

**SHIRE OF KOJONUP**

**KOJONUP SPORTS  
PRECINCT MASTER PLAN**

**FINAL REPORT  
MARCH 2015**



Department of  
**Sport and Recreation**



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## 1 EXECUTIVE SUMMARY

The Kojonup Sports Precinct (KSP) is an integral hub of the community. It accommodates the hockey, football, netball, cricket, squash, swimming and bowling clubs and as research shows, sporting organisations such as these are key to the health and well-being of regional communities. The Kojonup Sports Precinct is a place where people come together to enjoy recreational and sporting pursuits and grow and maintain the social bonds that are so important for small country shires such as Kojonup.

This study seeks to provide a plan for the future development of the precinct to ensure that gaps in provision are addressed, the safety and functionality of the reserve is improved, increased recreation opportunities are provided and opportunities for collocation and facility sharing are taken advantage of. The achievement of these aims will result in a sports precinct that encourages greater participation from all segments of the community through improving the range of potential recreation pursuits and quality of facilities in a sustainable manner.

Key issues that have impacted on the development of the master plan include the following:

- The population is ageing and has decreased slightly in the past decade due to changing farming practices and out of town schooling.
- Quality Issues
  - The outdoor netball courts are in poor condition.
  - Sports Complex changerooms are small and the layout is not user friendly.
  - The sports turf is boggy during wet weather.
  - Accessibility needs improvement, particularly from the lower level to the upper level of the Sports Complex.
  - The pool has old raised scum gutters that inhibit visual surveillance of the water.
  - Pedestrian safety is compromised with the current position of the driveway next to the Sports Complex intersecting a high pedestrian traffic area.
  - The west cricket wicket is in poor condition and the cricket practice nets are too narrow for junior training.
- Gaps in provision
  - There are no indoor courts available in the Shire.
  - There is no gym or fitness room in the Shire.
  - There are few passive recreation features at the KSP including playground equipment and pathways.
  - There is a lack of storage for user groups.
- Duplications
  - Currently the Shire has separate netball and tennis courts, with netball played in winter and tennis played in summer. The netball courts are located at the KSP but are in poor condition, whilst the tennis courts are in good condition but located 2km out of town.
- Good provision/usage of resources
  - The Bowling Club has multiple users and is used as a community function venue.
  - The provision of 1 senior sized football/cricket oval (with 2 cricket wickets) and a hockey field is sufficient for current and future demand for field sports.
  - The oval is also used for hockey competition days, and the hockey field is used for Auskick and croquet, demonstrating good shared use of available resources.

- The community is happy with the recently upgraded Sports Complex social facilities & squash courts
- The KSP is well located. It is situated within the Kojonup town site and is adjacent the Kojonup District High School.

Concept plans have been developed for the Kojonup Sports Precinct Master Plan reflecting the findings of the Needs Analysis and can be seen attached as Appendix 1 to this report. They include a site plan and building plans of the upgraded and expanded Sports Complex. The major features of these concept plans are as follows:

- **Multi-Use Synthetic Field**
  - A multi-use synthetic field is proposed that would meet the needs of the hockey, tennis and netball clubs. All three sports require a firm, flat surface with good lighting and fencing all around. Significant life cycle cost savings can be made with the rationalisation of three facilities into one, whilst substantially improving the surface and lighting quality available to all three clubs. The synthetic surface could also be used for a wide range of other sport and recreation activities. Significant water savings will also be made that will provide greater water security for the oval.
- **Indoor Court**
  - A multi-use indoor court is proposed that could be multi-marked for a variety of sports including netball, basketball, volleyball and badminton. The court could also be used for other sports and activities such as futsal, indoor cricket, holiday programs, martial arts and group fitness. This will significantly enhance the range of sporting activities available to the community, provide an environment much more conducive to participation amongst older people and be a significant boost for the Kojonup District High School (KDHS) in relation to physical education.
  - Provision for semi-permanent gymnastics space has also be incorporated by creating additional width in the hall that will allow large, heavy gymnastics equipment to remain set up for lengthy periods of time thus reducing a significant burden on club volunteers and the wear and tear on equipment and the floor surface.
- **Gym**
  - A modest size gym is proposed, attached to the indoor court, with potential for 24hr unstaffed operation. It is an important fitness and rehabilitation facility that is currently unavailable in the Shire.
- **Sports Complex Upgrades**
  - Upgrades/modifications to the Sports Complex have been proposed including:
    - Creation of a shared pool and Sports Complex office/kiosk.
    - Changeroom improvements including rationalisation and modification to create two large changerooms for team sports and the pool, and two small changerooms with one being universal access that is accessible from outside of the pool.
    - Addition of a disabled lift, large storage area created under the balcony, and roof extension over the uncovered balcony section.

Other features also include relocation of the driveway to the oval for improved pedestrian safety, new parking areas, pathway development, upgrades to the oval and cricket wickets, Bowling Club kitchen upgrade, swimming pool gutter upgrade, refurbishment of the skate park and passive recreation area developments.



The total construction cost estimate for all developments outlined in the concept plans is \$6.148 million ex GST. Indicative life cycle costs for the major new developments proposed in the concept plans can be seen in Section 13.2. The full cost estimate report can be seen in Appendix 2 attached to this report.

A suggested prioritisation list for consideration by the Shire has been prepared and can be seen in Section 13.3. The first major facility development priority is proposed to be the development of the multi-use synthetic surface including new floodlighting. This is considered the highest priority due to the sub-standard condition of the existing netball courts and the overall benefit the development of this facility will have for the wider community. The next major facility development priority is considered to be the indoor court and gym with associated storage and child minding facilities due to the significant improvement in range and quality of recreation opportunities that will become available for the community.

These facility developments will also trigger other necessary developments identified in the Master Plan in order for the KSP to remain functional as redevelopments take place and these are also noted in Section 13.3.

The major facility developments proposed in this Master Plan have potential for State and Federal Government Grant funding including the Community Sport and Recreation Facilities Fund, Lottery West funding and the National Stronger Regions Fund and should be considered as potential sources of funding.

The recommendations of this report are as follows:

It is recommended that the Shire of Kojonup:

1. *Receive the Kojonup Sports Precinct Master Plan.*
2. *Consider the infrastructure developments as listed within this report to meet the needs of the community & key stakeholders of the Kojonup Sports Precinct.*
3. *Review the outcomes of the Master Plan on an annual basis to take into account any changes in demographic, financial, social and environmental areas impacting on the community & key stakeholders.*
4. *Conduct a synthetic surface feasibility study to identify the most effective surface type and base construction method for meeting the needs of the user groups and is financially sustainable over the long term.*

## 2 INTRODUCTION

The Shire of Kojonup engaged A Balanced View (ABV) Leisure Consultancy Services to conduct the Kojonup Sports Precinct Master Plan. This Master Plan considers the current and future needs of the Shire and provides a realistic, measured and achievable approach to the redevelopment of the Kojonup Sports Precinct (KSP). The aim of this study is to:

- Identify potential developments for active and passive recreation/community pursuits
- Reduce duplication and fill gaps in facility provision.
- Identify opportunities for collocation and shared use of facilities.
- Ensure new facilities integrate with and complement existing structures
- Improve vehicular and pedestrian access
- Improve car parking and storage provisions
- Identify potential energy saving options

The key components of this study include:

- Review of existing facilities and their current usage.
- Analysis of demographic and population projection data and sports participation data to estimate potential future demand for facilities.
- Extensive consultation with the Shire, community and key stakeholders to determine future provision needs.
- Comparative review of sport and recreation issues and trends in facility development in similar regional local government authorities (LGAs).
- Development of a concept plan for the entire site and for an upgraded Sports Complex facility with construction cost estimates and life cycle costs.
- Development of a prioritised list of capital works identified in the Master Plan.
- Identification of funding opportunities.

This Master Plan will assist the Shire in providing a well-planned, sustainable recreation precinct that provides a diverse range of recreation opportunities for the community and improves the capacity of the user groups now and in to the future.

### 3 BACKGROUND

The Shire of Kojonup is located in the Great Southern Region 256km south east of Perth and 160km north of Albany, with the main town site of Kojonup being located on the Albany Highway. The nearest major town site is Katanning located 40km to the North East which is the regional growth centre.

The Australian Bureau of Statistics records the Shire's estimated resident population as 2,022 in 2013, having remained relatively stable in the previous 3 years, but representing a decline of 12% from its 2003 population of 2,300. As with many other regional agricultural based towns, the Shire of Kojonup is experiencing gradual population decline largely due to farm mergers and improved technology requiring less labour to work fewer farms.

The majority of the town's traditional sport and recreation facilities are based at the Kojonup Sports Precinct including a hockey field, football/cricket oval, outdoor netball courts, bowling club, swimming pool and multi-use pavilion including squash courts, social facilities, changerooms and pool administration facilities. It is bounded by Blackwood Road, Benn Parade, Pensioner Road and Delaney Street.



**Aerial View of the Kojonup Sports Precinct**

The Shire of Kojonup Strategic Community Plan 2013-2023 includes a key community aspiration of *Staying Active and Entertained*. A strategy from this aspiration is the preparation of a master plan for the KSP. The preparation of a master plan will ensure that the Shire of Kojonup can invest in the KSP, confident in the knowledge that the Shires' resources are being used effectively and efficiently to achieve the aims of the community.



## 4 DEMOGRAPHIC REVIEW

### 4.1 Shire of Kojonup Demographics

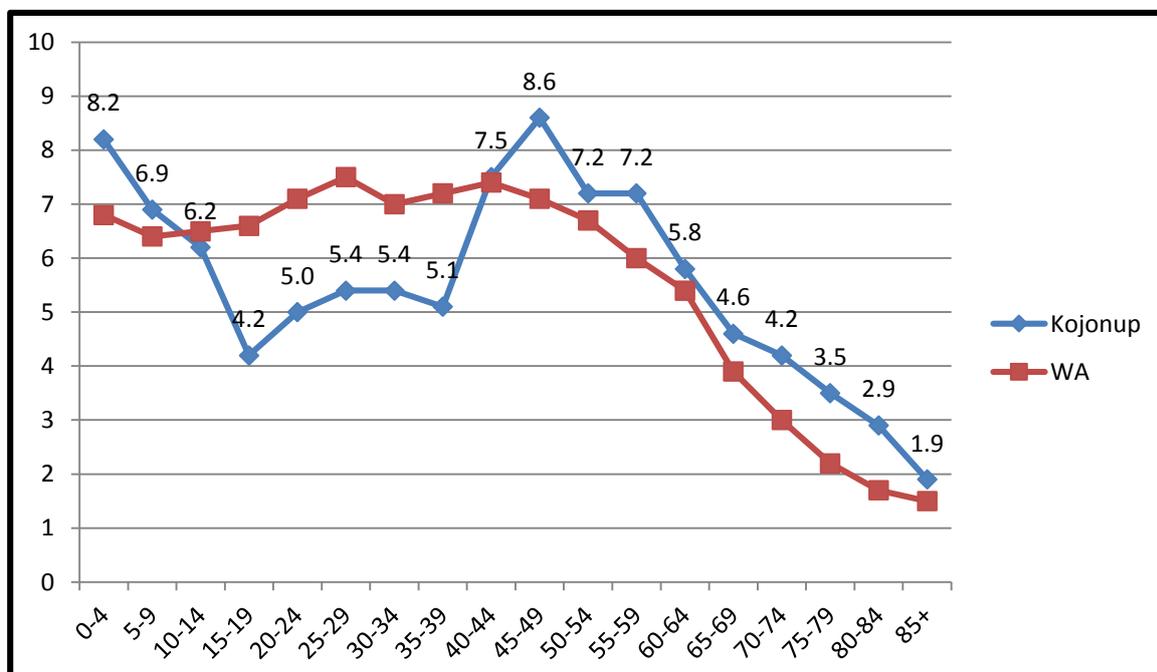
When comparing the Shire of Kojonup as a Local Government Authority to the State overall, the following key comparisons can be made:

#### Shire of Kojonup Demographic Overview

Category	Shire of Kojonup LGA	WA	Difference of Kojonup LGA from WA
Population (Estimated Resident Population 30 June 2013)	2,022	2,519,321	-
Median Age	41	36	+5 years
Born in Australia	82.6%	62.9%	+19.7%
Median Weekly Household Income	\$954	\$1,415	-\$461
Single Parent Families	11.8%	14.5%	-2.7%
Index of Relative Socio-Economic Advantage and Disadvantage*	53 <sup>rd</sup> Percentile	-	-

\* Compared to other West Australian LGA's, the Shire of Kojonup ranks in the 53<sup>rd</sup> Percentile (1 being the lowest, 100 being the highest).

#### Shire of Kojonup Age Distribution Profile



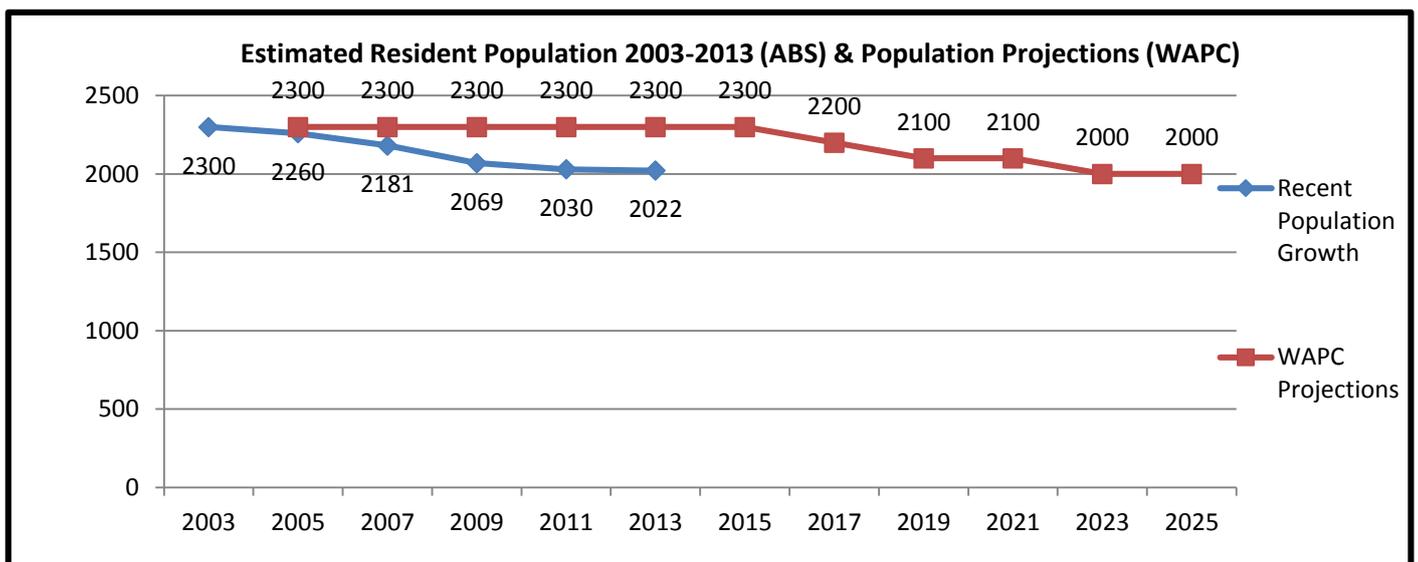
Source: Australian Bureau of Statistics, Census of Population and Housing, 2011.  
 Regional Population Growth Australia, 3218.0 ABS, 2014  
 2033.0.55.001 Socio-Economic Indexes for Areas (SEIFA), ABS, 2011

A key feature of these statistics is the substantially lower proportion of person's aged 15-39. This covers the key senior sports playing demographic and is a significant reason why there are few senior sporting teams in the Shire. Over 45% of the population are aged over 40, an age where low impact organised and non-organised physical activity becomes more popular. Walking is by far the most popular activity amongst this older demographic.

The significantly below average weekly household income and low SEIFA ranking suggests that the community as a whole may have less capacity to pay to participate in sports and recreation than the State average.

## 4.2 Population Projections

During the decade from 2003 – 2013, the Shire of Kojonup's population declined by 278 persons (12%). Most of the decline occurred between 2003 and 2009 and has moderated since then. As with many regional communities in Australia, population is being lost to farms becoming larger and requiring fewer workers, with small family farms gradually being bought out. Another factor is the growing trend for families to relocate once the children are of high school age, particularly in upper high school but increasingly from Year 7 also.



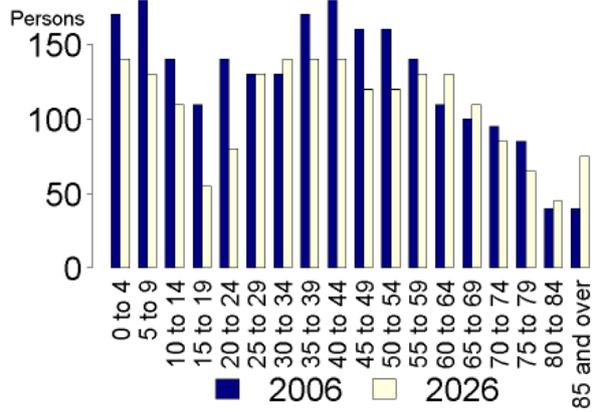
Regional Population Growth Australia, 3218.0 ABS, 2012

WA Tomorrow 2012-2026, Population Report No. 7, WA Planning Commission (WAPC), Government of Western Australia

In the future, it is projected the population will continue to decline according to the WA Tomorrow Report prepared by the Western Australian Planning Commission, however, these population projection reports cannot take into account any major initiatives the Shire may undertake to attract people to the area or unforeseen external forces that may directly impact the Shire, i.e. a major industrial plant opening up nearby.

The WA Tomorrow report also indicates that the potential future age profile of the Shire will be older, with a reduction in the youth population and steady or small increase in the older population as shown in the graph on the following page taken from the report:

**Shire of Kojonup Projected Age Profile Change, 2006 – 2026.**



WA Tomorrow 2012-2026, Population Report No. 7, WAPC, Government of Western Australia

These population and age profile projections suggest that demand for active sports and their associated facilities is unlikely to increase into the future. It suggests that the proportional demand for passive recreation facilities and facilities that are more comfortable and accessible will increase.



## 5 RELEVANT TRENDS

This section highlights trends in physical activity participation, infrastructure and society that are relevant to this master plan. They are as follows:

### 5.1 Benefits of Sport in Regional Communities

DSR commissioned a study into the benefits of sport for regional communities titled *Sport and Community Cohesion in the 21<sup>st</sup> Century*, Kim M. Atherley, University of Western Australia, 2006. This report reveals direct links between participation in sport and the development of cohesive social environments within communities. The report provides evidence of sport being linked to social benefits in the individual and community such as community integration, social bonding, cohesion, cooperation, and community identity and pride.

Local sporting clubs such as the local football, netball or golf club have played a key role in regional communities across Australia providing better physical and mental health outcomes for people of all ages. They also help teach values, volunteerism, cooperation, leadership, teamwork, and help in overcoming adversity. For school age children, learning these crucial socialisation skills has a significant impact on their academic performance.

These findings have recently gained further support from a recent study by the Centre for Sport and Social Impact (CSSI) at La Trobe University commissioned by the AFL which looked into the social value of community football clubs and its influence on health and the wider community. It surveyed 1,677 clubs across Victoria and conducted 110 interviews with club and community members, focusing on individual health, well-being, trust and social connectedness. It found for every \$1 spent to run an average club, there was at least \$4.40 returned in terms of social connectedness, wellbeing and mental health status.

It also led to improved employment outcomes, personal development, physical health, civic pride and the support of other community groups. Source: <http://www.abc.net.au/news/2015-02-27/football-clubs-create-better-mental-health-social-outcomes/6268268>

All levels of government recognise the importance of local sport and recreation clubs for the wellbeing of regional communities and the need to provide support to these groups to enable them to meet the significant challenges they face. This is exemplified in the \$20 million fund called *Sports for All* coordinated by the Department of Sport and Recreation (DSR). This program includes financial support for membership fees for children from low income households, additional support for clubs to manage volunteers and support for clubs to utilise the latest in communications technology. DSR states that this money is recognition of the great value of grass roots sport and recreation and that the State Government understands that investing in young people is a cost effective investment in the future.

Overall, there is a clear argument that investment in the capacity of local sports clubs is an important tool for improving the health and wellbeing of the community.



## 5.2 Regional Leisure Trends

Over the last decade ABV has participated in a wide range of projects in regional and remote parts of WA. During this time a variety of factual and anecdotal evidence has emerged through consultation with various local governments, regional sport and recreation groups, regional DSR staff, community members and other stakeholders.

A synthesis of this experience is provided here as a snapshot of the sport and recreation scene within the context of regional and remote WA.

The trends and information provided here are generic in nature but in general appear to have strong relevance to the Shire of Kojonup.

### 5.2.1 Societal

- It is now highly recognised by all levels of government that sport and recreation in regional communities are integral to bringing people together and improving community cohesion, social capital and resilience. It is also recognised that sporting and community groups, the key providers of sport and recreation in regional communities, are facing enormous challenges to remain operational.
- The number of farming families is decreasing year on year as the pressure to increase economies of scale by creating larger farms continues to grow. Farms once run by families are being taken over by corporations and often farmed with non-resident managers and labour. This is resulting in population decline in many rural shires and is having a detrimental impact on the many sporting groups that had formed during the 1950's, 60's and 70's when farms were labour intensive and employed many young men with young families.
- In regional communities, sport and recreation providers are typically volunteers. For various reasons (e.g. declining populations, fly in fly out (FIFO), 12 hr shifts, volunteer burnout, compliance obligations) the number of people available to offer their services is diminishing. The Shire of Kojonup, as with the majority of regional WA, has been affected by these trends.
- Society is ageing and there are also increasing numbers of people identified as having a disability (estimated at one in five). Sport and recreation programs increasingly need to cater for such demographics.
- With changing work patterns and declining numbers of clubs run by volunteers, there is often growing demand for casual sport and recreation opportunities free of obligations to assist with coaching, umpiring, administration etc.
- There is growing trend towards employment of local government sport and recreation personnel. Experiences in Western Australia and throughout the world have reaffirmed the importance of dedicated salaried positions to coordinate and support community development efforts. The Club Development Officer program run by DSR in WA has proven to be highly successful with many LGA's on the waiting list to join the program.
- Smaller local governments typically have greatest need for external funding for sport and recreation programs / facilities. However, they often have limited available capacity to source, administer and acquit funding. Ongoing reliance on external funding is a significant frustration for local governments.
- An increase in sport and recreation opportunities for youth contributes to a decrease in juvenile crime and antisocial behaviour in regional communities.



- There is growing recognition of the economic impact of sport and recreation in some regional communities leading to more communities offering major events to attract sports tourism income e.g. Leonora Gift.

### 5.2.2 Participation

- There is an increasing trend of participation in non-traditional recreation by youth e.g. active recreation, 'electronic' recreation etc. Time spent on social media is becoming an increasing concern.
- Growing awareness of the need to engage people who do not traditionally participate in sport and recreation e.g. people with disabilities, teenage girls, culturally diverse groups. There is a greater need to offer opportunities to capture imagination and interest.
- With populations impacted by FIFO, irregular work patterns and transience etc. there is often difficulty coordinating team sports. There is a growing trend towards more casual options requiring small groups of people and minimal coordination e.g. squash, racquetball, walking, cycling etc.
- "Fast food sports" (competitions organised by LGA run recreation centres) are increasing in regional areas where the local communities are losing capacity to organise competitions within traditional club structures. Anecdotal evidence suggests that once the Shire starts organising sporting competitions (i.e. netball, basketball etc.) in place of clubs, the more serious players travel to participate in a higher standard competition and the local competition becomes more social, which decreases the chances of a club reforming in the future to manage the competition once again.
- Participation levels in regional communities do not reflect the state or national statistical averages. Sports that are popular in highly populated areas may not even exist in a country town. Regional communities tend to have significantly higher than average participation in a select few sports, and no participation in others that are not conducted in that town. Participation in regional sports is much more affected by the enthusiasm and dedication of local voluntary or paid sports administrators rather than national or state sporting trends.
- Overall physical activity participation levels in the more remote parts of a region may be even lower than the regional average (perhaps due in part to limited available sport and recreation personnel, volunteer numbers and quality of facilities).
- Sporting precincts located in the centre of town are better able to be attended by children after school and on weekends than those located even a short distance outside of town. This is particularly the case for children from disadvantaged backgrounds who do not have the same level of support in terms of vehicle transportation to sporting activities.
- There is growing recognition that participation in sport and physical activity can have a positive impact on educational outcomes, school attendance, juvenile crime, antisocial behaviour, population health etc. and are being specifically used as tools to improve outcomes in these areas.

### 5.2.3 Facilities / Infrastructure

- The cost to develop sport and recreation facilities has escalated rapidly in recent years however with the recent economic downturn this appears to have stabilised. Despite the stabilisation of construction cost escalations, building costs are still very high particularly in regional and remote locations.



- Due to the high construction costs, and with the added factors of higher building standards and increased regulation, sporting and community groups do not have the capacity to build sporting facilities on their own as they once did in the past. An indoor court or clubhouse facility now costs several million dollars to construct; therefore there is a very high reliance on Local, State and Federal Government support to fund the majority of new infrastructure developments.
- Local governments are increasingly considering co-location of sports facilities as a more financially sustainable option e.g. amalgamation of aquatic and dry facilities, multipurpose playing surfaces, sharing of changerooms / social facilities etc. This is often a condition of acquiring funding from State and Federal Government funding programs.
- Water shortages in regional areas have significant impact on ability to maintain quality natural grass playing fields. By necessity this is causing local governments to increasingly consider alternative water sources, water conservation / harvesting, more efficient provision of grassed playing surfaces and synthetic turfs.
- Synthetics surfaces are also being considered and implemented for their multipurpose capabilities. Hockey/tennis synthetic surfaces have been developed and they can be used for a wide range of social five a side sports and training activities.
- Solar panels are rapidly becoming more affordable and are increasing in cost effectiveness to install. Large installations are being placed on recreation/aquatic centre roofs. Commercial solar companies are offering finance packages that are cash flow positive with no upfront cost.

### 5.3 Participation Trends

The following participation trends are taken from two major national physical activity surveys and a Western Australian survey covering wheeled activities. They provide a general guide as to how physical activity trends are changing over time.

#### 5.3.1 Adult Physical Activity Participation (15yrs+)

The Exercise, Recreation and Sport Survey (ERASS) was conducted by the Standing Committee on Recreation and Sport, Australian Government, annually from 2001 to 2010. It is the most detailed sport and physical activity survey to be conducted across the Australian population. It revealed the following key points:

- All physical activity was increasing (organised and non-organised). Walking was the most popular activity by a significant margin. Walking and running experienced growing participation rates.
- Regular (3 times per week or more) organised physical activity grew by 28% over the decade the ERASS survey was conducted, whilst regular non organised physical activity grew by 38% over the decade. This signals that the significant government efforts to combat obesity through increasing physical activity levels are helping increase physical activity participation.
- Club based physical activity (sports organised by a sporting club) grew, having increased by 31% over the decade of the survey. This implies that clubs continue to play an integral role in encouraging and enabling people to participate in physical activity.



### 5.3.2 Children’s Organised Physical Activity Participation

Children are by far the largest participant group in organised sports; it is a key component of childhood development in the western world. The Children’s Participation in Cultural and Leisure Activities report (ABS, Cat. 4901.0, April 2012) measured the participation rates of children aged 5–14 years across a variety of cultural and leisure activities in the 12 months prior to April 2012. The Study found that organised sport participation has increased slightly amongst both boys and girls from 59% in 2000 to 66% in 2012. In 2012, the average time that children aged 5–14 years spent participating in sport and/or dancing in the two weeks prior to interview was 5 hours and 24 minutes which remained constant since 2000.

These statistics indicate that children’s participation rates in organised sports are generally steady or growing and could indicate that even with a population that is not growing, an LGA could still experience increasing demand for sporting facilities if these trends continue into the future.

### 5.3.3 Children’s Wheeled Recreation Participation

Actual participation rates in wheeled activities have been collected in several major State and National children’s sport and recreation studies, however, as yet these statistics are not broken down into organised and non-organised participation. Western Australian children’s participation in wheeled recreation activities is as follows:

***Trends in Physical Activity, Nutrition and Body Size in Western Australian Children and Adolescents: the Child and Adolescent Physical Activity and Nutrition Survey (CAPANS) 2008. Be Active WA, Physical Activity Task Force.***

In 2008, the Physical Activity Taskforce (Government of Western Australia) commissioned a survey into nutritional and physical activity habits of Western Australian primary school children in years 3, 5 and 7 and secondary school children in years 8, 10 and 11. A total of 34 schools were surveyed.

Key findings from the report are shown in the table below:

**Western Australian Children’s Participation Rates in Wheeled Active Play Activities, 2008.**

Type of Wheels used for ACTIVE PLAY*	Children in Years 5 & 7		Adolescents in Years 8, 10, 11	
	Boys	Girls	Boys	Girls
Bike	66% <sup>2</sup>	64% <sup>5</sup>	41% <sup>3</sup>	24% <sup>4</sup>
Scooter	50% <sup>6</sup>	47% <sup>8</sup>	13% <sup>6</sup>	6% <sup>9</sup>
Skateboard	34% <sup>10</sup>	18% <sup>13</sup>	11% <sup>7</sup>	3% <sup>13</sup>
Roller Blade	16% <sup>12</sup>	30% <sup>10</sup>	2% <sup>13</sup>	4% <sup>12</sup>

\*In 7 days prior to the survey.

<sup>1</sup> Ranking of most popular active play activities.

These statistics show that bike and scooter riding for play is very popular amongst boys and girls in primary school years 5 and 7. Bike riding is a Top 5 play activity for boys and girls in both of the age categories.

Participation in active play on wheels is substantially reduced amongst adolescents; however, bike riding is still participated in by 41% of boys and 24% of girls. It is interesting to note that bike riding is on par with movement based video games amongst each group, and overall has only a marginally lower participation rate than the other highest ranking active play activities including playing with pets, walking the dog and playing on playground equipment. These statistics highlight the importance of ensuring that children’s riding/skating is supported through provision of safe to use dual use pathways connecting key community nodes and the value of skate/BMX parks.

## 6 FACILITY REVIEW



Kojonup Sports Precinct Aerial View

### 6.1 Description

The Kojonup Sports Precinct (KSP) is an approximately 9 hectare site located in the south west end of the Kojonup town site, and is situated directly across the road from the Kojonup District High School (KDHS). It is bounded by Blackwood Rd, Pensioner Rd, Benn Parade and Delaney Street. The KSP has the following key attributes:

#### 6.1.1 Split levels

- The KSP land slopes down from South to North by several metres, resulting in the reserve being split into an upper and lower level.
- The oval and old netball courts are on the upper level and the hockey field, swimming pool and bowling club are on the lower level.
- The centrally located Sports Complex building is a double story facility, with the top floor at ground level to the oval and the bottom floor ground level to the hockey field and swimming pool.

### **6.1.2 Football/Cricket Oval**

- Approximately 185m x 135m including runoff space. Turf generally in good condition although boggy/poor drainage in wet weather.
- Aligned WSW to ENE
- Two synthetic cricket wickets with 55m & 65m radius.
- Three wicket practice nets
- Football training lights to full oval
- Driveway with spectator parking around majority of the perimeter of the oval
- Shade cloth spectator shelters and grassed embankment on the southern side
- Sports Complex building with covered veranda on the northern side
- Public toilet block located at the eastern end

### **6.1.3 Hockey Field**

- Natural turf field approximately 98m x 62m including runoff space. Turf in very good condition although boggy/poor drainage in wet weather.
- Aligned SW/NE
- Some training lighting to part of the field
- Small portable hockey pavilion for admin and spectator shelter
- 40m from Sports Complex building for access to toilets and changerooms
- Shared parking area for pool and sports complex (approximately 30 bays) + informal street and verge parking

### **6.1.4 Kojonup Bowling Club**

- 2 synthetic carpet greens, 1 natural green out of service
- Lighting on one green, player shading on perimeters of both greens
- Club house on SW corner of western green. Ageing but good condition, kitchen in need of upgrade.
- Own parking area, approximately 48 bays

### **6.1.5 Netball Courts**

- Four bitumen netball courts with fencing and lighting south of the Bowling Club, only two are in use. Remaining two courts are heavily cracked and uneven.
- Area of old bitumen north of the Bowling Club is also used for netball, poor condition.
- Small portable building for admin and spectator shelter
- Collocated with a disused fire-fighting training track

### **6.1.6 Swimming Pool**

- 6 lane 50m outdoor pool and a separate toddlers' pool. Ageing but structurally sound pool shell.
- Grassed surrounds being upgraded with new shade shelters and picnic facilities
- Office and changerooms form part of the Sports Complex building



### 6.1.7 Sports Complex

- Double storey building including five changerooms + UAT changeroom, externally accessible public toilets on lower level, internal toilets up stairs, function room with bar and kitchen, two squash courts, pool managers office, storage, large veranda with half roof cover
- Recently upgraded and refurbished, some works yet to be complete
- Centrally located between the pool and oval, with hockey field 40m to the west

### 6.1.8 Skate Park

- Located across Benn Parade, opposite the hockey field
- Small concrete skate park with spectator seating and shelter. Significant cracks are present, in need of some refurbishment.



Hockey Field (From Oval)



Swimming Pool



Synthetic Bowling Greens



Netball Courts



Oval and Sports Complex



## 6.2 SWOT Analysis

### 6.2.1 Strengths

- Majority of Shire's major sporting facilities are collocated on the one reserve.
- Location within town site benefits people who walk or cycle to activities.
- Close proximity to the KDHS allows the KSP to be used for regular school sports activities.
- Sports Complex building is centrally located to the oval, hockey field, squash courts and swimming pool allowing the changerooms, toilets and social facilities to be shared.

### 6.2.2 Weaknesses

- The split levels of the KSP land area makes it difficult to integrate the whole reserve together and find appropriate positions for new facilities.
- Lower level floor plan layout of the sports complex has some difficulties. There are five small changerooms, none are suited for senior football needs.
- Driveway access to the oval from Benn Parade between the pool and hockey field becomes highly congested with cars and pedestrians on competition days, especially when hockey is played on the same day as football. It is directly opposite the Sports Complex building where many children and adults are coming and going, and therefore presents a safety risk.
- There are no indoor court facilities at KSP or within the Shire.
- The netball courts are in very poor condition and anecdotal evidence suggests it is turning people off joining the Netball Club.
- Water does not easily penetrate the surface of the oval and hockey field. It would require heavy maintenance or replacement of the natural turf to rectify this problem.
- The skate park has significant cracks in the concrete which can become tripping hazards for users. Some remedial works are required.
- The pool has raised scum gutters which reduce visibility in to the pool for parents and the pool manager.
- There are no passive recreation facilities around KSP including playground equipment.
- Accessibility around the KSP and the Sports Complex building is poor. There is a steep ramp from the lower level to the upper level of the building and there are no pedestrian paths. There is one disabled changeroom for the pool but none that are accessible from outside of the pool (although there will be one inside the upper level of the building when the works are completed).
- The western cricket wicket is in poor condition.
- The three wicket practice nets are narrow and there are issues with the balls ricocheting off the side walls.
- Lack of storage for main user groups.
- There is no fitness gym in the Shire.

### 6.2.3 Opportunities

- Construct a multi-use indoor court, gym and additional storage attached to the Sports Complex.
- Make simple modifications to the lower level of the Sports Complex to provide more functional spaces and upgrade accessibility to meet aims of the Shire's DAIP.
- Create imaginative passive recreation areas in places that are being underutilised at the KSP.



- Develop a multi-use synthetic field that could cater for hockey, tennis and netball and any other sports/activities that can be played on such a surface. Will allow the collocation of the Kojonup Tennis Club.
- Relocate the entrance to the KSP to reduce vehicle/pedestrian interaction.

#### **6.2.4 Threats**

- May be some difficult obstacles to overcome to remodel the lower level of the Sports Complex building.
- The capital cost of funding new and upgraded facilities could be relatively high in relation to other priorities the Shire has to manage.
- The Tennis Club has good sole use hard court facilities located next to the Golf Club just outside of town, therefore there is no guarantee they would move on to a shared use synthetic immediately on its completion.

### **6.3 Facility Usage**

The following key usage characteristics are known about the KSP:

#### **6.3.1 Oval Usage**

- Football (Winter)
  - Seniors and juniors train on Tuesday and Thursday evenings, competition is home and away with juniors on Saturdays and seniors on Sundays.
- Cricket (Summer)
  - Two junior games are organised on a Saturday morning. Children gather from six towns at one venue and teams are made on the day. The venue alternates between Katanning and Kojonup each week. Eight fixtures are held at Kojonup.
  - Some training occurs at the practice nets during the week.
- School Use
  - School uses the oval for its athletic carnivals and training and interschool football lightning carnivals. The School uses its own oval for general sports.

#### **6.3.2 Hockey Field Usage**

- Hockey (Winter)
  - The Club plays in the Great Southern Hockey Association competition.
  - Home fixtures rotate between five towns, with all games played at the one town on the one day. Games are held over a full Saturday and include use of the football oval. 3 regular fixtures are held each season, and up to two more finals fixtures.
  - Junior and women’s training occurs on Wednesday evenings, men’s training is on Fridays.
- Croquet (Year Round)
  - A local group of croquet players have recently begun playing croquet on the hockey field.



### **6.3.3 Bowling Club Usage**

- Bowling Club (Year Round)
  - The greens are in use most days of the week with the major bowling activities being men’s pennants on Saturdays, ladies club day on Wednesdays, corporate bowls on Thursday evenings, scroungers on Thursdays and Sundays and ladies pennants once per month on Tuesdays.
  - The Club also hosts tournaments and events throughout the year which are significant fund raisers for the Club. The ladies tournament is held in January, the men’s tournament is held in March and the Tri-Series competition is held in August. The Gnowangerup Challenge is held every second year.
  - During summer the greens are in daily use with casual users.
  - Bingo is held monthly on Saturday nights
  - Community functions are held at the club including wakes, birthdays and corporate meetings.
- Bridge Club
  - The Bridge Club uses the club house every Monday from 9:30am to 2pm.

### **6.3.4 Netball Courts**

- Netball (Winter)
  - Training only at Kojonup, competition is held at Katanning Leisure Centre.
  - Junior training occurs on Thursday afternoons, coinciding with junior football training.
  - Senior training is on Wednesday evenings

### **6.3.5 Swimming Pool**

- The pool is seasonal, opening from early November through to the end of March. It is open seven days per week.
- An aqua aerobics class is held three times per week.
- There is also an active swimming club that uses the pool for training and competition.

### **6.3.6 Squash Courts**

- Squash Club (Winter)
  - Pennants played on Tuesday, Wednesday and Thursday evenings. A fourth night is played if needed.
  - Players can come down and play at any other time also.

### **6.3.7 Wool Room Shed – Showgrounds (Gymnastics)**

- Gymnastics
  - Under 5’s (Kindy Gym) is conducted over 3 sessions on a Wednesday (9am – 12pm). Approximately 40-60 kids in attendance.
  - An afterschool program is conducted from 3:30 to 4:30 on Tuesdays with approximately 20 kids.
  - Equipment is set up permanently in the shed and is only taken down for the annual show.
  - In the past Gymnastics has run four afternoons per week with over 100 students. It is cyclical depending on coaching staff residing in town.



## 7 LOCAL PARTICIPATION

The KSP sports clubs and potential users have reported the following participation information:

Club		Participants	Number of Teams	Participation Growth
Kojonup Club	Football	Seniors: 70 players	3 teams: 1 Veterans, 1 League, 1 Reserves team	Has been declining in recent years and may continue in the future due to declining work opportunities.
Kojonup Football Club	Junior	Juniors: 50 Auskick: 45	3 teams N/A	Numbers have decreased slightly over past 5 years. Children leaving town for high school at an earlier age. Auskick getting stronger from recent baby boom.
Kojonup Club	Cricket	Juniors: 15-20 from Kojonup	Children mix with other towns to form teams on the day.	Seniors has been spasmodic over past decade. Overall trend is of declining participation.
Kojonup Club	Hockey	Seniors: 45-50 Juniors: 27 Sub Juniors: 30	1 men's, 2 women's 2 juniors (D Grade) N/A	Have lost 1 men's team and 1 C Grade team (older juniors) in past 5 years due to declining work opportunities and children leaving town for high school education. Young juniors may increase in future due to increased number in town.
Kojonup Association	Netball	Seniors: 24 Juniors: 11 Sub Juniors: 18 Net Set Go: 40	1 Veterans, 2 women's teams 1 Junior team 2 sub junior teams N/A	Increased by 10% in past 5 years. Large influx of young children from town baby boom in past 4-6 years. Participation may continue to grow in the younger juniors for this reason.
Kojonup Club	Bowling	Seniors: 88 players	3 1 <sup>st</sup> division and 4 second division pennants teams	Numbers have decreased by 6 over the past 5 years due to current players ageing and the younger generation not being as interested. Tighter liquor restrictions also affect social activities.
Kojonup Club	Squash	Seniors: 48 pennants + 10 casual and 20 reserves	6 teams of 8 players	Participation has been stable.
Gymnastics		Under 5's: 40-60 Yrs 1-7: 20		Gymnastics has fluctuated in the past due to coming and going of coaches. Large influx of young children will increase demand for gymnastics. May had a 6-7 yr old session in the near future.

The participation information provided by these groups reveals that the older juniors and seniors are being affected by relocation for work and education out of town, although there has been some growth in the young juniors by an apparent baby boom in recent years which may provide a boost in numbers until they reach high school age, when many families begin to leave town for education reasons. Unless there is a change in current trends, then senior sporting teams may continue to gradually lose players due to ageing and relocation for work.

## **8 CONSULTATION KEY FINDINGS**

### **8.1 Key Stakeholder Consultation**

Extensive consultation was undertaken with the key stakeholders including current and potential users of the KSP. Groups were consulted via one on one meetings, a survey and follow up phone calls and emails as required. The groups were asked details about their current participation and trends, their operations, issues they are encountering and their facility requirements and desires so that the consultants could gain a solid understanding of the groups' needs. Participation and facility usage information are reported in sections 7 & 8 of this report. The key facility needs and issues raised by the key stakeholders are reported below:

#### **8.1.1 Kojonup Football Club**

- The oval alignment is important. Any further tilt to east west would greatly impact play in the afternoon sun.
- The changerooms are small and awkward to use.
- The ability to hang memorabilia is very important to the club, it is a key part of club culture.
- Drainage is poor on the south side of the oval.
- Significant additional storage is required.

#### **8.1.2 Kojonup Junior Football Club**

- Safety is a significant issue with the drive coming up past the Sports Complex where many people are coming and going from.
- The Club needs more storage, currently sharing a container with the cricket club which has no shelving.

#### **8.1.3 Kojonup Hockey Club**

- Playground required near hockey field for safe supervision of young children.
- Safer access required around hockey field and Sports Complex.
- Improved management/shared use arrangements required for Sports Complex.
- Multi-use synthetic hockey field would be a dramatic improvement for the Club.
- A gym and indoor court would be beneficial additions to the KSP for the community as a whole.

#### **8.1.4 Kojonup Netball Association**

- The Club is in immediate need of improved playing surfaces as the existing are in poor condition and turning away potential players. Player safety is a significant concern
- Indoor courts with sprung wooden floors are needed, will be particularly beneficial for senior players with sore joints.
- Access to clubhouse facilities including changerooms and social facilities is required.
- The Club would be satisfied having netball courts marked on a multi-use synthetic surface although an indoor court is the greatest need.
- A gym is needed for the community.

#### **8.1.5 Kojonup Bowling Club**

- The kitchen is in need of an upgrade to meet current standards.
- It is important for the Club to keep its liquor licence.
- The Club is as much a social club as a sporting club, there is always something going on, the facility is highly utilised by the Club and the community.
- The Club is satisfied with its existing facilities.
- Improved signage is required to direct guests to the Club from Albany Hwy.

#### **8.1.6 Kojonup Cricket Club**

- Two cricket wickets is fine for the Club, however the west wicket needs to be fixed/replaced.
- The existing practice nets are too narrow for the coaching of children safely. The three wickets should be reduced to two to give greater width. Two practice wickets is adequate.

#### **8.1.7 Kojonup Squash Club**

- Courts are very good.
- No real need for changerooms.
- Some additional sound dampening could be beneficial.
- A gym and indoor court would be beneficial additions for the community.

#### **8.1.8 Kojonup Swim Club**

- Pool temperature has been very cold in the past, turning swimmers away. Pool covers have not been fully utilised (Note: New management in 2014/15 has improved this situation).
- A wet deck would provide a safer swimming environment through improved visibility.

#### **8.1.9 Kojonup Bridge Club**

- The Club is very satisfied with its current usage arrangements at the Bowling Club.
- Additional passive recreation facilities at KSP should be mindful not to duplicate or take away form facilities that have been built in town such as the Apex Park playground.

#### **8.1.10 Kojonup Playgroup**

- Kindy gym is popular amongst families with young children.
- A fenced playground would be beneficial at the KSP.
- Heated water at the pool would be beneficial for young kids and pregnant women.

#### **8.1.11 Kojonup Tennis Club**

- The Club is satisfied with its facilities and is about to resurface its tennis courts.
- The Club does not wish to relocate to the KSP on to a shared multi-use synthetic surface at the present time.

#### **8.1.12 Kojonup Pony Club**

- The Pony Club is satisfied with its existing facilities, however it would consider moving to the show grounds site and share with the Equestrian Club if the opportunity was provided.
- Required facilities include a clubhouse including a kiosk and office, yards, a large arena and dressage arena and cross country trails of 2-3km.



#### **8.1.13 Kojonup Gymnastics**

- The Club is satisfied with its current facility and usage arrangements, although an in town location would be desirable.
- It is very important to have a venue that they can have equipment permanently set up, as it is too great of a strain on volunteers to set up and take down large and heavy equipment each session. It also damages the equipment.
- If located in a shared indoor facility, the Club would want the bars and trampolines left set up at a minimum as these require a great deal of effort to set up and pull down.

#### **8.1.14 Kojonup District High School**

- The close proximity of the KSP makes it very easy for the School to use on a regular basis. If it were located any further away it would not be able to use the facilities except for special occasions.
- The School's main desire is for a multi-use indoor court as this would open up a range of new sporting and physical activity options for students such as badminton, volleyball, indoor netball and basketball, gymnastics, PE lessons during inclement weather etc.
- A long jump pit would be beneficial for athletics training.
- Multi-use courts that have at least 4 tennis courts marked would be beneficial for the school as it could have 16+ students on the courts at any one time during lessons.
- Oval drainage needs improvement, it is muddy on the school side after a lot of rain.

#### **8.1.15 Archery**

- There are approximately 30 people involved in archery in town.
- There is interest in the development of a shared shed for indoor archery and air pistol shooting. Powder pistol shooting would be conducted from a lean to on the outside of the shed.
- The shed would need to be approximately 25m long and 10m wide, with a concrete floor. Existing toilet facilities at the shooting complex can be shared.

#### **8.1.16 Kojonup Pastoral and Agricultural Society**

- The Kojonup Agricultural Show is held annually at the Showgrounds. There is a great deal of history at this site and the Society wishes to remain at this site for the long term. It does not wish to hold the show at any other location.
- The grounds are also used for 4-5 equestrian events throughout the year.
- The Society wants to upgrade facilities including a new kitchen and toilet block, and make improvements to the grounds. Some of the existing structures are in poor condition and in need of renewal or replacement.

## 8.2 Community Consultation

The views of the community were sought through advertising for public submissions, an online survey and drop in sessions where people could come and speak with the consultant individually in an informal setting. The most successful method was the community online survey which received 98 responses (5% of the Shire's population). No public submissions were received, and one member of the general public (that was not a club representative) attended the drop in sessions.

### 8.2.1 Drop in Sessions

Two community drop in sessions were held at the Kojonup Sports Complex on Thursday 26<sup>th</sup> June, 2014 from 11:00 am to 1:00pm and 4:30pm to 6:30pm. Several representatives of the key stakeholder groups were met during this time and their input has been included within the relevant key stakeholder consultation sections of this report. The member of the general public that attended provided the following comments:

- The community needs a gym for general fitness and physiotherapy.
- The pool is too cold, the covers need more use.
- An indoor court is required to provide more activities for the community to do, particularly the youth.
- Additional facilities should be added on to the Sports Complex so that it becomes recreation centre. The Shire should staff it to ensure it is fully utilised, as volunteering is becoming more and more difficult.
- A playground is needed at the KSP to give children something to do when parents or siblings are playing sport.

### 8.2.2 Community Survey

The online community survey was advertised and made available to the public from the 4<sup>th</sup> of June to the 4<sup>th</sup> of July, 2014. A total of 98 responses were received, comprising 5% of the total population.

The following key findings were identified:

- Respondents' likes:
  - Sports Complex (30%)
  - Central location, in town rather than out of town (21%)
  - Well maintained facilities (19%)
- Respondents' dislikes:
  - Lack of facilities - gym, indoor court, other (21%)
  - Layout of Sports Complex building (16%)
  - Pool area and water temperature, not child friendly, condition of netball facilities (12% ea.)
- Respondents would like:
  - Indoor Court (20%)
  - Gym (18%)
  - Improved management/cooperation between groups (15%)
  - Playground facilities (14%)

- Pool – Heated/indoor/year round (13%)

This survey shows that the community has a strong desire for the provision of a gym and indoor court, which are two key recreation facilities that are not available within the Shire of Kojonup. Indoor heated pools received a modest response, however, these are generally not considered feasible for small regional Shire such as Kojonup as they can be very costly to build and to operate.

## 9 COMPARATIVE REVIEW

A Comparative Review of other small regional LGA's was conducted to gain an understanding of trends and issues that may have relevance to the Shire of Kojonup and can assist in guiding future decision making. Five LGA's are included in this review including: Shire of Gnowangerup, Shire of Wongan-Ballidu, Shire of Wagin, Shire of Moora and the Shire of Lake Grace.

### 9.1 Comparative Review Key Findings

Key findings from the Comparative Review are as follows:

#### Health of Sports Clubs

- There are a number of clubs that are experiencing difficulty in maintaining their numbers or are decreasing.
- The LGA's report the expansion of corporate farming having a major impact on sports club participation as the farming families are leaving. In addition, the Shire of Lake Grace reports a trend is occurring where mothers and the children are relocating to major towns for their children's education whilst the father stays to work on the farm. This results in school closures due to lack of numbers which then increases the number of families leaving the Shire for education. This is having a major impact on both senior and junior sports club participation.
- A lack of volunteers/volunteer burnout is a significant issue reported by the LGA's.
- The Shire of Moora reports that their tennis club participation has dropped from 80 to 30 over the past 5 years, and the two football clubs are merging to one. The Shire of Gnowangerup report tennis, golf and cricket are struggling, with adult participants aged 20-30 disappearing.
- The Shire of Lake Grace reports that several clubs are struggling to maintain sufficient participation and that their operation in future years is uncertain. Mergers between teams/clubs in neighbouring towns are continuing to occur.
- The Shire of Wongan-Ballidu sporting clubs are performing well as the population is continuing to increase. The Shire of Wagin's clubs are holding steady overall although some are experiencing some decline.

#### Major Sporting Facility Developments

- Shire of Gnowangerup:
  - The Gnowangerup Sports Complex was recently rebuilt in 2012 and now contains a large function room, kitchen, bar, two indoor courts, meeting room and a courtyard with BBQ facilities. It currently provides facilities for football, netball, hockey, basketball, volleyball, cricket and badminton. A new multi-purpose synthetic turf for tennis (4 courts with lighting) and hockey was completed in 2013.
  - The Borden Pavilion Committee recently upgraded the sports precinct which now includes 2 new outdoor multi-purpose courts, new cricket nets and pavilion improvements.
  - Ongerup Bowling Club has installed a synthetic bowling green.



- Shire of Wongan-Ballidu: Wongan Hills Sporting Pavilion has recently been redeveloped and the Ballidu Bowling Club has recently had a synthetic surface installed. The Shire is looking to conduct a recreation facilities plan in the near future to look at future facility requirements and collocation/sharing opportunities that may be available.
- Shire of Wagin: Looking to undertake a master plan of its major sports precinct which will specifically address a number of collocation and facility sharing opportunities. A multi-use synthetic is one such opportunity they would like considered.
- Shire of Moora: Bowling Club has installed synthetic greens. The Shire has no plans slated for further sport and recreation facility upgrades, it is not a priority.
- Shire of Lake Grace: The Lake Grace Sports Pavilion has recently been upgraded including a new visitors' changeroom, umpires changeroom and an extension to the social room.

### Gym and Indoor Courts

Gyms and indoor courts were specifically investigated as these are fairly typical facilities that are not provided in the Shire of Kojonup.

- The Shire of Moora has a 24hr gym with key access that is well utilised by the community. It also has one multi-use indoor court that is used for a range of sports and activities
- The Shire of Lake Grace has a privately run gym operated in Newdegate by a church group. Newdegate also has two indoor sports courts, whilst the main town site of Lake Grace does not. The Shire has its population spread over several town sites making facility provision difficult.
- The Shire of Wagin has two indoor courts that are well utilised. The Shire does not have a gym although it is desirable and would form part of the considerations of an upcoming master plan for their recreation precinct.
- The Shire of Gnowangerup does not have a gym as yet as it has not rated high on the community's 'wish list' and there are concerns about the cost of insurance and management of the facility vs the amount of use it would get.
- The Shire of Wongan-Ballidu has two multi-use indoor courts that are used extensively and a gym, operated by a community Gym Club at the PCYC facility. It has 60 members and is going well. As part of future sport and recreation facility developments, the Shire would like to see the gym moved to the main sports precinct.

Overall it can be seen that the Shire of Kojonup shares some similarities with Lake Grace and Gnowangerup who also have populations being affected by farm mergers. All Shires have indoor one or two indoor courts and three of the Shires have a gym and one has a gym on their agenda, whereas Kojonup has no indoor courts or a gym. The Shire of Gnowangerup has recently installed a multi-use synthetic and the Shire of Wagin is interested in the concept, indicating it may be an emerging trend amongst small regional shires.



## 10 CONSIDERATIONS

### 10.1 Multi-Use Synthetic Turf

During the course of this study, the potential for the development of a synthetic turf to meet the needs of at least three sporting groups became apparent. A dry sand filled or sand dressed synthetic turf could be developed to meet the needs of both hockey and tennis, as has occurred recently at the Shires of Merredin and Gnowangerup in Western Australia, and has occurred at a number of private schools and other venues in the eastern states. Additionally, it could also meet the needs of netball as it provides a firm flat surface with lighting and has less impact on knees and ankles.



Koonung Secondary College Hockey/Tennis Synthetic



Gnowangerup Hockey/Tennis Synthetic

The Shires of Merredin and Gnowangerup were contacted in regards to the hockey/tennis synthetic surfaces. The Merredin Regional and Community Leisure Centre Manager reports that although hockey membership fees rose to assist with surface replacement costs in the future, participation levels have risen. The manager reports that as a hockey surface is it very good, particularly compared to the natural turf they played on before, and that it is even better as a tennis court surface. The field is larger than normal to allow 12 courts to be marked on it. The cost for the total project was \$1.8 million including the turf and all supporting infrastructure, and required extensive base works including full drainage and road base. It was constructed 2012. Overall, the Shire is very satisfied with the result.

The Shire of Gnowangerup's recently installed hockey/tennis surface (2013) has been positively received by the community, with the hockey club being very happy with the surface. The cost of the surface installation was \$650,000. It is a sand dressed surface (also known as a hybrid) that was laid on a preformed shock pad and laser graded crushed rock base. The Shire used its road building expertise to conduct much of the base preparation itself. It is known that there are some wear and tear issues already presenting themselves.

Synthetic sports surface studies and guides show that the life cycle cost of a synthetic hockey field over 25-50 years compared to a well maintained natural turf hockey field are relatively similar (approximately 25% more expensive for a synthetic), yet the synthetic field has vastly greater capacity for usage, therefore synthetics become significantly less expensive on a per hour of use basis (see the Department of Sport and Recreation Website <http://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/natural-grass-vs-synthetic-turf-study-report/life-cycle-cost>).

Capacity is not an issue in the Shire of Kojonup given the small population size, however, a multi-purpose surface does present the opportunity of combining three facilities into one. Hockey, tennis and netball all require a good quality, flat, well drained surface with lighting (250+ lux), fencing and amenities, and would all ideally be located in town. Currently, netball, tennis and hockey each have separate facilities, and tennis is located 2km out of town. Tennis is a summer sport whilst hockey and netball are winter. Given the size of each of the organisations and their traditional facility usage times there is likely to be little overlap in usage requirements, and with the use of retractable dividing nets, it would be quite possible for tennis and/or netball to be played on one half of the field at the same time as hockey training occurs on the other half. Synthetic surfaces can also be used for other sports and activities such as indoor hockey, futsal and Auskick, and be used for football training if the oval needs to be closed for any reason. The significant water savings are also a major benefit given the drying climate.

There are many factors that significantly impact on the cost of developing hardcourt and synthetic surfaces in regional locations, with transport of suitable base materials being one such item. However, broadly speaking, the development of a new eight court tennis facility with lighting and fencing and a new four court netball facility with lighting and fencing (as currently provided in the Shire of Kojonup) would cost in the vicinity of \$750,000 - \$1 million, as would the development of a sand filled synthetic hockey field with fencing and lighting. By combining three facilities into one, the capital costs are halved.

The DSR website also reports that the average annual operating cost of a sand filled synthetic is \$10,000 p.a. compared to \$22,000 p.a. for the maintenance of a natural turf hockey field to community standard. Over a 50 year period, DSR reports that the annual life cycle cost (cost of ownership) of a synthetic hockey turf is approximately \$35,000 p.a., compared to \$28,000 for a natural turf hockey field. When considering that the life cycle costs for 12 hard courts (8 tennis, 4 netball) is also in the region of \$30,000 p.a. it can be seen that the development of a multi-use sand filled synthetic surface provides a distinct economic advantage for a Shire if the netball and tennis facilities are rationalised. These figures are summarised in the table below:

**Indicative Comparison of Life Cycle Costs of Sports Surfaces**

<b>Facility</b>	<b>Life Cycle Cost Per Annum</b>
Natural Turf Hockey Field	\$22,000
12 Hard Courts (8 Tennis, 4 Netball)	\$30,000
<b>Natural Turf and Hard Courts Total</b>	<b>\$52,000</b>
<b>Multi-Use Sand Filled Synthetic Surface</b>	<b>\$35,000</b>

It is noted that these figures are from 2011, therefore with escalation these costs are likely to be higher. Also given the constructions costs can vary widely in regional areas, depending on issues such as proximity to necessary materials and expertise, these figures should only be seen as an indicative guide.

There are many types of synthetic surfaces available on the market to suit a wide range of purposes. It is suggested that a sand filled synthetic surface be considered for the purposes of a multi-use field as it is the most hard wearing, long lasting of all surfaces, primarily due to the fact that the fibres are protected with sand up to 90% of the pile height. They are relatively easy to maintain and according to Hockey Victoria could be reasonably expected to provide 15 years of service if a 34mm pile is used and assuming appropriate maintenance is undertaken. Shorter piles are available but will not last as long.

The down side of sand filled surfaces is that they are abrasive to skin. However, they are considerably less expensive to own over their life cycle than sand *dressed* surfaces (otherwise known as hybrids, they only have a small amount of sand at the bottom of the fibres) which may only have a life span of some eight years whilst still requiring replacement of some high wearing sections of the field during that time.

Significant expense can also be saved if the Shire opts to do its own earthworks and chooses not to use a subsurface drainage system over laid with stone. The Shire of Gnowangerup chose this option and installed a sand dressed field on ground they had prepared themselves, and it is said to provide satisfactory service even in the rain. The surface is domed to provide lateral drainage during heavy rain, although this may cause some issues with wet/dry areas if some areas are slower to drain. An alternative is to use a drainage underlay in place of a shock pad, which allows the water to drain vertically through a sand filled surface and then moves the water laterally.

The investigations undertaken for this report reveal that a sand filled synthetic surface is likely to provide the best value for money for the Shire in terms of annual life cycle costs and its ability to cater for tennis, hockey and netball to a high standard, as well as a range of other sports and activities that could be programmed on it. The Shire should also consider undertaking earthworks itself and using a domed surface or drainage underlay for lateral drainage of the surface to save considerable installation costs. Advances are continually being made in the synthetic sports surfaces industry and therefore the Shire should examine all the options carefully prior to making a final decision.

***It is recommended that the Shire of Kojonup conduct a synthetic surface feasibility study to identify the most effective surface type and base construction method for meeting the needs of the user groups and is financially sustainable over the long term.***

## **11 NEEDS ANALYSIS**

### **11.1 Oval**

The KSP football/cricket oval meets the needs of the user groups overall, although drainage is a particular issue. It would appear that the turf surface is old and not letting water penetrate through the surface layer quickly enough during significant rain events. To significantly improve the drainage of the oval surface, heavy renovation would be required.

To provide optimal drainage, the full replacement of the turf and root zone layer of the soil profile would be required. Reticulated drainage pipes may also be required depending on the soil profile further down. This would be a costly exercise given the need to import suitable clean sand into Kojonup, and may not be justified by the amount of use the oval receives.

The oval also has adequate training level lighting for football. At the time of replacement of the existing lighting infrastructure, the Shire should ensure a new system meets all recommended Australian Standards.

### **11.2 Multi-Use Synthetic Turf**

There is an opportunity to replace the natural turf hockey field with a sand filled synthetic surface that can accommodate the Shire's hockey, tennis and netball clubs, and be used for a variety of other programming as well. Croquet could also be considered as a potential user provided they utilised appropriate hoops. This initiative will provide these user groups with a high standard of playing facility whilst reducing the overall burden maintenance and replacement expenditure on the Shire, with three separate facilities being rationalised to one.

The surface would need to be fully fenced to keep balls in and the pitch free from unwanted use. It would also need lighting sufficient for community level hockey and tennis (minimum 250 lux, recommended 300 lux), which would exceed netball's requirements. Other items required would include a storage pen for goals and retractable dividing nets so that tennis has appropriate clearances behind the baselines and the field can be divided up for multiple uses at the same time (i.e. netball and hockey practice).

Due to the seasonal nature of sports in the Shire of Kojonup, consideration should be given to the use of temporary line marking rather than permanent line marking of the different sports, as this would improve the aesthetics of the facility. Or there could be combination of both.

### **11.3 Indoor Court**

The Shire has a significant gap in its sport and recreation infrastructure as it does not have any indoor courts. Some small shires are known to have multiple indoor courts, however, a single indoor court is seen as appropriate for the Shire of Kojonup as it is located in close proximity to Katanning with a very large six indoor court stadium, and is therefore the regional centre for basketball and netball competitions. It would be difficult for viable netball or basketball competitions to form with a strong competition in place nearby. Space is also an issue, as there is only space for one court near the preferred location of the existing Sports Complex.



The court should be multi-marked for a variety of sports including netball, basketball, volleyball and badminton. The court could also be used for other sports and activities such as futsal, indoor cricket, holiday programs, martial arts and group fitness.

Provision for semi-permanent gymnastics space should also be incorporated into a new indoor court sports hall. Gymnastics equipment is large, heavy and difficult to set up and put away on a daily basis, and damage occurs during this process. The provision of some space for the bulkiest of items to be set up for lengthy periods at a time should be considered to reduce the burden on volunteers and the wear and tear on equipment and the facility.

Collocation of an indoor court next to a multi-use synthetic facility would have advantages for school and youth activity programming, and for netball training and carnivals as the indoor court could easily be utilised in conjunction with court marked out on the synthetic surface.

## **11.4 Gym**

Another key piece of recreation infrastructure that is not yet present in the Shire of Kojonup is a gym. Gyms are an integral to the provision of fitness opportunities for the community. Gyms are important for physiotherapy and rehabilitation as well as general fitness and strength. Many people do not have the necessary space or cannot afford specialised gym equipment for themselves, therefore a community gym fills an important need. A small gym would be adequate for the Shire's small population. It should include two single person changerooms and have good frontage to the street to enable it to be operated as a 24hr gym with key/swipe card access and thus not require the employment of a gym supervisor (although a Shire representative will be required to assess new members prior to granting them a key).

A new gym should be collocated with an indoor sports hall to take advantage of group fitness opportunities. A child minding room could also be shared between these facilities and indeed a multi-use synthetic surface if also placed close by.

## **11.5 Storage**

Storage has been raised as a significant issue by users of the Kojonup Sports Precinct. There is a good opportunity to convert the empty space underneath the Sports Complex balcony into a large shared storage space, as well as developing new storage space if a new indoor sports hall is developed.

## **11.6 Sports Complex**

### **11.6.1 Changerooms and Toilets**

The Sports Complex has recently undergone a major redevelopment which by and large, the community are highly satisfied with. An issue arising from the redevelopment is the layout of the changerooms. There are five small changerooms that are not suited for team sports where large changing spaces are required. And whilst the intention is that doors can be opened between changerooms when larger spaces are required, the layout is somewhat complicated and cumbersome to move around in.

Another deficiency with the changerooms is the lack of a universal access changeroom accessible from outside of the pool, and the lack of ambulant toilets. Ambulant toilets are important for persons who may not be wheel chair bound but do require hand rails and slightly larger circulation space.



### **11.6.2 Lift**

Universal access is another key issue with the Sports Complex. From the pool/hockey field level, there is only a very steep ramp or stairs to access the upper level. The only real option for mobility impaired persons to move between the levels is to be driven up or down. The ramp is steep enough to cause difficulty for parent with prams also. A lift is required in this instance to provide equitable access between the key areas at KSP.

### **11.6.3 Spectator Shelter**

There is also an opportunity to increase spectator shelter looking towards the oval, as there is a larger area of balcony decking that is currently uncovered. This simply requires a patio roof over the top to provide additional shelter from the sun and rain for spectators.

### **11.6.4 Pool/Sports Complex Office**

Remodelling of the lower level of the Sports Complex presents an opportunity to create a large office/kiosk where the pool kiosk is currently located. This would position the pool manager's office at the south western corner of the pool at the toddler's pool end. This is a fairly common position for the manager's office at regional swimming pools as it allows good viewing down the length of the pool. This position is elevated, provides viewing away from the afternoon sun and is located at the entrance into the pool. A site inspection with the current pool manager confirmed that this is the preferred location for the pool manager's office. Furthermore, this office can be shared if the Shire decides at some point to employ a Sports Complex Centre Manager, which may be a consideration in the future if a new indoor court, gym and multi-use synthetic are developed. It would ensure that staffing resources can be managed with maximum efficiency.

## **11.7 Swimming Pool Gutter Conversion**

The Kevin O'Halloran Memorial Swimming Pool has been providing good service to the community for around 50 years and remains in good condition. It was built in a time when raised scum gutters around the perimeter of the pool were standard practice. Public swimming pools are now built with level gutters with trafficable grating or 'wet decks.' A key advantage of the wet deck system is that it removes the raised ledge which is a significant visual barrier for parents and the pool manager when children are in the pool, close to the wall. Visibility is key to children's safety at swimming pools, especially when a parent has multiple children to supervise. Visibility, and therefore user safety, would be significantly enhanced with the conversion of the pool's raised scum gutters to a wet deck system.

## **11.8 Passive & Informal Recreation Facilities**

Passive and informal recreation facilities are an important component of sport and recreation reserves such as the KSP. Playground and exercise equipment, walking paths/trails and shaded seating are common features for promoting informal and passive use of sporting reserves, thus opening up the facility to a wider cross section of the community.

At present, the KSP has little in the way of informal or passive recreation facilities. The practice cricket nets are often used informally, as is the skate park across the road and indeed the oval which can be used for a wide variety of informal and passive users such as dog walking, sitting and resting, kicking balls, individual fitness, informal games, children running around and so on.



### **11.8.1 Paths**

There is rationale for the provision of a looped dual use fitness path including rest stops. Walking/jogging/running is the most highly participated in physical activity by a strong margin. A trail for the purpose of exercise would be of significant benefit to the community for people of all ages who are not organised sports participants. New pathways should also be incorporated with the development or expansion of facilities to improve accessibility where possible for people of all abilities including the elderly, people in wheelchairs, parents with prams etc.

### **11.8.2 Playgrounds**

The Shire has been upgrading the pool grounds for the 2014/15 season including extensive new shading along the grassed area and tables and seating. The Shire hopes to continue improvements to the grounds including the provision of some playground equipment, making the facility more family friendly. The provision of playground equipment will provide additional entertainment for young children which would be beneficial for families where family member may be swimming and the parent and young child are spectating. Low fencing would help parents manage young children that are 'runners.' Such upgrades will also make the facility more attractive as a venue to hire for parties and other social gatherings, making it an excellent place to have an outdoor BBQ picnic.

The Kojonup Hockey Club has also advocated for the provision of a playground near the hockey field for some time. Playgrounds are valued additions at sporting grounds because of the role they play in entertaining young children in a safe environment whilst parents or siblings play sport. A small playground is appropriate as a large one could represent a duplication of facilities, with a substantial playground already being provided on the main street of town (Apex Park).

Ideally a playground would be placed directly outside a child minding room and be fenced, creating an enhanced space for the supervision of children whilst parents are actively involved in an activity. A set up such as this would also be useful as a meeting venue for mothers groups.

### **11.8.3 Outdoor Gym Equipment**

Outdoor gym equipment is proving very popular in a growing number of instalments around Perth and Australia providing another form of exercise for the community. This type of equipment should be located near pathways with good passive surveillance and possibly lit in an open area to ensure people feel safe using it and reduce acts of vandalism.

### **11.8.4 Additional Passive Recreation Areas**

The KSP is a large area that has significant portions of land that are not required for sporting facilities or parking. These areas could be considered blank canvasses on which the community can develop unique passive or informal recreation spaces. They represent an opportunity for the community to use its imagination and creativity in designing spaces that bring beauty and enjoyment for people of all ages. Community gardens, picnic areas, nature play areas and a bike park are just a few of the possibilities that could be considered. The process of designing these spaces could be a rewarding community bonding project in itself.



## **11.9 Parking and Driveways**

The current vehicle access to the oval is a point of significant concern at the present time. It cuts between the hockey field and the Sports Complex and therefore is an area of both high vehicle traffic and high pedestrian traffic, on a steep slope. This current scenario is far from ideal. Whilst the entrance and parking area for the hockey field and pool could remain, the section of drive up to the oval should be considered for removal, and a new drive to the oval created that does not cut through a high pedestrian traffic area.

At present, parking is not a major issue although it can be very busy during peak times, particularly near the pool/hockey area. Should further facilities be developed in this area such as an indoor court, gym and multi-use synthetic, then additional formalised parking should be considered. This could consist of the addition of formal road side bays along Benn Parade, as well as the large vacant area of land east of the pool. These areas are close to the hub of the sports precinct which is around the Sports Complex.

## **11.10 Signage**

At present the KSP has relatively basic signage advertising the KSP and the specific user groups within it. It is reported that visitors to town have difficulty in finding the KSP. This could potentially result in loss of patrons to the swimming pool and the Bowling Club in particular. Redevelopment works should allow for improved signage that improve the KSP and individual user groups' visibility for both residents and visitors to the Shire. This may include signage from Albany Hwy and at key points around the reserve.

## **11.11 Solar Electricity and Pool Heating**

PV solar panels have reached a point where a correctly sized system can both significantly reduce fossil fuel energy consumption and be a financially attractive proposition. With the current renewable energy funding scheme in place reducing the cost of panels by approximately 30%, pay back can occur in around five years assuming it is not oversized for its expected level of use. Some commercial solar installation companies are also providing positive cash flow financing options. It should be a relatively straight forward procedure for the Shire to seek design and quotes on solar installations that will save on fossil fuel energy consumption and have financial benefits for the Sports Complex and the Bowling Club.

Some solar pool heating should be considered for the swimming pool. The pool has been reportedly very cold in the recent past, although it has improved with in the 2014/15 season with the regular use of the pool blankets in the evenings. A small and very simple pool heating system could be easily installed by simply laying some pool heating matting on the pool plant room roof which is where it needs to draw the water from and send it back to. This will help boost the pool temperature a little further, which is important for seniors and young children in particular as they can be quite sensitive to cooler temperatures.



### **11.12 Cricket Wickets**

The oval has two cricket wickets, with the eastern wicket in relatively good condition whilst the western wicket is old and in poor condition. The two wickets on the oval allow Kojonup to host the cricket competition every second week, sharing it with Katanning. This is a significant benefit for junior cricket in the Shire and given the local sporting community has been accustomed to this scenario it should be retained. The western wicket should therefore be replaced even though total cricket participation in the Shire is only the equivalent of about two teams.

The Cricket Club has raised the issue that the existing three nets are not adequately meeting their needs in regards to coaching the juniors. Coaches/parents need wide nets so that can advise children whilst standing close to them, to help them with their batting technique. The current nets are narrow and have concrete walls on two sides, thus the opportunities for standing close to the children are very limited. The Club has suggested converting the three wicket facility into two wickets, which will result in each wicket being 50% wider. This could simply be achieved by laying additional synthetic carpet on the concrete that is already there, and replacing the two centre nets/poles with a single net in the exact middle. The Club reports that two practice wickets are sufficient for their needs, so there is no need for replacing the third wicket. This is a practical solution to an issue the Cricket Club has identified and warrants Shire support.

### **11.13 Long Jump Pit**

The KDHS utilised the KSP oval for athletics. It has been noted that there is no long jump pit which is a disadvantage for students there. Athletics is a core part of school's programming and therefore has justification for inclusion at KSP.

### **11.14 Bowling Club Kitchen**

The Bowling Club facilities are well utilised by the community including the club house which is a key social venue for the Shire and is also home to the Bridge Club. Overall the club house is in good condition, however, the kitchen is in need of an upgrade to ensure it meets current health regulations.



## 12 CONCEPT PLAN

A concept site plan of the Kojonup Sports Precinct and a concept floor plan with elevations and 3D artist impressions of the Sports Complex with proposed upgrades have been prepared by Avoca Design based upon the findings of the Needs Analysis detailed within this report. The concept plans are attached to this report as Appendix 1.

The aim of these concept plans are to incorporate potential sport and recreation developments that integrate and complement existing structures, improve vehicular and pedestrian access, improve car parking and storage provisions and identify potential energy saving options. The key features of the concept plans are as follows:

1. Multi-Use Synthetic Field with Lighting and Storage.
  - A sand filled synthetic surface will provide a high quality playing surface for hockey, tennis and netball. The current location of the hockey field is preferred as it is directly adjacent to the Sports Complex which has all of the toilet and changeroom amenities. The conversion of the hockey field to a multi-use synthetic will mean it gains year round use, helping to further enhance the KSP's role as a hub of community activity.
2. Refurbish the Skate Park
  - The skate park is indicated on the concept plan to be refurbished as it is showing signs of wear and tear. It is in a good location as it is in close proximity to the pool, proposed multi-use synthetic and Sports Complex.
3. Outdoor Gym Equipment
  - A new outdoor gym area is proposed in the area east of the proposed multi-use synthetic and north of the proposed indoor sports hall. This area has good passive surveillance, good access via footpath and is close to the centre of activity at KSP.
4. Potential Future New Changerooms Location
  - An outline for potential new changerooms is shown on the concept plan next to the existing Hockey clubroom. This report does not find a need for a new set of changerooms at this time, although the need should be monitored and if it is determined an additional set is required in the future, this proposed location should be considered for ease of access by the sports hall and multi-use synthetic users.
5. Retain Hockey Room for Multi-Purpose Sports Use
  - It is proposed to retain the hockey clubroom. It is a modest structure that is well kept by the Hockey Club. Should a multi-use synthetic surface be installed it would be useful for the other groups including tennis and netball to utilise and share in the costs of upkeep.
6. New Multi-Use Indoor Court, Gym, Storage and Child Minding Room with Small Playground
  - The concept site plan and building plans show a major new extension to the Sports Complex. It includes a multi-use indoor sports court including additional width for semi-permanent set up of gymnastics equipment; a small gym with two toilet/showers to enable it to function as 24hr if desired; a small child minding room with access to a playground with direct access from the gym, indoor court and multi-use synthetic areas; and a large new storage area with internal and external access.



- It is located on the west side of the Sports Complex with one of the major benefits being that an administration/kiosk office can be shared with the pool at the main entrance point into the facility.
7. Upgrade Sports Complex including Storage Under Balcony, Improved Changeroom and Office/Kiosk Configuration and a Disabled Lift.
- The existing lower level of the Sports Complex has been re-configured for an improved layout of rooms including the rationalisation of one changeroom to create two larger changerooms for pool and sports club use, as well as the creation of a single universal access changeroom accessible from outside of the pool compound. A shared pool/sports complex office and kiosk has also been created that provides good viewing over the pool and located at the main entrance to the upgraded facility.
  - The reconfiguration has been mindful of minimising changes to existing walls wherever possible to minimise the complexity and cost of redevelopment.
  - A disabled lift is shown that is accessible from the main corridor on the lower level and takes people directly on to the balcony of the upper level, thus enabling people with disabilities to avoid stairs or ramps whilst moving between key areas.
  - The area under the balcony is shown to be converted to storage as this is a large unused space that is currently unused and walled off.
8. New Photovoltaic Solar Panel System
- A solar PV system is shown on the Sports Complex Roof. This will help reduce running costs and greenhouse gas emissions of the facility.
9. Extend Patio Over Uncovered Balcony
- An extension of the roof line is shown over the uncovered section of balcony on the Sports Complex to provide additional spectator shelter.
10. Passive Recreation Area 1
- This area of undeveloped land to the east of the Sports Complex has passive recreation opportunities. It is well located next to the oval and Sports Complex, however a challenge is that the ground slopes down and away from the oval, thus visibility to/from the oval would be poor.
11. New Picnic/Playground Area for the Pool
- The concept plan indicates an area for picnic and playground facilities in the pool compound.
12. Replace Raised Pool Gutters with Wet Decks
- Improve pool supervision visibility by replacing raised gutters with a level ‘wet deck’ system.
13. Develop Road Side Parking Along Benn Parade
- New formalised road side parking bays is shown along Benn Parade to provide additional parking spaces directly adjacent to the main hub of activity of the KSP.
14. Solar Pool Heating on Plant Room Roof
- Small solar system on the plant room roof will be a simple and cost effective method of providing some heat to the pool.

15. Trees/Vegetation Planting for Aesthetics, Shade and Wind Protection
  - Trees/vegetation is indicated around the pool compound and proposed new parking area to provide shade, improve aesthetics and provide wind protection for pool users.
16. New Main Entrance to Oval
  - The concept plan shows a new entrance for the oval which takes the driveway away from the high pedestrian traffic area on the west side of the Sports Complex Building. The driveway comes off Benn Parade and immediately passes the proposed new parking area, minimising the amount of traffic flow through the reserve.
17. Unsealed Parking Area
  - The vacant area of land on the corner of Benn Parade and Delaney Street is shown on the concept plan to be a large new unsealed parking area. This will provide a large parking area close to all of the key sporting infrastructure at the KSP that will be needed for peak usage times.
18. New Gated Entrance to Oval
  - A new gate will be required at the fence line on the east side of the oval. This is important for ticket collecting for football games and other events.
19. Passive Recreation Area 2
  - This area shown on the concept plan is the site of an old bowling green. It is a large flat area that could have a wide range of passive uses. It is an opportunity for the community to use its imagination and creativity in designing a communal space.
20. New Directional and Entrance Signage for the Kojonup Sports Precinct
  - The yellow stars on the concept plan indicate new signage for entrance statements for the reserve and providing directions to key areas.
21. Upgrade Bowling Club Kitchen
  - The concept plan indicates the refurbishment of the Bowling Club kitchen to meet current standards.
22. Passive Recreation Area 3
  - This large area in the south east section of the KSP is where the current netball courts and the old fire training track are located. With the proposed relocation of netball facilities to the indoor court and multi-use synthetic, this area will not have a sporting function anymore. It is a very large, flat, firm area with significant bitumen areas and lighting. It could have significant passive or informal community/recreation function as indicated in the Needs Analysis. It is another significant opportunity for something unique to be developed, harnessing the imagination and creativity of the Shire of Kojonup community.
23. Remove Old Netball Building and Create Connecting Drive with Gate for Special Event Use
  - With the proposed relocation of the netball club, the building will not be required and can be removed. A driveway and gate could be used to connect the proposed passive recreation area with to the oval, providing controllable access between the two areas.
24. Heavy Renovation of Oval Turf to Improve Drainage
  - The concept plan shows heavy renovation of the turf to improve drainage performance of the oval.



#### 25. Replace Old Cricket Wicket

- The concept plan shows the replacement of the western cricket wicket in its existing position. This location provides a 65m radius to the nearest boundary which is suitable for all grades of cricket.

#### 26. Reconfigure Cricket Practice Nets for Two Wider Nets

- The practice nets currently have three narrow wickets. The concept plan indicates their reconfiguration to two wickets that are wider, to make it easier for coaching of juniors in the nets.

#### 27. Reinstate Connecting Driveway

- The section of drive at the southern end of the oval is indicated to be reinstated to enable vehicles to travel around to the western side. This would be necessary if the oval driveway is relocated as per the concept plan.

#### 28. Long Jump Pit

- A long jump pit is shown on the concept plan on the south west corner of the oval. The run up will be down the southern side of the oval. This is a necessary feature for the jumping events in schools' athletics programs.

#### 29. Fitness Trail/Dual Use Paths

- New paths are shown on the concept plan to improve pedestrian accessibility into and around the reserve, and provide a looped fitness trail which measures 1,200m around the perimeter.

#### 30. Rest Stops

- Rest stops are indicated along the dual use path network to enable people to sit and rest whilst they are exercising or simply walking for leisure. The rest stops could also include distance indicators to provide further incentive for exercise.



## 13 FINANCIAL ANALYSIS

The following is a financial analysis of the costs associated with the redevelopment of the Kojonup Sports Precinct as in the concept plans that can be viewed as Appendix 1 attached to this report.

### 13.1 Construction Cost Estimates

Cost estimates of all proposed developments on the concept plans have been provided by Neil Butler Quantity Surveying Services. These costs have been informed by builders budget quotes received for some of the major items including the multi-use synthetic field, the synthetic field lighting, the indoor court and the gym/child minding room/storage facility attached to the indoor court. These budget quotes can be seen attached as Appendix 3 to this report.

The detailed cost estimate report can be seen as Appendix 2 attached to this report, the summary is as follows:

<b>Project</b>	<b>Cost Estimate (as of February 2015) Ex GST</b>
<b>Multi-Use Synthetic Field</b> including fencing and competition lighting	\$1,174,000
<b>Multi-Purpose Indoor Court</b> including gym, storage, child minding room & playground	\$2,145,000
<b>Upgrades to Existing Sports Complex</b> including modified changeroom and office layout, new lift, storage space development and patio extension.	\$1,466,000
<b>Photo-Voltaic Solar Panels*</b>	\$50,000
<b>Pool Upgrades</b> including solar heating, playground equipment and conversion to wet decks.	\$255,000
<b>Access Roads and Parking</b>	\$329,000
<b>Paths, Rest Stops and Outdoor Gym Equipment</b>	\$267,000
<b>New West Cricket Wicket, Practice Nets Modification and Long Jump Pit</b>	\$49,500
<b>Bowling Club Kitchen Refurbishment</b>	\$106,000
<b>Passive Recreation Area Upgrades*</b>	\$200,000
<b>Skate Park Refurbishment*</b>	\$50,000
<b>Oval Refurbishment</b>	\$55,000
<b>TOTAL CONSTRUCTION COST ESTIMATE EX GST</b>	<b>\$6,148,000</b>

\*Nominal Budget Amount

These cost estimates are indicative only, based on the concept plans provided to the Quantity Surveyor and budget quotations provided by suppliers where possible. Further detailed investigation into the individual facility developments proposed in the Master Plan may find that costs can be reduced significantly in some areas, particularly where the Shire has significant capability such as earthworks and driveway, parking and pathway development. Additionally, further investigations into the costs of modifications to the existing Sports Complex building (\$1.466 million) with a local builder may reveal further significant savings as this is a difficult item for a quantity surveyor to cost and as a result tend to err on the side of caution.

## 13.2 Life Cycle Costs

Indicative life cycle costs are provided below for the major new sport and recreation facilities proposed in this master plan: the multi-use synthetic surface, the new lighting system for the synthetic surface and the indoor court with gym, child minding room and storage.

### 13.2.1 Multi-Use Synthetic Field Life Cycle Cost

The Department of Sport and Recreation (DSR) has provided life cycle costs for a range of synthetic surfaces including sand filled hockey fields. These figures were prepared in 2011, therefore as a conservative measure, 20% has been added to account for escalation since that time. These costs account for 1 replacement of the sand filled surface at year 12/13 and \$10,000 in operating/maintenance costs p.a.

#### DSR Life Cycle Costs for a Sand Filled Synthetic Hockey Field

	<b>Whole of Life Cycle Cost: 25 Years</b>	<b>Annual Life Cycle Cost</b>
2011	\$1,013,300*	\$40,500
<b>+20% Escalation</b>	<b>\$1,216,000</b>	<b>\$48,600</b>

\*Source: <http://www.dsr.wa.gov.au/support-and-advice/facility-management/developing-facilities/natural-grass-vs-synthetic-turf-study-report/life-cycle-cost>

The actual life cycle cost for a new synthetic surface in the Shire of Kojonup will vary depending on the type of surface it chooses and therefore its cost and life span, and how much voluntary or paid labour is used to maintain the surface over the course of its life. Total financial impact to the Shire will depend on the level of grant funding received for its construction, finance costs, fundraising by sporting groups, the offset of reduced natural turf maintenance and annual usage income received from users.

### 13.2.2 Sports Lighting for Synthetic Field Life Cycle Cost

Sports lighting system life cycle costs can vary depending on the quality of the light fittings and the warranty's that are offered. A quality lighting system can reasonably be expected to have a 25 year life span. An allowance of \$50,000 is a conservative estimate, based on information provided by a leading sports lighting installer, for the maintenance expenditure for re-lamping (changing all globes) of the entire system at 12 years, lamp cleaning at 6, 12 and 18 years, and changing of globes that require changing outside of the warranty period.

#### Life Cycle Costs for Synthetic Field Sports Lighting

	Whole of Life Cycle Cost: 25 Years	Annual Life Cycle Cost
Capital Cost	\$290,000	\$11,600
Maintenance Cost	\$50,000	\$2,000
<b>Total Life Cycle Cost</b>	<b>\$340,000</b>	<b>\$13,600</b>

The other major cost that comes with operating a sports lighting system is the cost of electricity. The impact of the cost of the electricity to the Shire is dependent on how it charges for use of the lighting. 100% of cost recovery from user groups would result in no electricity cost to the Shire. Sports lighting systems are also eligible for State Government funding through DSR.

### 13.2.3 Multi-Use Indoor Court, Gym, Child Minding Room and Storage Life Cycle Cost

A rule of thumb for life cycle costing for buildings is to allow 2% p.a. of the building construction cost for maintenance and operating expenditure, in addition to the replacement cost of the facility based on a 50 year life span (2% p.a.). This results in an indicative life cycle cost calculated at 4% of the construction cost of the facility.

	Whole of Life Cycle Cost: 50 Years	Annual Life Cycle Cost
Replacement Cost (2% p.a.)	2,145,000	42,900
Maintenance Cost (2% p.a.)	2,145,000	42,900
<b>Indicative Total Life Cycle Cost</b>	<b>\$4,290,000</b>	<b>\$85,800</b>

As mentioned previously, the total financial impact of this facility could alter significantly should funding be gained through State or Federal grants. Finance costs and fundraising contributions of potential user groups will also have an impact.



### 13.3 Master Plan Order of Priority

The following details a proposed order of priorities for implementation of the Kojonup Sports Precinct Master Plan. This plan is an interpretation of the stakeholders' needs and is intended as a guide to assist the Shire with scheduling the proposed developments in its long term capital works program. The Master Plan is prioritised as follows:

- Priority 1 Proposed facility developments are necessary for the viability of the affected user group(s) and require immediate attention and progression to detailed planning and construction as soon as resources become available.
- Priority 2 Proposed facility developments are very important for provision of core sport and recreation opportunities and would ideally be addressed in the short term, as resources become available.
- Priority 3 Proposed facility developments are important but are not urgent for safety reasons or as critical to sport and recreation opportunities for the whole community as Priority 1 and 2 projects. The smaller proposed developments may be implemented 'opportunistically,' that is, implemented as resources become available. Funding opportunities may arise that allow these developments to occur sooner rather than later.

#### 13.3.1 Priority 1 Projects

##### Multi-Use Synthetic Field

The multi-use synthetic field is considered a Priority 1 project as the very poor state of the netball courts is having a significant negative impact on the Kojonup Netball Association. The poor state of the courts is a safety concern and is turning away potential participants, particularly mothers and adults who would like to return to the game. The provision of a lit multi-use synthetic field will resolve this issue by ensuring netball lines can be marked on it and removable goal posts are installed. If the synthetic surface is not installed in the short term, the Shire would need to resurface the existing courts as an interim solution.

The synthetic field will also be of major benefit to the Kojonup Hockey Club, and will be a very attractive venue for the Tennis Club to consider relocation to in the medium term when its courts are due for resurfacing again and/or lighting and fencing infrastructure need replacing.

##### Skate Park Refurbishment

The skate park concreted has cracked and deteriorated in a number of areas. This is a relatively small project that requires immediate attention due to the safety risks arising from this deterioration.



### **13.3.2 Priority 2 Projects**

#### Multi-Use Indoor Court and Gym, Storage and Child Minding Room with Small Playground

The lack of an indoor court and gym is a significant gap in the sport and recreation offerings in the Shire of Kojonup. The storage and child minding room are important supporting features. The implementation of this project is highly desired by the community and will provide it with a significantly improved range of sport and recreation activities to participate in. This proposed development will trigger the following proposed developments:

- New main entrance to oval area.
- Re-instate driveway around southern side of the oval
- New gate to the oval.
- New entrance and directional signage.
- Develop roadside parking along Benn Parade.
- Unsealed parking area.
- New disabled lift.
  - This will also require the extension of the Sports Complex roof over the uncovered balcony.

### **13.3.3 Priority 3 Projects**

- Outdoor exercise equipment.
- Dual use paths and rest stops.
- Pool picnic area and playground.
- Conversion of raised gutters to wet decks on pool.
- Solar PV to Sports Complex and solar pool heating to pool.
- Upgrades to the Sports Complex configuration including the office, changerooms and storage.
- Passive Recreation Area developments 1, 2 & 3.
- Refurbish Bowling Club kitchen.
- Remove Netball Club building and make a connecting drive.
- Heavy renovation of oval turf.
- Convert cricket practice nets to a two wicket facility.
- Replace western cricket wicket.
- Long jump pit
- Trees and vegetation for aesthetics, shade and wind protection.



## 14 MANAGEMENT

The management of community facilities is integral to their success. The aims of management of sport and recreation facilities includes the maintaining the assets in good condition throughout their life cycle to ensure the facilities are accessible to the widest range of users in the community and to support the effective and sustainable functioning of the regular user groups. Management arrangements for the Kojonup Sports Precinct should endeavour to meet these aims.

Currently, the Kojonup Bowling Club is under lease, whilst the Sports Complex and sporting fields are managed and maintained by the Shire. The Kojonup Bowling Club is from all accounts a well-managed facility and there is no rationale for changing the management arrangements for this facility unless there are unforeseeable changes to the operating environment in the future.

A number of issues have been raised about the management/shared use arrangements for the Sports Complex. The consultation process has revealed the following issues in regards to the management of the Sports Complex:

- There is a lack of communication between user groups. Some frustration occurs between users of the facility when one group makes use of the facility that other groups were not aware of.
- There is a perceived inequity of use of the Sports Complex, including the changerooms as well as the social facilities. Some groups use the facility more than others and this results in perceptions of unfairness.
- There is a lack of formal usage arrangements. Usage of the Sports Complex and grounds are based on historical usage patterns and there are no fees for use. This makes it difficult for the Shire to hold user groups accountable or get them to contribute to the upkeep of the facilities.

In future, the proposed developments of this master plan will result in two significant additional multi-use facilities including the multi-use synthetic field and the indoor court. As there is no historical usage patterns for these facilities, there could be significant tension without transparent and equitable usage arrangement in place. These facilities will also result in additional ongoing costs to the Shire, and therefore the need will increase for users to contribute to these costs that are ultimately borne by the rate payer.

The Shire's senior management are currently examining the issue of management arrangements at the KSP. The following suggestions and comments are made for their consideration:

- Continued Shire management of the Sports Complex is preferred as it is a large facility that will become larger and with additional user groups after expansions have been undertaken. The financial and management expertise requirements for this facility will increase as a result.
- The proposed development of a shared Sports Complex/Pool office and kiosk provides an opportunity to have year round staffing, thus enabling the upgraded facilities to be operated like a recreation centre. A centre manager would be able to program a range of activities for the community and ensure equity of use amongst user groups, although it would come with the corresponding cost of an additional full time wage.



- A Kojonup Sports Precinct User Group Committee should be considered as a means of opening lines of communication between the key user groups. The committee meetings could be used to discuss usage requirements prior to each sporting season and any issues or special requests as they arise. The outcomes of these discussions could help inform the Shire's decisions.
- The setting of hourly usage rates may be the most equitable and transparent form for setting fees for use of facilities at the KSP, however, the setting of fees needs to be investigated thoroughly and potentially staged in implementation to avoid critical harm to sporting clubs.
- With proper planning and installation of access management and surveillance equipment, a 24 hr gym set up is achievable. 24hr gyms are increasing in number across other small regional Shires, as well as being enormously popular through the Perth Metropolitan area.

## 16 FUNDING AND GRANTS

Apart from the Shire of Kojonup's own finances, the State Government is the key funding body that contributes funds towards projects such as those proposed in this master plan. In recent years, there have been two major avenues for regional councils to access State Government funds for sporting facilities; via the Community Sport and Recreation Facilities Fund (CSRFF) and the Royalties for Regions program. Lotterywest is also available for non-sports recreation facility projects that fall outside of the scope of CSRFF funding and aim to cater for people in the community that have limited recreation opportunities. However, with significant negative impacts affecting the State economy at present and resulting changes to the State Budget, there is perceived to be a much reduced scope for Royalties for Regions funding for sport and recreation related projects for the foreseeable future.

Recently, the Federal Government appears to have become a potentially significant contributor to community infrastructure including sport and recreation facilities through the National Stronger Regions Fund (NSRF) that is coordinated by the Department of Infrastructure and Regional Development and Regional Development Australia.

These major funding opportunities are described in greater detail below.

### 16.1 Department of Sport and Recreation

#### 16.1.1 Community Sport and Recreation Facilities Fund (CSRFF)

The State Government invests approximately \$20 million annually (via CSRFF) towards the development of new or upgraded community sport and recreation facilities, with the primary aim of increasing the participation rates in community sports and recreation (<http://www.dsr.wa.gov.au/164>). There are three types of grants available: Small Grants (\$2,500 - \$50,000), Annual Grants (\$50,000 - \$166,666) and Forward Planning Grants (\$166,667 - \$4,000,000).

Grants are typically for one third of the project cost, with the maximum grant available being \$4,000,000. CSRFF continues to provide strong support to the development of synthetic surfaces new/upgraded clubrooms, flood lighting and multi-use sports courts as these are all facilities that directly impact on sports participation.

A list of all of the successful CSRFF grants for 2014/15 can be found on the DSR website:

<http://www.dsr.wa.gov.au/funding/facilities-%28csrff%29/annual-grants/successful-csrff-annual-grants>

and;

<http://www.dsr.wa.gov.au/funding/facilities-%28csrff%29/small-grants/successful-csrff-small-grants>

Some applications will be eligible for up to one half of the project cost, although it must be noted that meeting development bonus criteria will not automatically ensure the applicant will be awarded the 50% bonus.

Applicants must meet at least one of the following criteria to be eligible for a development bonus:

- Location – regional, remote or growth areas
- Co-location of sports and facilities
- Sustainability initiatives – water saving, energy reduction etc.
- Increased participation – new users, increased participation from existing users, special interest groups participation etc.

The Shire of Kojonup and the KSP Master Plan would appear to meet all of these criteria across various projects, however it is crucial that the Shire discuss potential CSRFF submissions with their regional office prior to making an application.

## 16.2 Lotterywest

Lotterywest is a West Australian Government Agency that supports not for profit community based organisations through the provision of grants for a wide range of initiatives. Every year Lotterywest gives out over 1,000 grants totalling in excess of \$100 million. 10-20% of this is recreation related.

Lotterywest has five broad grant areas being:

1. Extending the capacity of not-for-profit organisations
2. Strengthening community service delivery
3. Enhancing community development initiatives
4. Valuing Western Australian heritage
5. Advancing participation in community life

Lotterywest also has broad types of grants that may be requested under the five areas. These include: equipment, information technology, vehicles, service accommodation, community facilities, time limited projects and research.

The main criterion for funding is that the proposal encourages participation from people from all backgrounds and all abilities. The upgrades to the existing Sports Complex appear to fit this criterion well as the changeroom modifications significantly enhance accessibility as does the disabled lift. Lotterywest may be unlikely to provide funding for other facilities such as the multi-use synthetic field and sports lighting as these types of projects typically fall under DSR's CSRFF program. It is noted; however, that there are numerous examples of Lotterywest and DSR co-funding various projects.

Organisations are required to speak to a Lotterywest consultant prior to submitting a grant application. Provided the grant proposal is within the scope of Lotterywest's funding objectives there is a high probability of receiving some level of funding.

Further details are available at <http://www.lotterywest.wa.gov.au/grants>

## 16.3 Department of Infrastructure and Regional Development

### 16.3.1 National Stronger Regions Fund (NSRF)

The NSRF programme is a Federal Government initiative that will provide funding of \$1 billion over 5 years, commencing in 2015-16, to fund priority infrastructure in regional communities. The objective of the NSRF is to fund investment ready projects which support economic growth, and sustainability of regions across Australia, particularly disadvantaged regions, by supporting investment in priority infrastructure. The desired outcomes of the programme are:

- Improved level of economic activity in regions.
- Increased productivity in the regions.
- Increased employment and a more skilled workforce in regions.
- Increased capacity and improved capability of regions to deliver major projects, and to secure and manage investment funding.



- Improved partnerships between local, state and territory governments, the private sector and community groups.
- More stable and viable communities, where people choose to live.

Grants must be between \$20,000 and \$10 million, and must be matched with cash on at least a 1:1 basis. Round 2 of the NSRF opens on May 1 and closes 31 July 2015. The Great Southern Office of Regional Development has been contacted and has advised that the proposed facility developments in the KSP Master Plan would be considered eligible for funding and contact with the Office should be made as early as possible to ensure any potential application has the best chance of success.

## 17 RECOMMENDATIONS

It is recommended that the Shire of Kojonup:

1. *Receive the Kojonup Sports Precinct Master Plan.*
2. *Consider the infrastructure developments as listed within this report to meet the needs of the community & key stakeholders of the Kojonup Sports Precinct.*
3. *Review the outcomes of the Master Plan on an annual basis to take into account any changes in demographic, financial, social and environmental areas impacting on the community & key stakeholders.*
4. *Conduct a synthetic surface feasibility study to identify the most effective surface type and base construction method for meeting the needs of the user groups and is financially sustainable over the long term.*

## **18 APPENDICES**

**Appendix 1    Concept Plans**

**Appendix 2    Construction Cost Estimate Report**

**Appendix 3    Builders Quotes**

## APPENDIX 1

## CONCEPT PLANS





# KOJONUP RECREATION COMPLEX - LOT 300 BENN PARADE , KOJONUP



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EXISTING SITE AERIAL VIEW

Scale Approx.

Date: 24.02.2015

Project Nr.: 14006

Drawing Number:SK01

REV 1

08.12.2014 12:00:57 © Copyright Avoca Design AIR: 13.064.038.208



# KOJONUP RECREATION COMPLEX - LOT 300 BENN PARADE , KOJONUP



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- LEGEND**
- 01 FACILITY
  - ★ ENTRANCE POINT
  - MULTI-USE SYNTHETIC SPORTS FIELD WITH LIGHTING
  - PATH
  - NEW BUILDING / RENOVATION / EXTENSION.
  - DEMOLITION
  - NEW CAR PARK
  - NEW PLANTS
  - EXTENSIONS
  - SOLAR PV
  - REST STOPS
  - ▨ REFURBISHMENT
  - ▨ SOLAR POOL HEATING



## List of Facility Developments

1. Multi-use synthetic sports field with lighting and storage (Hockey, Tennis, Netball).
2. Refurbish skate park.
3. Outdoor exercise equipment.
4. Potential future new changerooms location.
5. Retain hockey room for multi-purpose sports use.
6. New multi-use indoor court + gym, storage and child minding room with small fenced playground.
7. Upgrade Sports Complex including storage under balcony, improved change room and office/kiosk configuration and a disabled lift.
8. New photovoltaic solar panel system.
9. Extend patio over uncovered balcony.
10. Passive Recreation Area 1.
11. New picnic/playground area for the pool.
12. Replace raised pool gutters with wet decks.
13. Develop road side parking along Benn Parade.
14. Solar pool heating on plant room roof.
15. Trees/vegetation plantings for aesthetics, shade & wind protection.
16. New main entrance to oval area.
17. Unsealed parking area.
18. New gated entrance to oval.
19. Passive recreation area 2.
20. New entrance and directional signage for the Kojonup Sports Precinct.
21. Upgrade Bowling Club kitchen.
22. Passive recreation area 3.
23. Remove old netball building and create connecting drive with gate for special event use.
24. Heavy renovation of oval turf to improve drainage.
25. Replace old cricket wicket.
26. Reconfigure cricket practice facility for two wider practice nets.
27. Reinstate connecting driveway.
28. Long jump pit.
29. Fitness trail / dual use paths.
30. Rest stops.

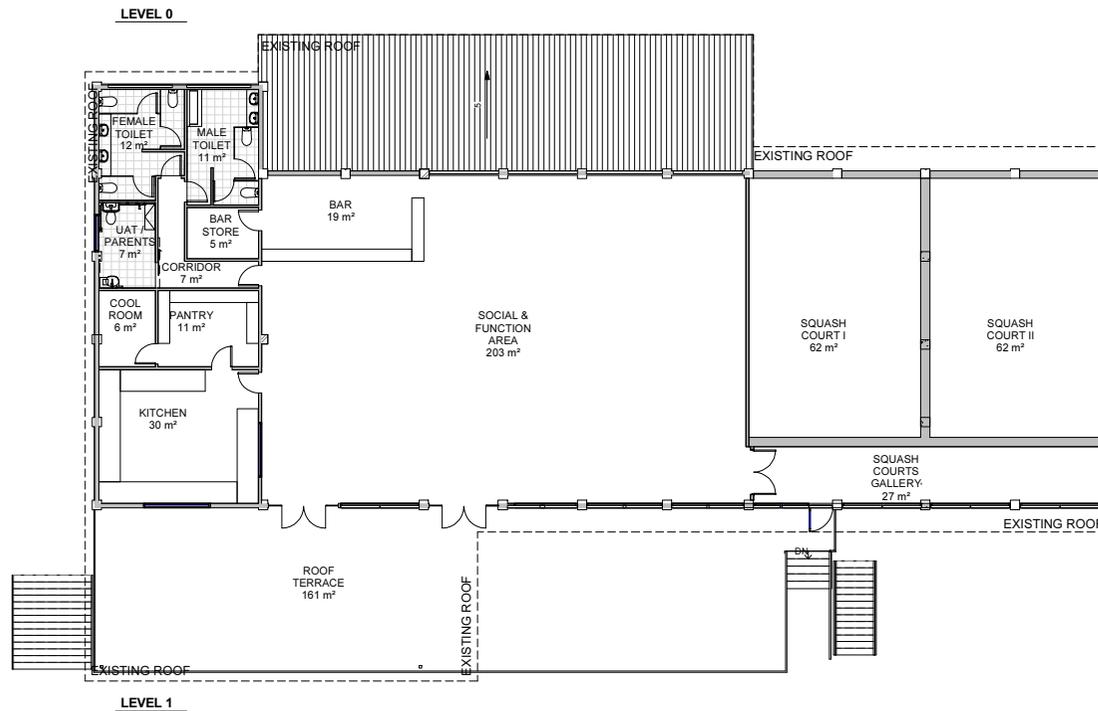
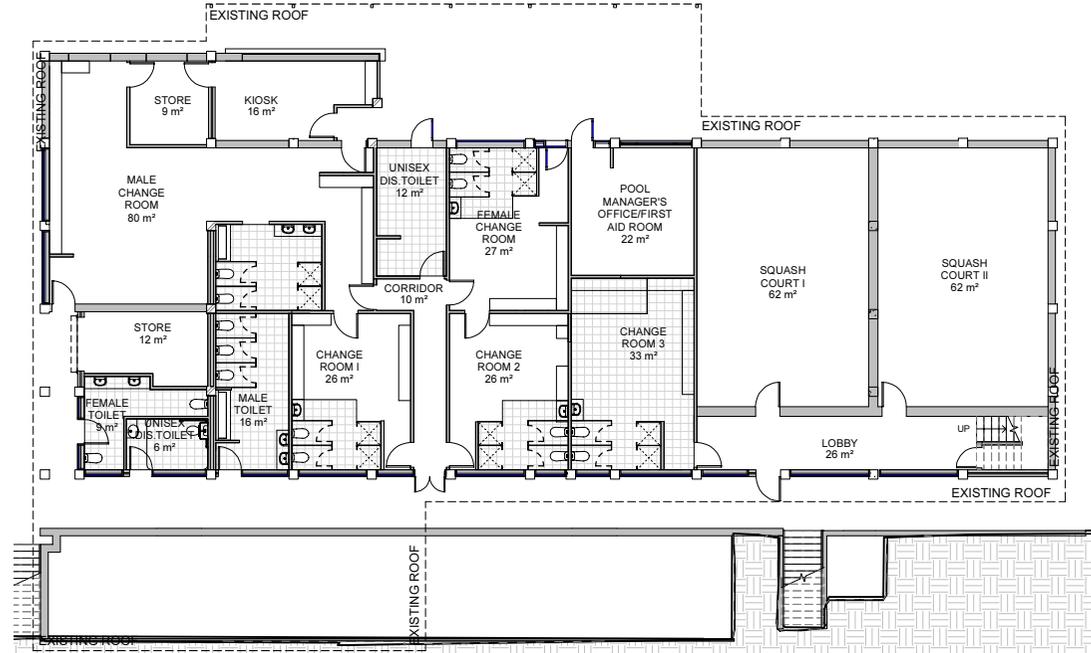




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EXISTING FLOOR PLANS OF THE RECREATION CENTRE

Scale Approx. 1 : 100 @ A1 / 1:200 @ A3

Date: 24.02.2015

Project No.: 14006

Drawing Number: SK03

REV 1.

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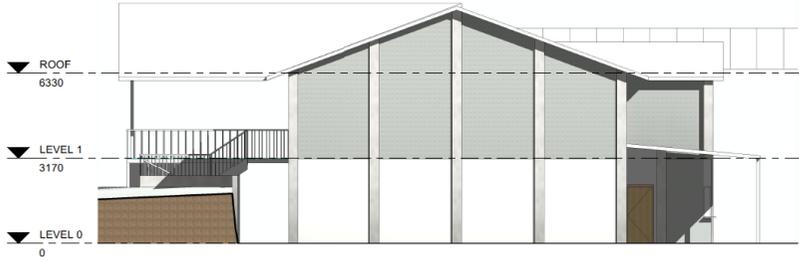
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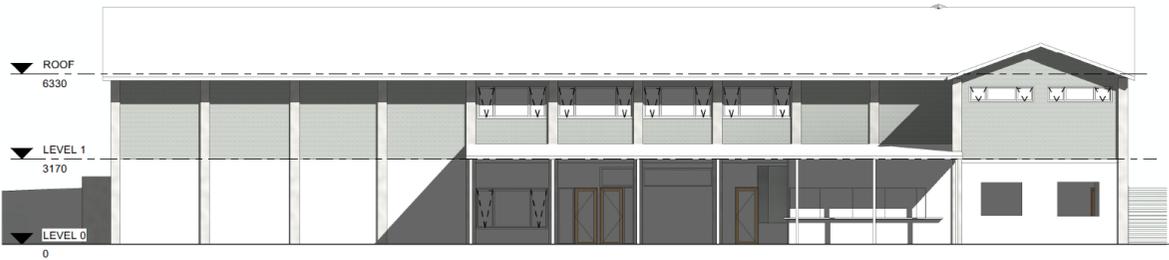
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East EXISTING



North EXISTING



South EXISTING



West EXISTING

AKN: 13/06/1503

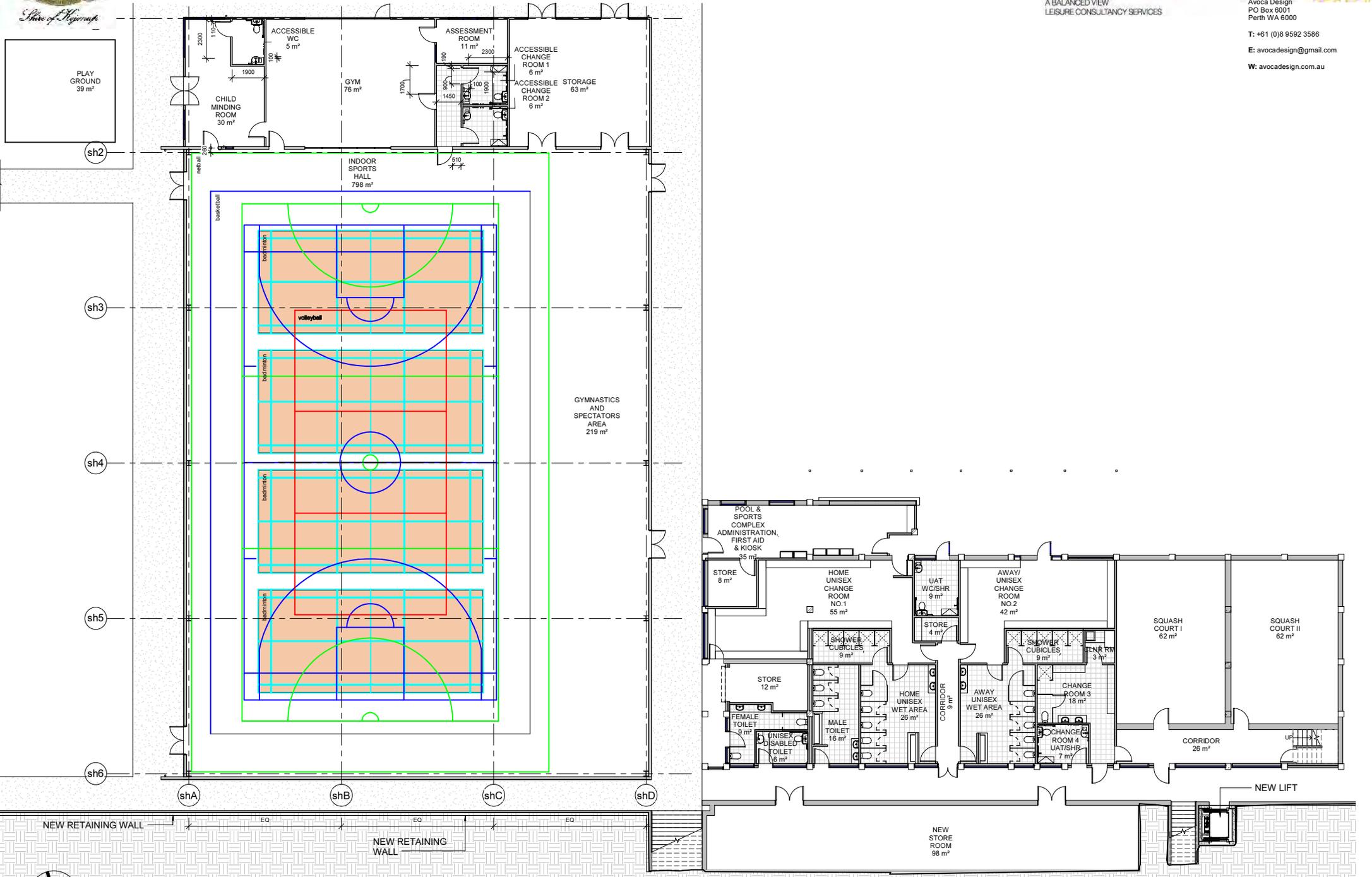
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PROPOSED GROUND FLOOR PLAN OF THE RECREATION CENTRE AND NEW EXTENSION

Scale Approx. 1 : 100 @ A1 / 1:200 @ A3

Date: 24.02.2015

Project No.: 14006

Drawing Number: SK06

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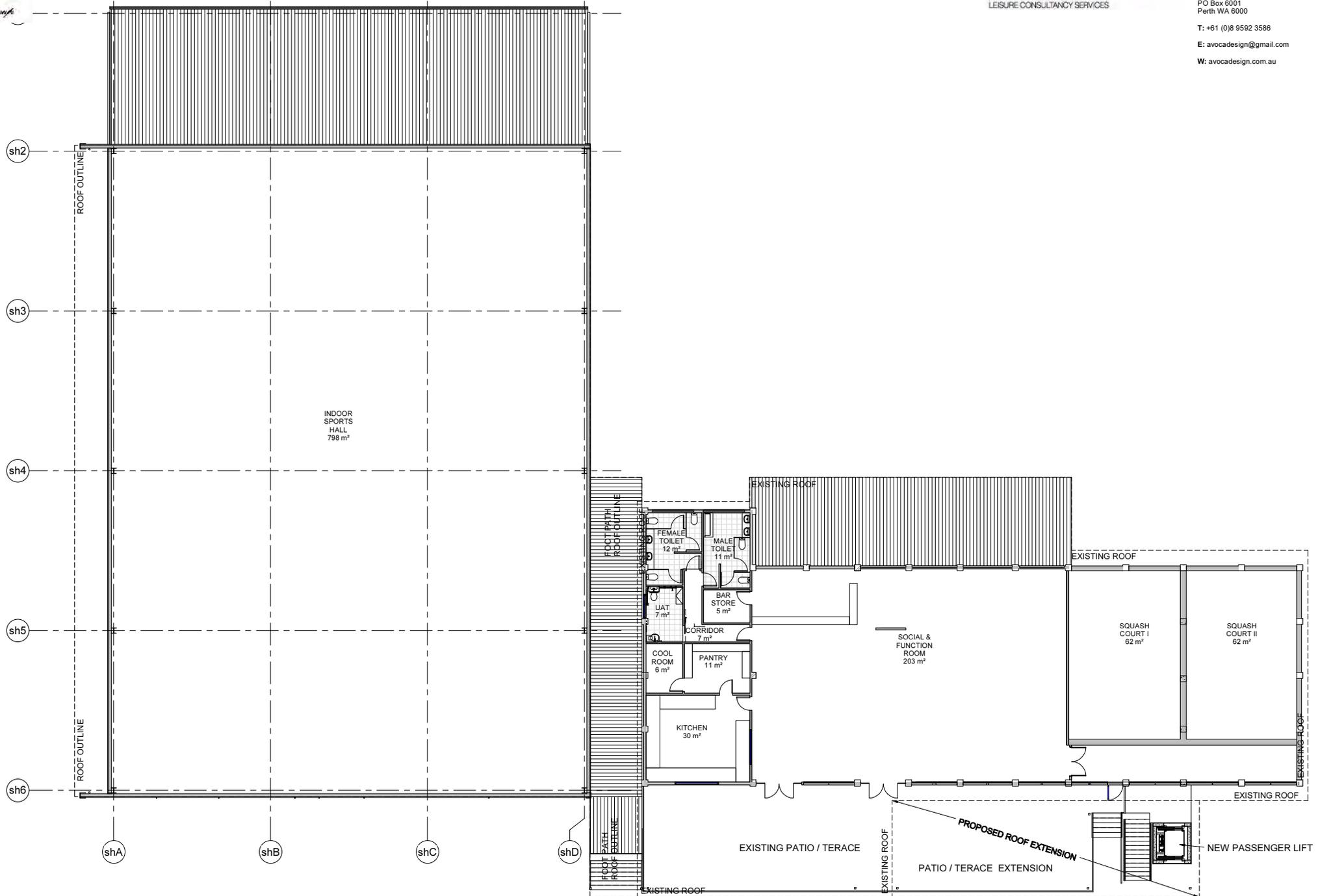


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PROPOSED FIRST FLOOR PLAN OF THE RECREATION CENTRE AND NEW EXTENSION

Scale Approx. 1: 100 @ A1 / 1:200 @ A3

Date: 24.02.2015

Project No.: 14006

Drawing Number: SK07

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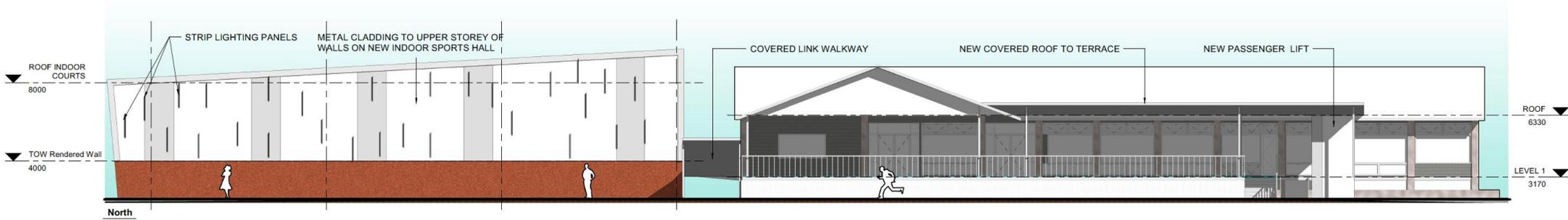
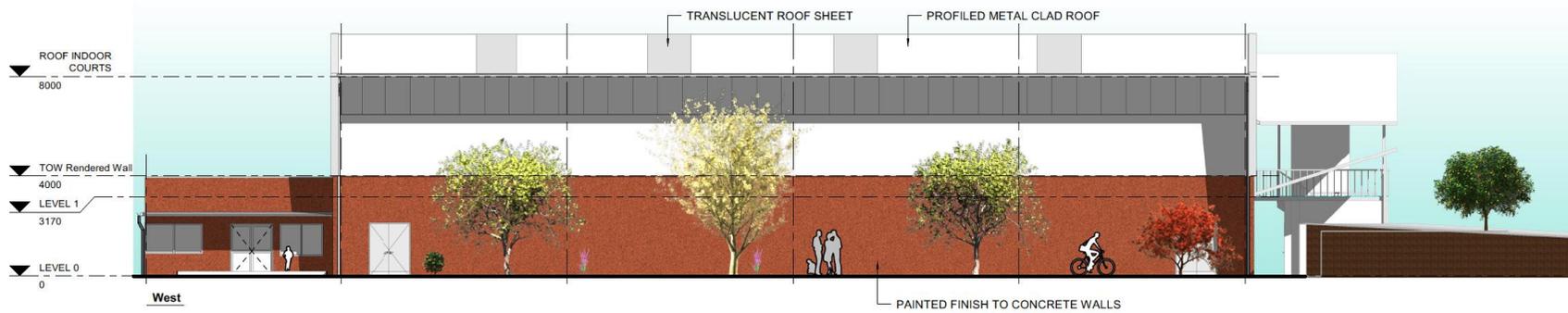


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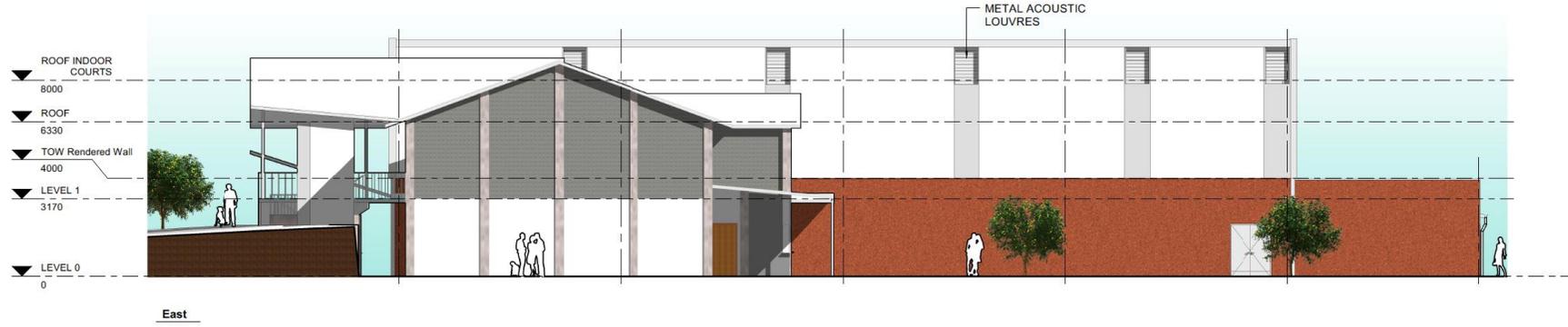




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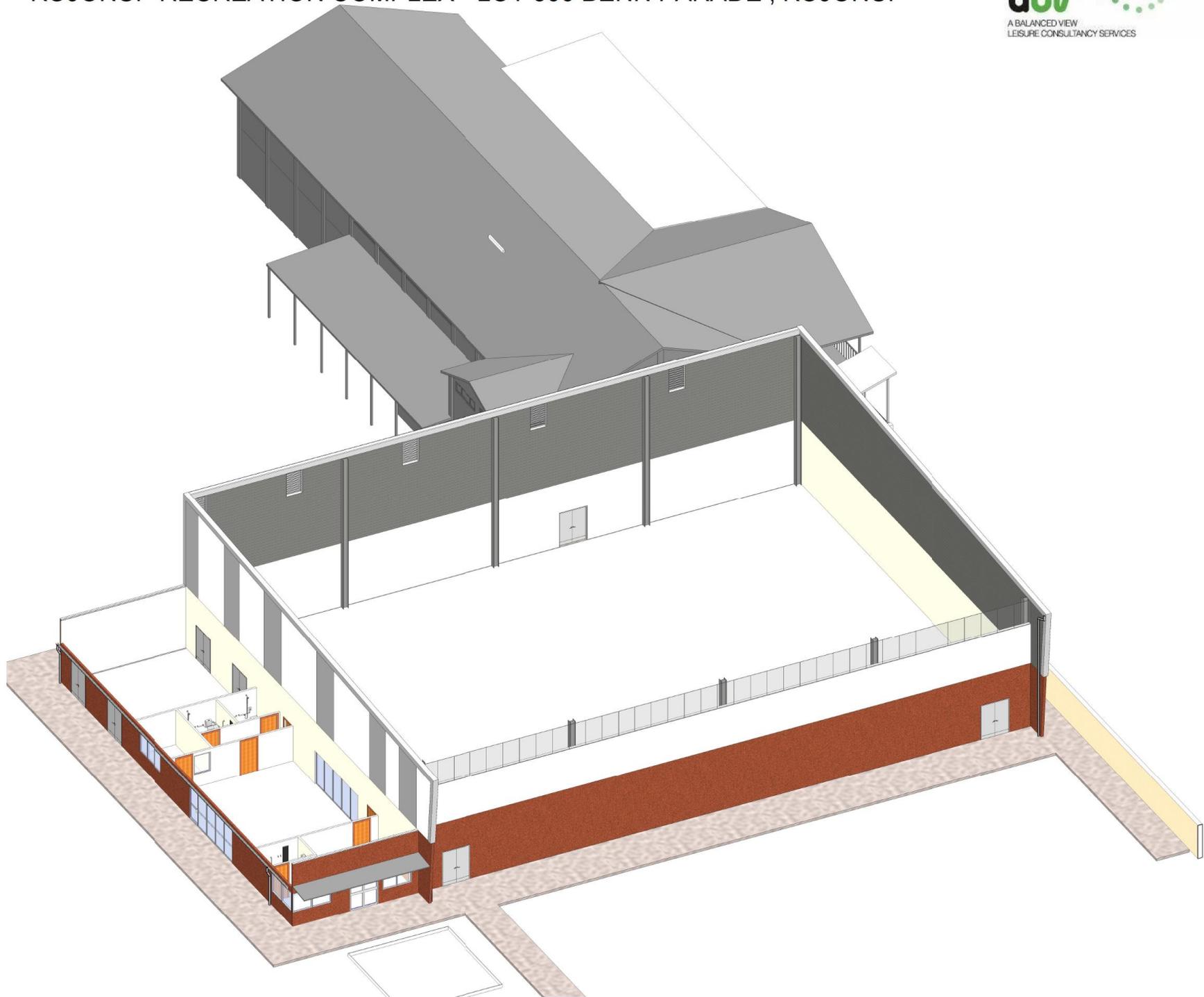


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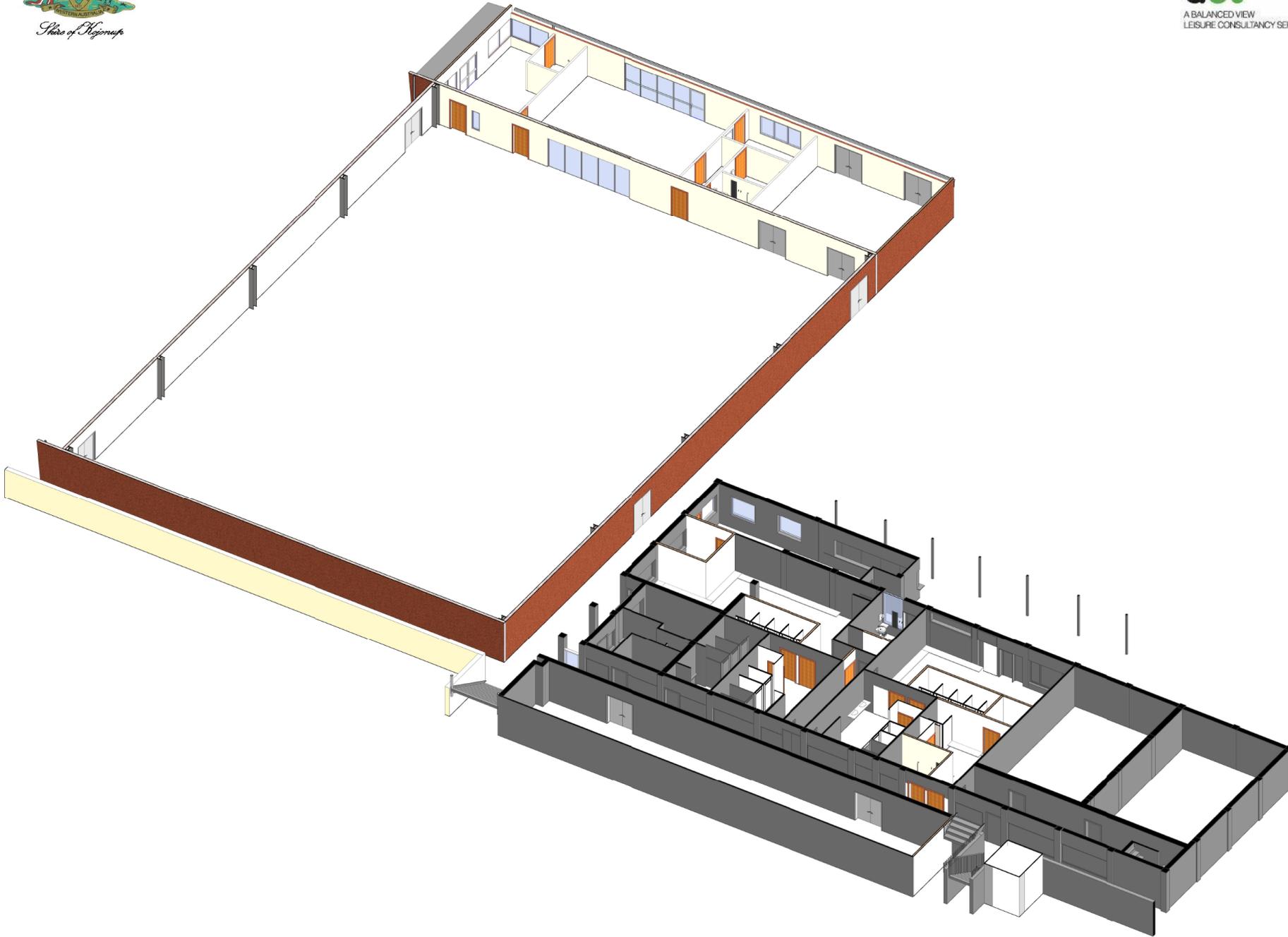


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BIRDS EYE VIEW 2 OF 2

Scale Approx. 1:100 @ A1 / 1:200 @ A3

Date: 24.02.2015

Project No.: 14006

Drawing Number: SK11

REV 1.

AM: 11.04.05.138

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RECREATION CENTRE EXISTING CONDITION - CAMERA POSITION 1



MONTAGE WITH THE NEW INDOOR SPORTS HALL - CAMERA POSITION 1





RECREATION CENTRE EXISTING CONDITION - CAMERA POSITION 2



MONTAGE WITH THE NEW INDOOR SPORTS HALL - CAMERA POSITION 2



**APPENDIX 2**

**CONSTRUCTION COST ESTIMATE REPORT**



# **Shire of Kojonup**

## **Proposed Upgrade to Kojonup Recreation Precinct**

at

**Lot 300 Benn Parade, Kojonup**

### **Concept Cost Indication**

**17th March 2015**

**(Revision 1)**

**Neil Butler Quantity Surveying Services**

**SUMMARY**

**Cost Summary**

Overall Summary	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7	Project 8	Project 9	Project 10	Project 11	Project 12	TOTAL
	Multi-Purpose Playing Field	Multi Purpose Indoor Court	Recreation Centre Additions and Alterations	Photo Voltaic Solar Panel System	Solar Heating to Pool, Pool Playground, New Wet Decks	Access Roads and Parking	Park Pathways and Seating	Cricket and Long Jump Pit	Bowling Club Kitchen Refurbishment	Passive Recreation Area Upgrades	Skate Park Refurbishment	Oval Refurbishment	
	Item 1	Item 6	Item 7,9	Item 8	Item 11,12,14	Item 13,16,17,18,23,27,29,30	Item 3,29,30	Item 25,26,28	Item 21	Item 10,19,22	Item 2	Item 24	
Building Works	\$ -	\$ 1,292,285	\$ 729,020	\$ 50,000.00	\$ 255,500	\$ -	\$ -	\$ -	\$ 60,800	\$ 200,000.00	\$ 50,000.00	\$ 55,000.00	\$ 2,692,605
External Works	\$ 865,240	\$ 64,795	\$ 75,000	Included	Included	\$ 197,380	\$ 158,480	\$ 29,655	\$ -	Included	Included	Included	\$ 1,390,550
External Services	\$ -	\$ 160,000	\$ 10,000	Included	Included	\$ -	\$ -	\$ -	\$ -	Included	Included	Included	\$ 170,000
Builder's Preliminaries	\$ 86,524	\$ 75,854	\$ 81,402	Included	Included	\$ 19,738	\$ 15,848	\$ 2,966	\$ 6,080	Included	Included	Included	\$ 288,412
<b>Total Construction Cost</b>	<b>\$ 951,764</b>	<b>\$ 1,592,934</b>	<b>\$ 895,422</b>	<b>\$ 50,000</b>	<b>\$ 255,500</b>	<b>\$ 217,118</b>	<b>\$ 174,328</b>	<b>\$ 32,621</b>	<b>\$ 66,880</b>	<b>\$ 200,000</b>	<b>\$ 50,000</b>	<b>\$ 55,000</b>	<b>\$ 4,541,567</b>
ESD Allowance	\$ -	\$ 79,646	\$ 44,771	Included	Included	\$ -	\$ -	\$ -	\$ 3,344	Included	Included	Included	\$ 127,761
Design Contingency	\$ 47,588	\$ 79,646	\$ 44,771	Included	Included	\$ 10,856	\$ 8,716	\$ 1,631	\$ 3,344	Included	Included	Included	\$ 196,552
Contract Contingency	\$ 49,968	\$ 83,629	\$ 47,010	Included	Included	\$ 11,398	\$ 9,152	\$ 1,713	\$ 3,512	Included	Included	Included	\$ 206,382
Building Fees	\$ 4,113	\$ 6,433	\$ 4,069	Included	Included	\$ 1,140	\$ 915	\$ 171	\$ 380	Included	Included	Included	\$ 17,222
Furniture and Fittings	\$ -	\$ 75,000	\$ 25,000	Included	Included	\$ -	\$ -	\$ -	\$ -	Included	Included	Included	\$ 100,000
Professional Fees	\$ 54,942	\$ 153,062	\$ 126,959	Included	Included	\$ 28,759	\$ 23,091	\$ 4,321	\$ 9,260	Included	Included	Included	\$ 400,395
Public Art	\$ -	\$ 18,359	\$ 10,320	Included	Included	\$ -	\$ 1,922	\$ -	\$ -	Included	Included	Included	\$ 30,600
District Allowance - Kojonup	\$ 65,858	\$ 56,199	\$ 267,841	Included	Included	\$ 60,128	\$ 48,758	\$ 8,991	\$ 19,365	Included	Included	Included	\$ 527,140
Escalation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>ESTIMATED TOTAL COMMITMENT</b>	<b>\$ 1,174,233</b>	<b>\$ 2,144,909</b>	<b>\$ 1,466,163</b>	<b>\$ 50,000</b>	<b>\$ 255,500</b>	<b>\$ 329,400</b>	<b>\$ 266,882</b>	<b>\$ 49,448</b>	<b>\$ 106,085</b>	<b>\$ 200,000</b>	<b>\$ 50,000</b>	<b>\$ 55,000</b>	<b>\$ 6,147,620</b>
GST	\$ 117,423	\$ 214,491	\$ 146,616	\$ 5,000	\$ 25,550	\$ 32,940	\$ 26,688	\$ 4,945	\$ 10,608	\$ 20,000	\$ 5,000	\$ 5,500	\$ 614,762
<b>TOTAL ESTIMATED TOTAL COMMITMENT (Incl GST)</b>	<b>\$ 1,291,656</b>	<b>\$ 2,359,400</b>	<b>\$ 1,612,780</b>	<b>\$ 55,000</b>	<b>\$ 281,050</b>	<b>\$ 362,340</b>	<b>\$ 293,570</b>	<b>\$ 54,393</b>	<b>\$ 116,693</b>	<b>\$ 220,000</b>	<b>\$ 55,000</b>	<b>\$ 60,500</b>	<b>\$ 6,762,382</b>

## Drawings

This Concept Cost Indication has been based on following Avoca Design

SK01	Rev 0	Existing Aerial Site Plan
SK02	Rev 0	Concept Site Master Plan
SK03	Rev 0	Existing Floor Plans of the Recreation Centre
SK04	Rev 0	
SK05	Rev 0	
SK06	Rev 1	Proposed Ground Floor Plan of the Recreation Centre
SK07	Rev 0	Proposed First Floor Plan of the Recreation Centre
SK08	Rev 0	Proposed Elevations Sheet 1 of 2
SK09	Rev 0	Proposed Elevations Sheet 2 of 2
SK10	Rev 0	Birds Eye View Sheet 1 of 2
SK11	Rev 0	Birds Eye View Sheet 2 of 2

## EXCLUSIONS:

The following costs are specifically excluded from this Concept Cost Plan:-

- Work outside boundary to footpaths and roadways
- Work to existing areas as noted on the drawings
- Kitchen equipment to refurbished bowling club kitchen
- Covered shelters and BBQ's to bowling green area
- General carparking and driveways
- Landscaping , reticulation, trees and gardens
- Grey water treatment
- Stormwater Harvesting
- Computers, printers etc
- Holding and Finance charges
- Land costs
- Public Consultation
- Legal costs
- Shire of Kojonup Internal Recovery Costs
- Escalation beyond February 2015

## NOTES:

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

**PROJECT 1**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b><u>EXTERNAL WORKS</u></b>				
<b>1.1</b>	<b>Synthetic Multi-Sports Area ( Item 1)</b>				
	It has been assumed that all requisite earthworks will be carried out by the Shire of Kojonup	Note			
1.1.1	Supply and installation of sand filled synthetic turf including all design fees - Kojonup price	Item			\$ 500,000.00
1.1.2	1m high black fencing complete with top and bottom rails	m	96	\$ 65.00	\$ 6,240.00
1.1.3	3.6m high black fencing	m	216	\$ 95.00	\$ -
1.1.4	Allowance for access gates	Item			\$ 2,500.00
1.1.5	East/West retractable dividing net	No	2	\$ 15,000.00	\$ 30,000.00
1.1.5	Allowance for removable sports equipment (No. 8 tennis courts; No 4 netball courts)	Item			\$ 17,600.00
	<b><u>Sub-total Synthetic Multi-Sports Area</u></b>				<b>\$ 556,340.00</b>
<b>1.2</b>	<b>Lighting System</b>				
1.2.1	Lighting system complete with poles, lights, MSB, design fees - Kojonup Price	Item			\$ 290,000.00
	<b><u>Sub-total Lighting System</u></b>				<b>\$ 290,000.00</b>
<b>1.3</b>	<b>Equipment Storage Pen</b>				
1.3.1	Base to equipment storage pen	m2	100	\$ 85.00	\$ 8,500.00
1.3.2	Mesh fencing	m	40	\$ 85.00	\$ 3,400.00
1.3.3	Mesh top to enclosure	m2	100	\$ 40.00	\$ 4,000.00
1.3.4	Allowance for gates	Item			\$ 3,000.00
	<b><u>Sub-total Equipment Storage Pen</u></b>				<b>\$ 18,900.00</b>
	<b><u>Sub-total for External Works</u></b>				<b>\$ 865,240.00</b>
<b>4.00</b>	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 86,524.00
	<b><u>Sub-total for Builder's Preliminaries</u></b>				<b>\$ 86,524.00</b>
	<b>Total Construction Costs</b>				<b>\$ 951,764.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ -
5.02	Allowance for design contingencies	Item		5%	\$ 47,588.00
5.03	Allowance for contract contingencies	Item		5%	\$ 49,968.00
	<b><u>Sub-total for Contingencies</u></b>				<b>\$ 97,556.00</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 2,314.20
6.02	Building Licence & BCITF	Item			\$ 1,798.83
	<b><u>Sub-total for Fees</u></b>				<b>\$ 4,113.04</b>

PROJECT 1						
Item	Description	Unit	Quantity	Rate	Amount	
<b>5.0</b>	<b>PROFESSIONAL FEES</b>					
5.1	Allowance for professional fees (excludes synthetic turf and lighting)	Item		9%	\$	23,339.00
5.2	Allowance for project management fee	Item		3%	\$	31,603.00
<b>Sub-total for Professional Fees</b>					<b>\$</b>	<b>54,942.00</b>
<b>6.0</b>	<b>PUBLIC ART</b>					
6.1	Allowance for Public Art	Item		1%	\$	-
<b>Sub-total for Public Art</b>					<b>\$</b>	<b>-</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>					
7.1	District Allowance for Kojonup (excludes professional fees, synthetic turf and lighting))	Item		25%	\$	65,858.00
<b>Sub-total for District Allowance</b>					<b>\$</b>	<b>65,858.00</b>
<b>8.0</b>	<b>ESCALATION</b>					
8.1	No allowance for escalation in costs been included	Item				Excluded
<b>Sub-total for Escalation</b>					<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$</b>	<b>1,174,233.04</b>
Goods & Services Tax (10%)					\$	117,423.30
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$</b>	<b>1,291,656.34</b>

**PROJECT 2**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
1.1	<b><u>Creche/Gymnasium/Storage</u></b>				
1.1.1	Fabrication and erection of modular building for child minding, gymnasium, storage and toilets including design, engineer. Permits as per AMS Quote dated 27/02/2015. Quote valid for 60 days and subject to confirmation thereafter	m2	200	\$ 1,875.00	\$ 375,000.00
1.1.2	Allowance for air-conditioning - split systems	Item			\$ 15,000.00
	Allowance for toilet ventilation	Item			\$ 2,250.00
1.1.3	Allowance for security system	Item			\$ 5,000.00
1.1.4	Allowance for play equipment etc	Item			\$ 5,000.00
	<b><u>Sub-total Creche/Gymnasium/Storage</u></b>	m2	200	\$ 2,011.25	\$ 402,250.00
1.2	<b><u>Multi-Use Indoor Court</u></b>				
1.2.1	Fabrication and erection of modular building for Multi-Use Indoor Court including design, engineer as per Spinifex Sheds and Patios Quote dated 7/11/2014. Quote valid for 7 days and subject to confirmation thereafter. Excludes all permits an requires supervision by Licensed Builder.	m2	1045	\$ 564.59	\$ 590,000.00
1.2.2	Timber sports floor	Item			\$ 157,855.00
1.2.3	Allowance for court lighting including GPO's etc	Item			\$ 50,000.00
1.2.4	Allowance for new MSB (to be confirmed)	Item			\$ 35,000.00
1.2.5	Ceiling fans	No	2	\$ 9,715.00	\$ 19,430.00
1.2.6	Portable stage	Item			\$ 6,000.00
1.2.7	Allowance for sports equipment	Item			\$ 25,750.00
1.2.8	Allowance for casting in sports equipment	Item			\$ 1,000.00
1.2.9	Allowance for electronic scoreboard	Item			\$ 5,000.00
	<b><u>Sub-total New Multi-Use Indoor Court</u></b>	m2	1047	\$ 850.08	\$ 890,035.00
	<b><u>Sub-total for Building Works</u></b>		<b>1247</b>	<b>\$ 1,036.32</b>	<b>\$ 1,292,285.00</b>
<b>2.00</b>	<b><u>External Works</u></b>				
2.01	Clear site	m2	1500	\$ 2.50	\$ 3,750.00
2.02	Filling under building	m3	713	\$ 25.00	\$ 17,820.00
2.03	Allowance for landscaping & reticulation - By Shire	Item			\$ -
2.04	Allowance for paving to perimeter of building	m2	390	\$ 65.00	\$ 25,350.00
2.05	Paving to children's playground	m2	10	\$ 65.00	\$ 650.00
2.06	Grassed area to children's playground	m2	29	\$ 25.00	\$ 725.00
2.07	Fencing and gates to children's playground	m	26	\$ 250.00	\$ 6,500.00
2.08	Allowance for Children's playground equipment	Item			\$ 10,000.00
	<b><u>Sub-total for External Works</u></b>				<b>\$ 64,795.00</b>

**PROJECT 2**

Item	Description	Unit	Quantity	Rate	Amount
<b>3.00</b>	<b><u>External Services</u></b>				
3.01	Allowance for stormwater drainage - (on-site)	Item			\$ 50,000.00
3.02	Allowance for sewer services	Item			\$ 25,000.00
3.03	Allowance for water services	Item			\$ 5,000.00
3.04	Allowance for fire service	Item			\$ 15,000.00
3.05	Allowance for tanks and pumps	Item			Excluded
3.06	Allowance for electrical services upgrade	Item			\$ 50,000.00
3.07	Allowance for communications upgrade to building	Item			\$ 10,000.00
3.08	Allowance for Water Corporation Headwork's Charges	Item			\$ 5,000.00
<b>Sub-total for External Services</b>					<b>\$ 160,000.00</b>
<b>4.00</b>	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 75,854.00
<b>Sub-total for Builder's Preliminaries</b>					<b>\$ 75,854.00</b>
<b>Total Construction Costs</b>					<b>\$ 1,592,934.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ 79,646.47
5.02	Allowance for design contingencies	Item		5%	\$ 79,646.47
5.03	Allowance for contract contingencies	Item		5%	\$ 83,629.20
<b>Sub-total for Contingencies</b>					<b>\$ 242,922.14</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 3,954.47
6.02	Building Licence & BCITF	Item			\$ 2,479.01
<b>Sub-total for Fees</b>					<b>\$ 6,433.48</b>
<b>7.0</b>	<b>FURNITURE AND FITTINGS</b>				
7.01	Loose Furniture and Fittings to Child Minding Room	Item			\$ 25,000.00
7.02	Gymnasium Equipment	Item			\$ 50,000.00
<b>Sub-total for Furniture and Fittings</b>					<b>\$ 75,000.00</b>
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		5%	\$ 95,542.99
5.2	Allowance for project management fee	Item		3%	\$ 57,518.80
<b>Sub-total for Professional Fees</b>					<b>\$ 153,061.79</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	\$ 18,358.56
<b>Sub-total for Public Art</b>					<b>\$ 18,358.56</b>

**PROJECT 2**

Item	Description	Unit	Quantity	Rate	Amount
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes buildings and professional fees)	Item		25%	\$ 56,198.69
<b>Sub-total for District Allowance</b>					<b>\$ 56,198.69</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 2,144,908.66</b>
Goods & Services Tax (10%)					\$ 214,490.87
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 2,359,399.53</b>

**PROJECT 3**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
<b>1.1</b>	<b><u>Remodelled Areas within Existing Building (Item 7)</u></b>				
1.1.1	Store	m2	9	\$ 900.00	\$ 8,100.00
1.1.2	Pool and Sports Complex Administration, First Aid and Kiosk	m2	35	\$ 1,500.00	\$ 52,500.00
1.1.3	Home Unisex Wet Area	m2	26	\$ 2,310.00	\$ 60,060.00
1.1.4	Away Unisex Wet Area	m2	26	\$ 2,310.00	\$ 60,060.00
1.1.5	Male Toilet		16	\$ 2,310.00	\$ 36,960.00
1.1.6	Shower Cubicles		9	\$ 1,800.00	\$ 16,200.00
1.1.7	Shower Cubicles		9	\$ 1,800.00	\$ 16,200.00
1.1.8	Away Unisex Changeroom No.1	m2	55	\$ 1,620.00	\$ 89,100.00
1.1.9	Away Unisex Changeroom No. 2		42	\$ 1,620.00	\$ 68,040.00
1.1.10	Changeroom No. 3		18	\$ 1,620.00	\$ 29,160.00
1.1.11	Changeroom No. 4 UAT WC/Shower		7	\$ 1,620.00	\$ 11,340.00
1.1.12	Storeroom		98	\$ 900.00	\$ 88,200.00
1.1.13	Passage	m2	9	\$ 1,200.00	\$ 10,800.00
1.1.14	Cleaner	m2	3	\$ 1,620.00	\$ 4,860.00
	<b><u>Sub-total Remodelled Areas within Existing Building</u></b>	m2	362	\$ 1,523.70	\$ 551,580.00
<b>1.2</b>	<b><u>New Passenger Lift and Enclosure</u></b>				
1.2.1	Lift serving two stops	Item			\$ 75,000.00
1.2.2	Lift walls and Lift Pit	Item			\$ 50,000.00
	<b><u>Sub-total New Passenger Lift and Enclosure</u></b>				\$ 125,000.00
<b>1.3</b>	<b><u>Roof Extension (Item 9)</u></b>				
1.3.1	Roof extension at First Floor level over existing Patio/Terrace	m2	80	\$ 345.00	\$ 27,600.00
	<b><u>Sub-total Roof Extension</u></b>	m2	80	\$ 345.00	\$ 27,600.00
<b>1.4</b>	<b><u>Covered Way Roof</u></b>				
1.4.1	Roof over covered way	m2	72	\$ 345.00	\$ 24,840.00
	<b><u>Sub-total Covered Way Roof</u></b>	m2	72	\$ 345.00	\$ 24,840.00
<b><u>Sub-total for Building Works</u></b>			<b>362</b>	<b>\$ 2,013.87</b>	<b>\$ 729,020.00</b>

**PROJECT 3**

Item	Description	Unit	Quantity	Rate	Amount
<b>2.00</b>	<b><u>External Works</u></b>				
2.01	New retaining wall complete with footing, subsoil drainage and backfilling	m	50	\$ 1,000.00	\$ 50,000.00
2.02	Balustrade to retaining wall	m	50	\$ 500.00	\$ 25,000.00
<b>Sub-total for External Works</b>					<b>\$ 75,000.00</b>
<b>3.00</b>	<b><u>External Services</u></b>				
3.01	Allowance for stormwater drainage to new roof extension and covered way canopy	Item			\$ 10,000.00
<b>Sub-total for External Services</b>					<b>\$ 10,000.00</b>
<b>4.00</b>	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 81,402.00
<b>Sub-total for Builder's Preliminaries</b>					<b>\$ 81,402.00</b>
<b>Total Construction Costs</b>					<b>\$ 895,422.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ 44,771.00
5.02	Allowance for design contingencies	Item		5%	\$ 44,771.00
5.03	Allowance for contract contingencies	Item		5%	\$ 47,010.00
<b>Sub-total for Contingencies</b>					<b>\$ 136,552.00</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 2,296.51
6.02	Building Licence & BCITF	Item			\$ 1,772.94
<b>Sub-total for Fees</b>					<b>\$ 4,069.44</b>
<b>7.0</b>	<b>FURNITURE AND FITTINGS</b>				
7.01	Loose Furniture and Fittings to Administration	Item			\$ 25,000.00
<b>Sub-total for Furniture and Fittings</b>					<b>\$ 25,000.00</b>
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		9%	\$ 95,128.00
5.2	Allowance for project management fee	Item		3%	\$ 31,831.00
<b>Sub-total for Professional Fees</b>					<b>\$ 126,959.00</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	\$ 10,320.00
<b>Sub-total for Public Art</b>					<b>\$ 10,320.00</b>

**PROJECT 3**

Item	Description	Unit	Quantity	Rate	Amount
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	\$ 267,841.00
<b>Sub-total for District Allowance</b>					<b>\$ 267,841.00</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			\$ -
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 1,466,163.44</b>
Goods & Services Tax (10%)					\$ 146,616.34
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 1,612,779.79</b>

<b>PROJECT 4</b>						
Item	Description	Unit	Quantity	Rate	Amount	
<b>1.0</b>	<b>BUILDING COSTS</b>					
1.1	<b><u>Photo Voltaic Solar Panel System (Item 8)</u></b>					
1.1.1	Allowance for new photo voltaic solar panel system.	Item			\$	50,000.00
	<b><u>Sub-total Photo Voltaic Solar Panel System</u></b>				\$	50,000.00
<b>Sub-total for Building Works</b>					\$	<b>50,000.00</b>
2.00	<b><u>Builder's Preliminaries</u></b>					
2.01	Builder's Preliminaries	Item				Included
<b>Sub-total for Builder's Preliminaries</b>					\$	-
<b>Total Construction Costs</b>					\$	<b>50,000.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>					
3.01	Allowance for ESD initiatives	Item		5%		Included
3.02	Allowance for design contingencies	Item		10%		Included
3.03	Allowance for contract contingencies	Item		10%		Included
<b>Sub-total for Contingencies</b>					\$	-
<b>4.0</b>	<b>AUTHORITIES FEES</b>					
4.01	Development Application Fees	Item				Included
4.02	BCITF	Item				Included
4.03	Building Licence & BCITF	Item				Included
<b>Sub-total for Fees</b>					\$	-
<b>5.0</b>	<b>PROFESSIONAL FEES</b>					
5.1	Allowance for professional fees	Item		9%		Included
5.2	Allowance for project management fee	Item		3%		Included
<b>Sub-total for Professional Fees</b>					\$	-

**PROJECT 4**

Item	Description	Unit	Quantity	Rate	Amount
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	Included
<b>Sub-total for Public Art</b>					<b>\$ -</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	Included
<b>Sub-total for District Allowance</b>					<b>\$ -</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 50,000.00</b>
Goods & Services Tax (10%)					\$ 5,000.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 55,000.00</b>

**PROJECT 5**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
<b>1.1</b>	<b><u>Solar Heating to Pool (Item 14)</u></b>				
1.1.1	Allowance for new solar heating system to pool.	Item			\$ 50,000.00
	<b><u>Sub-total Solar Heating to Pool</u></b>				<b>\$ 50,000.00</b>
<b>1.2</b>	<b><u>Playground to Pool Grounds (Item 11)</u></b>				
1.2.1	Allowance for new playground to pool grounds.	Item			\$ 50,000.00
	<b><u>Sub-total Playground to Pool Grounds</u></b>				<b>\$ 50,000.00</b>
<b>1.3</b>	<b><u>Convert existing Scum Gutters to Wet Decks (Item 12)</u></b>				
1.3.1	Allowance is only for converting the scum gutters to wet decks and does not include for fully refurbishing the internal walls and floor of the existing pool	Note			\$ -
1.3.2	Cut down existing wall of existing pool to suit installation of new wet deck gutter, prepare to receive new concrete wet beck gutter, construct new wet deck gutter complete including new grating and modifying existing flow and return pipework to suit.	m	100	\$ 1,475.00	\$ 147,500.00
1.3.3	Allowance to remove and relay existing paving along edge of new wet decks	Item			\$ 8,000.00
	<b><u>Sub-total Convert existing Scum Gutters to Wet Decks</u></b>				<b>\$ 155,500.00</b>
<b><u>Sub-total for Building Works</u></b>					<b>\$ 255,500.00</b>
<b>2.00</b>	<b><u>Builder's Preliminaries</u></b>				
2.01	Builder's Preliminaries	Item			Included
<b><u>Sub-total for Builder's Preliminaries</u></b>					<b>\$ -</b>
<b>Total Construction Costs</b>					<b>\$ 255,500.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
3.01	Allowance for ESD initiatives	Item		5%	Included
3.02	Allowance for design contingencies	Item		10%	Included
3.03	Allowance for contract contingencies	Item		10%	Included
<b><u>Sub-total for Contingencies</u></b>					<b>\$ -</b>

**PROJECT 5**

Item	Description	Unit	Quantity	Rate	Amount
<b>4.0</b>	<b>AUTHORITIES FEES</b>				
4.01	Development Application Fees	Item			Included
4.02	BCITF	Item			Included
4.03	Building Licence & BCITF	Item			Included
<b>Sub-total for Fees</b>					<b>\$ -</b>
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		9%	Included
5.2	Allowance for project management fee	Item		3%	Included
<b>Sub-total for Professional Fees</b>					<b>\$ -</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	Included
<b>Sub-total for Public Art</b>					<b>\$ -</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	Included
<b>Sub-total for District Allowance</b>					<b>\$ -</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 255,500.00</b>
Goods & Services Tax (10%)					\$ 25,550.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 281,050.00</b>

**PROJECT 6**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>EXTERNAL WORKS</b>				
1.1	<b><u>Gravel Carparking (Item 17)</u></b>				
1.1.1	Carparking	m2	3700	\$ 15.00	\$ 55,500.00
1.1.2	Allowance for Signage	Item			\$ 5,000.00
	<b><u>Sub-total Gravel Carparking</u></b>	m2	0	\$ -	\$ 60,500.00
1.2	<b><u>Access to Benn Oval</u></b>				
1.2.1	6m wide bitumen access road to Benn Oval (Item 18)	m	100	\$ 270.00	\$ 27,000.00
1.2.2	6m wide connecting section of bitumen access road to Benn Oval (Item 23)	m	20	\$ 270.00	\$ 5,400.00
1.2.3	Reinstate section of connecting bitumen access road (Item 27)	m	75	\$ 210.00	\$ 15,750.00
1.2.4	Lockable double gate or barrier	No	2	\$ 1,300.00	\$ 2,600.00
1.2.5	Allowance for directional signage and entry signage (Item 20)	Item			\$ 50,000.00
	<b><u>Sub-total Access to Benn Oval</u></b>	m2	0	\$ -	\$ 100,750.00
1.3	<b><u>Benn Parade Carparking (Item 13)</u></b>				
1.3.1	Road side parking (55 Bays)	m2	714	\$ 45.00	\$ 32,130.00
1.3.2	Allowance for Signage	Item			\$ 4,000.00
	<b><u>Sub-total Gravel Carparking</u></b>	m2	0	\$ -	\$ 36,130.00
<b><u>Sub-total for External Works</u></b>					<b>\$ 197,380.00</b>
<b>2.0</b>	<b><u>Builder's Preliminaries</u></b>				
2.1	Builder's Preliminaries	Item			\$ 19,738.00
<b><u>Sub-total for Builder's Preliminaries</u></b>					<b>\$ 19,738.00</b>
<b>Total Construction Costs</b>					<b>\$ 217,118.00</b>
<b>3.0</b>	<b>CONTINGENCIES</b>				
3.1	Allowance for ESD initiatives	Item		5%	\$ -
3.2	Allowance for design contingencies	Item		5%	\$ 10,856.00
3.3	Allowance for contract contingencies	Item		5%	\$ 11,398.25
<b><u>Sub-total for Contingencies</u></b>					<b>\$ 22,254.25</b>
<b>4.0</b>	<b>AUTHORITIES FEES</b>				
4.1	Development Application Fees	Item			\$ 729.52
4.2	Building Licence & BCITF	Item			\$ 410.35
<b><u>Sub-total for Fees</u></b>					<b>\$ 1,139.87</b>

**PROJECT 6**

Item	Description	Unit	Quantity	Rate	Amount
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees		Item	9%	\$ 21,543.85
5.2	Allowance for project management fee		Item	3%	\$ 7,215.44
<b>Sub-total for Professional Fees</b>					<b>\$ 28,759.30</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art		Item	1%	\$ -
<b>Sub-total for Public Art</b>					<b>\$ -</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)		Item	25%	\$ 60,128.37
<b>Sub-total for District Allowance</b>					<b>\$ 60,128.37</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included		Item		Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 329,399.79</b>
Goods & Services Tax (10%)					\$ 32,939.98
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 362,339.76</b>

**PROJECT 7**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>EXTERNAL WORKS</b>				
<b>1.1</b>	<b><u>Pathways (Items 29 &amp; 30)</u></b>				
	No allowance has been made for lighting to pathways	Note			
1.1.1	1800 wide concrete pathways including all site preparation, formwork, wpm, control joints and non slip finish	m	1150	\$ 110.00	\$ 126,500.00
1.1.2	Concrete rest area to pathways including all site preparation, formwork, wpm, control joints and non slip finish (No. 4)	m2	18	\$ 110.00	\$ 1,980.00
1.1.3	Allowance for signage	Item			\$ 5,000.00
	<b><u>Sub-total Pathways</u></b>				<b>\$ 133,480.00</b>
<b>1.2</b>	<b><u>Bench Seating (Item 30)</u></b>				
1.2.1	Bench seat	No	4	\$ 2,500.00	\$ 10,000.00
1.2.2	Rubbish bin including concrete footing	No	4	\$ 750.00	\$ 3,000.00
	<b><u>Sub-total Bench Seating</u></b>				<b>\$ 13,000.00</b>
<b>1.3</b>	<b><u>Outdoor Exercise Equipment (Item 3)</u></b>				
	Outdoor Exercise equipment	No	6	\$ 2,000.00	\$ 12,000.00
	<b><u>Sub-total Outdoor Exercise Equipment</u></b>				<b>\$ 12,000.00</b>
	<b><u>Sub-total for External Works</u></b>				<b>\$ 158,480.00</b>
<b>4.00</b>	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 15,848.00
	<b><u>Sub-total for Builder's Preliminaries</u></b>				<b>\$ 15,848.00</b>
	<b>Total Construction Costs</b>				<b>\$ 174,328.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ -
5.02	Allowance for design contingencies	Item		5%	\$ 8,716.00
5.03	Allowance for contract contingencies	Item		5%	\$ 9,152.00
	<b><u>Sub-total for Contingencies</u></b>				<b>\$ 17,868.00</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 585.74
6.02	Building Licence & BCITF	Item			\$ 329.48
	<b><u>Sub-total for Fees</u></b>				<b>\$ 915.22</b>

**PROJECT 7**

Item	Description	Unit	Quantity	Rate	Amount
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		9%	\$ 17,297.77
5.2	Allowance for project management fee	Item		3%	\$ 5,793.67
<b>Sub-total for Professional Fees</b>					<b>\$ 23,091.44</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	\$ 1,921.53
<b>Sub-total for Public Art</b>					<b>\$ 1,921.53</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	\$ 48,757.96
<b>Sub-total for District Allowance</b>					<b>\$ 48,757.96</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 266,882.14</b>
Goods & Services Tax (10%)					\$ 26,688.21
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 293,570.36</b>

**PROJECT 8**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>EXTERNAL WORKS</b>				
<b>1.1</b>	<b><u>New Cricket Pitch (Item 25)</u></b>				
1.1.1	Remove existing cricket pitch	Item			\$ 1,190.00
1.1.2	Synthetic cricket pitch and approaches including sub-base and covering	Item			\$ 11,500.00
	<b><u>Sub-total New Cricket Pitch</u></b>				\$ 12,690.00
<b>1.2</b>	<b><u>Cricket Practice Area (Item 26)</u></b>				
1.2.1	Synthetic surface to existing cricket practice area including removal of existing	m2	180	\$ 55.00	\$ 9,900.00
1.2.2	Remove existing dividing fencing between existing practice nets	Item			\$ 940.00
1.2.3	New dividing netting to form two practice nets	Item			\$ 1,875.00
	<b><u>Sub-total Cricket Practice Area</u></b>				\$ 12,715.00
<b>1.3</b>	<b><u>Long Jump Sand Pit (Item 28)</u></b>				
1.3.1	Long jump sand pit including surrounds and clean sand	Item			\$ 2,250.00
1.3.2	Cover to long jump Pit	Item			\$ 2,000.00
	<b><u>Sub-total Long Jump Pit</u></b>				\$ 4,250.00
	<b><u>Sub-total for External Works</u></b>				\$ 29,655.00
<b>4.00</b>	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 2,965.50
	<b><u>Sub-total for Builder's Preliminaries</u></b>				\$ 2,965.50
	<b>Total Construction Costs</b>				\$ 32,620.50
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ -
5.02	Allowance for design contingencies	Item		5%	\$ 1,631.00
5.03	Allowance for contract contingencies	Item		5%	\$ 1,713.00
	<b><u>Sub-total for Contingencies</u></b>				\$ 3,344.00
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 109.60
6.02	Building Licence & BCITF	Item			\$ 61.65
	<b><u>Sub-total for Fees</u></b>				\$ 171.26

**PROJECT 8**

Item	Description	Unit	Quantity	Rate	Amount
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		9%	\$ 3,237.00
5.2	Allowance for project management fee	Item		3%	\$ 1,084.00
<b>Sub-total for Professional Fees</b>					<b>\$ 4,321.00</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	\$ -
<b>Sub-total for Public Art</b>					<b>\$ -</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	\$ 8,991.00
<b>Sub-total for District Allowance</b>					<b>\$ 8,991.00</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 49,447.76</b>
Goods & Services Tax (10%)					\$ 4,944.78
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 54,392.54</b>

**PROJECT 9**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
1.1	<b><u>Bowling Club Kitchen Refurbishment (Item 21)</u></b>				
1.1.1	Allowance for refurbishment of bowling club kitchen comprising new floor and wall tiling, new ceiling, electrical upgrade, new evaporative cooling unit and upgrade hydraulic services.	m2	40	\$ 1,520.00	\$ 60,800.00
1.6.3	Allowance for kitchen equipment	Item			Excluded
	<b><u>Sub-total Bowling Club Kitchen Refurbishment</u></b>	m2	40	\$ 1,520.00	\$ 60,800.00
<b>Sub-total for Building Works</b>			<b>40</b>	<b>\$ 1,520.00</b>	<b>\$ 60,800.00</b>
4.00	<b><u>Builder's Preliminaries</u></b>				
4.01	Builder's Preliminaries	Item			\$ 6,080.00
<b>Sub-total for Builder's Preliminaries</b>					<b>\$ 6,080.00</b>
<b>Total Construction Costs</b>					<b>\$ 66,880.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
5.01	Allowance for ESD initiatives	Item		5%	\$ 3,344.00
5.02	Allowance for design contingencies	Item		5%	\$ 3,344.00
5.03	Allowance for contract contingencies	Item		5%	\$ 3,511.80
<b>Sub-total for Contingencies</b>					<b>\$ 10,199.80</b>
<b>6.0</b>	<b>AUTHORITIES FEES</b>				
6.01	Development Application Fees	Item			\$ 235.42
6.02	BCITF	Item			\$ 132.42
6.03	Building Licence & BCITF	Item			\$ 12.34
<b>Sub-total for Fees</b>					<b>\$ 380.18</b>

<b>PROJECT 9</b>						
Item	Description	Unit	Quantity	Rate	Amount	
<b>5.0</b>	<b>PROFESSIONAL FEES</b>					
5.1	Allowance for professional fees		Item	9%	\$	6,937.00
5.2	Allowance for project management fee		Item	3%	\$	2,323.00
<b>Sub-total for Professional Fees</b>					<b>\$</b>	<b>9,260.00</b>
<b>6.0</b>	<b>PUBLIC ART</b>					
6.1	Allowance for Public Art		Item	1%	\$	-
<b>Sub-total for Public Art</b>					<b>\$</b>	<b>-</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>					
7.1	District Allowance for Kojonup (excludes professional fees)		Item	25%	\$	19,365.00
<b>Sub-total for District Allowance</b>					<b>\$</b>	<b>19,365.00</b>
<b>8.0</b>	<b>ESCALATION</b>					
8.1	No allowance for escalation in costs been included		Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$</b>	<b>106,084.98</b>
Goods & Services Tax (10%)					\$	10,608.50
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$</b>	<b>116,693.47</b>

<b>PROJECT 10</b>						
Item	Description	Unit	Quantity	Rate	Amount	
<b>1.0</b>	<b>BUILDING COSTS</b>					
1.1	<u>Upgrades to Passive Recreation Area Upgrades (Items 10, 19 &amp; 22)</u>					
1.1.1	Allowance for upgrades to passive recreation areas.	Item			\$	200,000.00
	<b><u>Sub-total Upgrades to Passive Recreation Area Upgrades</u></b>				\$	200,000.00
<b>Sub-total for Building Works</b>						<b>\$ 200,000.00</b>
2.00	<b><u>Builder's Preliminaries</u></b>					
2.01	Builder's Preliminaries	Item				Included
<b>Sub-total for Builder's Preliminaries</b>						<b>\$ -</b>
<b>Total Construction Costs</b>						<b>\$ 200,000.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>					
3.01	Allowance for ESD initiatives	Item		5%		Included
3.02	Allowance for design contingencies	Item		5%		Included
3.03	Allowance for contract contingencies	Item		5%		Included
<b>Sub-total for Contingencies</b>						<b>\$ -</b>
<b>4.0</b>	<b>AUTHORITIES FEES</b>					
4.01	Development Application Fees	Item				Included
4.02	BCITF	Item				Included
4.03	Building Licence & BCITF	Item				Included
<b>Sub-total for Fees</b>						<b>\$ -</b>

**PROJECT 10**

Item	Description	Unit	Quantity	Rate	Amount
<b>5.0</b>	<b>PROFESSIONAL FEES</b>				
5.1	Allowance for professional fees	Item		9%	Included
5.2	Allowance for project management fee	Item		3%	Included
<b>Sub-total for Professional Fees</b>					<b>\$ -</b>
<b>6.0</b>	<b>PUBLIC ART</b>				
6.1	Allowance for Public Art	Item		1%	Included
<b>Sub-total for Public Art</b>					<b>\$ -</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>				
7.1	District Allowance for Kojonup (excludes professional fees)	Item		25%	Included
<b>Sub-total for District Allowance</b>					<b>\$ -</b>
<b>8.0</b>	<b>ESCALATION</b>				
8.1	No allowance for escalation in costs been included	Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$ 200,000.00</b>
Goods & Services Tax (10%)					\$ 20,000.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$ 220,000.00</b>

**PROJECT 11**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
1.1	<u>Refurbish Skate Park (Item 2)</u>				
1.1.1	Allowance for refurbishment of skate park.	Item			\$ 50,000.00
	<b><u>Sub-total Skate Park Refurbishment</u></b>				<b>\$ 50,000.00</b>
<b><i>Sub-total for Building Works</i></b>					<b>\$ 50,000.00</b>
2.00	<b><u>Builder's Preliminaries</u></b>				
2.01	Builder's Preliminaries	Item			Included
<b><i>Sub-total for Builder's Preliminaries</i></b>					<b>\$ -</b>
<b>Total Construction Costs</b>					<b>\$ 50,000.00</b>
<b>5.0</b>	<b>CONTINGENCIES</b>				
3.01	Allowance for ESD initiatives	Item		5%	Included
3.02	Allowance for design contingencies	Item		5%	Included
3.03	Allowance for contract contingencies	Item		5%	Included
<b><i>Sub-total for Contingencies</i></b>					<b>\$ -</b>
<b>4.0</b>	<b>AUTHORITIES FEES</b>				
4.01	Development Application Fees	Item			Included
4.02	BCITF	Item			Included
4.03	Building Licence & BCITF	Item			Included
<b><i>Sub-total for Fees</i></b>					<b>\$ -</b>

<b>PROJECT 11</b>						
Item	Description	Unit	Quantity	Rate	Amount	
<b>5.0</b>	<b>PROFESSIONAL FEES</b>					
5.1	Allowance for professional fees		Item	9%		Included
5.2	Allowance for project management fee		Item	3%		Included
<b>Sub-total for Professional Fees</b>					<b>\$</b>	<b>-</b>
<b>6.0</b>	<b>PUBLIC ART</b>					
6.1	Allowance for Public Art		Item	1%		Included
<b>Sub-total for Public Art</b>					<b>\$</b>	<b>-</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>					
7.1	District Allowance for Kojonup (excludes professional fees)		Item	25%		Included
<b>Sub-total for District Allowance</b>					<b>\$</b>	<b>-</b>
<b>8.0</b>	<b>ESCALATION</b>					
8.1	No allowance for escalation in costs been included		Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$</b>	<b>50,000.00</b>
Goods & Services Tax (10%)					\$	5,000.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$</b>	<b>55,000.00</b>

**PROJECT 12**

Item	Description	Unit	Quantity	Rate	Amount
<b>1.0</b>	<b>BUILDING COSTS</b>				
1.1	<b><u>Oval Renovation</u></b>				
	No allowance has been made for works to reticulation or irrigation services	Note			
1.1.1	Allowance for roval renovation including coring and new top dressing.(approx 2.4Ha)	Item			\$ 55,000.00
	<b><u>Sub-total Oval Renovation</u></b>				\$ 55,000.00
	<b><u>Sub-total for Building Works</u></b>				\$ 55,000.00
2.00	<b><u>Builder's Preliminaries</u></b>				
2.01	Builder's Preliminaries	Item			Included
	<b><u>Sub-total for Builder's Preliminaries</u></b>				\$ -
	<b>Total Construction Costs</b>				\$ 55,000.00
<b>5.0</b>	<b>CONTINGENCIES</b>				
3.01	Allowance for ESD initiatives	Item		5%	Included
3.02	Allowance for design contingencies	Item		5%	Included
3.03	Allowance for contract contingencies	Item		5%	Included
	<b><u>Sub-total for Contingencies</u></b>				\$ -
<b>4.0</b>	<b>AUTHORITIES FEES</b>				
4.01	Development Application Fees	Item			Included
4.02	BCITF	Item			Included
4.03	Building Licence & BCITF	Item			Included
	<b><u>Sub-total for Fees</u></b>				\$ -

<b>PROJECT 12</b>						
Item	Description	Unit	Quantity	Rate	Amount	
<b>5.0</b>	<b>PROFESSIONAL FEES</b>					
5.1	Allowance for professional fees		Item	9%		Included
5.2	Allowance for project management fee		Item	3%		Included
<b>Sub-total for Professional Fees</b>					<b>\$</b>	<b>-</b>
<b>6.0</b>	<b>PUBLIC ART</b>					
6.1	Allowance for Public Art		Item	1%		Included
<b>Sub-total for Public Art</b>					<b>\$</b>	<b>-</b>
<b>7.0</b>	<b>DISTRICT ALLOWANCE</b>					
7.1	District Allowance for Kojonup (excludes professional fees)		Item	25%		Included
<b>Sub-total for District Allowance</b>					<b>\$</b>	<b>-</b>
<b>8.0</b>	<b>ESCALATION</b>					
8.1	No allowance for escalation in costs been included		Item			Excluded
<b>Sub-total for Escalation</b>					<b>\$</b>	<b>-</b>
<b>TOTAL ESTIMATED COMMITMENT</b>					<b>\$</b>	<b>55,000.00</b>
Goods & Services Tax (10%)					\$	5,500.00
<b>TOTAL ESTIMATED COMMITMENT (Including GST)</b>					<b>\$</b>	<b>60,500.00</b>

## APPENDIX 3

## BUILDERS QUOTES





# Spinifex Sheds and Patios

a trading unit of **Ashphen Pty Ltd**

Postal address

2/18 Gillam Drive  
KELMSCOTT  
WA 6111

Site address

2/18 Gillam Drive  
KELMSCOTT  
WA 6111

A.B.N. 57160391793

Licence:

Phone: 08 9390 4662

Fax:

Mobile:

Date: 7/11/2014

**Better sheds. Bigger choice.**

www.ranbuild.com.au

Contact: **Steve Bolt**

Email: **sheds@spinifexsheds.com**

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Web: **www.spinifexsheds.com**

Clients name: **Gavin Fialkowski** Address: **Kojonup Sports Precinct,  
Benn Parade  
KOJONUP  
WA 6395**  
Trading name: **KOJONUP**  
Phone: **0400 226 244** WA 6395  
Email: **gavin@abvconsultants.com.au** Delivery: **KOJONUP WA 6395**

**QUOTATION  
ORDER No.  
613070168/1**

TO CONVERT THIS QUOTATION TO AN ORDER, PLEASE SIGN, DATE AND RETURN ONE ORIGINAL COPY TOGETHER WITH THE NOMINATED DEPOSIT, AND A MAP GIVING DIRECTIONS TO THE PROPERTY.

BUILDING DETAILS AND SPECIFICATIONS. Note! All sizes are nominal only.

Wind Code Details

Item: Covermaster (Zed)	Region: A	Terr Cat: 2.5	Ms: 1.0
Dimensions: 27500mm wide x 38000mm long x 8000mm eave.	I.L: 2	Vsit: 39 m/s	Mt: 1.0
Description: Pre-engineered galvanised steel frame structure.			

ITEM	QTY	COLOUR/DESCRIPTION	OPTION	QTY	COLOUR
Roof	2	Surfmist	Vertical Wall Cladding		
Walls	4	Surfmist	Insulation (rolls)	85	
Barge flashing	12	Surfmist	McGrath Foundation donation	1	\$5.00
Gutters	10	Surfmist			
Down pipes	18	Surfmist			
Skylights			NOTES:		
Open bays			1. Site Works by others at this stage		
Open ends			2. Ridge Venting to 38 Metre Length	1	Included
Roof cladding	100	0.47tct Trimdek Profile, C/B (SGTDK)	3. Single Brick wall to 3 Metres High	1	Included
Wall cladding	174	0.40tct Trimdek Profile, C/B (SGTDK)	4. Double Doors	2	Included
Gable Infill			5. Licensed Builder to oversee the Project	1	Included
Roof screws		Surfmist	6. Internal fit-out, Electrical, & Prumbing		By Others
Wall screws		Surfmist			

**PRICE AND TERMS OF PAYMENT**

Drawing No. **ARMA02-613070168**

Roof and wall colour combination	<b>All Colorbond</b>
Downpayment to secure order only:	<b>\$25,601.00</b>
Deposit payable to commence manufacture:	<b>\$187,744.00</b>
Amount to pay 14 days before delivery:	<b>\$213,345.00</b>
Amount payable on placing concrete:	<b>\$111,000.00</b>
Amount payable for construction:	<b>\$97,308.00</b>
<b>Total price of Order/Quote (inc. of GST):</b>	<b>\$634,998.00</b>
This quotation is valid until 14/11/2014. GST in sales:	<b>\$57,727.10</b>

COLORBOND® and ZINCALUME® are registered trademarks of BlueScope Steel Limited.

Concrete by: **Ranbuild Dealer**

Construction by: **Ranbuild Dealer**

Mass: **N/A**

Delivery by: **Road transport**

Quote will only be valid from the date of receipt and may be amended due to price rises, errors and/or omissions.

I have read the details herein, and the Terms and Conditions of the order.

All Government, Building Authority, or shire and council charges as well as any Building or Contents Insurance are the clients responsibility and not included in this quote.

Buyer  
Per Date

Seller **Spinifex Sheds and Patios**  
Per Date

NOTE: Any extra fees required by Shire for Planning, Building Levy or R Code changes are subject to contract variation payable by client.

TO MAKE PAYMENT VIA DIRECT DEBIT PLEASE ASK FOR BANK DETAILS. MASTERCARD AND VISA ACCEPTED with a 1.5% surcharge CASH AND CHEQUES ACCEPTED.

Actual colours may vary from those on the drawings. Buyers should view actual samples before confirming colours. The suitability of the terrain category, topography (Mt) and shielding (Ms) factors quoted is required to be confirmed by a site evaluation from a licensed builder or building certifier.



27/02/2015

ABV Consultants

Dear Gavin,

**RE: Kojonup Creche/Gym/Storage**

Thank you for the opportunity allowing Aussie Modular Solutions to provide you with a design and quotation for your proposed site. The Aussie Group was established in 1989 and is 100% West Australian owned and operated and has been growing ever since striving towards self-sufficiency to help provide clients with a quality price driven product within a fast timeframe.

**Pricing**

Please find below our Budget price for the supply of this modular building

<b>Base Design Type:</b>		
1	Design, Engineer and Fabricate Modular Building. Child minding, Gym, Changerooms, Storage. Includes design, engineer, permit, BCA, EER, Complexing, Level, pile footings	\$355,500
2	Transport to Site, includes unloading and placement	\$19,500
<b>Total Excluding GST</b>		<b>\$375,000</b>
<b>GST</b>		<b>\$37,500</b>
<b>Total Including GST</b>		<b>\$412,500</b>

**Qualifications:**

- o Our offer is based on AMS specifications and standards
- o Our offer is based on AMS terms and conditions
- o We have assumed truck access to the site. If no truck access is available to unload, a crane will be required which will constitute a variation to the works.
- o We have included the complexing of the building once onsite.
- o We have allowed to jack the slabs off onto precast concrete biscuits, which in turn sits on concrete pile footings.
- o We have included the concrete pile footings. If the soil type requires alternative footings or no footings this will be a + or - variation.
- o Building Specification as follows:
  - o Pre-stressed concrete floors
  - o Steel wall and roof frames
  - o Painted Plasterboard internally on walls and ceilings
  - o Colorbond clad external walls and roof
  - o Colorbond flashings, fascia, gutters, downpipes
  - o Insulation to all walls and ceiling
  - o Rubberised matting to Gym, Vinyl to remainder of floors
  - o 3m Ceilings
  - o Toilets, basins, tapware included as per drawing.
  - o Glazing in gym full height floor to ceiling front and back.
  - o Commercial glazing to windows/glazed areas.
  - o Electrical works for lights, switches, gpo's included.

**Items Not Included:**

- o No air-conditioning has been included.
- o No security system has been included
- o We have not included any service connections as we do not know how far away the connection points are.
- o We have not included any landscaping, septic tanks, leech drains, reticulation, playground, driveways, retaining walls
- o No line marking, floor markings included
- o No court hardware included
- o No Fencing included
- o Fire System not included
- o Sports complex not included
- o Pathway and verandah not included.

This quotation is valid for 60 days from quote date and subject to confirmation thereafter.

If you have any questions regarding this quotation or you are ready to proceed further, please feel free to contact me to discuss or make an appointment.



Once again I would like to thank you for this opportunity and look forward to working with you. Please be assured of my closest attention to your requirements at all times.

Yours faithfully  
AUSSIE MODULAR SOLUTIONS

TERRY BIRNIE  
OPERATIONS MANAGER

Mobile 0408 565 146

# QUOTATION



**Attn: Gavin Fialkowski**  
 ABV Consultants  
 431 Canning Highway, Melville WA 6156  
 M: 0400 226 244  
 E: gavin@abvconsultants.com.au

**Aura Sports Pty Ltd**  
 PO Box 50  
 Mt Crosby QLD 4306  
 T. 61 7 3201 7111  
 F. 61 7 3201 7111  
 ABN: 37 084 267 989  
 www.aurasport.com.au

10 March 2015

Reference: S1174\_HAR\_1.0

## PROJECT: Kojonup Recreation Complex - Option 1

**Note:** This quotation is based on an area as per drawing number SK06 dated 24th February 2015, which does not include any other adjoining rooms and is subject to a final site measurement.



Helsinki is a state of the art system which offers considerable cost savings from a life cycle perspective. This type of timber flooring will not require recoating for approximately 10 to 15 years, after this it must be annually recoated just as any other timber system. Other advantages are higher shock absorption, moisture stability, increased durability of top layer and factory engineered finish. This system is FIBA 1 Certified

	Price		Qty.	Extended Price
<b>1. System</b>				
Helsinki 10 - System Height 35mm - Select Grade Oak	\$145	per m2	<b>1017</b>	<b>\$ 147,465</b>
* Engineered Sprung Timber System				
<b>2. Line Marking</b>				
Basketball court	\$1,266	per court	<b>1</b>	<b>\$ 1,266</b>
Netball court	\$951	per court	<b>1</b>	<b>\$ 951</b>
Volleyball court	\$486	per court	<b>1</b>	<b>\$ 486</b>
Badminton court	\$588	per court	<b>4</b>	<b>\$ 2,352</b>
<i>Note: Charged at \$6 per Lm</i>				
<b>3. Installation of Sockets</b>	\$90	per socket	<b>4</b>	<b>\$ 360</b>
<i>Note: No allowance has been made for core drilling or supply of Sockets (to be onsite prior to commencement of works) - by Others</i>				
<b>4. Installation of Badminton Hold Downs</b>	\$90	per hold down	<b>8</b>	<b>\$ 720</b>
<i>Note: No allowance has been made for supply of Hold Downs</i>				
<b>5. Supply &amp; Installation of Access Cover Plates (Oak in-laid)</b>	\$220	per plate	<b>4</b>	<b>\$ 880</b>
<i>Note: No allowance has been made for electrical pit lids - TBA</i>				
<b>6. Helsinki Oak Ventilated Skirting</b>	\$68	per Lm	<b>TBA</b>	
<i>Note: To be installed around the entire perimeter of the hall, excluding doorways</i>				
<b>7. Aluminium Flexible Threshold</b>	\$65	per Lm	<b>15</b>	<b>\$ 975</b>
<i>Note: To be installed at doorways to adjoining rooms</i>				
<b>8. Site Establishment Fee</b>				<b>\$ 2,400</b>
<i>Note: Based on a single visitation</i>				

**Total Excluding GST: \$ 157,855**

Thank you for the opportunity to provide you with our quotation to supply and install Aura Sports timber flooring.

This quotation incorporates the attached Terms of Trade of Aura Sports Pty Ltd.  
By signing this quotation, the Principal agrees to be bound by these Terms of Trade.

I, \_\_\_\_\_ of \_\_\_\_\_

hereby authorise Aura Sports Pty Ltd to complete the works indicated and agree to the contract value of this quotation.

\_\_\_\_\_  
{Signature}

\_\_\_\_\_  
{Date}

**Accepted Quotation Value Excluding GST:**

**\$ 157,855**

Please find our standard Terms and Conditions below, which contain many important project prerequisites.  
Should you require any further information please do not hesitate to contact us.

Kind regards,  
**Aura Sport Pty Ltd**

**Terms & Conditions:**

*(To form part of any contract)*

- All prices quoted are exclusive of GST and shown in Australian dollars
- **30%** of contract sum due within 7 days of placement of order
- **40%** due upon arrival of materials to site
- **30%** of full contract sum payable 14 days from written notice by Aura of completion of our work
- No retention to be held
- Lead time 3 Months unless stock is available
- This quotation does not allow for any substrate rectification works
- Skip bin to be provided by client for removal of waste
- This quotation does not allow for supply of sockets
- All works to be carried out in one visitation.
- This quotation is based upon works being carried out at ground level and accessible via a forklift. Should additional costs for difficult access or above ground level delivery of materials be incurred, these costs will be passed on to client.

**Attachments:**

- Terms of Trade
- Substrate Design Requirements
- Core Drilling & Installation of Sockets



**To: Gavin Fialkowski – ABV Consultants**

**Project: Kojonup Indoor Court**

**Date: 10<sup>th</sup> March 2015**

**Pages: 11**

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Thank you for the opportunity to provide pricing on the sports equipment for the above project. Please find this following as promised.

**About HiTech Sport:**                    **BSA License No 1191500**  
                                                         **Building and Asset Services Number 852440**  
                                                         **DETE Supplier No S20023647**

HiTech Sports is a specialist sports infrastructure facilitator, and has a broad range of sports equipment and sports surface products available. From concept to completion.

We have a broad range of products ranging from top level competition with International Certification all the way along the scale, including regional facilities and schools.

We have priced at this stage what we believe to be appropriate for your project, but please advise if you would like to consider other options and we would be happy to assist.

**Quotation Considerations:**

- **Two options have been quoted, the economical Essentials and competition standard Stadia.**
- **Builder/Customer to provide use of a scissor lift to technicians for installing the basketball structures and scoreboard. Alternatively HiTech Sports can organize their own scissor lift hire and add the hire and transport to the quote if required.**
- **The basketball structures will require support beams; these are to be supplied in place by the builder/customer.**
- **Builder/Customer will arrange for the installation of appropriate power and control cables, switches and plugs as required for any scoreboards, curtains, winches, HVLS fans etc. The curtains and backboard winches require special sockets and controllers which HiTech Sports will supply, and will run on single phase power.**
- **There can be up to 2 – 12 week lead time so placing an order as soon as possible is advisable to ensure delivery is on time.**

We trust this information is of assistance, and would welcome the opportunity to be of further assistance. If there is anything further we can do, please do not hesitate to give me a call on 07 3168 2978 or Mb 0435 881310.

Kind Regards,

Tim Collins



**Sports Equipment Quotation:**

Project - Kojonup Indoor Centre				Exc GST	Exc GST
Code	Item	UOM	Qty	Price ea	Total
<b>Basketball - Essential Range Option</b>					
BBESR	Essentials Roof mount Basketball Backstop. Includes fibreglass backboard and standard ring. Electric Winch for Essentials Backstops with auto reverse safety operation. Includes installation and adjustment when installed with Basketball Backstop. No allowance for cable runs or electrical connections. <b>Certified for Level 3 FIBA International Competition and Education QLD State Schools Basketball Standards.</b> Will require support beams supplied and installed by builder. Includes standard installation (excl additional regional travel costs).	ea	2	\$ 7,508	\$ 15,016.00
ARTC	Additional regional travel Costs. eg, Airfares, accommodation, car hire, meals, and travel labour.	ea	1	\$ 5,220	\$ 5,220.00
SL	Scissor lift hire and transport - if arranged by HiTech Sports	ea	1	\$ -	\$ -
<b>Volleyball - Essential Range Option</b>					
VBAL	Aluline line multisport post for Volleyball, Badminton, Newcombeball and Tennis. Aluminium construction with manual winch.	Court	1	\$ 590	\$ 590.00
VBNC	Competition Volleyball Net - Competition net with steel cable, edged on all sides.	ea	1	\$ 130	\$ 130.00
VBA-PAD	Volleyball / Multisports Aluline Post Pads - per pair. Wrap around design. 1800 mm high in RED	pr	1	\$ 410	\$ 410.00
SLV-VBALT	Aluline offset sleeve for VBAL multisport posts. Straight sleeve. Suits timber floors	ea	2	\$ 65	\$ 130.00
ACP-150	Access cover plate for indoor floors. Aluminium with lid and installation ring. Removal cover 138 mm opening.	ea	2	\$ 85	\$ 170.00
<b>Badminton</b>					
BMEST	Essential Badminton post system with folding base for easy storage and wheels for transport, requires included lockdowns.	pr	4	\$ 345	\$ 1,380.00
BMNET	Competition Badminton net	ea	4	\$ 35	\$ 140.00
<b>Netball</b>					
NBAL	Aluline competition Netball post. Powder coated finish and extra heavy ring with milled net holders. Sleeves and caps additional - specify surface type.	ea	2	\$ 280	\$ 560.00
SLV-NBALT	Aluline straight sleeve for Netball / Badminton. Flanged top. Suits Timber / Outdoor floors	ea	2	\$ 65	\$ 130.00
ACP-150	Access cover plate for indoor floors. Aluminium with lid and installation ring. Removal cover 138 mm opening.	ea	2	\$ 85	\$ 170.00
PPES-30	Netball Pads - Set of 2 wrap around pads 40mm Thick 3000 high - RED	pr	1	\$ 364	\$ 364.00
Del	Delivery from Sydney Factory to site, customer to receive and unload.		1	\$ 1,340	\$ 1,340.00
				<b>Total Price (Excluding GST)</b>	<b>Total \$ 25,750.00</b>
				<b>Total Price (Including GST)</b>	<b>Total \$ 28,325.00</b>



## Sports Equipment Optional or Alternative:

Optional Extra's or Alternatives (Not included in quote), excl Delivery				Exc GST	
Code	Item	UOM	Qty	Price ea	Total
BBSS	Safety strap for Basketball systems	ea	2	\$ 700	\$ 1,400.00
GPT	Essentials Games post trolley	ea	2	\$ 660	\$ 1,320.00
<b>HVLS Fans</b>					
AMS15	15' /4.5m Big Smart Fan, variable pitch technology, multi mode smart control. Includes standard installation at the same time as other equipment installed. Excludes electrical connection.	ea	2	\$9,715.00	\$ 19,430.00
<b>Basketball - Stadia Range Option</b>					
BBSTR	Stadia Roof mount Basketball Backstop. Includes Armour Glass Backboard, Spring Loaded Ring and Backboard Padding, Electric Winch with key switch operation. <b>Certified for Level 2 FIBA International Competition and Education QLD State Schools Basketball Standards.</b> Will require support beams supplied and installed by builder. Includes standard installation Brisbane Metro (excludes additional regional travel costs)	ea	2	\$ 10,450	\$ 20,900.00
<b>Volleyball - Stadia Range Option</b>					
VBSTADIA	Stadia package with competition net, sideline markers, antennae, cable pads and post pads. Complete kit. Also includes sleeves (not access cover plates as this is floor type dependent). 11 kg per post.	court	1	\$ 2,100	\$ 2,100.00
SLV - VBS	Stadia volleyball sleeves	ea	2	\$ 110	\$ 220.00

- No allowance has been made for retentions
- Prices are valid for 30 days and are exclusive of GST.
- Prices are based on 20% deposit with order, and balance of 80% on installation.
- Or liquidated damages.
- Goods remain the property of HiTech Sports until paid in full.
- Quote is based upon all the items listed been ordered at the same time, prices may vary if only some items are ordered.

## Additional Notes, Terms and Conditions:

### Installation:

- Installation is an estimate only and based on good ground level access. There is no allowance for non-standard access, including lifting, multilevel facilities, or drop off points further than 20m from the sports hall entrance.
- The site is to be clear of obstacles, obstructions and debris so the installers can assemble the systems and mark out.

### Assumptions

- That the installation will be completed in one visit unless otherwise specifically noted. Return visits will incur additional costs.
- Supporting structural members to engineers requirements being installed by others prior to the arrival of our technicians on site.
- As built confirmation of the size, type and positions of the members being installed will be provided by the builder to allow system manufacture to proceed.
- That the floor will be clear of obstruction and clean, particularly if there is a dividing curtain to be installed. We have not allowed to clean any curtain(s) from dirt on the floor during installation.

*The cheapest product is always made with the cheapest materials to the cheapest design.*



- That the centre of the primary court will be marked to allow for set out.
- It is assumed that the builder/customer will arrange their own independent RPEQ installation inspection if required.
- That there will be a scissor lift(s) on site for the technicians to use at no cost. Or alternatively HiTech Sports can organise the scissorlift hire and add the hire and transport cost to the quote.
- That the builder/customer will arrange for the installation of appropriate power and control cables, switches and plugs as required for any scoreboards, curtains, winches, HVLS fans etc. The curtains and backboard winches may require special sockets which Hi Tech Sports will supply, and will run on single phase power.
- Disposal of waste materials from our installation to be in bins provided on the site by the builder/customer.

### **Exclusions**

- No allowance has been made for the installation of hold down plates, ferrules, ground sleeves or covers. We assume your sports surfacing contractor will do this work
- No allowance has been made for unpacking and/or assembly of games equipment other than basketball, curtains and scoreboards.
- No allowance has been made for any training other than at the time of installation.
- If asked to install on a finished floor all care will be taken to minimize damage, but we have not allowed for any repairs or reinstatement.
- Standard SWMS documentation has been allowed for. However additional documentation and specific requirements may incur additional charges.
- We have allowed for freight to site, but have assumed that the builder/customer can unload the delivery off the truck prior to the arrival of the technicians. It is unproductive to have the technicians on site to receive as transport delivery times can never be guaranteed or reliable so we always spend the day waiting for a truck so better to deliver the day before.

Please note that with traditional timber floors, products we install prior to the floor installation often get covered in sawdust when the floor is installed. We recommend you cover the items to minimize this impact, but obviously cannot take responsibility for cleaning these items after they are installed and handed over.

### **Warranty**

All items are provided with the *standard manufacturer's warranty*. Additional information is available on placement of order.



# Project Proposal

Prepared for: Gavin Fialkowski - Kojonup Sports Precinct

Prepared by: Stormy Waterford - Grass Manufacturers Pty Ltd

Date: 18 August 2014

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# PROPOSAL

## Company Profile

As Australia's first synthetic turf manufacturer, Grassman has successfully maintained its position as an industry leader for over 30 years. Grassmans leadership and product innovation is recognised worldwide, resulting in numerous international patents and industry firsts including the proprietary cushion and drainage underlay – D.U.C.C. Grassmans Australian made products undergo rigorous testing to ensure compliance with international safety and environmental standards, as well as certified approvals and licences from governing bodies and associations such as the FIH, FIFA, AFL/Cricket Australia, ITF and Hockey NSW. A strong passion for innovation combined with decades of experience gives Grassman a unique advantage to deliver the highest quality Australian made synthetic turf systems at the most competitive prices.

## Project Summary

Design, supply and install sand filled multi-purpose hockey pitch to the dimensions of international standards (91.4m x 55m) with integrated netball courts and tennis courts for the Kojonup Sports Precinct in Western Australia.

## Product

Recommended synthetic turf surface is 'MultiSport 25mm' manufactured by Grassman. (specification sheet attached). This product was designed to provide a high quality, cost-effective solution for multi-purpose fields and play areas. The polyethylene pile is long wearing, resilient and available in a variety of colours for clearly defined, in-built line markings. 'MultiSport 25mm' is to be used in conjunction with Grassmans patented 'D.U.C.C'® drainage and cushion underlay. This system combines rapid drainage and shock absorption as an effective base solution significantly reducing expensive and likely unnecessary sub base excavation and regrading.

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## GRASS MANUFACTURERS PTY LTD

### Estimated Cost

Our system has been developed and proven over two decades to provide the most cost effective, hi-performance synthetic turf system available anywhere in the world.

A description of the works estimated in this proposal is as follows:

- Assess existing surface and sub base. A decision of the amount of earth to be removed will be reliant on core sample testing, compaction results and fall.
- *\*\*Excavated and disposed of required amount of topsoil. Crushed rock fines and stabilised cement will be regraded to form a level and compact base. (\*\*Italicised item is not included in the costs of this proposal).*
- Once base is complete, we will proceed with the installation of the D.U.C.C® underlay.
- Perimeter strip drains shall be installed along appropriate edge to collect run-off from field.
- Synthetic turf surface 'MultiSport 25mm' will be installed to the dimensions of 98.84m x 62.44m or 6,171m<sup>2</sup> not including wastage.
- Synthetic turf surface will include playing lines for the following:
  - Full sized hockey pitch including white inbuilt line markings (91.4m x 55m)
  - 6 x Tennis Courts including coloured inbuilt line markings
  - 3 x Netball Courts including coloured inbuilt line markings
- Synthetic turf surface will be infilled with a washed and kiln dried silica sand to approximately 22mm or 90% of the total pile height.
- Site will be cleaned and prepared ready for play.

**Please note, this cost estimate does not represent a quotation. A formal quotation will require a site inspection and further details.**

Description	Quantity	Unit Price	Cost
Initial estimate only	1	\$ 462,825	\$ 462,825
	0	\$ 0	\$ 0
	0	\$ 0	\$ 0
		Subtotal	\$ 462,825
	Tax GST	10.00%	\$ 46,283
		Total	\$ 509,108

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