting facilities in the Upper Coastal Sub-region:

“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 of Gingin 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 Upper Coastal Sporting Facilities Masterplan as follows:

1. Financially affordable and sustainable – considering implementation, operational and whole of life costs;
2. Capitalise on and support maximising 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);

“ 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. ”





7. Vibrant community (central) hub/s that engages 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; and
12. Includes assessment of proposed Ledge Point to Lancelin road (construction of Old Ledge Point Road)

1.4 Scope and Limitations

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

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

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2.0 Study Area

2.1 Upper Coastal Sub-region

2.2 Existing Sporting Amenity

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2.0 Study Area

“ The Shire is one of the State’s fastest growing rural areas with a population of 5217 residents as calculated to the 2016 Census and a growth forecast of 16.384% increase in the next 25 years.”

(WA Tomorrow, DPLH)

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

2.1 Upper Coastal Sub-region

The Shire of Gingin is located approximately 85 kilometres 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 5217 residents as calculated to the 2016 Census and a growth forecast of 16.384% increase in the next 25 years (WA Tomorrow, DPLH). The Shire covers an area of approximately 3208.4 square kilometres and consists of three sub-regions including Rural Gingin, Lower Coastal and Upper Coastal.

The Shire of Gingin is experiencing growth as a result of its lifestyle, the environment and proximity to Perth. The local government area offers both a coastal and a 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 Town Centre with a population of 1470 across (ABS Census 2016) four localities including Lancelin (50% of population), Karakin (18%), Ledge Point (16%), and Nilgen (16%). The area consists of mostly 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 around 18% from 2016 to 2026 (Forecast.id).

Figure 1.0 on the right identifies the location of the Upper Coastal Sub-region in relation to the greater Gingin area.

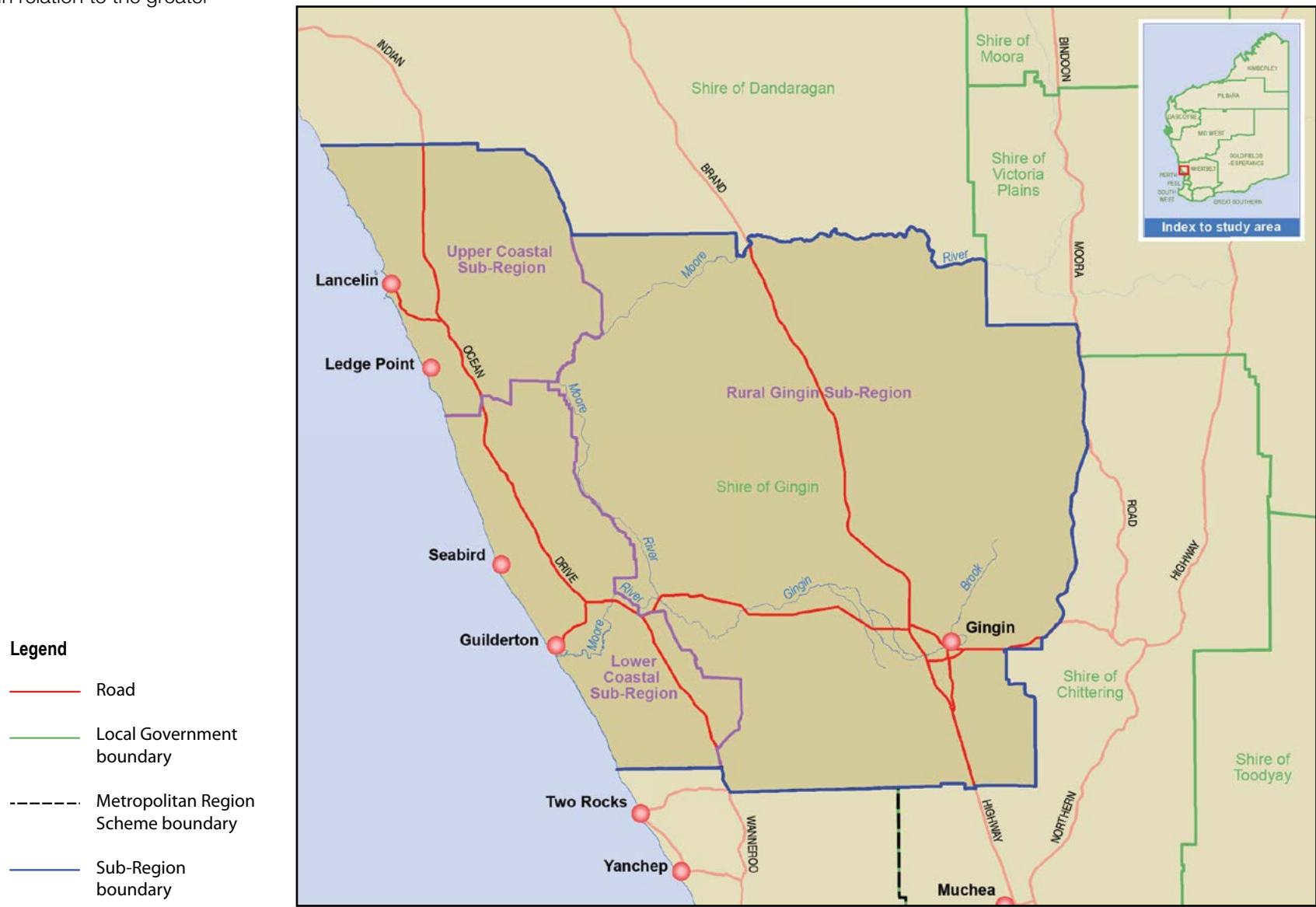


Figure 1.0 - Location of the Upper Coastal Sub-region, Gingin

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.

Location	Facilities	Observations
Ocean Farm	2 x multi-purpose courts	Fair condition, no upgrade required.
Lancelin 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 competition.
	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.
	2 x outdoor netball courts	Good condition. Sports lighting requires upgrading.
	Football Club changing rooms	Good condition. No upgrades required
	Football Club bar and kiosk	Good condition. No upgrades required
	Football oval	Good condition. Sports lighting for training purposes is required.
	Children’s Playground	Good condition. No upgrades required.
	Recreational Shooting Club	Existing range location may pose a safety risk to nearby housing developments. Requires relocation.
	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 changerooms.
	18-hole golf course (9 fairways)	Fully reticulated, good condition. Large ongoing maintenance commitment.
	2 x synthetic grass bowling greens	Good condition. Reduced ongoing maintenance commitment, high replacement cost.
	3 x tennis hardcourts	Poor condition. Resurfacing and upgrades to sports lighting required.
	Cricket oval	Good condition. No upgrades required.
Seaview Park	Nil	NA

Table 1.0 - Summary of the existing sporting amenity in the Upper Coastal Sub-region, Gingin

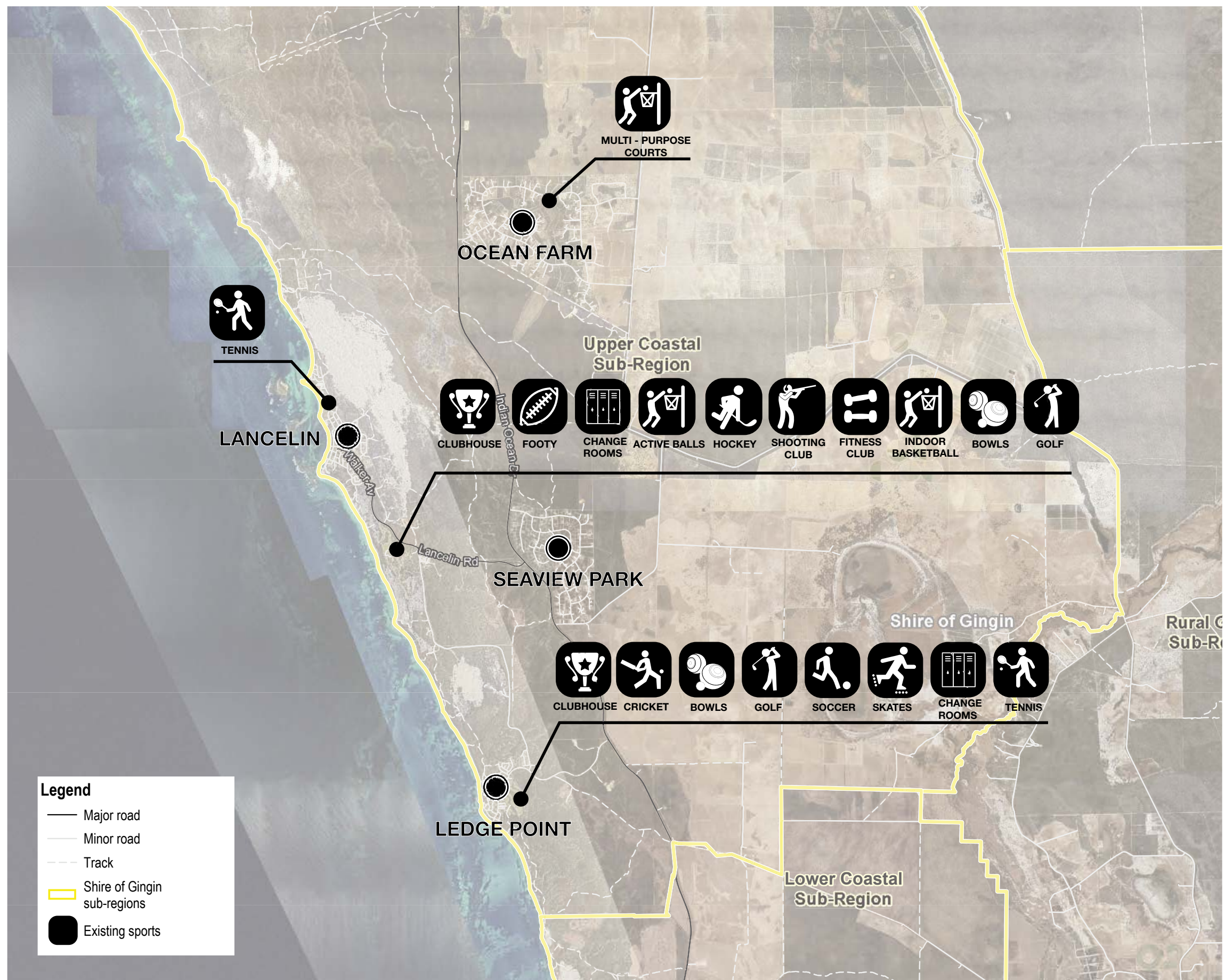


Figure 2.0 - Existing Upper Coastal Sporting Facilities



3.0 Approach

3.1 Guiding Principles

3.2 Masterplanning Process

3.3 Needs Analysis

03

3.0 Approach

“ To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner. ”

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

Upon its review of the 2016 Masterplan the Shire has proposed a \$5 million budget for investment in sporting facilities within the Upper Coastal Sub-region, of which 66% is subject to successfully attracting external grant funding. Further direction in relation to the management and development of community infrastructure has been provided through the Shire of Gingin Strategic Community Plan 2019-2029.

Shire of Gingin Strategic Community Plan 2019-2029

Infrastructure and 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 & Civic Buildings, Gingin Aquatic Centre, Parks and Reserves, Roads and Paths, Sport and Recreation Facilities*

Community Sporting and Recreation Facilities Fund (CSRFF) Guidelines

Due to the implementation of the Masterplan being dependent on successfully attracting external funding, it is vital that the Masterplan be developed in accordance with funding eligibility criteria, in particular the State Government’s Community Sporting and Recreation Facilities Fund (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.

3.2 Masterplanning Process

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

The process undertaken to develop the Upper Coastal Sporting Facilities Masterplan is summarised in Figure 3.0.

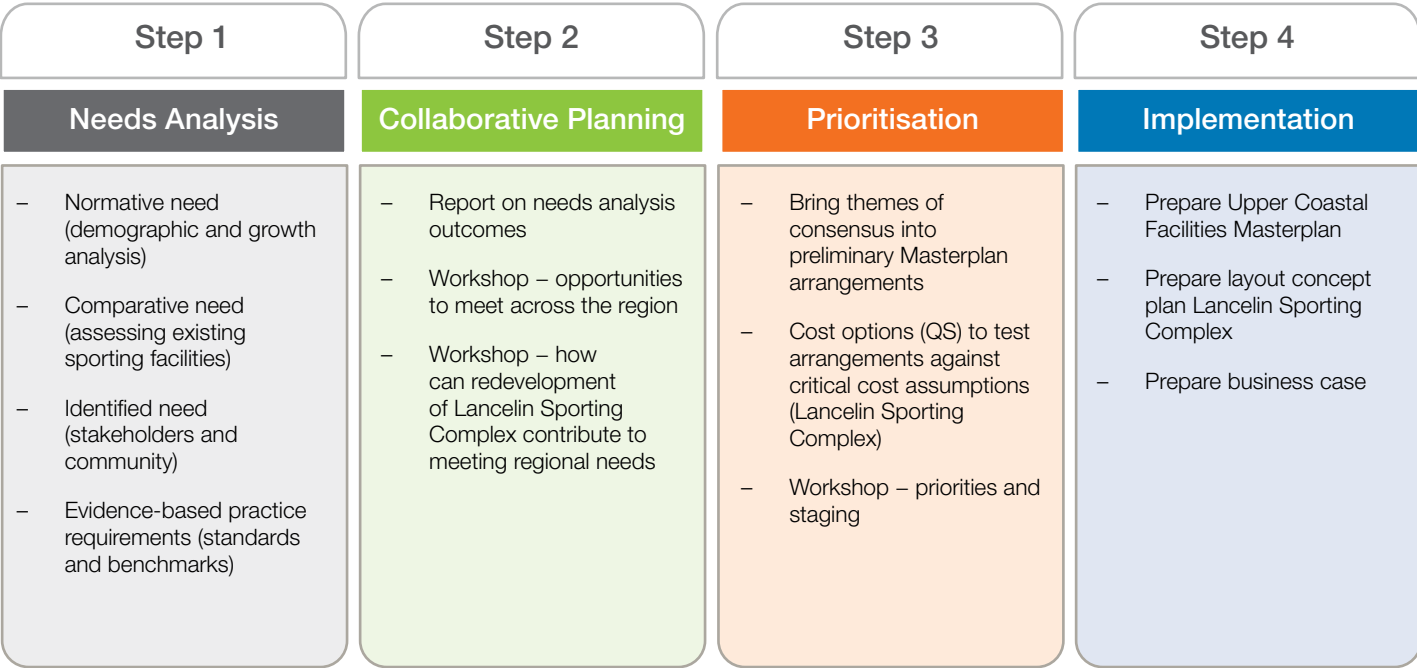


Figure 3.0 - Masterplanning Process

3.3 Needs Analysis

A comprehensive needs analysis was undertaken to identify the gap between existing conditions of the current and future needs of the community. 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 participate 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 persons 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 orientated adult’s (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.

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)
Total Population	740	240	241	230	1,451

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

	Settlement			
	Lancelin	Ledge Point	Karakin	Nilgen- Ocean Farms
Number of families	165	57	72	67

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).

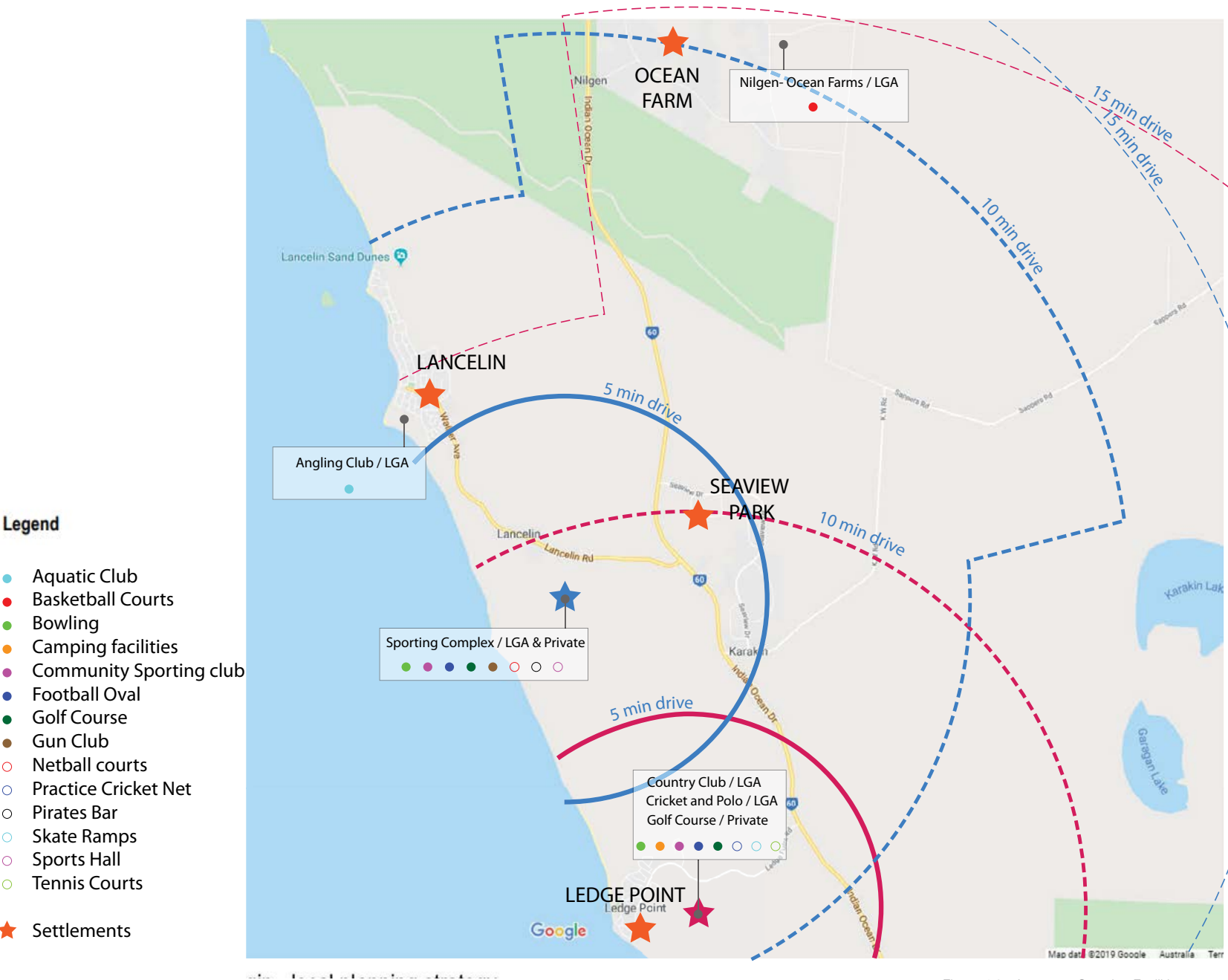


Figure 4.0 - Access to Sporting Facilities

Identified Need

- Identified Need involves consultation with key stakeholders and community to understand what people feel is needed.
- To inform the Masterplanning 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.
 - Full details of the aims and key outcomes of the stakeholder engagement 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 don't 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.

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 Basket Ball Court	15 mins	19 mins	11 mins	5 mins

Table 4.0 - Travel Time by car

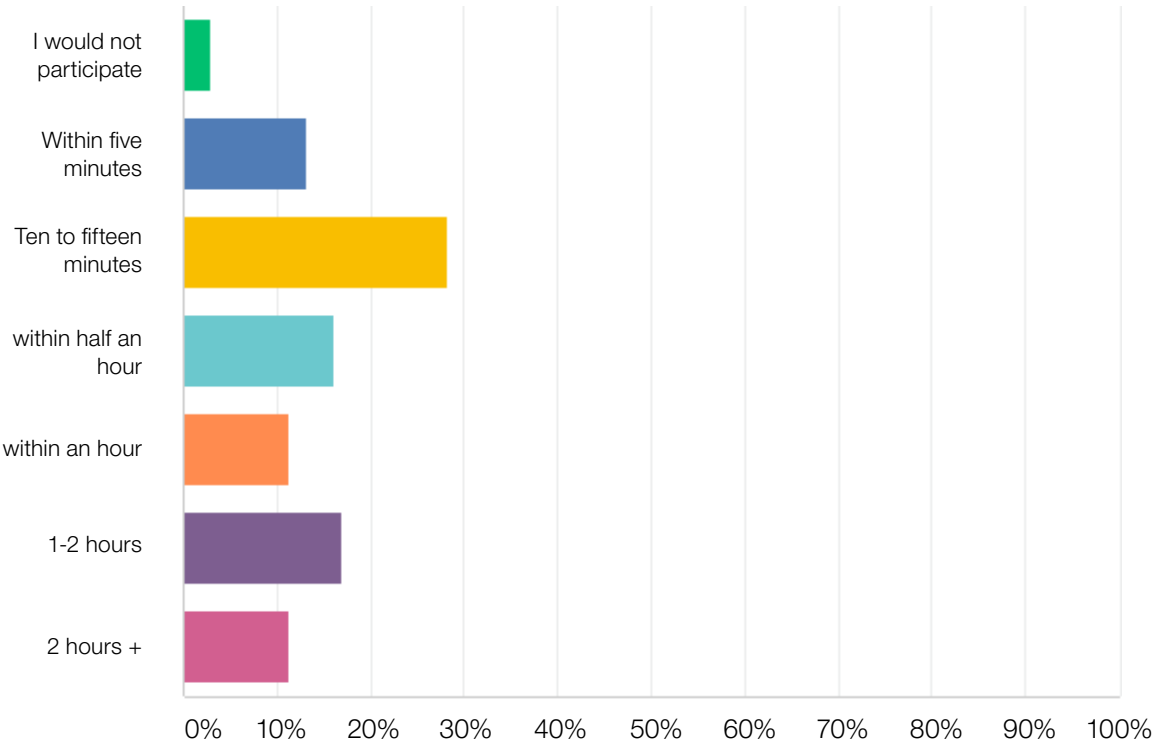


Figure 5.0 - Acceptable Travel Time



4.0 Masterplanning Sporting Amenity

4.1 Sporting Amenity

4.2 Lancelin Sporting Complex Masterplan – Option One

4.3 Lancelin Sporting Complex Masterplan – Indicative Staging

4.4 Ledge Point Country Club Masterplan

4.5 Lancelin Sporting Complex Masterplan – Option Two

4.0 Masterplanning Sporting Amenity

4.1 Sporting Amenity

The Masterplanning 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.



Figure 5.0 - Proposed Upper Coastal Sporting Facilities

4.2 Lancelin Sporting Complex Masterplan – 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



Figure 6.0 - Lancelin Staging Plan

4.3 Lancelin Sporting Complex Masterplan – Indicative Staging

Staging strategy

Produced in coordination with the Shire the indicative staging strategy breaks the Lancelin Sporting Complex proposed Masterplan into buildable stages. These stages are indicative only and the Masterplan 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)



Figure 7.0 - Lancelin Sporting Complex Staging Plan

4.4 Ledge Point Country Club Masterplan

Legend

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



Figure 8.0 - Ledge Point Country Club

4.5 Lancelin Sporting Complex Masterplan – Option Two

The Lancelin Sporting Complex Masterplan option two has been designed to offer for consideration as an alternate arrangement that has a lower indicative budget. This arrangement also sees 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



Figure 9.0 - Lancelin Sporting Complex Masterplan - Option 02



05 Cost Estimate Summary

05

5.1 Cost Estimates

The quantity surveyors opinion 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	\$200,000.00 to \$240,000.00 (excl GST)
Lancelin Sporting Complex Masterplan	\$6,300,000.00 to \$7,100,000.00 (excl GST)

Option Two:	
Ledge Point tennis court upgrades	\$200,000.00 to \$240,000.00 (excl GST)
Lancelin Sporting Complex Masterplan	\$6,100,000.00 to \$6,900,000.00 (excl GST)



Appendix A

Survey Data

A

Shire of Gingin - Upper Coastal Sporting Facilities Master Plan Survey

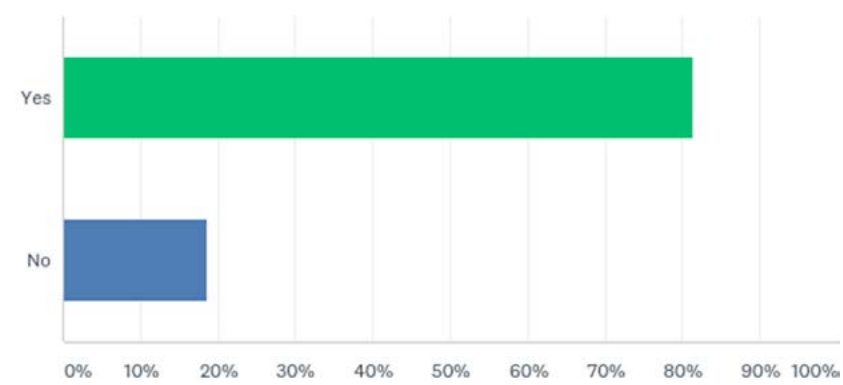
Tuesday 21 January 2020

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
TOTAL	106

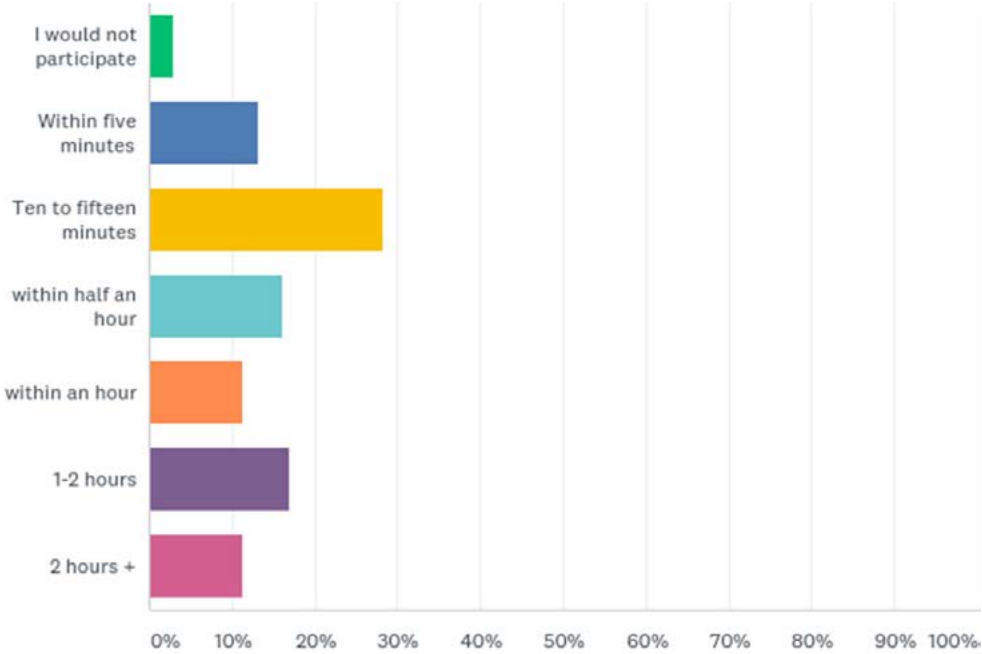
Q5: How do you prefer to access organised sports in the Upper Coastal area?

Answered: 105 Skipped: 5

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

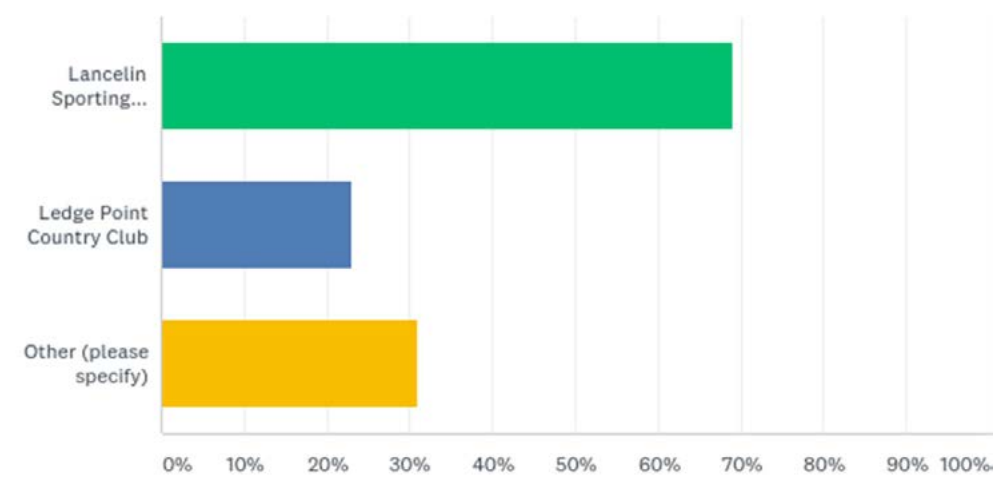
Q6: How far would you be willing to travel to participate in organised sports?

Answered: 106 Skipped: 4



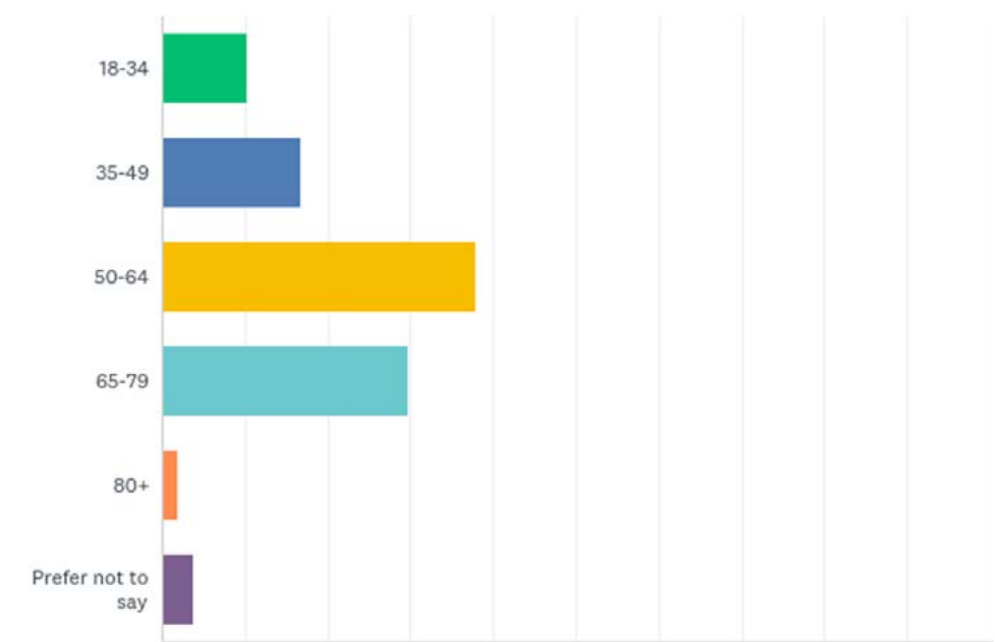
Q7: Where do you currently participate in organised sports and why?

Answered: 100 Skipped: 10



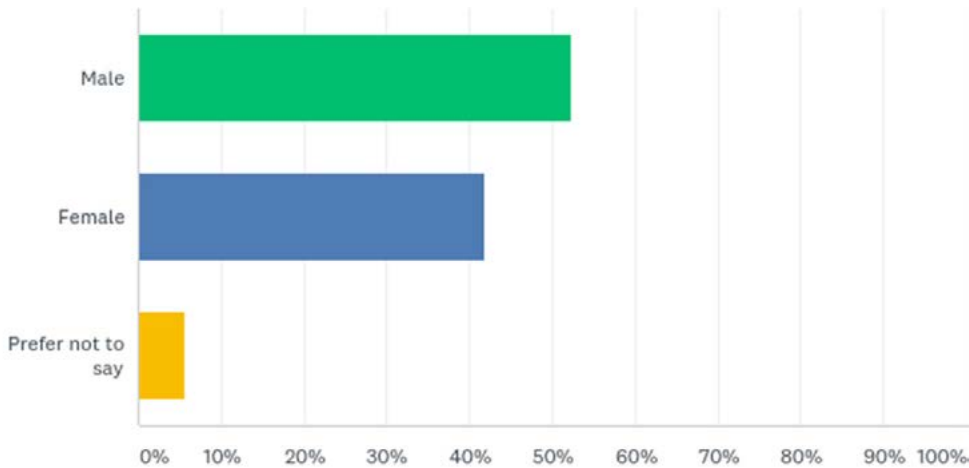
Q8: How old are you?

Answered: 108 Skipped: 2



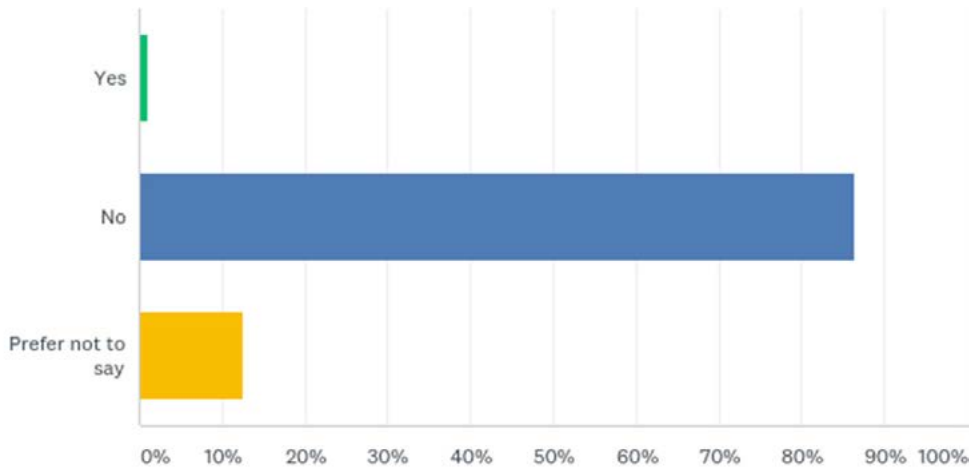
Q9: What gender are you?

Answered: 105 Skipped: 5



Q10: Are you Aboriginal or a Torres Strait Islander?

Answered: 103 Skipped: 7



A thick blue diagonal bar runs from the top-left corner towards the bottom-right, leaving a white triangular area in the bottom-left.

Appendix B

Stakeholder Engagement Summary

B

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

Step 1	Step 2	Step 3	Step 4
Needs Analysis	Collaborative Planning	Prioritisation	Implementation
<ul style="list-style-type: none">– Normative need (demographic and growth analysis)– Comparative need (assessing existing sporting facilities)– Identified need (stakeholders and community)– Evidence-based practice requirements (standards and benchmarks)	<ul style="list-style-type: none">– Report on needs analysis outcomes– Workshop – opportunities to meet across the region– Workshop – how can redevelopment of Lancelin Sporting Complex contribute to meeting regional needs	<ul style="list-style-type: none">– Bring themes of consensus into preliminary Masterplan arrangements– Cost options (QS) to test arrangements against critical cost assumptions (Lancelin Sporting Complex)– Workshop – priorities and staging	<ul style="list-style-type: none">– Prepare Upper Coastal Facilities Masterplan– Prepare layout concept plan Lancelin Sporting Complex– Prepare business case

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 population¹) 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"> • Involve local kids to boost membership, participation and utilisation • Marketing • Great facilities already exist • Attract users 7 days a week • Inclusive for all abilities and ages • Social use of facilities • Potential for involvement of commercial operators to help manage aging volunteer base • Better access for pedestrians and cyclists • Tourism – Ledge Point Marina is an enabler, promotion packages, business links 	<ul style="list-style-type: none"> • Low population • Low participation and membership rates • Ongoing funding and costs • Management models and responsibility for facility maintenance • Resistance to existing clubs co-locating • Aging local population • Different priorities amongst the community • Need action

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

Status quo; no upgrade of existing facilities.

No. 1:

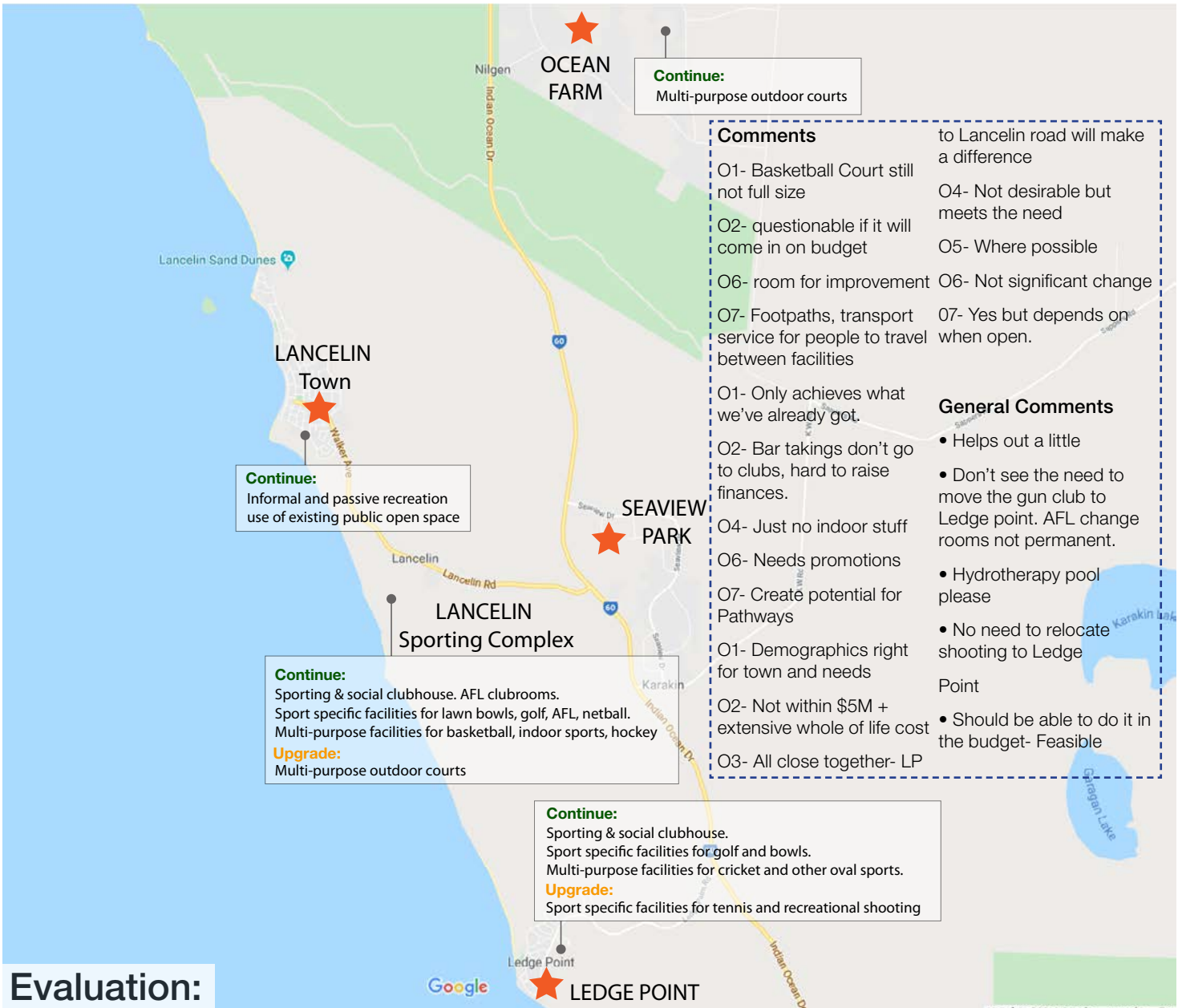


Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 2: Financial sustainability - including not unnecessarily providing duplicated facilities, covering operational costs, capital costs achievable within \$5million (funding and community requirement)	Objective 6: Support tourism and economic development (community requirement)
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Objective 3: Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)	Objective 7: Provision of community and social spaces (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario

Minor upgrades

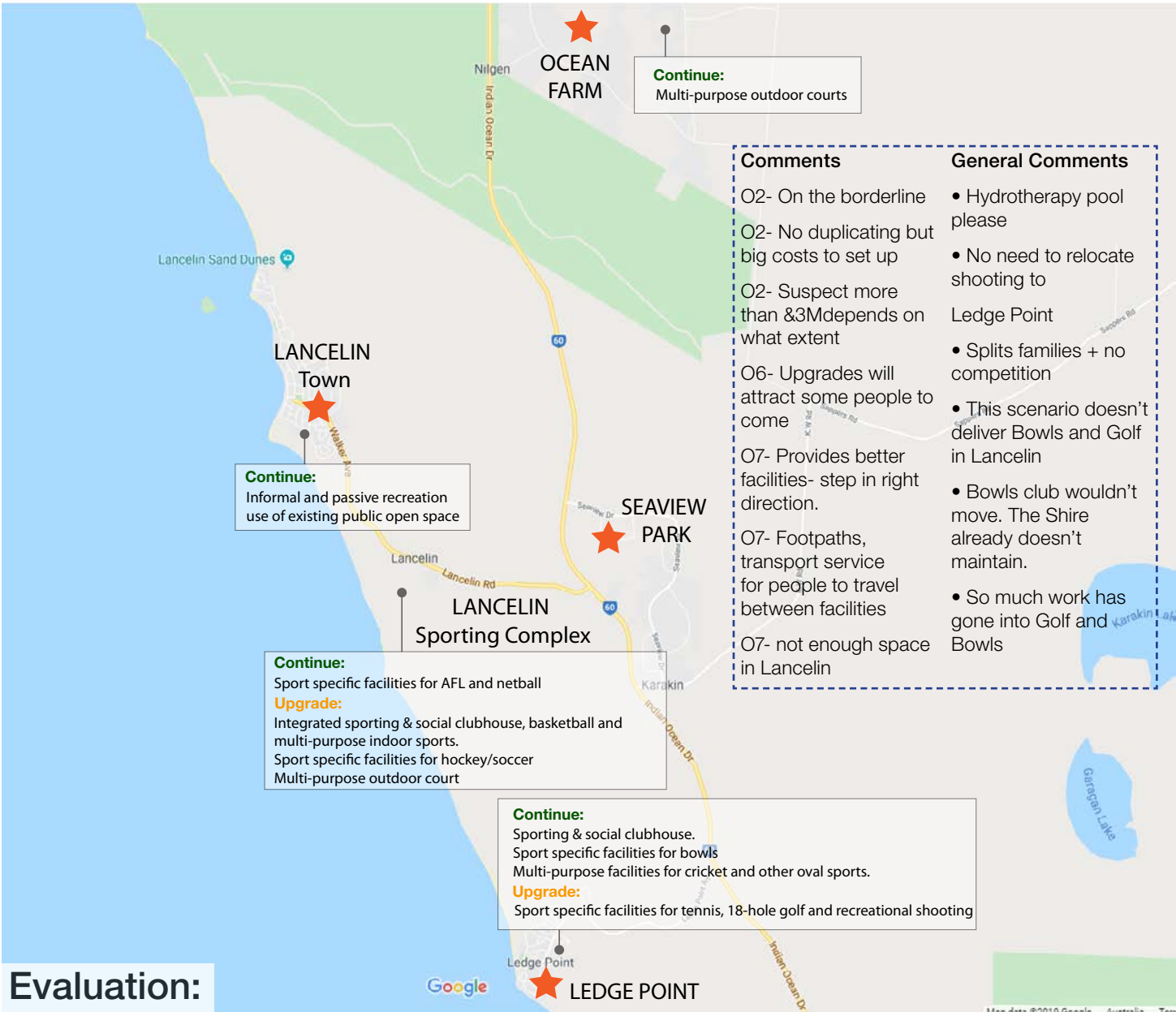
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Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 3:

Identified hubs for active, and whole of life sports.



Evaluation:

Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 3: Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)	Objective 7: Provision of community and social spaces (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 4:

Identified hubs for active, indoor and whole of life sports.

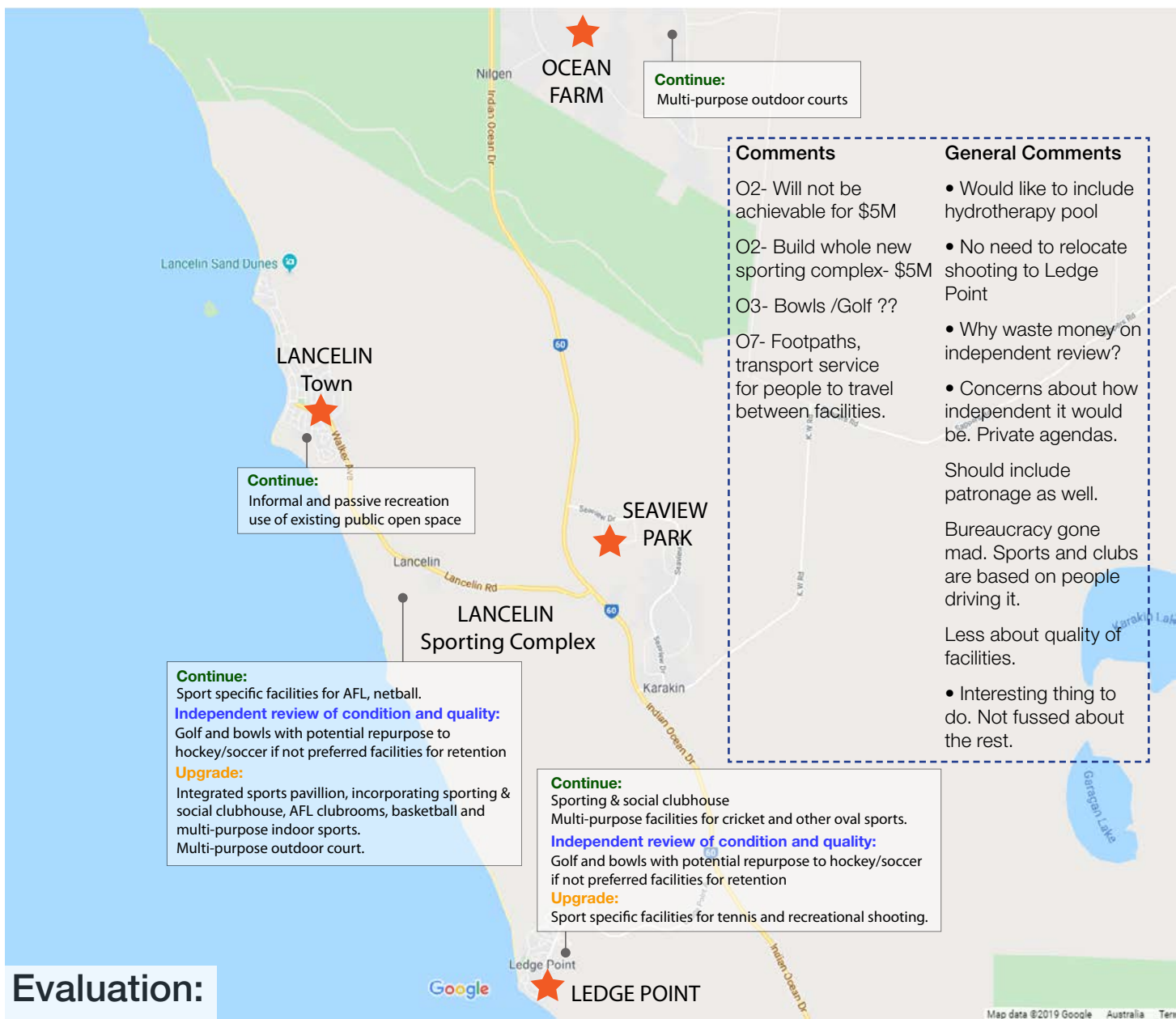


Evaluation:

Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 5:

Utilise an independant review of condition and quality to determine which duplicated facilities are preferred. Repurpose and upgrade to facilitate additional sports.



Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 6: Upgrades without removal of facilities



Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 7:

Consolidated hub at Lancelin Sporting Complex.



Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 3: Accessible for everyone in the Upper Coastal sub-region - ease of getting there, travel time (funding and community requirement)	Objective 7: Provision of community and social spaces (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario No. 8:

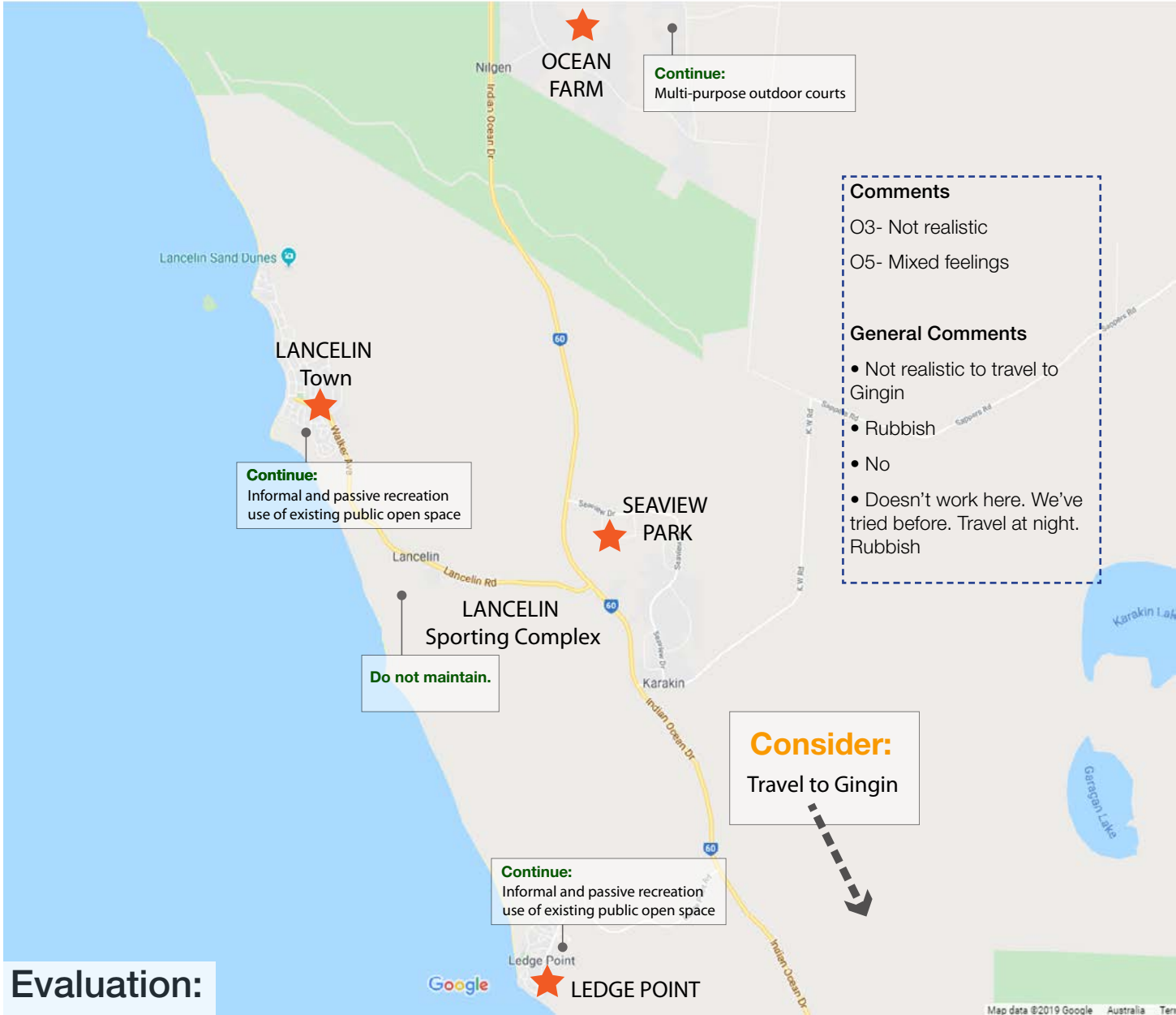
Consolidated hub at Ledge Point.



Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Scenario
No. 9:

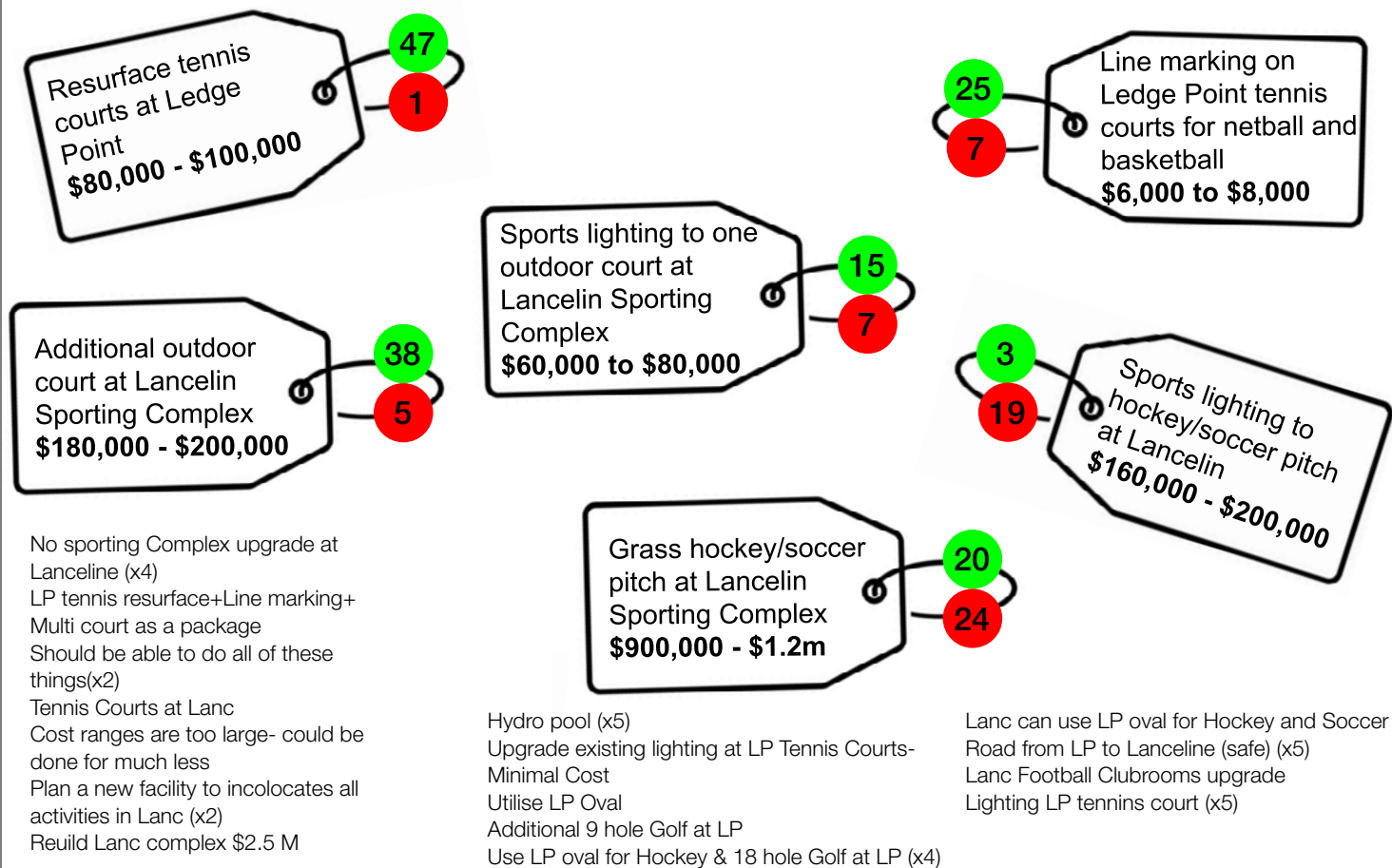
Utilise district facilities.
Removal of all sporting facilities upon deterioration without replacement.



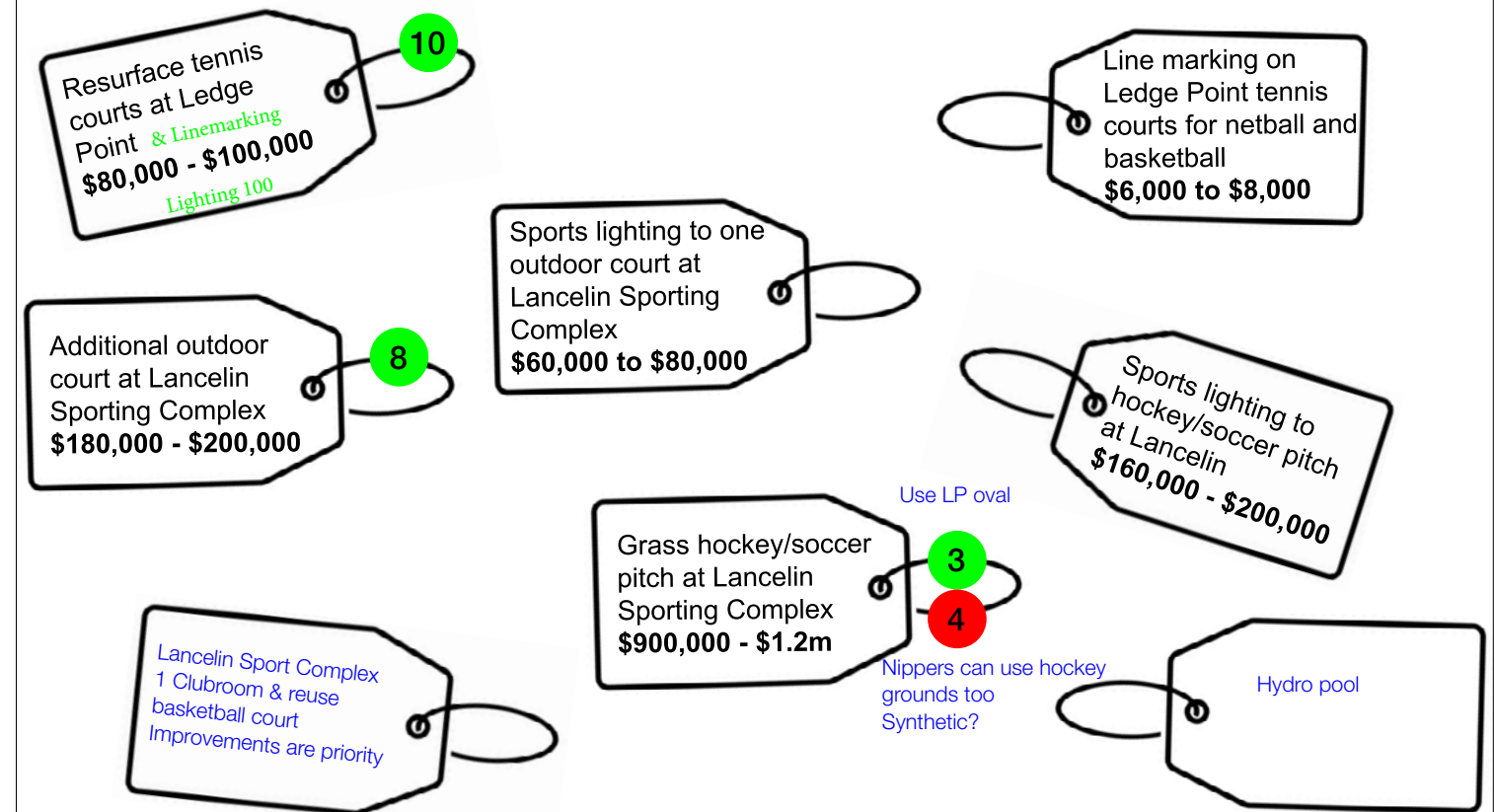
Evaluation:

Objective 1: Co-location (of multiple sports, or multiple clubs sharing facilities) (a funding requirement)	Objective 5: Reuse and adapt existing facilities where possible and appropriate (community requirement)
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Objective 4: Facilities meet competition standards for community level sport and recreation (community requirement)	
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Individuals report back results



Groups report back results



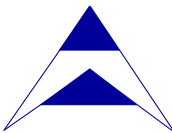
- Generally Supported
- Unclear
- Clearly not Supported

Appendix C

Quantity Surveyor Report

C

C. Quantity Surveyor 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

Email: Admin@Ashtonassociates.com.au

Ref: 3567-06

10th 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.

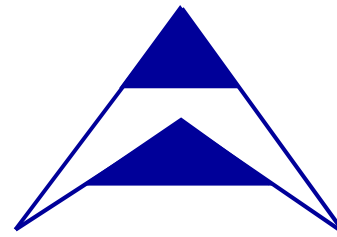
This estimate is an 'opinion of construction cost' only and is not a quote or definitive cost of the proposed work. The estimate has been prepared from limited information without a full scope, specification or engineering input and as such should be considered as indicative to be used as a guide to 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

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 10/06/2020
ASHTON ASSOCIATES REFERENCE	3567

SHIRE OF GINGIN

GINGIN UPPER COASTAL REGION - SPORTING FACILITIES MASTERPLAN

OPINION OF CONSTRUCTION COST ESTIMATE NO 1A

Ref: 3567

10/06/2020

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 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.

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JUNE 2020 COSTS

Total Cost Range

1 BUDGET ALLOWANCES (Subject to review of full design implications)

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

ESTIMATED CONSTRUCTION COST - (June 2020)*

\$5,438,000 - \$6,120,000

Allowance for escalation

Excluded

Allowance for design consultant fees

\$562,000 - \$640,000

Allowance for contingency (5%)

\$300,000 - \$340,000

ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST

\$6,300,000 - \$7,100,000

GST allowance (10%)

\$630,000 - \$710,000

ESTIMATED PROJECT COST (June 2020) - (Incl. GST)*

\$6,930,000 - \$7,810,000

* 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.

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JUNE 2020 COSTS

Total Cost Range

1 BUDGET ALLOWANCES (Subject to review of full design implications)

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

ESTIMATED CONSTRUCTION COST - (June 2020)*

\$180,000 - \$220,000

Allowance for escalation

Excluded - Excluded

Allowance for design consultant fees

\$20,000 - \$20,000

Allowance for contingency

\$0 - \$0

ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST

\$200,000 - \$240,000

GST allowance (10%)

\$20,000 - \$24,000

ESTIMATED PROJECT COST (June 2020) - Incl. GST*

\$220,000 - \$264,000

* 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

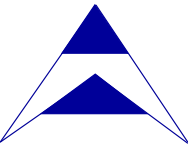
Work to existing sporting club
- 6

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.

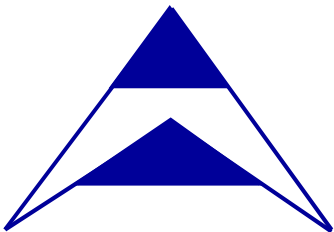
The estimate excludes any allowance for construction cost escalation beyond June 2020. The construction cost will be subject to future market conditions and should be reviewed on a regular basis as part of the cost planning process.

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 is 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. Quantity Surveyor Report – Option 2



Ashton Associates
Quantity Surveyors

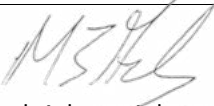
Suite 2A, 163 Canning Highway,
EAST FREMANTLE WA 6158

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		08/07/2020
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

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

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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 is 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.

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JUNE 2020 COSTS		Total Cost Range
<u>BUDGET ALLOWANCES (Subject to review of full design implications)</u>		
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
ESTIMATED CONSTRUCTION COST - (June 2020)*		\$5,260,000 - \$5,970,000
	Allowance for escalation	Excluded
	Allowance for design consultant fees	\$540,000 - \$600,000
	Allowance for contingency (5%)	\$300,000 - \$330,000
ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST		\$6,100,000 - \$6,900,000
	GST allowance (10%)	\$610,000 - \$690,000
ESTIMATED PROJECT COST (June 2020) - (Incl. GST)*		\$6,710,000 - \$7,590,000

* Refer to Schedule of Exclusions

<u>OPTIONS (Subject to review of full design implications)</u>			
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

Ashton Associates
Quantity Surveying,
Project Management,
Construction Cost Management

OPINION OF CONSTRUCTION COST - LEDGE POINT MASTERPLAN

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

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JUNE 2020 COSTS	Total Cost Range
1 BUDGET ALLOWANCES (Subject to review of full design implications)	
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
ESTIMATED CONSTRUCTION COST - (June 2020)*	\$180,000 - \$220,000
Allowance for escalation	Excluded - Excluded
Allowance for design consultant fees	\$20,000 - \$20,000
Allowance for contingency	\$0 - \$0
ESTIMATED CONSTRUCTION COST - (June 2020)* Excl. GST	\$200,000 - \$240,000
GST allowance (10%)	\$20,000 - \$24,000
ESTIMATED PROJECT COST (June 2020) - Incl. GST*	\$220,000 - \$264,000

* Refer to Schedule of Exclusions

SCHEDULE OF EXCLUSIONS

This Estimate excludes the cost of the following items:

Standard Exclusions

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



Project Specific Exclusions

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

Contact
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Document Control

Rev No.	Author	Reviewer		Authorisation		
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