

Special Meeting of Council

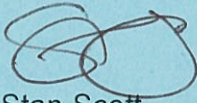
Minutes

Section 5.22 of the Local Government Act 1995

12 December 2017

Unconfirmed Minutes

These minutes were approved for distribution on 13 December 2017



Stan Scott
CHIEF EXECUTIVE OFFICER

When the Chief Executive Officer approves these Minutes for distribution they are in essence "Unconfirmed" until the following Ordinary Meeting of Council, where the Minutes will be confirmed subject to any amendments made by the Council.

The "Confirmed" Minutes are then signed off by the Presiding Person.

Attachments that formed part of the Agenda, in addition to those tabled at the Council Meeting are put together as attachments to these Minutes with the exception of Confidential Items.

Confidential Items or attachments that are confidential are compiled as separate Confidential Minuted Agenda Items.

Confirmed Minutes

These minutes were confirmed at a meeting held on 19 December 2017.

Signed:.....

Note: The Presiding Member at the meeting at which the minutes were confirmed is the person who signs above.

Shire of Toodyay

SPECIAL MEETING – 12 DECEMBER 2017

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ATTACHMENTS *with separate index follows Item 7.*

Shire of Toodyay

MINUTES

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

Cr Rayner, Shire President, declared the meeting open at 4.00pm.

The Shire President advised those present that all mobile phones and recording devices be switched off and advised that the recording of any part of the meeting was not allowed.

2. RECORDS OF ATTENDANCE

Members

Cr B Rayner	Shire President
Cr T Chitty	Deputy Shire President
Cr B Bell	
Cr S Craddock	
Cr J Dow	
Cr D Granger	
Cr P Greenway	
Cr E Twine	
Cr R Welburn	

Staff

Mr S Scott	Chief Executive Officer
Mrs D Andrijich	Acting Manager Community Development
Mr G Bissett	Manager Planning & Development
Mrs C Luangala	Manager Corporate Services
Mr S Patterson	Manager Works and Services
Mrs T Phillips	Manager People and Projects
Mrs M Rebane	Executive Assistant

Visitors

B Keens	B Foley	R Bell
G Clabaugh	M Sinclair-Jones	G Appleby
B Neville	D White	K Darby
L Graham	P Turland	S Cousins
S Welburn	R Davidson	J Granville

2.1 APOLOGIES

Nil

3. DISCLOSURE OF INTERESTS

The Chief Executive Officer advised that no disclosures of interest in the form of a written notice had been received prior to the commencement of the meeting.

4. PUBLIC QUESTIONS (relating to the purpose of the meeting)

M Sinclair-Jones

Council adopted a recommendation at its November 2017 Council Meeting to apply for a \$9.2 million federal grant to build a new \$23 million sports and recreation complex which would require additional unfunded borrowings of up to \$8 million.

In the report supporting that recommendation, the author wrote (refer to page 97 of the Meeting Minutes) under the heading “Stage One – included in the BBRF business case” the following words: “Stage One will incorporate playing facilities to cater for sporting activities and community events” with a “multi-purpose oval catering for AFL football, cricket and events such as the annual agricultural show”.

As a result, the Toodyay Herald newspaper accurately reported on Page 1 of its December edition that the Shire’s business case for the project included moving the show to a planned new football oval.

Under the heading “Property development” (page 619 of the minutes) the author wrote: “In addition to the investment facilitated by the project, the development of the precinct will allow for the medium-term sale/lease of the 4.1 ha Toodyay Showgrounds site. Whilst no change in the use of the site has been considered by the Shire of Toodyay, there is a potential for a range of residential, commercial or expansion of civic uses due to its large area and key access of Toodyay Street. Based on an illustrative value of \$250,000 per hectare, a portion of the site could potentially be sold for around \$900,000 (excluding the Aboriginal burial ground) – there is also potential for ongoing leasing of the land in the medium term. Additionally, there is potential for the redevelopment of existing facilities outside the Toodyay Showgrounds which are planned to be re-located to the Toodyay Sport and Recreation Precinct.”

In answer to a question at the November 2017 Council Meeting, the CEO said: ‘The Toodyay showground is freehold land owned by the Shire so there is potential to develop some of that to raise funds’.

As a result, the abovementioned newspaper article reported that the Shire ‘may’ sell the showgrounds to help pay for the new \$23 million project.

On Page 3 of today’s Special Meeting Agenda, the CEO says under the heading “Consultation implications” that:

- There are no plans to redevelop the present showgrounds site; and
- Redevelopment of the site is NOT part of the business case for this project and has never featured in any of the planning.

Since the CEO’s own report last month said that moving the show to the new site IS included in the business case and his supporting document included options for a “potential sale”, how can it now be said that redeveloping the showgrounds “has never featured in any of the planning?”

Summary of Question One

If that really is the case, why were the show and the showgrounds referred to at all in last month's report supporting a recommendation to approve the \$23 million project?

The Shire President took that on notice.

5. PUBLIC SUBMISSIONS (relating to the purpose of the meeting)

Mr L Graham addressed Council regarding Agenda Item 6.1.

Mr F Panizza addressed Council regarding Agenda Item 6.1.

P Turland, representing Toodyay Football Club, addressed Council regarding Agenda Item 6.1.

6. PURPOSE OF MEETING

The Special Meeting of Council has been called by the Shire President in accordance with section 5.4 of the *Local Government Act 1995*.

The Special Meeting of Council is for the purpose of:

Reviewing and determining the scale of the proposed Building Better Regions Grant application in light of recently circulated changes to the financial modelling and matters related thereto.

6.1 Toodyay Sport and Recreation Precinct

Date of Report:	8 December 2017
Name of Applicant / Proponent/s:	Shire of Toodyay
File Reference:	PRO10
Author:	S Scott – CEO
Responsible Officer:	S Scott – CEO
Previously Before Council:	November 2017 OCM
Author's Disclosure of Interest:	Nil
Nature of Council's Role in the matter:	Executive
Attachments:	<ol style="list-style-type: none"> 1. Toodyay Sport and Recreation Precinct Business Case (Distributed Nov OCM); 2. Whole of Life Costing Full Project (Revised); and 3. Whole of Life Costing reduced project scope.
Voting Requirements:	Absolute Majority

PURPOSE

The purpose of this report is for Council to review its decision at the November 2017 Ordinary Meeting in light of errors identified in the project's lifecycle costs.

Council has the option of affirming its previous decision or making an alternative decision.

The matter is urgent as the funding application under the Building Better Regions fund (BBRF) closes on 19 December 2017.

BACKGROUND

In July 2013 Council finalised the purchase of a parcel of land adjacent to the Toodyay District High School. This was a result of:

- A master planning process for the existing Toodyay Showgrounds determining that it was not possible to fit all sport and recreation needs on that site;
- The decision by Ballardong Elders to no longer permit encroachment of the hockey field on an aboriginal burial ground; and
- The subsequent Recreation Strategy recommending the purchase of a new Sport and Recreation site.

Since the purchase of the site Peter Hunt Architects was engaged to assist with a master planning process for the new precinct. The draft Master Plan

was endorsed by Council in August 2014. The Master Plan identified a total project cost of \$28 million spread over 3 stages.

In considering how the project may be funded it was identified that the project appeared to be a good fit with Commonwealth regional development funding. Council has sought funding twice through the National Stronger Regions Fund (NSRF) and once through the replacement program, Building Better Regions Fund (BBRF).

The feedback on previous applications has been very strong and we have been encouraged to resubmit in Round 2 of the BBRF Program.

CONSULTATION IMPLICATIONS

Sport and Recreation groups have been consulted extensively and have provided very positive input and support. A front page article in the December Edition of the Toodyay Herald has raised the profile of both the project and its funding.

A question at the November Ordinary Meeting of Council raised the possibility of redevelopment at some point of the existing showgrounds site. It was noted that much of that site is freehold land and therefore could be redeveloped by a future Council. It is important to note that:

- There are no plans to redevelop the present showgrounds site; and
- Redevelopment of that site is NOT part of the business case for this project and has never featured in any of the planning.

STRATEGIC IMPLICATIONS

This project is a key priority in Council's Strategic Community Plan and Corporate Business Plan.

POLICY IMPLICATIONS

There are no notable policy implications.

FINANCIAL IMPLICATIONS

This report presents two options:

1. The original proposal approved by Council on 27 November 2017; and
2. A project which reduces the scope to make it more affordable, but still includes the key sporting facilities which are lacking in Toodyay.

The original scope of the proposal includes:

- Site Works and Infrastructure - establishment of the basic infrastructure required to complete future stages with minimal impact and additional costs.
- An aquatic facility similar to those found in most country towns in Wheatbelt Western Australia. It will be modern and functional but not extravagant. This part of the project is also the subject of a separate grant application under the State funded Community Sport and recreation Facilities Fund (CSRFF)
- Sporting fields with facilities for sports and events including a multi-purpose oval catering for AFL football, cricket and events, a rectangular field to accommodate hockey, soccer and rugby as well as providing over

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flow for other events;

- Six multi-marked outdoor sports courts for tennis, netball and basketball and two practice cricket nets.
- Buildings including a multi-purpose function facility and 2 sets of change rooms: There will be a small viewing shelter for the rectangular sports field and secure storage for the various users and for grounds maintenance.
- Infrastructure - Stage One will include all core infrastructure for the project including power and water for the site.

The reduced scope proposal would NOT include the following:

- The multi-purpose function centre;
- The AFL / Cricket Oval;
- One of the two sets of change rooms;
- Stadium seating;
- A considerable portion of the earthworks.

The two proposals are set out side by side in the table below:

	Reduced Scope	Original Scope
Total Project Cost	\$12,100,000	\$23,100,000
Proposed Grant	\$ 4,840,000	\$ 9,240,000
Shire Contributions		
Shire Reserves	\$ 2,700,000	\$ 2,700,000
Budget Contributions	\$ 1,200,000	\$ 1,940,000
Borrowings	\$ 2,700,000	\$ 8,000,000
Community Contributions		
Bendigo Bank	\$ 100,000	\$ 100,000
Swimming Pool Committee	\$ 116,000	\$ 116,000
Community in kind	\$ 444,000	\$ 1,004,000
Total Contributions	\$ 7,260,000	\$13,860,000

The critical issue with all infrastructure assets is the annual cost of ownership. The whole of life costing for the 2 versions of the project indicate as follows:

For the full scope there are 3 scenarios to be considered:

- Worst Case - Commonwealth Funding and no other funding is forthcoming;
- Realistic Case - Commonwealth funding and \$3 million of State funding from different sources (CSRFF and Lotterywest);

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- Best Case - Commonwealth Funding and \$4.5 million of State funding from different sources (CSRFF and Lotterywest)

For the modified scope the same 3 scenarios are:

- Worst Case - Commonwealth Funding and no other funding is forthcoming;
- Realistic Case - Commonwealth funding and \$1 million of State funding from different sources (CSRFF and Lotterywest);
- Best Case - Commonwealth Funding and \$2 million of State funding from different sources (CSRFF and Lotterywest)

The annual whole of life cost modelling for each scenario is set out in the table below:

	Reduced Scope	Original Scope
Worst Case	\$465,000	\$974,000
Realistic Case	\$392,000	\$755,000
Best Case	\$319,000	\$645,000

LEGAL AND STATUTORY IMPLICATIONS

The development of the recreation facilities on this site does not need formal planning approval. Clause 6 of the Planning and Development Act 2005 enables the Shire to undertake public works without first obtaining planning approval. A public work is defined as meaning the same as defined in the Public Works Act 1902 as:

“**Public work** and **work** mean and include:

- (l) Parks or gardens or grounds for public recreation or places for bathing, and for the reclamation of land for or in connection therewith;”

As the land is currently zoned for recreation purposes.

If Council wishes to change its November 2017 decision the process is set out in the provisions of Regulation 10 of the *Local Government (Administration) Regulations 1996* apply:

10. Revoking or changing decisions (Act s. 5.25(1)(e))

- (1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —
 - (a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or
 - (b) in any other case, by at least 1/3 of the number of offices

(whether vacant or not) of members of the council or committee, inclusive of the mover.

- (1a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.
- (2) If a decision has been made at a council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made —
 - (a) in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or
 - (b) in any other case, by an absolute majority.
- (3) This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

RISK IMPLICATIONS (including DAIP)

A complete Risk Management Plan consistent with the Shire of Toodyay Risk Management Policy has been prepared for the project. The outcomes of the plan are included in the Business Case.

The biggest risk from the project is a financial risk, and while there are different scenarios, Council needs to consider whether it could accommodate the worst case, even though it is considered unlikely.

There is no guarantee that any Commonwealth funding is going to be available. The program is very competitive and there is a risk that reducing the scope will reduce some of the economic benefits identified in the business case, and reduce our prospects for success.

ENVIRONMENTAL IMPLICATIONS

The business case includes provisions for storm water re-use and provision for future use of recycled effluent.

SOCIAL IMPLICATIONS

The use of the facilities will have substantial social benefits as detailed in the business case. We are faced with some serious demographic issues and attracting and retaining younger people is a real challenge.

OFFICER COMMENT / DETAILS

Council considered the business case and the economic benefits identified in that document as part of its considerations at the November 2017 Ordinary Council Meeting. As the lifecycle costing modelling that supported that decisions was inaccurate and understated the real cost of the project. The Acting Shire President in concurrence with the CEO called the Special Meeting to give Council the opportunity to either reaffirm its decision or consider a different decision. The following issues are matters of interest in relation to this project.

Swimming Pool Operating Costs

Every scenario for both the full and the reduced scope is inclusive of the anticipated \$120,000 loss that will be incurred every year in the operation of the pool.

Debt Funding and Generational Equity

Infrastructure that is funded by debt, particularly new rather than replacement infrastructure, means that the cost is carried by the generation that benefits from the infrastructure. When funded from savings or reserves, the current generation is carrying the cost for the future generation.

It should be noted that Council has already applied for support under the CSRFF program and as part of that application has committed to \$2 million in borrowings. The borrowings identified in the report is inclusive of, not additional to that loan.

The Business Case

Many of the benefits identified in the business case accrue as a result of the multi-purpose function centre. Similarly this is the only piece of infrastructure that is likely to attract funding from Lotterywest.

BBRF Criteria

BBRF is a very competitive program. Evidence of previous rounds suggests that you need close to a perfect score to obtain funding. While the program may fund up to 50% of a project, the perfect score on the criterion is a maximum 40% Commonwealth contribution.

The level of scrutiny for projects increases depending on the level of funding. The requirements for projects over \$5 million (i.e. our full scope) are greater than for projects less than \$5 million (i.e. modified scope).

Long Term Implications

Co-location of all sporting facilities as far as possible in one location has numerous advantages for delivery:

- It allows different sports to meet at the same location on the same day, big advantage for maximising participation;
- It supports consolidation of sporting competitions;
- Good sporting facilities have crime prevention outcomes;
- If the reduced scope is selected it is likely to take many years before the oval and multipurpose facility may be considered again.

OFFICER'S RECOMMENDATION 1

That Council reaffirms its support for the application for \$9,240,000 under the Commonwealth Building Better Regions Fund.

NOTE: A mover, two seconders and an Absolute Majority will be required

ALTERNATE OFFICER'S RECOMMENDATION 1

That Council rescind its decision of 28 November 2017 and not proceed with an application for \$9,240,000.

OFFICER'S RECOMMENDATION 2

That Council:

1. Endorses the Business Case for Stage One of the Sport and Recreation Precinct;
2. Proceeds with an application for \$4,840,000 under the Commonwealth Building Better Regions Fund;
3. Commits to applying \$6,600,000 in Shire funds if the Commonwealth Building Better Regions Fund (BBRF) grant application is successful as follows:
 - \$2,700,000 from Shire reserves;
 - \$1,200,000 over 3 financial years from Shire funds; and
 - \$2,700,000 in new borrowings.
4. Notes the committed community contributions to the project; and
5. Notes that the CEO will be seeking additional funds from the State Government, but confirms that Council's commitment is not contingent on any additional funding.

Cr Craddock moved the Alternative Officer's Recommendation 1.

Cr J Dow and Cr Welburn seconded the motion.

Debate commenced.

Cr Granger foreshadowed an alternate motion to Officer's Recommendation 2 as follows:

That the CEO by January 2018 Ordinary Council Meeting provide to Council a comprehensive and fully costed business case for only the swimming pool component of the Toodyay Sport & Recreation Precinct.

Clarification was sought.

Debate continued.

The motion was put.

**ALTERNATIVE OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION
NO. 217/12/17**

MOVED Cr Craddock

SECONDED Cr Dow

SECONDED Cr Welburn

That:

1. Council RESOLUTION NO. 213/11/17 be revoked in accordance with Shire of Toodyay Standing Order 15.1 and Regulation 10 of the *Local Government (Administration) Regulations 1996*;
2. In accordance with Shire of Toodyay Standing Order 15.3 that the resolution to revoke Council RESOLUTION NO. 213/11/17 is implemented by the President at 4.15pm on 12 December 2017; and
3. Council, having rescinded its decision of 28 November 2017, not proceed with an application for \$9,240,000.

MOTION CARRIED BY ABSOLUTE MAJORITY 9/0

Cr Chitty moved the Officer's Recommendation 2.

Cr Dow seconded the motion.

Debate commenced.

Clarification was sought.

The motion was put.

**OFFICER'S RECOMMENDATION 2/COUNCIL RESOLUTION NO.
218/12/17**

MOVED Cr Chitty

SECONDED Cr Dow

That Council:

1. Endorses the Business Case for Stage One of the Sport and Recreation Precinct;
2. Proceeds with an application for \$4,840,000 under the Commonwealth Building Better Regions Fund;
3. Commits to applying \$6,600,000 in Shire funds if the Commonwealth Building Better Regions Fund (BBRF) grant application is successful as follows:
 - \$2,700,000 from Shire reserves;
 - \$1,200,000 over 3 financial years from Shire funds; and
 - \$2,700,000 in new borrowings.
4. Notes the committed community contributions to the project; and
5. Notes that the CEO will be seeking additional funds from the State Government, but confirms that Council's commitment is not contingent on any additional funding.

MOTION CARRIED BY ABSOLUTE MAJORITY 6/3

Note: *As Officer's Recommendation 2 was carried by Absolute Majority the foreshadowed alternate motion lapsed.*

7. CLOSURE OF MEETING

The Chairperson declared the meeting closed at 5.36pm.

Attachments to Minutes

Special Meeting of Council

Tuesday 12 December 2017

5 PUBLIC SUBMISSIONS

Submission from P Turland, representing Toodyay Football Club 1

6. PURPOSE OF THE MEETING

6.1 Toodyay Sport and Recreation Precinct 2

Attachments provided to Council:

- | | |
|--|----|
| 1. Toodyay Sport and Recreation Precinct Business Case (Distributed Nov OCM) | 2 |
| 2. Whole of Life Costing Full Project (Revised); | 40 |
| 3. Whole of Life Costing reduced project scope. | 61 |

Tabled Attachments provided to Council:

- | | |
|---|-----|
| 4. Cost Comparison vs reduced scope | 78 |
| 5. Excerpt of August 2017 Council Meeting plus attachments below: | 80 |
| (a) Aquatic Facility Costings | 84 |
| (b) Needs Assessment; and | 88 |
| (c) Draft Layout | 116 |
| 5. Lifecycle Costing for an aquatic centre | 118 |
| 6. Whole of Life costings for an aquatic centre | 119 |
| 7. Income projections for an aquatic centre | 125 |
| 8. Running cost projections for an aquatic centre | 126 |



Sport is alive and well in Toodyay. The Toodyay Senior Football Club are Associated with the Mortlock Football League and play against seven other clubs in the league along with the Ladies Hockey Team and up until recently a Ladies Netball Team. We play against Gingin, Dalwallinu, Calingiri, Dowerin/Wyalkatchem, Goomalling and Wongan/Ballidu. As of next year the Mortlock League will be trialling a new concept where on our club bye weeks that team will be playing against the Central Midland Country Football League. This will involve clubs from Cervantes, Lancelin, Jurien, Dandaragan and Moora.

The last couple of years we have noticed that sport has outgrown the town oval. On a home game day for the Senior Football we would average around 250 spectator/players to the games and the Ladies hockey average around 50-75 spectators/players. But before the football games which start at 12:20pm, first thing in the morning is the growing junior Soccer Club. As the ladies hockey are no longer able to play on their own field, they have to bring forward their game from the usual fixtures time of 2pm to 10am as they have to play on the football oval alongside the soccer, which is not ideal. The Soccer Club run a canteen as do the Football Club leaving not much prep and set up time for the Football Club. But we are all working together.

We have also had issues with the changerooms especially for the Hockey Ladies having to share with the Professional Football umpires from Perth which is not an ideal situation. The Home and Away changerooms are the worst in the League and desperately need upgrading. The Football Club train 2 nights a week but can only use half the oval as there is insufficient lighting up one end of the ground.

There is also talk that the Toodyay Junior Football teams that play in the Avon Association will in the next couple of years move to the Mortlock Association with their games being held before the senior games at 10:30am, putting more stress on how to manage everyone.

A new Hockey/soccer field is desperately need to alleviate the congestion at the main oval.



BUSINESS CASE

SHIRE OF TOODYAY SPORT & RECREATION PRECINCT





BUSINESS CASE

FOR

Toodyay Sport and Recreation Precinct

Shire of Toodyay

Prepared For:

Building Better Region Fund, Infrastructure Projects Stream

February 2017

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Executive Summary

The Shire of Toodyay is a peri-urban lifestyle community east of the Perth metropolitan region. It adjoins the expanding urban fringe of Perth and as such is expected to experience a significant growth in community service and facility requirements from new residents and its rapidly ageing population. The State Government estimates that the Shire's population will increase to approximately 5,750 residents by 2031 which represents an increase of 23.9%.

The Shire has developed a range of strategic documents in recent years which have explored future community facility requirements. This strategic planning process identified the need for contemporary sport and recreation facilities as the highest priority for the community and the subsequent Toodyay Recreational Strategy revealed that Toodyay has only some of the traditional sporting facilities associated with small, rural communities.

The existing sporting facilities are no longer suitable to the community's needs, and the existing showground site is far too small to meet future needs. Further, part of the existing hockey field is located on an Aboriginal burial ground and can no longer be used for sport or recreation.

Due to the inadequacy of the existing site at the Toodyay Showgrounds, the Toodyay Recreational Strategy recommended the purchase of a new site to accommodate new and expanded sport and recreation facilities within a single precinct. As a result, the Shire of Toodyay Council, in June 2013, resolved to purchase a 13 ha site adjacent to the Toodyay District High School. Locating all the facilities near the school was a recognised opportunity for the Department of Education and the Shire to work in partnership.

The proposed project is scoped to deliver sporting fields and playing facilities for sporting activities and community events and a modest aquatic facility in Toodyay. The proposed project has been costed at \$23.1 million, of which \$9.2 million is being sought through the Building Better Regions Fund, In-kind contributions and cash contributions from local businesses and residents and Shire reserves and loan funding have been allocated for the remaining \$13.9 million. Dependent on funding, current estimates place the project as starting in June 2017 and completing by June 2019.

By improving Toodyay's provision of community and recreation facilities, it is envisioned Toodyay will be further revitalised and its appeal as a place to live, work and invest, greatly enhanced. When the project is completed, Toodyay will have a vibrant multi-user sport and recreation precinct, new job and business opportunities, and enhanced public open space and amenity.

An independent economic evaluation found that the project will provide a significant positive economic return and lead to greater expenditure within the Toodyay community which will support much needed ongoing local employment opportunities. In particular, through the provision of these funds, the following key economic benefits can be realised:

- Improvement in the region's capacity to retain and attract young adults and families and reverse the considerable loss of residents aged in their 30s that has been experienced over the past decade;
- Delivery of essential community infrastructure to support visitation to Toodyay from the wider region by allowing the town to host a larger variety of events and functions not currently feasible, such as basketball, netball and swimming events;
- Improvement in the health and wellbeing of Toodyay residents and reduction in required travel to access comparable facilities;
- Improvement in the amenity of the town and encouragement of adjacent private investments; and
- Reduction in cost burden of maintaining multiple facilities and numerous locations through multi-user space.

Planning for this project is well advanced with strong support from the local community. The project has been developed under the guidance of the Toodyay Sport and Recreation Working Group. The Shire has engaged with stakeholders and has widespread support from members of the community, including sporting clubs, Toodyay District High School, Toodyay Chamber of Commerce and Industry, local contractors, Bendigo Bank and private benefactors.

The Shire of Toodyay is the project manager, as the continued owner and operator of the infrastructure and is the responsible entity for project implementation. In the development of the project, the Shire has created a project control group to oversee project delivery. Additionally, the Shire has, with the assistance of a consultant, prepared a comprehensive risk management strategy which identifies and addresses the most significant risks identified. These primarily relate to the size of the project and will largely be addressed by the engagement of appropriate additional expertise, including:

- Employment of a dedicated project manager for the duration of the project;
- Appointment of an engineering or architectural firm as lead consultant for the life of the project; and
- Engagement of the WA Local Government Association (WALGA) procurement consultancy service to assist with tendering and purchasing.

The combination of these three resources, as set out in our risk management plan, project management plan and procurement plan, provides the additional expertise and assurance for the effective delivery of the project.

Furthermore, the Shire has developed a comprehensive asset management plan and lifecycle costing for the project. As demonstrated by the lifecycle costing, the Shire of Toodyay has the financial capacity to accommodate the operating costs, regular maintenance, and periodic maintenance and replacement costs of the proposed facilities including the capacity to fund the proposed borrowings, with the sustainability of the project underpinned by almost \$3 million in cash backed reserves and annual revenue of \$9 million. The project has been modelled in the Shire of Toodyay Long Term Financial Plan, and found to be within the Shire's means. The Shire of Toodyay has the authority to undertake work in the project area.

The project has been estimated to support about 152 full time jobs during construction, directly support further ongoing FTEs during the operations phase and facilitate future residential development equivalent to \$186 million. Furthermore, the completion of the project will not only substantially benefit Toodyay and the wider region but provide momentum for the future growth of the region.

1.0 Project Scope

1.1 Project Description

1.1.1 Background

The Shire of Toodyay is a peri-urban lifestyle community east of the Perth metropolitan region. It adjoins the expanding urban fringe of Perth and as such is expected to experience a significant growth in community service and facility requirements from new residents and its rapidly ageing population. The State Government estimates that the Shire's population will increase to approximately 5,750 residents by 2031 which represents an increase of 23.9%.

The Shire has therefore developed a range of strategic documents in recent years which have explored future community facility requirements. This strategic planning process identified the need for contemporary sport and recreation facilities as the highest priority for the community.

The subsequent development of the Toodyay Recreational Strategy revealed that Toodyay has only some of the traditional sporting facilities associated with small, rural communities. Additionally, existing facilities were found to be inappropriate for the community's needs. The key findings of this study include:

- **Hockey Facilities:** The hockey pitch is partly located on an Aboriginal burial site, but permission to use it for that purpose was provided in 1979. In 2013, Council were advised by the Department of Indigenous Affairs that the South West Aboriginal Land and Sea Council had requested that recreational activities on the burial site cease. As a result, the hockey clubs in Toodyay had to find an alternative pitch. The now increased demand for the football oval between the football, soccer and senior hockey means the junior hockey team cannot be allocated time to play their games on the football oval and therefore have to travel long distances to play even their home games in other Shires.
- **Toodyay Showgrounds Pavilion:** The current pavilion at the showgrounds is utilised by community groups as well as sporting organisations. The change rooms for the football teams are renowned as being the worst within the league, and the hockey ladies are forced to share their change room with the football umpires.
- **Tennis Courts:** The tennis courts and bowling green are located separate to the Toodyay Showgrounds. The surface of the tennis courts were found to be deteriorating and in need of resurfacing in the short term. The main options include remaining at the current location or moving to another site, possibly co-located with another complementary activity.
- **Basketball and Netball Facilities:** Basketball and netball facilities are non-existent in Toodyay. Toodyay has significant participation rates for both these sports however the lack of local training and playing facilities within Toodyay requires residents to travel long distances to participate in these activities.
- **Public Swimming Pool:** Recreation, learn to swim classes and aquatic therapy have to be undertaken at facilities within Northam or Perth due to the lack of local facilities. In response to a growing community need for local public pool facilities, the Toodyay Swimming Pool Action Committee was established by community members to help raise funds for a swimming pool and to assist the Shire with its planning and development of a pool facility.

As a result of the inadequacy of local sport and recreation infrastructure, many residents have to travel large distances to train and participate in sport and recreation. This has led to increased challenges to retain and attract young adults and families to live and visit the Shire; and, ultimately, the declining number of young workers constrains future business growth.

1.1.2 Project Overview

Due to the inadequacy of the existing site at the Toodyay Showgrounds, the Toodyay Recreational Strategy recommended the purchase of a new site to accommodate new and expanded sport and recreation facilities within a single precinct. As a result, the Shire of Toodyay Council, in June 2013, resolved to purchase a 13 ha site adjacent to the Toodyay District High School. Locating all the facilities near the school was a recognised opportunity for the Department of Education and the Shire to work in partnership.

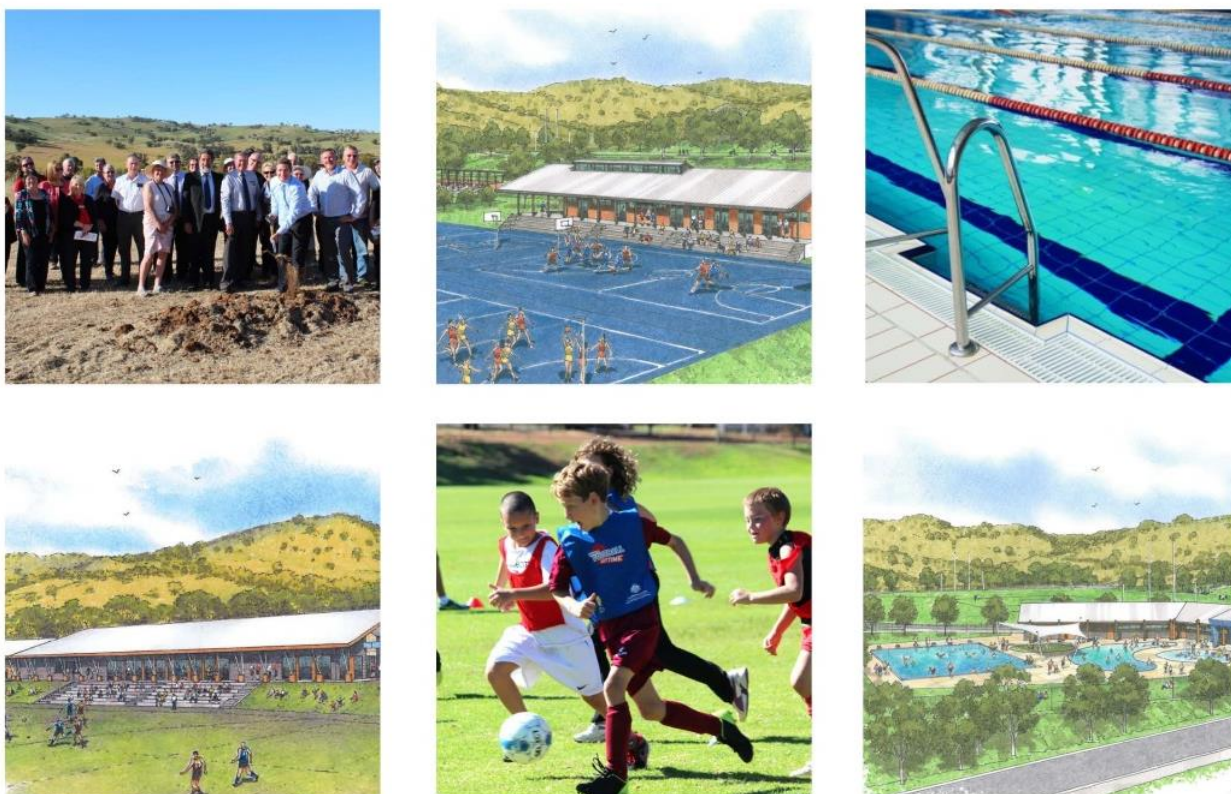


Figure 1 Concept Images

The proposed project is scoped to deliver a much needed, multi- use sporting facilities for residents of the Shire of Toodyay and surrounds and will include:

1.1.2.2 Site Works and Infrastructure

Included in early phase of the project is establishment of the basic infrastructure required to complete the deliverables of the project with minimal impact and additional costs. The site is cleared of soil dumping, plateaus are created for the fields and buildings, services are established and roads and civil works are provided.

1.1.2.3 Sporting fields

The project will incorporate playing facilities to cater for sporting activities and community events. This includes:

- Multi-purpose oval catering for AFL football, cricket, plus festivals, trade shows and community celebrations. Currently the Toodyay Shire is host to over 40 events each year;
- Multi-purpose field to accommodate hockey, soccer, rugby as well as providing over flow for other events;
- Six multi-marked outdoor courts for netball, basketball and tennis; and
- Two practice cricket nets.

1.1.2.4 Buildings

The buildings included in the proposed project include:

- **Multi-Purpose Function Facility:** Located adjacent to the main oval, this facility will include a function room to accommodate 200 people, an office, meeting rooms, gym, crèche, and commercial kitchen. This building overlooks the main sports oval and will provide viewing and shelter for spectators. This building will allow the shire to host second tier conferences and corporate events in support of its growing tourism industry.
- **Change Rooms:** There will be two sets of change rooms – one located adjacent to the main sporting fields and a second shared change room to service the rectangular field and adjacent netball, tennis and basketball courts. The second set of change rooms will eventually form part of the future indoor recreation facility in planned future expansion works. .
- **Viewing Area:** There will be a small viewing shelter for rectangular sports and secure storage for the various users and for grounds maintenance.

The buildings will be designed in accordance with all universal access provisions.

1.1.2.5 Infrastructure

The core infrastructure, power and water for the sites delivered within the project include:

- Connection of the project to the reticulated water and power networks including head works costs;
- Installation of internal access roads including the provision of an alternative emergency egress route;
- Car parking around the oval and adjacent to the various facilities; and
- Lighting for the oval, the rectangular sports field and the basketball/netball and tennis courts.

1.1.2.6 Aquatic Facility

The proposed aquatic facility is similar to those found in most country towns in Wheatbelt Western Australia. It will be modern and functional but not extravagant. It will consist of the following:

- A 25m, 6 lane unheated lap pool (discussions with the school outlines this is the minimum size to host inner and outer school competitions);
- A smaller leisure and splash pool with a beached entry;
- Splash pad with water playground features;
- Associated building and infrastructure including plant room, kiosk office, and ablution facilities; and
- Passive recreation area including seating, shade and BBQ facilities.

1.1.2.7 Other features

The master plan has built in the following features as part of the planning:

- Outdoor amphitheatre seating to take advantage of the contours of the site;
- Maximum use of recycled water and energy efficient building design and lighting;
- Accessible pathways between each facility; and
- Future provision for passive recreation such as public open space, shared pathways for walking and cycling, children's playgrounds and outdoor exercise equipment.

The project will be starting in July 2017 and completing by June 2019.

1.1.3 Project Objectives

The project has been identified as critical community infrastructure to ensure the continued growth and prosperity of residents in Toodyay and the wider region. The key project objectives have been summarised below.

Table 1 Key Project Objectives

Objective	Description
Facilitate Economic Growth and Local Employment Opportunities	The project will allow the town to host a larger variety of events and functions not currently feasible, such as basketball, netball and swimming events. Improved viewing areas will also support greater levels of visitation for football, soccer, cricket, hockey, tennis and rugby. Additionally, the proposed multi-purpose function facility will have capacity to accommodate 200 people seated and will allow the town to host second tier conferences and corporate events, as well as civic events, functions and performances. In addition to visitor expenditure, retained expenditure from local provision of facilities and increased population growth will support the viability of current and future businesses.
Retain and Attract Population	The project will improve the region's capacity to retain and attract young adults and families and reverse the considerable loss of residents aged in their 30s that has been experienced over the past decade.
Improve Physical and Mental Wellbeing	The project will improve the health and wellbeing of Toodyay residents and reduce the required travel to access comparable facilities.

1.1.4 Project Location

The Shire of Toodyay is a peri urban lifestyle community east of the Perth metropolitan region. It adjoins the rapidly growing metropolitan local governments of the City of Swan and Shire of Mundaring to the south, is surrounded by the rural Shires of Northam, Goomalling, Victoria Plains and Chittering and covers an area of 1,683 square kilometres.

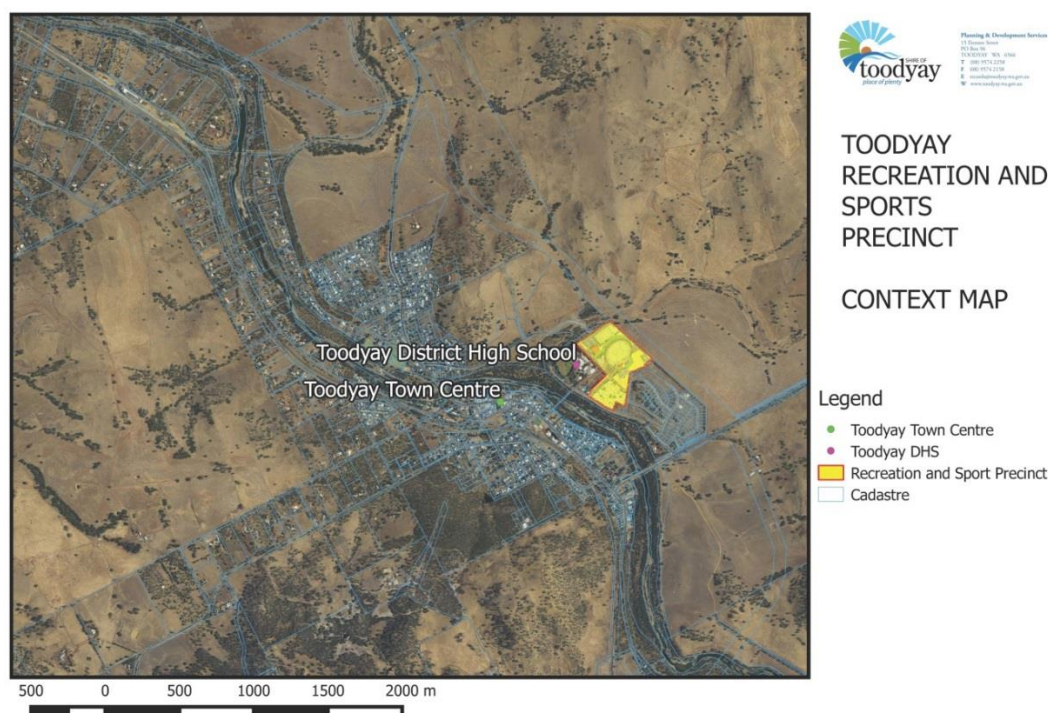


Figure 2 Project Location

The Toodyay township is the only service area of the Shire. While the majority of settlement is consolidated within and around the Toodyay township, there are also several rural residential subdivisions throughout the Shire. With the possible exception of Morangup which is located in the south western corner of the Shire, all of the rural residential developments are serviced by Toodyay. A significant number of residences from the nearby towns of Calingiri (332 residents), Goomalling (528 residents) and Bolgart (248 residents) also choose to access services in Toodyay.

The proposed site is located on the north side of the Avon River and town centre. The site is bound by a small creek, Toodyay District High School and proposed residential areas.

The Toodyay District High School, adjacent to the proposed precinct, is the only school within Toodyay. The school had an enrolment of 363 students from Kindergarten to Year 10 as of 2017. Students completing Years 11 and 12 must commute to Northam or attend one of the schools in Perth. Enrolments have moderately declined in recent years which is in line with a declining number of young residents and families. This impacts on the ability of the school to expand and develop new facilities. The co-location of the precinct is therefore designed to support the needs of school attendees and ensure students have access to appropriate facilities to support recreation and teaching.

The proposed precinct is bound by residential areas to the north and south. The Riverhills Estate to the south is expected to be home to 238 households (approximately 530 residents) at completion. On the other side of Goomalling Road, about 800 metres south of the recreation precinct and the high school, there is an approved structure plan for a further 762 residential lots.

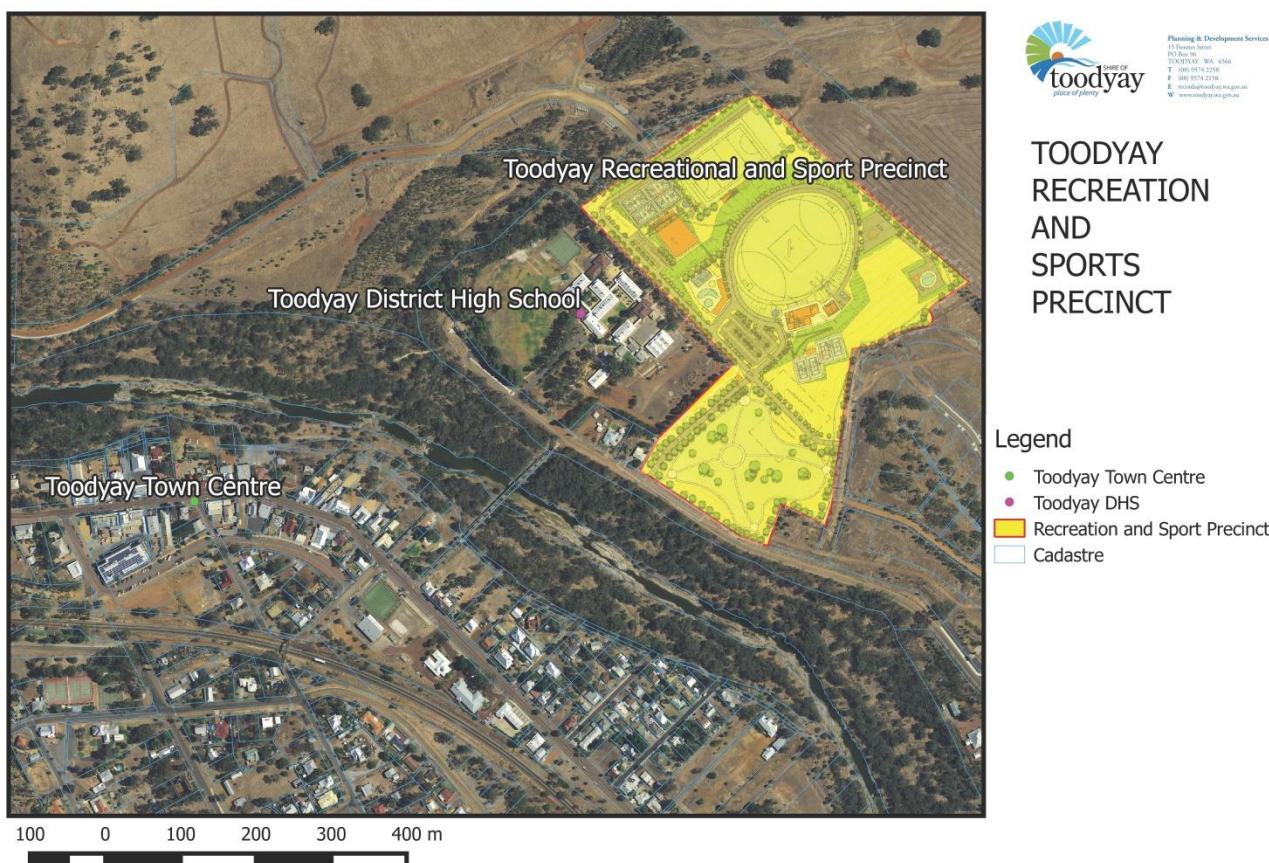


Figure 3 Site Location

1.1.5 Site Considerations

1.1.5.1 Power & Gas Supply

Electricity

The high voltage network will be extended to the site and a new transformer installed. The work requires substantial trenching, cabling, switchgear and transformer, all of which will only be supplied and installed by Western Power. This transformer will be used to reticulate power to the various sporting facilities. Provision for electrical services is included in the budget.

Gas Services

The only facility onsite that will require gas will be the kitchen in the multipurpose facility. As there is no reticulated natural gas available, gas will be provided through LPG gas bottles.

1.1.5.2 Water Supply

Potable Water Services

The Water Corporation's main is located in Drummond Road East at the entrance to the site and is capable of serving the project.

Fire Services' Water Supply

The Toodyay Sport and Recreation Precinct Master Plan has identified the need for water storage for firefighting purposes to meet current DFES requirements.

Recycled Water System

The Toodyay waste water treatment plant is located approximately 4km east of Toodyay and is used for the disposal of all town effluent. The treated water generated by this facility is presently disposed of through evaporation ponds and an adjacent sandalwood plantation. The Master Plan proposes to construct a new 4.2km return pipeline and association storage tank to allow this treated water to be used for non-potable reticulation. Use of recycled water will help reduce the ongoing operational costs of this new recreational precinct. This will be separately funded as part of a separate project.

1.1.5.3 Sewerage and Drainage

Sewerage

One of the advantages of the topography of the site is that effluent disposal may be achieved by gravitating effluent down to the existing system deep sewerage. The available connection in Drummond St East is of a sufficient size and capacity to accommodate all effluent that will be generated on the site.

Stormwater Drainage

The site presently drains into the Boyagerring Brook and nearby Avon River. The storm water will be managed onsite to ensure that as much as possible is contained for re-use and recycling. The master plan also makes provision to ensure that any water escaping from the site is not contaminated or nutrient rich.

1.1.5.4 Geotechnical Investigations

As part of the Shire's due diligence prior to purchasing the site, the Shire obtained details of previous geotechnical surveys. These investigations revealed that in some parts of the site there is rock close to the surface and in other locations there are pockets of unconsolidated fill. The precinct master plan has identified that the lowest risk approach is to import the majority of the fill to the site and due to the rock presence, minimise the amount of rock cutting involved. A thick sand pad will be installed under each of the buildings and all sporting fields will be serviced with sub soil drainage.

1.1.6 Project Design

1.1.6.1 Planning scope and design objectives

The Shire of Toodyay and Peter Hunt Architects met on several occasions to workshop the concept plans and site layout. The main design objectives informing these discussions were the following:

- Sporting fields, courts and facilities would be consistent with the Department of Sport and Recreation dimensions guide and the orientations be as close as possible to the ideal;
- Where ever possible, facilities and buildings would be multi-purpose and multi-use and meet the needs of both sporting and other community stake holders;
- Minimise the distance between facilities while ensuring all facilities will be fully accessible; Maximise the benefits of site topography to provide viewing of all sports for spectators and maximise vistas to nearby hills;
- Optimise internal roadways and car parking to adequately service all portions of the site; and
- Identify the most appropriate order for staging and prioritising of the services and facilities.

The site has considerable advantages mostly related to proximity to the school, town site and proposed future residential development. The site also provides natural views to the town site, to the river, and beyond. The topography to the site does however provide some challenges. In particular the site works associated with establishing plateaus for the various areas of the development does contribute to substantial upfront site costs.

The collaboration between the Shire and the architects resulted in the master plan illustrated over the page (and attached to the business case).

The draft Toodyay Sport and Recreation precinct Master Plan was distributed extensively to community and sporting groups to seek their views / suggestions and endorsement. This consultation process included a public presentation and meeting at the Toodyay Community Centre with invited representatives and stake holders as well as an open invitation to the community at large.

The feedback from community and sporting groups was almost universally positive. Most requests and suggestions related to the detailed design that will come later in the project and these have all been recorded for future consideration. The master plan was subsequently endorsed by Council at its meeting in August 2014.



Figure 4 Master Plan

Full details of what is included in the project are listed below.

1.1.6.2 Site Works and Infrastructure

Included in the project is establishment of the basic infrastructure required to complete future stages with minimal impact and additional costs. The site is cleared of soil dumping, plateaus are created for the fields and buildings, services are established and roads and civil works are provided.

1.1.6.3 Sporting fields

The project will incorporate playing facilities to cater for sporting activities and community events. This includes:

- Multi-purpose oval catering for AFL football, cricket, plus festivals, trade shows and community celebrations. Currently the Toodyay Shire is host to over 40 events each year;
- Multi-purpose field to accommodate hockey, soccer, rugby as well as providing over flow for other events;
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- Two practice cricket nets.

1.1.6.4 Buildings

The buildings included in the proposed precinct are:

- **Multi-Purpose Function Facility:** Located adjacent to the main oval, this facility will include a function room to accommodate 200 people, an office, meeting rooms, gym, crèche, and commercial kitchen. This building overlooks the main sports oval and will provide viewing and shelter for spectators. This building will allow the shire to host second tier conferences and corporate events in support of its growing tourism industry.
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- **Viewing Area:** There will be a small viewing shelter for rectangular sports and secure storage for the various users and for grounds maintenance.

The buildings will be designed in accordance with all universal access provisions.

1.1.6.5 Infrastructure

The project is scoped to deliver core infrastructure for the precinct including power and water for the site. This will include:

- Connection of the project to the reticulated water and power networks including head works costs;
- Installation of internal access roads including the provision of an alternative emergency egress route;
- Car parking around the oval and adjacent to the various facilities; and
- Lighting for the oval, the rectangular sports field and the basketball, netball and tennis courts.

1.1.6.6 Other features

The master plan has built in the following features as part of the planning:

- Outdoor amphitheatre seating to take advantage of the contours of the site;
- Maximum use of recycled water and energy efficient building design and lighting;
- Accessible pathways between each facility; and
- Future provision for passive recreation such as public open space, shared pathways for walking and cycling, children's playgrounds and outdoor exercise equipment.

1.1.6.7 Aquatic Facility

The proposed aquatic facility is similar to those found in most country towns in Wheatbelt Western Australia. It will be modern and functional but not extravagant. It will consist of the following:

- A 25m, 6 lane unheated lap pool (discussions with the school outlines this is the minimum size to host inner and outer school competitions);
- A smaller leisure and splash pool with a beached entry;
- Splash pad with water playground features;
- Associated building and infrastructure including plant room, kiosk office, and ablution facilities; and
- Passive recreation area including seating, shade and BBQ facilities.

1.2 Stakeholder Engagement

1.2.1 Key Stakeholders

The Shire of Toodyay has undertaken an extensive and proactive consultation process for the project. Periodic engagement with the various key community stakeholders has ensured they are given the opportunity to input to the project and were kept informed of progress. These stakeholders have been summarised over the page.

Table 2 Project Stakeholders

Stakeholder	Area/Contact
INTERNAL STAKEHOLDERS	
Shire of Toodyay	Shire of Toodyay Staff and Councilors;
EXTERNAL STAKEHOLDERS	
State Sporting Associations	<ul style="list-style-type: none"> ▪ Western Australian Basketball federation ▪ Bowls WA ▪ Western Australia Cricket Association Inc ▪ West Australian Country Football League

Stakeholder	Area/Contact
	<ul style="list-style-type: none"> ▪ Football West Limited ▪ Hockey WA ▪ Australian Karate Federation WA Inc ▪ Netball WA ▪ Tennis WA ▪ Volley Ball WA ▪ Swimming WA
Sporting and Community Clubs	<p>Local sporting clubs including:</p> <ul style="list-style-type: none"> ▪ Cricket ▪ Football, Senior and Junior ▪ Hockey, Senior and Junior ▪ Netball ▪ Soccer ▪ Basketball ▪ Tennis ▪ Lawn Bowls ▪ Karate <p>Recreation,</p> <ul style="list-style-type: none"> ▪ Tai Chi ▪ Yoga ▪ Konga
Business and Community Groups	<ul style="list-style-type: none"> ▪ 60+ Toodyay Community Groups ▪ Toodyay Community and Business's ▪ Recreation Facility User Groups ▪ Toodyay Agriculture Society ▪ Swimming Pool Action Committee ▪ Toodyay District High School ▪ Toodyay Bendigo Bank ▪ Toodyay Chamber of Commerce ▪ Toodyay Community Resource Centre ▪ Inclusion WA ▪ Noongar Kaakning Aboriginal Corporation ▪ Toodyay Reconciliation Group ▪ Toodyay Police Station
Government Agencies	<ul style="list-style-type: none"> ▪ Western Australian Local Government Association ▪ Department of Sport and Recreation ▪ Wheatbelt Development Commission ▪ Regional Development Australia – Wheatbelt ▪ Department of Fire and Emergency Services ▪ Department of Child Protection ▪ Lottery West ▪ Shire of Victoria Plains ▪ Shire of Chattering

Stakeholder	Area/Contact
Local Politician	<ul style="list-style-type: none"> ▪ Hon Mia Davies MLA – Minister for Sport and Recreation – Central Wheatbelt ▪ Hon Christian Porter MP – Minister for Social Services – Pearce ▪ Mr Shane Love MLA – Minister for Regional Development, Lands – Moore ▪ Hon Martin Aldridge MLC – Member for Agricultural Region
Media	<ul style="list-style-type: none"> ▪ ABC ▪ Radio West ▪ 2J 2 Air community Radio ▪ Toodyay Herald ▪ Avon Valley Advocate ▪ Avon Valley Gazette
Others	<ul style="list-style-type: none"> ▪ Project Manager; ▪ Architect ▪ Consultant ▪ Contractors

1.2.2 Engagement Status

The Shire of Toodyay has engaged with the aforementioned stakeholders. Letters of support for the project have been provided by:

- Toodyay Soccer Club;
- Toodyay Football Club
- Toodyay Tennis Club;
- The Country Women’s Association of Western Australia (Toodyay Branch);
- Toodyay Cricket Club;
- Toodyay Hockey Club;
- Inclusion WA;
- Toodyay Netball Club;
- Bowling Club
- Shire of Goomalling;
- Swimming Pool Group;
- Swimming WA;
- Tennis West
- Tidy Towns
- Football West
- Golf Club
- Hon Jim Chown
- Hon Martin Aldridge
- Shane Love

- Karate
- Department of Child Protection
- RDA WA
- Toodyay District High School; and
- Toodyay Chamber of Commerce and Industry.

Additionally, the Shire has engaged throughout the community and sought in-kind support for the project. The overwhelmingly positive response has led to significant partner contributions from local contractors, businesses and residents (see below).

Funding

1.2.3 Cost Estimates

The concept plan was assessed by quantity surveyors who have estimated the capital development cost of Toodyay Sport and Recreation Precinct. The cost estimates put the entire cost of the project at over \$23.1 million. The breakdown of the estimated cost for the project is set out below.

Table 3 Project Cost

Component	Cost (excl. GST)
Buildings	\$9.8m
Playing Fields	\$0.7m
External Works	\$0.3m
Site Works	\$8.5m
External Services	\$1.6m
Contingency, Fees, Escalation	\$2.0m
Total	\$23.1m

1.2.4 Funding Strategy

The proposed project is planned to be funded entirely from Shire resources, confirmed outside contributions and grant funding from the Building Better Region Fund.

A considerable achievement has been the inclusion of community pledges to support the project through in-kind and cash pledges. The Shire of Toodyay recently completed an extension to the local skate park and through contributions from local contractors managed to reduce the cost by \$28,000. The Shire has extended this opportunity for the Sport and Recreation Precinct Project.

A meeting held on March 8th, 2016, with local farmers and contractors sought genuine pledges of in-kind support for the project. The 30 people who attended were very supportive. Pledges equivalent to approximately \$1.3 million have been committed (see attached summary). This largely consisted of fill (e.g. sand, gravel etc.) and labour and capital machinery hire. In-kind pledges will reduce the cost burden for the Shire of Toodyay.

The Shire of Toodyay is also developing a capability register with details of local contractors and their skills and the equipment they have access to. By better understanding the local capacity, the Shire is more able to ensure that local content is maximised. A similar approach is being used successfully by the Midwest and Pilbara Chambers of Commerce.

There is a prospect of funding, not yet confirmed, from a number of State agencies including Lottery West, Wheatbelt Development Commission and the Department for Regional Development. If secured these additional funds will offset some borrowings or allow for future work developments to be completed contemporaneously. The Nationals WA has also expressed their support and financial contributions of equivalent to \$10.0m to the project if elected in the WA State election in March 2017. This business case is not reliant on any contributions from these other sources.

1.2.4.1 Total Budget

The project funding profile is summarised below (the detailed cost estimate is appended to the business case).

Table 4 Project Budget

Funding Source	Timing	Amount
Funding Already Committed to the Project		
Swimming Pool Committee	2017/18	\$110,000
Bendigo Bank	2017/18	\$100,000
Shire Reserves	2017/18	\$2,315,066
Shire Loans	2017/18 to 2018/19	\$8,000,000
Shire Budget Contributions	2016/17 to 2018/19	\$2,100,000
Uncommitted Source/s		
Building Better Regions Fund	2017/18	\$9,200,000
In-Kind Contributions		
Community Pledges	2016/17 to 2018/19	\$1,296,956
Total Project Cost		\$23,122,022

1.2.5 Sustainability and Ongoing Viability

The Shire of Toodyay has prepared a Whole of Life Costing analysis for this business case. The analysis used a range of assumptions.

- After grants and contributions an \$8 million loan will be required;
- The loan repayments have been allocated against the buildings and the aquatic facility;
- No loan funds have been allocated to site works or other infrastructure; and
- No further loan or grants funding has been assumed for future replacement.

The financial projections for operating costs where similar facilities exist, are based on the 5 year average for the existing facilities. For new facilities estimates were informed by research into similar facilities at other local governments. There are a number of possible annual budget adjustments that would help meet the additional costs resulting from the new facilities including:

- Reducing allocations to the roads program (Toodyay has exceeded its own source funding requirement for local roads for the last 3 years). (\$200,000);
- Reducing future allocations to access and egress. Toodyay has made significant capital investments in improving safety for subdivisions. The capital portion of this program is nearing conclusion and future investments are likely to be more modest. (\$100,000);
- No additional capital contributions to Sport and Recreation . This facility will eliminate the need for other capital investments in Sport and recreation for the foreseeable future (\$100,000);
- Reduced expenditure at Showgrounds. As a secondary facility the level of service can be reduced. (\$50,000);

- Existing reserve allocation. This is the amount Council has been allocating each year to build up reserves to pay for this project and can be allocated to ongoing costs (\$250,000); and

This results in potential savings or reallocations of \$700,000 per annum, more than enough to fund the whole of life costs for this project.

1.3 Project Schedule

Dependent on funding, current estimates place the project as starting in early July 2017 and completing by June 2019.

The project management plan provides a detailed overview of project timeframes and milestones.

1.3.1 Project Approvals

The following table outlines the status of approvals that are required to enable the delivery of this project.

Table 5 Project Approvals

Approval	Description
Planning	As of 10 January 2017 the Minister of Planning approved the Shire of Toodyay Local Planning Scheme Amendment on 20 January 2017 for the purpose of rezoning lot 9508 from residential development to reserve, public open space. With regards to the need for planning approval, Clause 6 of the Planning and Development 2005 enables the Shire to undertake public works without first obtaining planning approval. As of 21 February 2017, the Shire of Toodyay was advised their scope of project is considered as public work and therefore there is no need for development approvals to be obtained.
Other Approvals (environment, native Title, heritage)	The land purchased by the Shire was previously approved for a residential sub-division and all relevant environmental and heritage and native title approvals were gained previously via WAPC. Building Licences will be the responsibility of successful construction tenderers and Certification of Design Compliance are completed by independent contractors engaged by the builders.

1.3.2 Key Milestones

The Shire of Toodyay has developed a project schedule in line with input from design consultants and utility providers. The project's key milestones are summarised below.

Table 6 Key Milestones

Task	Date
Funding Approvals	30 June 2017
Contractual Documentation and Award	3 July 2017- 20 October 2017
Construction commencement	25 September 2017
Completion and Handover	30 June 2019

1.4 Risk Analysis

In June 2015, a risk management review team followed Council's Risk Management Policy to identify, analyse and evaluate the risks associated with the proposed Sport and Recreation Precinct. The risk management review team identified a wide range of potential risks, these were grouped together into a final list of 27 risks. Of these, 3 were identified as high risk, 15 moderate risk and 9 as low risk items. Additional controls may be required for the 3 high risks and 2 of the moderate risks.

Those risks identified as high risk were:

- Scope and specification issues that could result in a major financial risk;
- Utilities infrastructure are yet to be finalised and may vary considerably from estimates and present a moderate financial risk; and
- Cost control issues that could result in a major financial risk.

The Shire has identified the potential risks during the development of the business case and has proposed to engage a Project Manager and a Lead Contractor specifically for the project. These yet to be filled positions are regularly mentioned throughout this risk management plan as being the existing controls the Shire has in place to manage specific risks.

The Risk Management Plan (appended) details the risk mitigation measures.

2.0 Strategic Planning Context

This section reviews Council's strategic community planning documents and highlights aspects which are relevant to the development of the Toodyay Sport and Recreation Precinct.

2.1 TOODYAY 2023

The Shire of Toodyay's Strategic Community Plan (SCP) – *Toodyay 2023* was adopted on 21 May 2013. The SCP identifies several key plans which support the key priorities for the coming decade. These include;

- Economic Development Plan
- Environment Management Plan
- Recreation Strategy
- Corporate Business Plan
- Asset Management Plan
- Long Term Financial Plan
- Work Force Development Plan

The SCP identifies the following governance framework.

Vision

We are a vibrant rural community that celebrates our past and embraces a sustainable future

Mission

Local Government and community working together to obtain the best possible social, economic and environmental outcomes for the Toodyay Shire

Council's Values

Integrity: We behave honestly to the highest ethical standard

Accountability: We are transparent in our actions and accountable to the community

Inclusiveness: We are responsive to the community and we encourage involvement by all people

Commitment: We translate our plans into actions and demonstrate the persistence that will produce results

The SCP identifies the need for a contemporary sport and recreation facilities as the highest priority for the community. Sporting facilities need to be relocated and consolidated to a central location due to the existing serious tenure and site constraints. The proposed comprehensive solution includes;

- Establish a new recreation precinct to meet the long term needs of the community
- Building of new facilities in a strategic central location.
- Invest in an aquatic and a multipurpose centre.

The Building Better Regions Fund provides the opportunities to leverage substantial contributions from state government and communities.

The Shire also recognises that it will need to obtain substantial loans to help fund these facilities. The Long Term Financial Plan has identified 10 million dollars' worth of loan funding over the next 3 years. This may be reduced if other grant applications are successful.

2.2 Corporate Business Plan

Council's Corporate Business Plan 2013 – 2017 was reviewed in March 2016 and adopted in April 2016. It is the practical manifestation of the vision and objectives set out in the Strategic Community Plan. The highest priority objective in the plan is to establish a new recreation precinct to accommodate the long term needs of the community, which includes a multi-purpose recreation facility with an aquatic facility.

The implementation of the underpinning financial strategy means that the Shire will have balanced budgets and will still hold sufficient reserves at the end of the ten year period. The community will see the desired new assets without compromising the service levels on existing assets.

The Plan projected the state of Council's assets after 4 years would include the following milestones. Two of the five objectives have already been achieved:

- Land acquisition complete (Completed June 2013)
- Precinct master plan complete (Completed July 2014)
- New football and hockey fields, cricket, hockey courts established
- Change rooms completed
- Aquatic facility plan finalised.

2.3 Toodyay Economic Development Plan

Council's Economic Development Plan was adopted on 16 December 2014. The plan sets out an aspirational vision for the economic future of Toodyay. It is articulated from the economic development plan,

Toodyay – The Avon's Lifestyle Economy

Toodyay is recognised nationally as an attractive, high amenity and aspirational residential and business location within regional Western Australia. It has a dynamic, integrated lifestyle-based economy that generates high income, knowledge intensive service sector jobs for residents.

Older residents, attracted to Toodyay by its quality lifestyle and natural environment, remain active in the workforce and the community, drawing upon state-of-the art technologies and innovative business practices to transition into retirement. These residents are supported by quality local health services, tailored housing product and experiential services in retail, food, sport and recreation.

Toodyay is regarded as a premier peri-urban destination by domestic and international tourists alike, fully integrated within the broader Avon and Wheatbelt tourist markets. Toodyay offers a diverse range of quality natural, historical, adventure and experiential attractions to visitors, who use Toodyay as a base to explore the broader region.

The plan demonstrates that the missing link for Toodyay is its lack of facilities to cater for the younger generations. The almost non-existent recreational facilities significantly constrains the opportunity for community involvement for families and younger people. Involvement in organised sport and physical activity generally decreased with age. People aged 15-24 years had the highest rate of involvement in a playing role (43%) and the highest rate of involvement overall (44%). In comparison, people aged 55-64 and 65 years and over had the lowest rate of involvement in a playing role (18% and 17% respectively) and the lowest involvement overall (19% and 18% respectively). Being in a community that provides these possible

opportunities is vital to encourage the younger demographic to stay in Toodyay, or for attracting new young people / young families to help boost the towns economic growth.

This bold vision for a future Toodyay is heavily reliant on the development of the type of sport and recreation facilities that would be expected of such a community.

2.3.1 Strategic Themes

The economic development plan identified a number of themes for the future of Toodyay including:

- Protecting the Environment & Natural Amenity;
- Diversifying the Economy ;
- Growing Incomes ;
- Generating Employment;
- Maximising Economic Dynamism ;
- Maximising Older Resident Participation ;
- Preserving affordability; and
- Maximising Private Sector Investment

2.3.2 Opportunities

The economic development plan identifies a range of competitive advantages enjoyed by Toodyay including

- moderate population growth;
- Low unemployment;
- strong lifestyle and amenities characteristics;
- Increasingly diversified local economy; and
- Peri urban location adjacent to metropolitan Perth.

Toodyay's challenges include

- Lack of population critical mass;
- Growing the local tourism market;
- Creating opportunities for increased overnight tourism;
- Low levels of employment generation; and
- Ageing population.

The development of contemporary sport and recreation facilities will help attract a younger demographic and help offset some of the challenges of an ageing population.

2.4 Recreation Strategy

The Recreation Strategy was adopted by Council on 26 August 2014. Extracts relevant to the Toodyay Recreation and Sport precinct are summarised.

2.4.1 Assessment of Facilities

Toodyay has only some of the traditional sporting facilities associated with small, rural communities. We do not presently have facilities for either basketball or netball. We recently had to abandon our hockey field as it

is partly located on a proclaimed Aboriginal Reserve - native cemetery. While this may have been acceptable when it was built in the 1960s, it is not in keeping with contemporary standards.

The current pavilion at the showgrounds is utilised by community groups as well as sporting organisations. The change rooms for the football teams are renowned as being the worst within the league, and the hockey ladies are forced to share their change room with the football umpires. The oval at the Showgrounds is not of sufficient standard to host finals matches, and the hockey pitch cannot be used.

The Department of Sport and Recreation has been working with State Sporting bodies and regional sporting associations to coordinate association membership and sporting fixtures. This will mean sporting fixtures for the three main winter sports of AFL, Hockey and Netball will be jointly fixtured so that all home games occur in the same location. This will allow shared transport, catering and support services and will help sustain sports participation into the future. Toodyay's current facilities will not accommodate all sports at the same time, and could significantly disrupt playing schedules.

It is not possible to meet the needs of football, hockey and netball at the existing site which provided the impetus for the Shire to identify and purchase land for new facilities.

The surface of the tennis courts are deteriorating, and will need resurfacing in the short to medium term. The main cause of the deterioration is tree roots which are damaging the sub-surface, as well as the playing surface, therefore restoring them would require a total excavation of the courts and starting fresh after the roots have been removed. The clay fill on the site was also sub-standard which has also contributed to the deterioration of the courts. The tennis pavilion is so small that committee meetings are held on the veranda. If that was not complicated enough the courts are located on a heritage site and any excavation requires the permission of the Heritage Council and an archaeologist in site during works. The new facilities will allow tennis to be co-located with other sporting facilities and access to contemporary and fit for purpose buildings.

Facilities at the Toodyay District High School are in reasonable condition, although the oval is not full size for senior football. Whilst the school has indicated that it favours community use of its facilities, anecdotal evidence from community sporting groups indicates that terms and conditions of use are very restrictive. At best the school can offer complimentary training facilities rather than match day pitches.

While the bowling, tennis and football oval have some flood lighting, they are not up to the required standards.

Two significant gaps in existing provision are a swimming pool and indoor sports hall. Most communities with a population the size of Toodyay have one or both of these facilities. The proposed project is scoped to include the Aquatic Centre in the new facility. The proposed precinct is intended to expand to include the indoor sports facility if matching state funding can be obtained, but this does not form part of this business case.

2.4.2 Recreation Futures in Toodyay

Most sporting facilities in Toodyay do not meet contemporary standards. This is compounded by the difficulties created by the hockey pitch at the Showgrounds being sited on an indigenous reserve. The opportunity exists to create a major recreation and sport precinct and relocate as many sporting facilities as possible to the new precinct. The precinct will be located close to the expanding new residential areas of Toodyay and directly adjacent to the Toodyay District High School.

If we do nothing to attract young and growing families to Toodyay, demand for sporting facilities will remain static. Conversely, demand for recreation as opposed to sporting activities to cater for a wide range of age groups and disability levels will continue to increase. This highlights the importance of multi-use facilities to meet both active sporting and more passive recreation uses.

2.4.3 The need for a new Sport and Recreation Precinct

Toodyay Showgrounds is currently the major multipurpose recreation and sport precinct in Toodyay. Recreation activities on the burial ground have been permanently prohibited. As a result the hockey pitch cannot be used, and given the size of the Showgrounds, combined with its topography and historical buildings, it cannot accommodate a football oval, a new hockey pitch and netball courts.

The Recreation strategy identified the need for a site in the order of 10 Ha to accommodate football/cricket, soccer, hockey, netball, tennis and basketball courts and a leisure centre including swimming pool. Given the topography of Toodyay, there is no flat site available anywhere near the town site, hence the selected site will require terracing. The site obtained by Council was the best option available to meet the required space and proximity to school and town site.

2.4.4 Toodyay Recreation and Sport Precinct Priorities

The priority at Toodyay Recreation and Sport Precinct (TRSP) is to establish facilities to allow Australian Football, Netball and Hockey to play home games concurrently in Toodyay. This will be paired with the provision of basketball courts initially to allow for training, but eventually to attract basketball competition back to Toodyay after an absence of many years.

To meet the imperative of a single consolidated sport and recreation precinct allowances has been made for;

- a multi-purpose community facility which will provide excellent viewing for the football and cricket oval,
- a new oval to accommodate Australian Football and Cricket
- A multi-use rectangular sports field to accommodate Hockey and Soccer, but with sufficient area to accommodate Rugby codes in the future;
- Multipurpose basketball, netball and tennis courts;
- A modest aquatic facility;
- Passive recreation areas
- Children's playgrounds;
- Nature areas; and
- Accessible routes between all facilities.

The master plan involves future extended works which does not form part of this proposal. Depending on additional funding, these future works will include:

- An indoor sports facility which will also accommodate school assemblies and performing arts
- New tennis courts; and
- Longer term provisions for a future bowling green

2.4.5 Other events and activities

All new local government facilities sensibly require provision to meet more than a single purpose. The Sport and Recreation Precinct Master Plan makes provision for such as the agricultural show. The multipurpose community facility will be used for a range of community events and celebrations and the indoor sports hall will be designed to accommodate other uses such as school assemblies and performing arts. Toodyay hosts over 40 events annually with main events attracting visitors in their thousands. For outdoor events, infrastructure such as marquees, seating and toilets are hired in, this adds substantial cost to community event organisers. New infrastructure will provide many of these elements.

A major opportunity for Toodyay is the second tier conference market. We have excellent boutique accommodation options and first class catering available. The multipurpose function centre will easily accommodate conferences for up to 200 people.

2.4.6 Management

The Shire manages the existing Toodyay Showgrounds and hence is responsible for the maintenance of the playing fields and buildings and management of all bookings, including receiving fees for use of the main pavilion. The long term operational management of the facilities will be part of the Shire's community development directorate and will house 3 to 4 operational staff.

2.4.7 Aquatic Facilities

An assessment of demand for aquatic and health and fitness programs found:

- Total attendances in the aquatic centre are projected to be about 6,000, growing to approximately 8,000 in 2026;
- Learn to swim classes (in term and vacation) will cater for a school population approaching 400 together with children in home schooling and attending school in Perth;
- Adult learn to swim classes are expected to attract up to 100 additional participants per year; and
- 800 annual attendances in aquatic therapy programs are projected.

2.5 Toodyay Sport & Recreation Precinct Master Plan

Following the adoption of the Recreation Strategy, and the acquisition of a 13ha site adjacent to the Toodyay District High School, the Shire proceeded with the development of the Toodyay Sport and Recreation Precinct Master Plan.

The master plan was developed by Peter Hunt Architects. Peter Hunt was a preeminent designer of sport and recreation facilities in Western Australia and this was the last major project before his passing late 2014.

The plan identifies the range of facilities that will be required to meet the current and future sport and recreation needs of the community. While the chosen site has great proximity to the school, the CBD and new residential developments, the topography of the site is challenging.

Construction of the facilities will require construction of a number of plateaus to create sufficient flat areas for sporting fields / courts and buildings. While this places some constraints on the development of large multi-use buildings, the proposed facilities still manage to meet multiple needs.

The most pressing needs and priorities identified in the Master Plan have formed the proposed project that is the subject of the business case. The Master Plan has also recognised the need for an indoor sport facility that might be considered in the future subject to availability of finance and grant funding.



Figure 5 Toodyay Aquatic Facility, Artist's Impression
Figure 6

3.0 Economic Evaluation

The Shire of Toodyay engaged economic consultants to undertake an evaluation of the economic and social impacts of the project. The economic and social evaluation identifies and assesses the potential economic and social impacts of the project in order to determine whether the project generates a net economic benefit and/or positive social return to the region.

3.1 Economic Evaluation

The project has been found to generate significant short term and long-term economic impacts for Toodyay and the wider economy if it is implemented.

During the construction phase, the project will result in flow-on effects to other economic activity and will generate significant employment in both the construction industry and the wider economy. In particular, it will have spin off effects for the construction industry and the building materials supply industry, which in turn flows to commodity suppliers and retailers. The estimated impacts have been summarised below.

- Employment:** The construction of the project is expected to support an average of 38.8 full-time, on-site construction jobs. The industry norm is that for every on-site construction job, there is an incremental job from a related service provider off-site (e.g. retail shops, work being manufactured in off-site facilities) – the multiplier effect. The project is modelled to support a total average full-time employment of 152.0 jobs over the construction phase. Employment will be concentrated in the building construction, technical services and retail industries.
- Economic contribution:** The project construction phase will also have a broader impact on the economic output of the regional economy. The initial effect is projected to be around \$23.0 million during the construction phase (i.e. the economy will be \$23.0 million larger over the construction period). There are also considerable flow-on benefits to downstream and upstream suppliers. Combined with these flow-on benefits, the construction phase of the project is expected to increase economic output by \$56.9 million during construction phase.

Table 7 Construction Phase Impacts

	Output (\$m)	GVA (\$m)	Income (\$m)	Employment (FTEs)
Direct Impact	\$23.0m	\$8.3m	\$4.5m	38.8
Indirect Impact (Type I)	\$17.2m	\$7.3m	\$4.1m	54.7
<i>Sub-Total</i>	\$40.2m	\$15.6m	\$8.7m	93.6
Indirect Impact (Type II)	\$16.7m	\$9.4m	\$4.1m	58.4
Total Impact	\$56.9m	\$25.0m	\$12.8m	152.0

In addition to the construction-related impacts, there are large and ongoing impacts of the project on the regional economy which occur during the operational phase. These have been assessed based on published literature, case studies and industry standards. The results of the assessment have been summarised in the table below.

Table 8 Economic Impacts, Operational Phase

Impact	Description
User Benefits	The project is expected to result in improvements to the quality and capacity of local sport and recreational facilities within the Toodyay region – and the wider Avon region. The project also includes the development of facilities currently unavailable within Toodyay, such as netball and basketball courts and an aquatic facility. The improved provision of these facilities has been shown to directly support increased physical activity and social interaction.

Impact	Description
	<p>Based on modelled recreation activity levels, the health impacts have been estimated at \$420,700 per annum by 2020, with increased savings as the population of the region expands.</p> <p>Additionally, the travel time and cost savings from the provision of local facilities equates to \$23,100 per 1,000 trips. Based on modelled recreation activity levels, there is an estimated travel time and cost benefit of approximately \$184,200 per annum by 2020.</p>
Local Expenditure	<p>The project is expected to support visitation to Toodyay from the wider region by allowing the town to host a larger variety of events and functions not currently feasible, such as basketball, netball and swimming events. Improved viewing areas will also support greater levels of visitation for football, soccer, cricket, hockey and rugby. Additionally, the proposed multi-purpose function facility will have capacity to accommodate 200 people seated and will allow the town to host second tier conferences and corporate events, as well as civic events, functions and performances. Each visitor will support local businesses through expenditure at local businesses.</p> <p>Overall, additional visitor expenditure has been modelled at approximately \$840,700 per annum by 2020. This is expected to directly support 7.2 ongoing local full-time jobs per annum by 2020.</p> <p>In addition to visitor expenditure, residents undertake their local shopping outside the region when they access facilities in Perth and Northam, thus reducing potential revenue at local businesses. This has been evidenced by retail modelling which has shown that there was a notional leakage of spending equivalent to \$42.9 million per annum as of 2014.</p> <p>Furthermore, the project is expected to facilitate increased local expenditure compared to the base case by encouraging higher young adult population growth than otherwise would be the case without the project. Overall, the project is expected to facilitate an additional 900 residents in the Shire of Toodyay by 2045 (or 400 households). Based on current retail spending patterns, the population increase would support 43 ongoing full-time roles by 2045.</p>
Property Development	<p>The urban amenity improvements associated with the project are expected to lead to an increase in the desirability of living, visiting and working in the area. The amenity improvements from the project will have a direct impact on existing and planned properties in the area, with the project expected to support value uplifts in excess of \$2.6 million for the immediate walkable catchment.</p> <p>This increase in values is expected to improve the viability of current and future development proposals by increasing equity and financing capacity. It also improves potential sale prices and volumes. Thus, the project is expected to lead to developments progressing at an earlier stage than would otherwise be the case.</p> <p>Based on current construction costs, the project is expected to facilitate future investment equivalent to \$186.0 million at today's values. This private investment in the Toodyay economy will deliver considerable economic benefits to the region. Notably, it will directly and indirectly support 692 full-time equivalent roles during the construction phase.</p> <p>In addition to the investment facilitated by the project, the development of the precinct will allow for the medium term sale/lease of the 4.1 ha Toodyay Showgrounds site. Whilst no change in the use of the site has been considered by the Shire of Toodyay, there is a potential for a range of residential, commercial or expansion of civic uses due to its large area and key access of Toodyay Street. Based on an illustrative value of \$250,000 per hectare, a portion of the site could potentially be sold for around \$900,000 (excluding the Aboriginal burial ground) – there is also potential for ongoing leasing of the land in the medium term. Additionally, there is potential for the redevelopment of existing facilities outside the Toodyay Showgrounds which are planned to be re-located to the Toodyay Sport and Recreation Precinct.</p>
Efficiency Savings	<p>Through an economic lens, there are expected to be direct efficiency benefits gained over the long term due to the development of the Toodyay Sport and Recreation Precinct. These benefits include economies of scale regarding capital outlays and cost savings through the sharing of maintenance and overheads. The capital outlay required over the longer term is also expected to be lower due to the shared or joint use of spaces (such as meeting rooms, consultation rooms, offices, parking, open space, staff rooms, kitchens and toilets).</p>

3.2 Cost Benefit Assessment

A Cost Benefit Analysis (CBA) is the most commonly used and most comprehensive of the economic evaluation techniques. Essentially, a CBA compares the monetised benefits and costs of a project to evaluate the desirability of a project. The analysis undertaken for the preferred option excludes economic benefits that could not be reliably monetised (e.g. reduced retail leakage and efficiency benefits) or were not considered to be direct effects from the project. Indirect costs and benefits would include those costs and benefits obtained through multiplier effects.

The following figure illustrates the economic impacts which were included in the CBA and the net present value of the economic impact on the local economy.

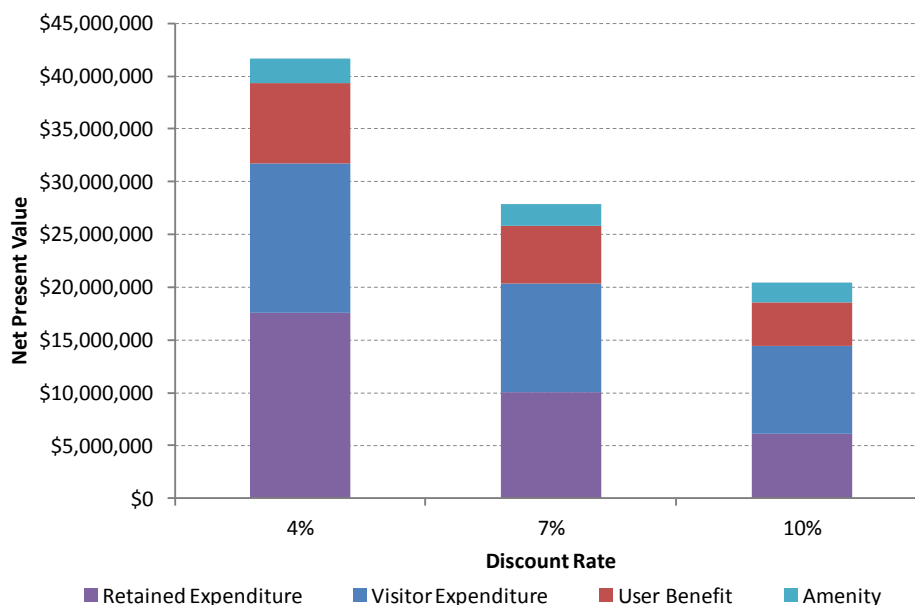


Figure 7 Economic Impacts, Cost Benefit Assessment

The CBA results reveal that the project is expected to generate economic returns. At 4% and 7% discount rates, the most commonly referred to, the benefit cost ratio exceeds one and the net present value of benefits exceeds \$7.0 million.

Table 9 Cost Benefit Analysis Results

	4%	7%	10%
Present Value of Cost	\$21.5m	\$20.4m	\$19.5
Present Value of Benefits	\$41.6m	\$27.9m	\$20.4m
<i>Economic Benefits (Visitor Expenditure/ Retained Expenditure)</i>	\$31.7m	\$20.3m	\$14.3m
<i>Environment Benefits (Property Development)</i>	\$2.2m	\$2.0m	\$1.9m
<i>Social Benefits (User Benefits)</i>	\$7.6m	\$5.4m	\$4.1m
Net Present Value	\$20.0m	\$7.4m	\$0.9m
Benefit Cost Ratio	1.9	1.4	1.0

3.3 Social Impact Assessment

There are numerous non-measurable social benefits, costs and risks associated with the project which were unable to be assessed as part of the economic assessment due to methodological constraints. The economics consultant qualitatively assessed these impacts, with the goal of providing an overall understanding of the degree of impacts on the local community from the implementation of the project.

Overall, the project is expected to generate significant social and intangible economic impacts, with the project supporting employment growth, improved health outcomes, improved community service provision, improved business confidence, and sustained economic growth. The major impacts have been summarised below.

- **Improved Community Service Provision:** As a result of the implementation of the project, Toodyay's population of younger residents, particularly young families and adults, is expected to increase at a faster pace than the status quo (equivalent to 900 residents by 2045). The associated lift in population and visitation (of approximately 320 visitors per week) will facilitate the provision of community infrastructure and services at an earlier date than what otherwise would occur if the project was not implemented, with the increase in the rate base also supported by improved property values and improved efficiencies from the delivery of shared infrastructure. This improved community infrastructure provision has significant community benefits through the attraction of skilled residents that would otherwise seek opportunities elsewhere.
- **Improved Health Outcomes:** Residents display a number of negative health indicators compared to the national average, including obesity, respiratory disease and early childhood development risks. Toodyay also has a high proportion of aged residents, who require access to a range of facilities such as aquatic therapy. The provision of modern recreational facilities and the addition of facilities previously not available are likely to encourage physical activity among residents and lead to an overall healthier community. Conversely, the implication of having no change in the Shire of Toodyay's recreation facility provision is likely to see the continuation of low levels of health indicators among community members.
- **Social Cohesion and Community Well-Being:** The project is expected to facilitate and enable hosting sport, recreational and community events that are seen as focal points of Toodyay community life. The events are expected to strengthen sense of place, social connectedness and community bonds and reduced sense of social dislocation and disconnection. The proposed project also encourage further participation in sport and recreational activities that are associated with enhancing social cohesion, improving self-esteem and providing a system of social support that are linked to reducing incidence of violence, delinquency and suicide.
- **Sustained Growth and Prosperity:** The project as a facilitator of increased economic activity through the attraction of residents living within a wider catchment than is currently attracted to the town is likely to underpin increased investment in a range of related industry sectors. This improved revenue outlook is expected to support expansion of existing businesses and new development opportunities. Conversely, the status quo may potentially lead to reduced business investment, business confidence and employment opportunities due to declines in amenity and community infrastructure capacity.

4.0 Implementation Plan

4.1 Project Management and Governance

4.1.1 Roles and Responsibilities

The Shire of Toodyay will employ a full time project manager to manage the Shires' role in this project. The first task of the project manager will be to prepare a full and detailed project management plan including task lists and Gantt charts. The project manager will be the Shires principal resource in dealing with the lead contractor or Architect.

Council

The Council's role within the project is to provide governance and oversight. It will ensure that the project is delivered in line with council approvals and community expectations. Because of the significance of this project to the short and long term future of the Toodyay community and its economic development, involvement of Council is critical.

Project Control Group

The Project Control Group consist of the CEO and the executive managers of the Shire of Toodyay. Each of these managers has resources and expertise to bring to bear to assist in the affective delivery of the project. The Project Control Group will meet regularly with the project manager and occasionally with the lead contractor to supervise the project and ensure that all necessary support and resources are provided.

Lead Contractor

The Shire of Toodyay will appoint through a competitive tendering process a lead contractor or architect to manage the tendering contracting and supervision of the works associated with the project. This contractor will be responsible for converting concept plans into detailed designs, participating with the Shire in the development of tender specifications and managing tendering processes. Most day to day contact with the Shire will be between the project manager and the lead contractor.

4.1.2 Project Management Plan

The purpose of the Project Management Plan is to outline the approach to be taken by the Shire of Toodyay, its consultants and contractors to ensure the successful delivery of the Sport & Recreation Precinct.

The Project Management Plan for the project is, along with the Risk Register a 'live' document that will be kept up to date until the end of the project and revised at least quarterly. It acknowledges the requirements of ISO21500 Guidance on Project Management and the processes for good practice contained therein

The project management plan will include the following elements.

Project Scope and Objectives

One of the risks of the project of this type is scope creep where elements of the plans / buildings or facilities will increase in size / nature or quality if these elements are not closely monitored. The project plan defines the project background; identifies the project site and project scope and objectives.

Time Management

A detailed Project Programme has been prepared and is provided. It indicates an overall project duration of 12 months from the funding approval through to completion of construction and also the project dependencies.

Project Organisation

The Project Management Plan provides an indicative project's organisation structure which defines hierarchical roles and reporting requirements for the project. The project manager will work with the lead consultants, contractor and suppliers to ensure firstly that the scope of works for all projects is clear and comprehensive.

While the project will be managed primarily by the project manager and the lead contractor the efforts of a number of other elements of the organisation will be brought to bear on different elements of the plan and the delivery. This will include:

- Finance and budgeting staff to manage the cash flow and payment regime for the project. They will ensure that the funds are available when required, and earning interest when not. They will also ensure that all scheduled payments are made expeditiously when approved by the project management team;
- The Shire of Toodyay Works crew will be called upon from time to time as required. This can include traffic management, earthworks, parks and gardens, road construction and maintenance.
- The Occupation Health and Safety Coordinator will provide advice on all on site safety process and help review OSH plans submitted by potential contractors;
- Regulatory staff will manage all statutory planning, environmental health and building issues, bearing in mind that all building plans will be independently certified;
- The Senior Management Group will oversee the project and manage all updates and decision making required by Council.
- Community development staff will assist with the delivery of the communication plan.

A formal project reporting mechanism will be employed with monthly reports being prepared by the Project Manager and Architect and submitted to the Project Control Group (PCG) for review and endorsement. The monthly reports will address the following: authorities' approvals, design issues, construction issues, financials, OH&C, risk management and client commissioning and hand over.

Stakeholder Management and Communication

During design, construction and commissioning there will be a range of key stakeholders with differing information needs. The Communication Plan will set out the approach to managing communication with each stakeholder, including distribution lists for various project management documents.

Risk Management

The Shire of Toodyay has adopted a risk management policy which complies with the principles, framework and process for managing risk set out in AS/NZS ISO 31000:2009. This policy defines risk, and sets out the process for identification, analysis, evaluation, treatment, monitoring and review of risks. The policy recognises that Major Projects of greater than \$500,000 in value will have a specific risk assessment undertaken.

The Shire of Toodyay has previously prepared a Risk Management Plan (RMP) with respect to the proposed Sport & Recreation Precinct. The RMP will be updated when the outcome of the grant application process is known and timing is clear.

A further Risk Management Workshop will be held at this time with key stakeholders represented. This will be facilitated by an independent consultant, skilled in this area. All project risks will be reviewed on a monthly basis and those risks categorised as "High" or "Very High" will be reported through to the Project Control Group

for remedial action. Responsibility for Risk Management will be that of the Project Manager and the CEO of the Shire of Toodyay.

4.2 Procurement Strategy

All members of the Project Team will be required to comply with the requirements of the project plan and any reference procedures to enable effective project management and delivery. This includes the planning, control and execution of all work related services, compliance with government statutes, regulations and policies, and delivery to specification on time, in scope, to ensure fitness for purpose and within budget.

The project will be managed primarily by the project manager. Procurement of contract services for the project will start with the appointment of the lead contractor – either an engineer or an architect – to assist with the external contract management.

Shire of Toodyay procurement activities are guided by:

- The Local Government Act 1995
- The Local Government (Functions & General) Regulations 1996 (which includes provisions for tendering for goods and services)
- Shire policies including the Purchasing Policy and Local Price Preference policies;
- The WA Local Government Association (WALGA) Procurement Handbook which is a best practice guide including numerous templates.

The Shire will also utilise the services of the WALGA Procurement Consultancy Service which will provide additional assurance of compliance, probity, transparency and value for money.

For expediency and cost-effectiveness, it is planned that the construction element of the project will be undertaken in two parts:

1) Early Works – scope will consist of bulk earthworks (cut and fill) as well as in-ground services (hydraulic, electrical and communications) – will commence very quickly using the established Shire of Toodyay Panel of Contractors for Civil Works and Equipment Hire. The panel comprises three local firms, AK Evans, Vernice Pty Ltd and Ringa Civil. The panel rates are very competitive and this will ensure value for money for this component of the works.

2) Main Works – the balance of the scope including playing field / court construction, aquatic centre, buildings and associated car parking, hard and soft landscaping- will be organised through a public tender via Tender Link will be called for a lump sum tender price for the Main Works.

4.3 Asset Management

The Shire of Toodyay has developed an Asset Management Plan for the Sport and Recreation Precinct. This plan seeks to identify how this project will integrate into the Shire of Toodyay Asset Management Framework. This framework consists of:

- Shire of Toodyay Asset Management Policy;
- Asset Management Improvement Strategy;
- Asset Management Plan (all assets); and
- Whole of Life Costing for this facility.

4.4 Risk Management

In June 2015, a risk management review team followed Council's Risk Management Policy to identify, analyse and evaluate the risks associated with the proposed Sport and Recreation Precinct. The risk assessment is critical to this project, as it has an estimated cost of \$23,122,022; it will be the biggest single project ever undertaken by the Shire of Toodyay and with extensive community consultation over many years, there is great expectation to deliver an outcome that satisfies all stakeholders. The risk management review team identified a wide range of potential risks; these were grouped together into a final list of 27 risks. Of these, 3 were identified as high risk, 15 moderate risk and 9 as low risk items. Additional controls may be required for the 3 high risks and 2 of the moderate risks. Those risks identified as high risk were:

- Scope and specification issues that could result in a major financial risk;
- Utilities infrastructure are yet to be finalised and may vary considerably from estimates and present a moderate financial risk; and
- Cost control issues that could result in a major financial risk. The Shire has identified the potential risks during the development of the business case and has proposed to engage a Project Manager and a Lead Contractor specifically for the project. These yet to be filled positions are regularly mentioned throughout this risk management plan as being the existing controls the Shire has in place to manage specific risks.

Council has identified potential risks during their business case and have already agreed to engage a Project Manager and a Lead Contractor specifically for the project. These yet to be filled positions are regularly mentioned throughout this risk management plan as being the existing controls Council has in place to manage specific risks.

By its nature this process is continuous and iterative. The risks that we can identify now, and the risks that we can identify later will be very different. The risk management plan at this stage is high level and largely governance, management and financial risks. In depth risk analysis will occur at the commencement of project development to ensure that the process is informed by new project participants. The Risk Management Plan will be updated when the outcome of the grant application is known and timing is clear. A further Risk Management Workshop will be at this time with key stakeholders represented. This will be facilitated by an independent consultant. All project risks will be reviewed on a monthly basis and those risks categorised as "High" or "Very High" will be reported through to the Project Control Group for remedial action. Responsibility for Risk Management will be that of the Project Manager and the CEO of the Shire of Toodyay.

For further information see Attached Risk Management Plan prepared for the Shire of Toodyay Sport and Recreation Precinct.

4.5 Operational Management

When completed, the new sport and recreation precinct will be managed on a similar basis to the existing Toodyay Show Grounds and other shire managed facilities. Maintenance of the sporting fields / gardens and outdoor facilities will be undertaken by the works and services / parks and gardens team. Reticulation will be automated and water will be a combination of scheme water and storm water, with future plans to access recycled treated effluent.

The buildings will be maintained as part of the suite of assets controlled by the Shire. The Manager of Planning and Development and the Building Maintenance Officer will take primary responsibility for regular and routine maintenance. The operational expenses will be accommodated as part of the long term financial plan and annual budgets. The long term maintenance and renewal of the facilities will be incorporated into the Shire of Toodyay Asset Management plan.

It is expected that the new facilities will house up to 4 permanent staff with numerous casual staff and volunteers for major events and conferences. Staff will be located at the aquatic facility and the multipurpose function centre. The future extended work will see more staff located at the multi-purpose indoor sports facility.

The day to day management of the facilities will fall within the responsibilities of the Manager of Community Development. This position is already responsible for the management of a suite of community access facilities including the library, visitor centre and two museums. This directorate also has carriage of sport and recreation, tourism and events which will be the main activities associated with the new precinct.

4.6 Supporting Documentation

The following documents should be read in conjunction with this business case:

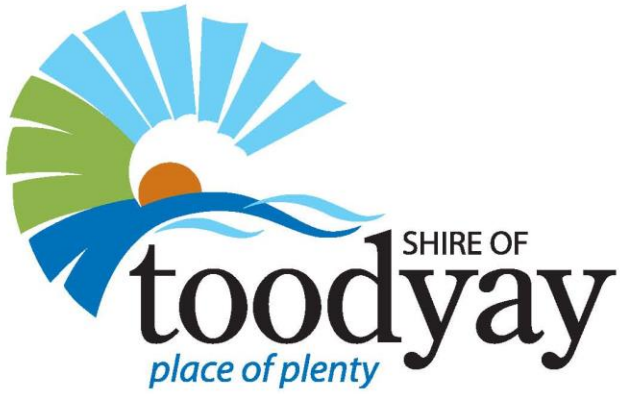
Asset Management Plan, Toodyay Sport & Recreation Precinct

Project Management Plan, Toodyay Sport & Recreation Precinct

Risk Management Plan, Toodyay Sport & Recreation Precinct

Shire of Toodyay Recreational Strategy

Master Planning of the Toodyay Sport & Recreational Precinct



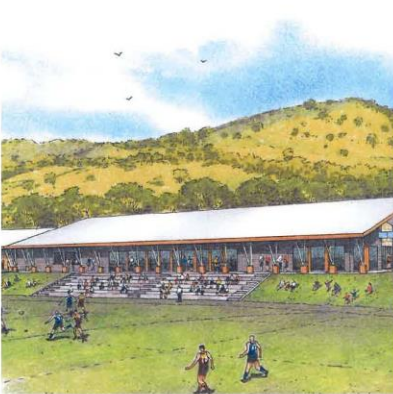
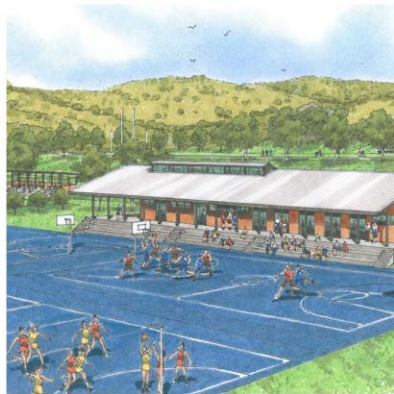
VERSION ONE

VERSION ONE INCLUDES:

- AQUATIC FACILITY
- MUTI USE COURTS
- RECTANGUAL SPOSRTS FIELDS
- AFL / CRICKET
- MULTI PURPOSE FUCTION CENTRE

WHOLE OF LIFECYCLE COSTINGS

SHIRE OF TOODYAY SPORT & RECREATION PRECINCT



WHOLE OF LIFE COST CALCULATION: TOTAL ALL INVESTMENTS (Excluding Roads)

Cost Escalation Factor 2%
Return on Reserves 3%

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Expenditure	\$22,146,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$5,000	\$76,000	\$0	\$0	\$0	\$5,520
Operating Costs	\$0	\$287,000	\$292,740	\$298,595	\$304,567	\$310,658	\$316,871	\$323,209	\$329,673	\$336,266
Loan Repayments	\$0	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880
Budget Allocation	\$0	\$973,892	\$993,370	\$1,013,237	\$1,033,502	\$1,054,172	\$1,075,255	\$1,096,761	\$1,118,696	\$1,141,070
Reserve Balance	\$0	\$140,012	\$297,962	\$474,664	\$665,959	\$806,571	\$1,042,273	\$1,300,213	\$1,581,362	\$1,881,206

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,265,532
Periodic Maintenance	\$83,381	\$0	\$0	\$0	\$6,095	\$92,056	\$0	\$0	\$0	\$6,729
Operating Costs	\$342,992	\$349,851	\$356,848	\$363,985	\$371,265	\$378,690	\$386,264	\$393,989	\$401,869	\$409,907
Loan Repayments	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$546,880	\$507,278
Budget Allocation	\$1,163,891	\$1,187,169	\$1,210,912	\$1,235,131	\$1,259,833	\$1,285,030	\$1,310,730	\$1,336,945	\$1,363,684	\$1,390,958
Reserve Balance	\$2,128,281	\$2,482,567	\$2,864,228	\$3,274,420	\$3,708,246	\$4,086,896	\$4,587,090	\$5,120,778	\$5,689,336	\$5,061,527

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Capital Expenditure	\$0	\$0	\$0	\$0	\$4,516,794	\$0	\$0	\$0	\$0	\$2,481,565
Periodic Maintenance	\$100,940	\$0	\$0	\$0	\$0	\$47,430	\$0	\$0	\$0	\$8,203
Operating Costs	\$418,105	\$426,467	\$434,996	\$443,696	\$452,570	\$461,621	\$470,854	\$480,271	\$489,876	\$499,674
Loan Repayments	\$546,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$1,418,777	\$1,447,152	\$1,476,095	\$1,505,617	\$1,535,730	\$1,566,444	\$1,597,773	\$1,629,729	\$1,662,323	\$1,695,570
Reserve Balance	\$5,566,225	\$6,753,897	\$7,997,613	\$9,299,462	\$6,144,812	\$7,386,550	\$8,735,065	\$10,146,575	\$11,623,419	\$10,678,248

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,377,756
Periodic Maintenance	\$114,840	\$0	\$0	\$0	\$9,057	\$127,972	\$0	\$0	\$0	\$9,999
Operating Costs	\$509,667	\$519,861	\$530,258	\$540,863	\$551,680	\$562,714	\$573,968	\$585,448	\$597,157	\$609,100
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$1,729,481	\$1,764,071	\$1,799,352	\$1,835,339	\$1,872,046	\$1,909,487	\$1,947,676	\$1,986,630	\$2,026,363	\$2,066,890
Reserve Balance	\$12,103,569	\$13,710,886	\$15,391,307	\$17,147,522	\$18,973,256	\$20,761,254	\$22,757,800	\$24,841,716	\$27,016,174	\$26,896,694

Future Replacement Expenses	Year 50	Year 60	Year 80
Total	\$18,896,821	\$20,391,606	\$18,307,274

RECREATION PRECINCT WHOLE OF LIFE COSTING MODEL

The modelling uses the following assumptions:

- The entire project will be completed in a single stage
- After grants and contributions an \$8 million loan will be required
- The loan repayments have been allocated against the buildings and the aquatic facility
- No loan funds have been allocated to site works or other infrastructure
- No further loan or grants funding has been assumed for future replacement

Possible reallocations within the existing budget include:

Reducing allocations to the roads program	\$200,000
Reducung future allocations to access and egress	\$100,000
No additional capital contributions to Sport and Recreation	\$100,000
Reduced expenditure at Showgrounds	\$50,000
Existing reserve allocation	\$250,000
Total Savings and Reallocations	\$700,000

WHOLE OF LIFE COST CALCULATION: Football & Cricket Change Rooms

	Costs									
	16/17 \$	Replacement Period								
Structure	\$900,000	60 Years				Cost Escalation Factor	2%			
Roof	\$60,000	40 Years				Return on Reserves	3%			
Mechanical Services	\$60,000	20 Years								
Fitout	\$180,000	25 Years								
TOTAL	\$1,200,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$900,000									
Roof	\$60,000									
Mechanical Services	\$60,000									
Fitout	\$180,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717
Loan Repayments		\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851
Budget Allocation		\$87,851	\$89,608	\$91,400	\$93,228	\$95,093	\$96,995	\$98,934	\$100,913	\$102,931
Reserve Balance		\$2,000	\$5,617	\$10,931	\$18,024	\$21,982	\$32,744	\$45,548	\$60,490	\$77,669

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$87,409
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$11,951	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$14,002	\$14,282
Loan Repayments	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851	\$75,851
Budget Allocation	\$104,990	\$107,090	\$109,232	\$111,416	\$113,645	\$115,918	\$118,236	\$120,601	\$123,013	\$125,473
Reserve Balance	\$91,666	\$113,465	\$137,816	\$164,834	\$194,636	\$221,253	\$256,816	\$295,543	\$337,568	\$295,626

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$289,519				
Periodic Maintenance	\$6,729									
Operating Costs	\$14,568	\$14,859	\$15,157	\$15,460	\$15,769	\$16,084	\$16,406	\$16,734	\$17,069	\$17,410
Loan Repayments	\$75,851									
Budget Allocation	\$127,982	\$130,542	\$133,153	\$135,816	\$138,532	\$141,303	\$144,129	\$147,011	\$149,952	\$152,951
Reserve Balance	\$335,328	\$461,071	\$592,899	\$731,042	\$866,218	\$1,000,000	\$1,132,142	\$1,262,876	\$1,392,209	\$1,520,150

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$129,885
Mechanical Services										\$129,885
Fitout										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$17,758	\$18,114	\$18,476	\$18,845	\$19,222	\$19,607	\$19,999	\$20,399	\$20,807	\$21,223
Loan Repayments										
Budget Allocation	\$156,010	\$159,130	\$162,313	\$165,559	\$168,870	\$172,247	\$175,692	\$179,206	\$182,790	\$186,446
Reserve Balance	\$1,541,879	\$1,729,151	\$1,924,862	\$2,129,322	\$2,342,849	\$2,555,776	\$2,788,142	\$3,030,594	\$3,283,495	\$3,287,454

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$2,952,928	
Roof		\$196,862	
Mechanical Services		\$196,862	
Fitout	\$474,987		

WHOLE OF LIFE COST CALCULATION: Pavillion and Function Centre

	Costs				
	16/17 \$	Replacement Period			
Structure	\$2,500,000	60 Years	Cost Escalation Factor	2%	
Roof	\$170,000	40 Years	Return on Reserves	3%	
Mechanical Services	\$170,000	20 Years			
Fitout	\$510,000	25 Years			
TOTAL	\$3,350,000				

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$2,500,000									
Roof	\$170,000									
Mechanical Services	\$170,000									
Fitout	\$510,000									
Periodic Maintenance						\$15,000				
Operating Costs		\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,785	\$34,461	\$35,150
Loan Repayments		\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749
Budget Allocation		\$250,749	\$255,764	\$260,879	\$266,097	\$271,419	\$276,847	\$282,384	\$288,032	\$293,792
Reserve Balance		\$9,000	\$22,685	\$41,284	\$65,034	\$79,182	\$113,533	\$153,789	\$200,225	\$253,125

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$247,658
Fitout										
Periodic Maintenance	\$16,561					\$18,285				
Operating Costs	\$35,853	\$36,570	\$37,301	\$38,047	\$38,808	\$39,584	\$40,376	\$41,184	\$42,007	\$42,847
Loan Repayments	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749	\$211,749
Budget Allocation	\$299,668	\$305,662	\$311,775	\$318,010	\$324,371	\$330,858	\$337,475	\$344,225	\$351,109	\$358,131
Reserve Balance	\$296,224	\$362,454	\$436,052	\$517,348	\$606,682	\$686,122	\$792,056	\$907,109	\$1,031,676	\$918,503

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$820,303				
Periodic Maintenance	\$20,188									
Operating Costs	\$43,704	\$44,578	\$45,470	\$46,379	\$47,307	\$48,253	\$49,218	\$50,203	\$51,207	\$52,231
Loan Repayments	\$211,749									
Budget Allocation	\$365,294	\$372,600	\$380,052	\$387,653	\$395,406	\$403,314	\$411,380	\$419,608	\$428,000	\$436,560
Reserve Balance	\$1,035,711	\$1,394,803	\$1,771,229	\$2,165,639	\$1,758,405	\$2,166,218	\$2,593,366	\$3,040,573	\$3,508,583	\$3,998,170

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$368,007
Mechanical Services										\$375,367
Fitout										
Periodic Maintenance	\$24,609					\$27,170				
Operating Costs	\$53,275	\$54,341	\$55,428	\$56,536	\$57,667	\$58,820	\$59,997	\$61,197	\$62,421	\$63,669
Loan Repayments										
Budget Allocation	\$445,291	\$454,197	\$463,281	\$472,547	\$481,998	\$491,638	\$501,470	\$511,500	\$521,730	\$532,164
Reserve Balance	\$4,485,522	\$5,019,944	\$5,578,396	\$6,161,758	\$6,770,942	\$7,379,717	\$8,042,582	\$8,734,162	\$9,455,496	\$9,464,283

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure			\$12,188,598
Roof			\$828,825
Mechanical Services		\$557,775	
Fitout	\$1,372,710		

WHOLE OF LIFE COST CALCULATION: Soccer Hockey Basketball Change Rooms

	Costs									
	16/17 \$		Replacement Period							
Structure	\$1,090,000		60 Years			Cost Escalation Factor		2%		
Roof	\$75,000		40 Years			Return on Reserves		3%		
Mechanical Services	\$75,000		20 Years							
Fitout	\$225,000		25 Years							
TOTAL	\$1,465,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$1,090,000									
Roof	\$75,000									
Mechanical Services	\$75,000									
Fitout	\$225,000									
Periodic Maintenance						\$6,000				
Operating Costs		\$12,000	\$12,240	\$12,485	\$12,734	\$12,989	\$13,249	\$13,514	\$13,784	\$14,060
Loan Repayments		\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601
Budget Allocation		\$106,601	\$108,733	\$110,908	\$113,126	\$115,388	\$117,696	\$120,050	\$122,451	\$124,900
Reserve Balance		\$2,000	\$5,952	\$11,952	\$20,101	\$24,503	\$37,084	\$52,131	\$69,761	\$90,093

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$109,261
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$14,341	\$14,628	\$14,920	\$15,219	\$15,523	\$15,834	\$16,150	\$16,473	\$16,803	\$17,139
Loan Repayments	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601	\$92,601
Budget Allocation	\$127,398	\$129,946	\$132,545	\$135,196	\$137,900	\$140,658	\$143,471	\$146,340	\$149,267	\$152,252
Reserve Balance	\$107,731	\$133,681	\$162,714	\$194,972	\$230,596	\$263,643	\$306,272	\$352,726	\$403,171	\$348,517

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$361,898				
Periodic Maintenance	\$6,729									
Operating Costs	\$17,482	\$17,831	\$18,188	\$18,552	\$18,923	\$19,301	\$19,687	\$20,081	\$20,483	\$20,892
Loan Repayments	\$92,601									
Budget Allocation	\$155,298	\$158,403	\$161,572	\$164,803	\$168,099	\$171,461	\$174,890	\$178,388	\$181,956	\$185,595
Reserve Balance	\$397,458	\$549,954	\$709,836	\$877,383	\$690,982	\$863,871	\$1,044,990	\$1,234,647	\$1,433,160	\$1,640,857

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$162,356
Mechanical Services										\$162,356
Fitout										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$21,310	\$21,736	\$22,171	\$22,614	\$23,067	\$23,528	\$23,999	\$24,479	\$24,968	\$25,468
Loan Repayments										
Budget Allocation	\$189,307	\$193,093	\$196,955	\$200,894	\$204,912	\$209,010	\$213,190	\$217,454	\$221,803	\$226,239
Reserve Balance	\$1,849,877	\$2,076,730	\$2,313,815	\$2,561,509	\$2,820,200	\$3,080,288	\$3,361,888	\$3,655,720	\$3,962,227	\$3,957,154

Future Replacement Expenses		Year 50	Year 60	Year 80
Structure	Year 60		\$3,576,324	
Roof	Year 60		\$557,775	
Mechanical Services	Year 60		\$557,775	
Fitout	Year 50	\$593,733		

WHOLE OF LIFE COST CALCULATION: Aquatic Centre Buildings

	Costs	Replacement Period	Cost Escalation Factor	
	16/17 \$			
Structure	\$975,000	60 Years	2%	
Roof	\$65,000	40 Years	3%	
Mechanical Services	\$65,000	20 Years		
Fitout	\$195,000	25 Years		
TOTAL	\$1,300,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$975,000									
Roof	\$65,000									
Mechanical Services	\$65,000									
Fitout	\$195,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$8,000	\$8,160	\$8,323	\$8,490	\$8,659	\$8,833	\$9,009	\$9,189	\$9,373
Loan Repayments		\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602
Budget Allocation		\$49,602	\$50,594	\$51,606	\$52,638	\$53,691	\$54,765	\$55,860	\$56,977	\$58,117
Reserve Balance		\$2,000	\$4,892	\$8,720	\$13,527	\$14,363	\$21,123	\$29,006	\$38,062	\$48,345

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$94,693
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$9,561	\$9,752	\$9,947	\$10,146	\$10,349	\$10,556	\$10,767	\$10,982	\$11,202	\$11,426
Loan Repayments	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$39,602	\$0
Budget Allocation	\$59,279	\$60,465	\$61,674	\$62,907	\$64,165	\$65,449	\$66,758	\$68,093	\$69,455	\$70,844
Reserve Balance	\$54,391	\$67,133	\$81,272	\$96,870	\$113,990	\$126,607	\$146,794	\$168,706	\$192,418	\$162,916

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$313,645				
Periodic Maintenance	\$6,729									
Operating Costs	\$11,654	\$11,888	\$12,125	\$12,368	\$12,615	\$12,867	\$13,125	\$13,387	\$13,655	\$13,928
Loan Repayments	\$39,602									
Budget Allocation	\$72,261	\$73,706	\$75,180	\$76,684	\$78,217	\$79,782	\$81,377	\$83,005	\$84,665	\$86,358
Reserve Balance	\$182,078	\$249,359	\$319,894	\$393,807	\$157,578	\$229,220	\$304,349	\$383,097	\$465,600	\$551,998

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$140,708
Mechanical Services										\$140,708
Fitout										
Periodic Maintenance	\$8,203					\$5,520				
Operating Costs	\$14,207	\$14,491	\$14,781	\$15,076	\$15,378	\$15,685	\$15,999	\$16,319	\$16,645	\$16,978
Loan Repayments										
Budget Allocation	\$88,085	\$89,847	\$91,644	\$93,477	\$95,347	\$97,253	\$99,199	\$101,182	\$103,206	\$105,270
Reserve Balance	\$634,234	\$728,617	\$827,339	\$930,560	\$1,038,445	\$1,145,646	\$1,263,215	\$1,385,975	\$1,514,115	\$1,366,413

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$3,199,005	
Roof		\$213,267	
Mechanical Services		\$213,267	
Fitout	\$524,860		

WHOLE OF LIFE COST CALCULATION: Other Buildings

	Costs		Replacement Period							
	16/17 \$									
Structure	\$690,000		60 Years			Cost Escalation Factor		2%		
Roof	\$45,000		40 Years			Return on Reserves		3%		
Mechanical Services	\$45,000		20 Years							
Fitout	\$145,000		25 Years							
TOTAL	\$925,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$690,000									
Roof	\$45,000									
Mechanical Services	\$45,000									
Fitout	\$145,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$8,000	\$8,160	\$8,323	\$8,490	\$8,659	\$8,833	\$9,009	\$9,189	\$9,373
Loan Repayments		\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468
Budget Allocation		\$68,468	\$69,837	\$71,234	\$72,659	\$74,112	\$75,594	\$77,106	\$78,648	\$80,221
Reserve Balance		\$2,000	\$5,269	\$9,870	\$15,868	\$18,328	\$27,172	\$37,615	\$49,735	\$63,607

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$65,557
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$9,561	\$9,752	\$9,947	\$10,146	\$10,349	\$10,556	\$10,767	\$10,982	\$11,202	\$11,426
Loan Repayments	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468	\$58,468
Budget Allocation	\$81,826	\$83,462	\$85,131	\$86,834	\$88,571	\$90,342	\$92,149	\$93,992	\$95,872	\$97,789
Reserve Balance	\$73,791	\$91,247	\$110,701	\$132,242	\$155,963	\$175,865	\$204,055	\$234,718	\$267,962	\$238,339

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout					\$233,223					
Periodic Maintenance	\$6,729									
Operating Costs	\$11,654	\$11,888	\$12,125	\$12,368	\$12,615	\$12,867	\$13,125	\$13,387	\$13,655	\$13,928
Loan Repayments	\$58,468									
Budget Allocation	\$99,745	\$101,740	\$103,775	\$105,850	\$107,967	\$110,126	\$112,329	\$114,576	\$116,867	\$119,204
Reserve Balance	\$268,383	\$366,286	\$468,924	\$576,474	\$455,897	\$566,833	\$683,042	\$804,722	\$932,075	\$1,065,314

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$97,414
Mechanical Services										\$97,414
Fitout										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$14,207	\$14,491	\$14,781	\$15,076	\$15,378	\$15,685	\$15,999	\$16,319	\$16,645	\$16,978
Loan Repayments										
Budget Allocation	\$121,589	\$124,020	\$126,501	\$129,031	\$131,611	\$134,244	\$136,928	\$139,667	\$142,460	\$145,310
Reserve Balance	\$1,196,452	\$1,341,875	\$1,493,851	\$1,652,621	\$1,818,433	\$1,982,487	\$2,162,891	\$2,351,126	\$2,547,475	\$2,557,403

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$2,263,911	
Roof		\$147,646	
Mechanical Services		\$147,646	
Fitout	\$382,628		

WHOLE OF LIFE COST CALCULATION: TOTAL ALL BUILDINGS

	Costs									
	16/17 \$	Replacement Period								
Structure	\$6,155,000	60-80 Years				Cost Escalation Factor		2%		
Roof	\$415,000	40 Years				Return on Reserves		3%		
Mechanical Services	\$415,000	20 Years								
Fitout	\$1,255,000	25 Years								
TOTAL	\$8,240,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$6,155,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$415,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$415,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$1,255,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$36,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$68,000	\$69,360	\$70,747	\$72,162	\$73,605	\$75,077	\$76,579	\$78,111	\$79,673
Loan Repayments	\$0	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271
Budget Allocation	\$0	\$563,271	\$574,536	\$586,027	\$597,748	\$609,703	\$621,897	\$634,335	\$647,021	\$659,962
Reserve Balance		\$17,000	\$44,415	\$82,757	\$132,554	\$158,357	\$231,656	\$318,090	\$418,273	\$532,839

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$604,577
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$38,643	\$0	\$0	\$0	\$0	\$42,663	\$0	\$0	\$0	\$0
Operating Costs	\$81,266	\$82,892	\$84,549	\$86,240	\$87,965	\$89,725	\$91,519	\$93,349	\$95,216	\$97,121
Loan Repayments	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$478,271	\$438,669
Budget Allocation	\$673,161	\$686,624	\$700,357	\$714,364	\$728,651	\$743,224	\$758,089	\$773,250	\$788,715	\$804,490
Reserve Balance	\$623,805	\$767,980	\$928,556	\$1,106,265	\$1,301,868	\$1,473,489	\$1,705,992	\$1,958,802	\$2,232,794	\$1,963,901

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$2,018,589	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$47,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$99,063	\$101,044	\$103,065	\$105,127	\$107,229	\$109,374	\$111,561	\$113,792	\$116,068	\$118,390
Loan Repayments	\$478,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$820,579	\$836,991	\$853,731	\$870,806	\$888,222	\$905,986	\$924,106	\$942,588	\$961,440	\$980,668
Reserve Balance	\$2,218,958	\$3,021,473	\$3,862,783	\$4,744,346	\$3,649,080	\$4,555,164	\$5,504,364	\$6,498,290	\$7,538,610	\$8,627,047

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$898,369
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$905,729
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$57,420	\$0	\$0	\$0	\$0	\$61,747	\$0	\$0	\$0	\$0
Operating Costs	\$120,757	\$123,173	\$125,636	\$128,149	\$130,712	\$133,326	\$135,992	\$138,712	\$141,487	\$144,316
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$1,000,282	\$1,020,287	\$1,040,693	\$1,061,507	\$1,082,737	\$1,104,392	\$1,126,480	\$1,149,009	\$1,171,990	\$1,195,429
Reserve Balance	\$9,707,963	\$10,896,317	\$12,138,264	\$13,435,770	\$14,790,869	\$16,143,914	\$17,618,719	\$19,157,577	\$20,762,808	\$20,632,707

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$0	\$11,992,168
Roof		\$0	\$1,115,550
Mechanical Services		\$0	\$1,673,326
Fitout		\$3,348,917	\$0
Total		\$3,348,917	\$14,781,044

WHOLE OF LIFE COST CALCULATION: Aquatic facility

	Costs		Replacement Period		Cost Escalation Factor	2%
	16/17 \$				Return on Reserves	3%
Lap Pool	\$1,750,000		50 Years			
Splash Pad	\$420,000		50 Years			
Leisure Pool	\$665,000		50 Years			
Landscaping	\$665,000		25 Years			
Total	\$3,500,000					

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lap Pool	\$1,879,200									
Plash Pad	\$438,480									
Leisure Pool	\$689,400									
Landscaping	\$689,400									
Periodic Maintenance						\$10,000				
Operating Costs		\$120,000	\$122,400	\$124,848	\$127,345	\$129,892	\$132,490	\$135,139	\$137,842	\$140,599
Loan Repayments		\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621
Budget Allocation		\$229,621	\$234,213	\$238,898	\$243,676	\$248,549	\$253,520	\$258,591	\$263,762	\$269,038
Reserve Balance		\$3,000	\$8,282	\$15,960	\$26,148	\$28,969	\$44,247	\$62,405	\$83,576	\$107,901

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Lap Pool										
Plash Pad										
Leisure Pool										
Landscaping										
Periodic Maintenance	\$11,041					\$12,190				
Operating Costs	\$143,411	\$146,279	\$149,205	\$152,189	\$155,233	\$158,337	\$161,504	\$164,734	\$168,029	\$171,390
Loan Repayments	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621	\$106,621
Budget Allocation	\$274,418	\$279,907	\$285,505	\$291,215	\$297,039	\$302,980	\$309,040	\$315,220	\$321,525	\$327,955
Reserve Balance	\$124,483	\$155,224	\$189,560	\$227,651	\$269,666	\$303,588	\$353,610	\$408,084	\$467,201	\$531,162

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Lap Pool					\$200,000					
Plash Pad					\$100,000					
Leisure Pool					\$100,000					
Landscaping					\$1,024,412					
Periodic Maintenance	\$13,459									
Operating Costs	\$174,817	\$178,314	\$181,880	\$185,518	\$189,228	\$193,012	\$196,873	\$200,810	\$204,826	\$208,923
Loan Repayments	\$106,621									
Budget Allocation	\$334,514	\$341,205	\$348,029	\$354,989	\$362,089	\$369,331	\$376,718	\$384,252	\$391,937	\$399,776
Reserve Balance	\$586,714	\$767,207	\$956,372	\$1,154,535	-\$62,380	\$112,067	\$295,274	\$487,574	\$689,311	\$900,844

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Lap Pool										
Plash Pad										
Leisure Pool										
Landscaping										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$213,101	\$217,363	\$221,711	\$226,145	\$230,668	\$235,281	\$239,987	\$244,786	\$249,682	\$254,676
Loan Repayments										
Budget Allocation	\$407,771	\$415,927	\$424,245	\$432,730	\$441,385	\$450,212	\$459,217	\$468,401	\$477,769	\$487,324
Reserve Balance	\$1,114,336	\$1,346,329	\$1,589,254	\$1,843,516	\$2,109,539	\$2,378,699	\$2,669,290	\$2,972,983	\$3,290,260	\$3,621,616

Future Replacement Expenses	Year 50	Year 60	Year 80
Lap Pool	\$5,058,032		
Plash Pad	\$1,180,208		
Leisure Pool	\$1,855,581		
Landscaping	\$1,855,581		

WHOLE OF LIFE COST CALCULATION: TOTAL Aquatic Facilities

	Costs		Replacement Period		
	15/16 \$				
Structure	\$1,750,000		60-80 Years	Cost Escalation Factor	2%
Roof	\$420,000		40 Years	Return on Reserves	3%
Mechanical Services	\$665,000		20 Years		
Fitout	\$665,000		25 Years		

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$1,879,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$438,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$689,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$689,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$120,000	\$122,400	\$124,848	\$127,345	\$129,892	\$132,490	\$135,139	\$137,842	\$140,599
Loan Repayments	\$0	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609
Budget Allocation	\$0	\$229,621	\$234,213	\$238,898	\$243,676	\$248,549	\$253,520	\$258,591	\$263,762	\$269,038
Reserve Balance		\$41,012	\$85,447	\$133,451	\$185,176	\$230,780	\$290,124	\$353,670	\$421,591	\$494,069

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$11,041	\$0	\$0	\$0	\$0	\$12,190	\$0	\$0	\$0	\$0
Operating Costs	\$143,411	\$146,279	\$149,205	\$152,189	\$155,233	\$158,337	\$161,504	\$164,734	\$168,029	\$171,390
Loan Repayments	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609	\$68,609
Budget Allocation	\$274,418	\$279,907	\$285,505	\$291,215	\$297,039	\$302,980	\$309,040	\$315,220	\$321,525	\$327,955
Reserve Balance	\$560,248	\$642,074	\$729,027	\$821,315	\$919,152	\$1,010,570	\$1,119,814	\$1,235,285	\$1,357,230	\$1,485,904

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$1,024,412	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$13,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$174,817	\$178,314	\$181,880	\$185,518	\$189,228	\$193,012	\$196,873	\$200,810	\$204,826	\$208,923
Loan Repayments	\$68,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$334,514	\$341,205	\$348,029	\$354,989	\$362,089	\$369,331	\$376,718	\$384,252	\$391,937	\$399,776
Reserve Balance	\$1,608,111	\$1,819,245	\$2,039,971	\$2,270,642	\$1,087,211	\$1,296,146	\$1,514,875	\$1,743,763	\$1,983,186	\$2,233,535

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$8,203	\$0	\$0	\$0	\$0	\$9,057	\$0	\$0	\$0	\$0
Operating Costs	\$213,101	\$217,363	\$221,711	\$226,145	\$230,668	\$235,281	\$239,987	\$244,786	\$249,682	\$254,676
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$407,771	\$415,927	\$424,245	\$432,730	\$441,385	\$450,212	\$459,217	\$468,401	\$477,769	\$487,324
Reserve Balance	\$2,487,008	\$2,760,181	\$3,045,521	\$3,343,472	\$3,654,493	\$3,970,002	\$4,308,332	\$4,661,197	\$5,029,119	\$5,412,641

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure	\$5,058,032	\$0	\$0
Roof	\$1,180,208	\$0	\$0
Mechanical Services	\$1,855,581	\$0	\$0
Fitout	\$1,855,581	\$0	\$0
Total	\$9,949,401	\$0	\$0

WHOLE OF LIFE COST CALCULATION: AFL / Cricket (Including Practice Nets)

	Costs	Replacement Period	Cost Escalation Factor	
Soil	15/16 \$235,000	50 Years	2%	
Surface	\$100,000	25 Years	3%	Return on Reserves
Reticulation	\$160,000	20 Years		
Lighting & Scoreboard	\$370,000	30 Years		
Total	\$865,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$235,000									
Surface	\$100,000									
Reticulation	\$160,000									
Lighting	\$370,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$50,000	\$51,000	\$52,020	\$53,060	\$54,122	\$55,204	\$56,308	\$57,434	\$58,583
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$70,000	\$71,400	\$72,828	\$74,285	\$75,770	\$77,286	\$78,831	\$80,408	\$82,016
Reserve Balance		\$20,000	\$41,000	\$63,038	\$86,153	\$105,387	\$130,630	\$157,072	\$184,758	\$213,734

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil										
Surface										
Reticulation										\$233,090
Lighting										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$59,755	\$60,950	\$62,169	\$63,412	\$64,680	\$65,974	\$67,293	\$68,639	\$70,012	\$71,412
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$83,656	\$85,330	\$87,036	\$88,777	\$90,552	\$92,364	\$94,211	\$96,095	\$98,017	\$99,977
Reserve Balance	\$238,527	\$270,063	\$303,032	\$337,488	\$373,485	\$404,984	\$444,051	\$484,829	\$527,378	\$338,675

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil										
Surface						\$160,844				
Reticulation										
Lighting										\$670,204
Periodic Maintenance	\$6,729									
Operating Costs	\$72,841	\$74,297	\$75,783	\$77,299	\$78,845	\$80,422	\$82,030	\$83,671	\$85,344	\$87,051
Loan Repayments	\$0									
Budget Allocation	\$101,977	\$104,016	\$106,097	\$108,219	\$110,383	\$112,591	\$114,842	\$117,139	\$119,482	\$121,872
Reserve Balance	\$371,242	\$412,098	\$454,774	\$499,337	\$385,011	\$428,731	\$474,405	\$522,105	\$571,906	-\$46,320

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil										
Surface										
Reticulation										\$346,359
Lighting										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$88,792	\$90,568	\$92,379	\$94,227	\$96,112	\$98,034	\$99,994	\$101,994	\$104,034	\$106,115
Loan Repayments										
Budget Allocation	\$124,309	\$126,795	\$129,331	\$131,918	\$134,556	\$137,247	\$139,992	\$142,792	\$145,648	\$148,561
Reserve Balance	-\$20,395	\$15,220	\$52,628	\$91,898	\$133,099	\$166,307	\$211,294	\$258,430	\$307,797	\$13,117

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil	\$632,523		
Surface	\$269,159		
Reticulation		\$1,033,525	
Lighting		\$820,258	

WHOLE OF LIFE COST CALCULATION: Soccer / Hockey

	Costs									
	16/17 \$	Replacement Period								
Soil	\$140,000	50 Years	Cost Escalation Factor	2%						
Surface	\$65,000	25 Years	Return on Reserves	3%						
Reticulation	\$105,000	20 Years								
Lighting	\$210,000	30 Years								
Total	\$520,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$140,000									
Surface	\$65,000									
Reticulation	\$105,000									
Lighting	\$210,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$25,000	\$25,500	\$26,010	\$26,530	\$27,061	\$27,602	\$28,154	\$28,717	\$29,291
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$38,000	\$38,760	\$39,535	\$40,326	\$41,132	\$41,955	\$42,794	\$43,650	\$44,523
Reserve Balance		\$13,000	\$26,650	\$40,975	\$56,000	\$66,751	\$83,107	\$100,240	\$118,180	\$136,957

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil										
Surface										
Reticulation										\$152,965
Lighting										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$29,877	\$30,475	\$31,084	\$31,706	\$32,340	\$32,987	\$33,647	\$34,320	\$35,006	\$35,706
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$45,414	\$46,322	\$47,248	\$48,193	\$49,157	\$50,140	\$51,143	\$52,166	\$53,209	\$54,273
Reserve Balance	\$151,082	\$171,461	\$192,769	\$215,039	\$238,307	\$256,515	\$281,707	\$308,004	\$335,447	\$211,113

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil										
Surface						\$104,548				
Reticulation										
Lighting										\$380,386
Periodic Maintenance	\$6,729									
Operating Costs	\$36,420	\$37,149	\$37,892	\$38,649	\$39,422	\$40,211	\$41,015	\$41,835	\$42,672	\$43,526
Loan Repayments	\$0									
Budget Allocation	\$55,359	\$56,466	\$57,595	\$58,747	\$59,922	\$61,121	\$62,343	\$63,590	\$64,862	\$66,159
Reserve Balance	\$229,655	\$255,862	\$283,242	\$311,837	\$237,143	\$265,167	\$294,450	\$325,038	\$356,979	\$9,936

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil										
Surface										
Reticulation										\$227,298
Lighting										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$44,396	\$45,284	\$46,190	\$47,114	\$48,056	\$49,017	\$49,997	\$50,997	\$52,017	\$53,057
Loan Repayments										
Budget Allocation	\$67,482	\$68,832	\$70,208	\$71,613	\$73,045	\$74,506	\$75,996	\$77,516	\$79,066	\$80,647
Reserve Balance	\$25,117	\$49,418	\$74,919	\$101,666	\$129,705	\$149,086	\$179,557	\$211,462	\$244,855	\$52,492

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil	\$376,822		
Surface	\$174,953		
Reticulation		\$344,508	
Lighting		\$689,016	

WHOLE OF LIFE COST CALCULATION: Basketball / Netball Courts (including Lighting)

	Costs		Replacement Period							
	15/16 \$		Years		Cost Escalation Factor		2%			
Soil	\$0		25 Years		Return on Reserves		3%			
Surface	\$370,000		Years							
Reticulation	\$0		30 Years							
Lighting	\$210,000									
Total	\$580,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$0									
Surface	\$370,000									
Reticulation	\$0									
Lighting	\$210,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$28,000	\$28,560	\$29,131	\$29,714	\$30,308	\$30,914	\$31,533	\$32,163	\$32,806
Reserve Balance		\$18,000	\$36,900	\$56,734	\$77,538	\$94,348	\$117,052	\$140,834	\$165,736	\$191,798

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil										
Surface										
Reticulation										
Lighting										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$11,951	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$14,002	\$14,282
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$33,463	\$34,132	\$34,814	\$35,511	\$36,221	\$36,945	\$37,684	\$38,438	\$39,207	\$39,991
Reserve Balance	\$213,543	\$241,891	\$271,528	\$302,503	\$334,863	\$362,565	\$397,667	\$434,307	\$472,541	\$512,426

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil										
Surface						\$595,122				
Reticulation										
Lighting										\$380,386
Periodic Maintenance	\$6,729									
Operating Costs	\$14,568	\$14,859	\$15,157	\$15,460	\$15,769	\$16,084	\$16,406	\$16,734	\$17,069	\$17,410
Loan Repayments	\$0									
Budget Allocation	\$40,791	\$41,607	\$42,439	\$43,287	\$44,153	\$45,036	\$45,937	\$46,856	\$47,793	\$48,749
Reserve Balance	\$547,292	\$590,457	\$635,453	\$682,344	\$136,077	\$169,111	\$203,715	\$239,948	\$277,871	-\$62,841

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil										
Surface										
Reticulation										
Lighting										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$17,758	\$18,114	\$18,476	\$18,845	\$19,222	\$19,607	\$19,999	\$20,399	\$20,807	\$21,223
Loan Repayments										
Budget Allocation	\$49,724	\$50,718	\$51,732	\$52,767	\$53,822	\$54,899	\$55,997	\$57,117	\$58,259	\$59,424
Reserve Balance	-\$40,963	-\$9,588	\$23,381	\$58,005	\$94,345	\$122,468	\$162,140	\$203,722	\$247,286	\$292,906

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil			
Surface	\$995,888		
Reticulation			
Lighting		\$689,016	

WHOLE OF LIFE COST CALCULATION: TOTAL ALL SPORTING FIELDS

	Costs			
	16/17 \$	Replacement Period		
Soil	\$375,000	60-80 Years	Cost Escalation Factor	2%
Surface	\$535,000	40 Years	Return on Reserves	3%
Reticulation	\$265,000	20 Years		
Lighting	\$790,000	25 Years		
Total	\$1,965,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$535,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$265,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$790,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$85,000	\$86,700	\$88,434	\$90,203	\$92,007	\$93,847	\$95,724	\$97,638	\$99,591
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$0	\$136,000	\$138,720	\$141,494	\$144,324	\$147,211	\$150,155	\$153,158	\$156,221	\$159,346
Reserve Balance		\$51,000	\$104,550	\$160,747	\$219,691	\$266,486	\$330,788	\$398,146	\$468,674	\$542,489

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386,055
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$16,561	\$0	\$0	\$0	\$0	\$18,284	\$0	\$0	\$0	\$0
Operating Costs	\$101,583	\$103,615	\$105,687	\$107,801	\$109,957	\$112,156	\$114,399	\$116,687	\$119,021	\$121,401
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$162,533	\$165,783	\$169,099	\$172,481	\$175,931	\$179,449	\$183,038	\$186,699	\$190,433	\$194,241
Reserve Balance	\$603,152	\$683,415	\$767,329	\$855,030	\$946,655	\$1,024,064	\$1,123,425	\$1,227,140	\$1,335,367	\$1,062,213

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$860,514	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,430,976
Periodic Maintenance	\$20,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$123,829	\$126,306	\$128,832	\$131,408	\$134,036	\$136,717	\$139,452	\$142,241	\$145,085	\$147,987
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$198,126	\$202,089	\$206,131	\$210,253	\$214,458	\$218,747	\$223,122	\$227,585	\$232,137	\$236,779
Reserve Balance	\$1,148,189	\$1,258,418	\$1,373,469	\$1,493,518	\$758,232	\$863,009	\$972,570	\$1,087,092	\$1,206,756	-\$99,225

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$573,657
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$24,608	\$0	\$0	\$0	\$0	\$29,998	\$0	\$0	\$0	\$0
Operating Costs	\$150,947	\$153,966	\$157,045	\$160,186	\$163,390	\$166,657	\$169,991	\$173,390	\$176,858	\$180,395
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$241,515	\$246,345	\$251,272	\$256,298	\$261,423	\$266,652	\$271,985	\$277,425	\$282,973	\$288,633
Reserve Balance	-\$36,242	\$55,051	\$150,929	\$251,569	\$357,149	\$437,860	\$552,990	\$673,614	\$799,938	\$358,516

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil	\$1,009,346	\$0	\$0
Surface	\$1,440,000	\$0	\$0
Reticulation	\$0	\$1,378,033	\$0
Lighting	\$0	\$2,198,291	\$0
Total	\$2,449,345	\$3,576,324	\$0

WHOLE OF LIFE COST CALCULATION: Site Works

	Costs			
	16/17 \$	Replacement Period		
Site Works	\$4,750,000	Over 100 Years	Cost Escalation Factor	2%
Ramps and Retaining Walls	\$285,000	50 Years	Return on Reserves	3%
Fencing Signage	\$185,000	20 Years		
Headworks	\$620,000	Nil Years		

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Site Works	\$4,750,000									
Ramps and Retaining Walls	\$285,000									
Fencing Signage	\$185,000									
Headworks	\$620,000									
Periodic Maintenance						\$10,000				
Operating Costs		\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
Loan Repayments										
Budget Allocation		\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561	\$16,892	\$17,230	\$17,575
Reserve Balance		\$10,000	\$20,500	\$31,519	\$43,077	\$45,193	\$57,590	\$70,579	\$84,183	\$98,426

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Site Works										
Ramps and Retaining Walls										
Fencing Signage										\$274,900
Periodic Maintenance	\$11,041					\$12,190				
Operating Costs	\$5,975	\$6,095	\$6,217	\$6,341	\$6,468	\$6,597	\$6,729	\$6,864	\$7,001	\$7,141
Loan Repayments										
Budget Allocation	\$17,926	\$18,285	\$18,651	\$19,024	\$19,404	\$19,792	\$20,188	\$20,592	\$21,004	\$21,424
Reserve Balance	\$102,288	\$117,547	\$133,507	\$150,195	\$167,637	\$173,671	\$192,339	\$211,837	\$232,195	-\$21,457

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Site Works										
Ramps and Retaining Walls										
Fencing Signage										
Periodic Maintenance	\$13,459					\$40,000				
Operating Costs	\$7,284	\$7,430	\$7,578	\$7,730	\$7,884	\$8,042	\$8,203	\$8,367	\$8,534	\$8,705
Loan Repayments										
Budget Allocation	\$21,852	\$22,289	\$22,735	\$23,190	\$23,653	\$24,127	\$24,609	\$25,101	\$25,603	\$26,115
Reserve Balance	-\$20,991	-\$6,761	\$8,192	\$23,898	\$40,384	\$17,680	\$34,616	\$52,389	\$71,029	\$90,571

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Site Works										
Ramps and Retaining Walls										
Fencing Signage										
Periodic Maintenance	\$16,406					\$18,114				
Operating Costs	\$8,879	\$9,057	\$9,238	\$9,423	\$9,611	\$9,803	\$9,999	\$10,199	\$10,403	\$10,611
Loan Repayments										
Budget Allocation	\$26,638	\$27,170	\$27,714	\$28,268	\$28,833	\$29,410	\$29,998	\$30,598	\$31,210	\$31,834
Reserve Balance	\$94,640	\$115,593	\$137,537	\$160,508	\$184,546	\$191,575	\$217,321	\$244,240	\$272,374	\$301,768

Future Replacement Expenses	Year 50	Year 60	Year 80
Site Works			
Ramps and Retaining Walls		\$767,103	
Fencing Signage		\$497,944	

WHOLE OF LIFE COST CALCULATION: Utilities

	Costs 16/17 \$	Replacement Period	Cost Escalation Factor	
Electrical Infrastructure	\$570,000	50 Years	2%	
Potable Water	\$285,000	80 Years	3%	Return on Reserves
Sewerage and Drainage	\$800,000	80 Years		
Water Tanks and Irrigation	\$550,000	30 Years		
Total	\$2,205,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Electrical Infrastructure	\$570,000									
Potable Water	\$285,000									
Sewerage and Drainage	\$800,000									
Water Tanks and Irrigation	\$550,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$20,000	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433
Reserve Balance		\$15,000	\$30,750	\$47,279	\$64,615	\$77,790	\$96,685	\$116,478	\$137,202	\$158,893

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										
Periodic Maintenance	\$6,095					\$6,729				
Operating Costs	\$5,975	\$6,095	\$6,217	\$6,341	\$6,468	\$6,597	\$6,729	\$6,864	\$7,001	\$7,141
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$23,902	\$24,380	\$24,867	\$25,365	\$25,872	\$26,390	\$26,917	\$27,456	\$28,005	\$28,565
Reserve Balance	\$175,492	\$199,041	\$223,663	\$249,397	\$276,283	\$297,634	\$326,751	\$357,145	\$388,863	\$421,953

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										\$996,249
Periodic Maintenance	\$6,729					\$7,430				
Operating Costs	\$7,284	\$7,430	\$7,578	\$7,730	\$7,884	\$8,042	\$8,203	\$8,367	\$8,534	\$8,705
Loan Repayments	\$0									
Budget Allocation	\$29,136	\$29,719	\$30,313	\$30,920	\$31,538	\$32,169	\$32,812	\$33,468	\$34,138	\$34,820
Reserve Balance	\$449,734	\$485,516	\$522,816	\$561,690	\$602,194	\$636,957	\$680,675	\$726,196	\$773,586	-\$173,340

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$8,879	\$9,057	\$9,238	\$9,423	\$9,611	\$9,803	\$9,999	\$10,199	\$10,403	\$10,611
Loan Repayments										
Budget Allocation	\$35,517	\$36,227	\$36,952	\$37,691	\$38,445	\$39,214	\$39,998	\$40,798	\$41,614	\$42,446
Reserve Balance	-\$160,106	-\$137,739	-\$114,157	-\$89,314	-\$63,160	-\$44,701	-\$16,044	\$14,073	\$45,706	\$78,911

Future Replacement Expenses	Year 50	Year 60	Year 80
Electrical Infrastructure	\$1,534,205		
Potable Water			\$1,389,500
Sewerage and Drainage			\$3,900,351
Water Tanks and Irrigation		\$1,804,567	

WHOLE OF LIFE COST CALCULATION: Playgrounds

	Costs	Replacement Period		
	15/16 \$			
Landscaping	\$40,000	60 Years	Cost Escalation Factor	2%
Playground equipment	\$90,000	25 Years	Return on Reserves	3%
Softfall	\$40,000	25 Years		
Lighting	\$30,000	30 Years		

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Landscaping	\$40,000									
Playground equipment	\$90,000									
Softfall	\$40,000									
Lighting	\$30,000									
Periodic Maintenance					\$5,000					\$5,520
Operating Costs		\$4,000	\$4,080	\$4,162	\$4,245	\$4,330	\$4,416	\$4,505	\$4,595	\$4,687
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717
Reserve Balance		\$6,000	\$12,300	\$18,911	\$20,846	\$27,966	\$35,429	\$43,249	\$51,439	\$54,492

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Landscaping										
Playground equipment										
Softfall										
Lighting										
Periodic Maintenance					\$6,095					\$6,729
Operating Costs	\$4,780	\$4,876	\$4,973	\$5,073	\$5,174	\$5,278	\$5,383	\$5,491	\$5,601	\$5,713
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$11,951	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$14,002	\$14,282
Reserve Balance	\$63,297	\$72,510	\$82,145	\$92,219	\$96,652	\$107,469	\$118,768	\$130,568	\$142,886	\$149,013

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Landscaping										
Playground equipment					\$147,655					
Softfall					\$65,624					
Lighting										\$54,341
Periodic Maintenance										\$8,203
Operating Costs	\$5,827	\$5,944	\$6,063	\$6,184	\$6,308	\$6,434	\$6,562	\$6,694	\$6,828	\$6,964
Loan Repayments	\$0									
Budget Allocation	\$14,568	\$14,859	\$15,157	\$15,460	\$15,769	\$16,084	\$16,406	\$16,734	\$17,069	\$17,410
Reserve Balance	\$162,224	\$176,007	\$190,381	\$205,368	\$7,712	\$17,594	\$27,965	\$38,845	\$50,251	-\$339

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Landscaping										
Playground equipment										
Softfall										
Lighting										
Periodic Maintenance					\$9,057					\$9,999
Operating Costs	\$7,103	\$7,245	\$7,390	\$7,538	\$7,689	\$7,843	\$8,000	\$8,160	\$8,323	\$8,489
Loan Repayments										
Budget Allocation	\$17,758	\$18,114	\$18,476	\$18,845	\$19,222	\$19,607	\$19,999	\$20,399	\$20,807	\$21,223
Reserve Balance	\$10,306	\$21,484	\$33,214	\$45,517	\$49,359	\$62,604	\$76,482	\$91,015	\$106,230	\$112,151

Future Replacement Expenses	Year 50	Year 60	Year 80
Landscaping		\$131,241	
Playground equipment	\$242,243		
Softfall	\$107,664		
Lighting		\$98,431	

WHOLE OF LIFE COST CALCULATION: TOTAL Other Infrastructure

Costs	Replacement Period		
15/16 \$	Years	Cost Escalation Factor	2%
\$5,360,000	Years	Return on Reserves	3%
\$660,000	Years		
\$1,025,000	Years		
\$1,200,000	Years		

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	\$5,360,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$660,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$1,025,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$5,000	\$15,000	\$0	\$0	\$0	\$5,520
Operating Costs	\$0	\$14,000	\$14,280	\$14,566	\$14,857	\$15,154	\$15,457	\$15,766	\$16,082	\$16,403
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$0	\$45,000	\$45,900	\$46,818	\$47,754	\$48,709	\$49,684	\$50,677	\$51,691	\$52,725
Reserve Balance		\$31,000	\$63,550	\$97,709	\$128,538	\$150,949	\$189,704	\$230,306	\$272,825	\$311,811

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,900
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$17,136	\$0	\$0	\$0	\$6,095	\$18,919	\$0	\$0	\$0	\$6,729
Operating Costs	\$16,731	\$17,066	\$17,407	\$17,755	\$18,110	\$18,473	\$18,842	\$19,219	\$19,603	\$19,995
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$53,779	\$54,855	\$55,952	\$57,071	\$58,212	\$59,377	\$60,564	\$61,775	\$63,011	\$64,271
Reserve Balance	\$341,077	\$389,098	\$439,316	\$491,811	\$540,572	\$578,773	\$637,859	\$699,551	\$763,945	\$549,509

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$147,655	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$65,624	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050,590
Periodic Maintenance	\$20,188	\$0	\$0	\$0	\$0	\$47,430	\$0	\$0	\$0	\$8,203
Operating Costs	\$20,395	\$20,803	\$21,219	\$21,644	\$22,077	\$22,518	\$22,968	\$23,428	\$23,896	\$24,374
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$65,557	\$66,868	\$68,205	\$69,569	\$70,960	\$72,380	\$73,827	\$75,304	\$76,810	\$78,346
Reserve Balance	\$590,967	\$654,761	\$721,389	\$790,956	\$650,290	\$672,231	\$743,256	\$817,430	\$894,866	-\$83,109

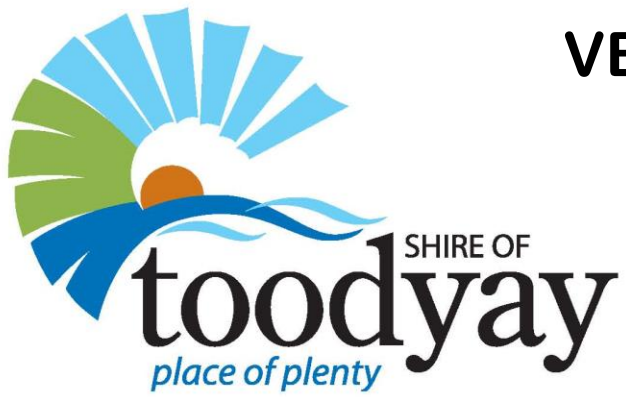
Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$24,609	\$0	\$0	\$0	\$9,057	\$27,170	\$0	\$0	\$0	\$9,999
Operating Costs	\$24,862	\$25,359	\$25,866	\$26,384	\$26,911	\$27,449	\$27,998	\$28,558	\$29,130	\$29,712
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$79,913	\$81,511	\$83,141	\$84,804	\$86,500	\$88,230	\$89,995	\$91,795	\$93,631	\$95,503
Reserve Balance	-\$55,160	-\$662	\$56,593	\$116,712	\$170,745	\$209,478	\$277,759	\$349,328	\$424,309	\$492,831

Future Replacement Expenses	Year 50	Year 60	Year 80
	\$1,776,448	\$131,241	\$0
	\$874,766	\$0	\$1,389,500
	\$497,944	\$0	\$3,900,351
	\$0	\$1,902,998	\$0
Total	\$3,149,158	\$2,034,239	\$5,289,851

Roads and Carparks

The Shire of Toodyay has infrastructure assets with a total value of close to \$50M
The Roads and Carparks will be managed as part of the management of this group of assets

The value of roads and carparks in the recreation precinct are: \$1,185,000



VERSION TWO

VERSION TWO INCLUDES:

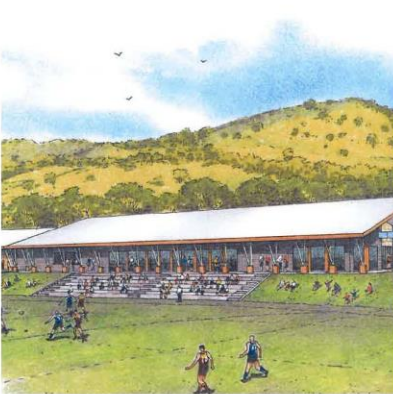
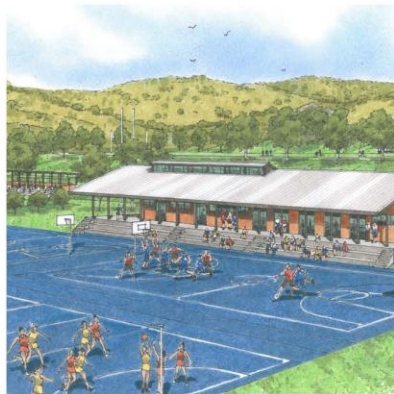
AQUATIC FACILITY
MUTI USE COURTS
RECTANGUAL SPORTS FIELDS

IT DOES NOT INCLUDE:

AFL / CRICKET
MULTI PURPOSE FUCTION CENTRE

WHOLE OF LIFECYCLE COSTINGS

SHIRE OF TOODYAY SPORT & RECREATION PRECINCT



WHOLE OF LIFE COST CALCULATION: TOTAL ALL INVESTMENTS (Excluding Roads)

Cost Escalation Factor 2%
Return on Reserves 3%

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Capital Expenditure	\$12,114,202	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$5,000	\$51,000	\$0	\$0	\$0	\$5,520
Operating Costs	\$0	\$197,000	\$200,940	\$204,959	\$209,058	\$213,239	\$217,504	\$221,854	\$226,291	\$230,817
Loan Repayments	\$0	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400
Budget Allocation	\$0	\$465,400	\$474,708	\$484,202	\$493,886	\$503,764	\$513,839	\$524,116	\$534,598	\$545,290
Reserve Balance	\$0	\$71,000	\$149,498	\$235,826	\$325,329	\$377,214	\$487,466	\$606,952	\$736,067	\$869,702

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$648,841
Periodic Maintenance	\$55,779	\$0	\$0	\$0	\$6,095	\$61,582	\$0	\$0	\$0	\$6,729
Operating Costs	\$235,433	\$240,142	\$244,945	\$249,844	\$254,841	\$259,937	\$265,136	\$270,439	\$275,848	\$281,365
Loan Repayments	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$197,400	\$161,709
Budget Allocation	\$556,196	\$567,320	\$578,666	\$590,240	\$602,045	\$614,085	\$626,367	\$638,894	\$651,672	\$664,706
Reserve Balance	\$963,378	\$1,122,057	\$1,292,041	\$1,473,798	\$1,661,721	\$1,806,738	\$2,024,771	\$2,256,570	\$2,502,692	\$2,143,834

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Capital Expenditure	\$0	\$0	\$0	\$0	\$3,246,128	\$0	\$0	\$0	\$0	\$1,246,869
Periodic Maintenance	\$67,294	\$0	\$0	\$0	\$0	\$47,430	\$0	\$0	\$0	\$8,203
Operating Costs	\$286,992	\$292,732	\$298,586	\$304,558	\$310,649	\$316,862	\$323,199	\$329,663	\$336,257	\$342,982
Loan Repayments	\$197,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$678,000	\$691,560	\$705,391	\$719,499	\$733,889	\$748,567	\$763,538	\$778,809	\$794,385	\$810,273
Reserve Balance	\$2,334,464	\$2,803,326	\$3,294,231	\$3,807,999	\$1,099,350	\$1,516,606	\$2,002,442	\$2,511,661	\$3,045,139	\$2,348,713

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,028,254
Periodic Maintenance	\$73,826	\$0	\$0	\$0	\$9,057	\$80,803	\$0	\$0	\$0	\$9,999
Operating Costs	\$349,841	\$356,838	\$363,975	\$371,254	\$378,680	\$386,253	\$393,978	\$401,858	\$409,895	\$418,093
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$826,478	\$843,008	\$859,868	\$877,065	\$894,606	\$912,499	\$930,749	\$949,364	\$968,351	\$987,718
Reserve Balance	\$2,821,985	\$3,392,814	\$3,990,491	\$4,616,017	\$5,261,367	\$5,864,651	\$6,577,361	\$7,322,187	\$8,100,309	\$7,874,690

Future Replacement Expenses	Year 50	Year 60	Year 80
Total	\$15,028,652	\$12,495,346	\$2,888,015

RECREATION PRECINCT WHOLE OF LIFE COSTING MODEL

The modelling uses the following assumptions:

- The entire project will be completed in a single stage
- After grants and contributions an \$8 million loan will be required
- The loan repayments have been allocated against the buildings and the aquatic facility
- No loan funds have been allocated to site works or other infrastructure
- No further loan or grants funding has been assumed for future replacement

Possible reallocations within the existing budget include:

Reducing allocations to the roads program	\$200,000
Reducung future allocations to access and egress	\$100,000
No additional capital contributions to Sport and Recreation	\$100,000
Reduced expenditure at Showgrounds	\$50,000
Existing reserve allocation	\$250,000
Total Savings and Reallocations	\$700,000

WHOLE OF LIFE COST CALCULATION: Soccer Hockey Basketball Change Rooms

	Costs				
	16/17 \$	Replacement Period			
Structure	\$1,090,000	60 Years	Cost Escalation Factor	2%	
Roof	\$75,000	40 Years	Return on Reserves	3%	
Mechanical Services	\$75,000	20 Years			
Fitout	\$225,000	25 Years			
TOTAL	\$1,465,000				

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$1,090,000									
Roof	\$75,000									
Mechanical Services	\$75,000									
Fitout	\$225,000									
Periodic Maintenance						\$6,000				
Operating Costs		\$12,000	\$12,240	\$12,485	\$12,734	\$12,989	\$13,249	\$13,514	\$13,784	\$14,060
Loan Repayments		\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221
Budget Allocation		\$54,221	\$55,305	\$56,412	\$57,540	\$58,691	\$59,864	\$61,062	\$62,283	\$63,529
Reserve Balance		\$2,000	\$4,904	\$8,757	\$13,604	\$13,493	\$20,292	\$28,227	\$37,352	\$47,720

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$109,261
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$14,341	\$14,628	\$14,920	\$15,219	\$15,523	\$15,834	\$16,150	\$16,473	\$16,803	\$17,139
Loan Repayments	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221	\$40,221
Budget Allocation	\$64,799	\$66,095	\$67,417	\$68,765	\$70,141	\$71,543	\$72,974	\$74,434	\$75,922	\$77,441
Reserve Balance	\$53,868	\$66,730	\$81,008	\$96,764	\$114,063	\$126,879	\$147,288	\$169,446	\$193,428	\$110,051

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$361,898				
Periodic Maintenance	\$6,729									
Operating Costs	\$17,482	\$17,831	\$18,188	\$18,552	\$18,923	\$19,301	\$19,687	\$20,081	\$20,483	\$20,892
Loan Repayments	\$40,221									
Budget Allocation	\$78,990	\$80,570	\$82,181	\$83,825	\$85,501	\$87,211	\$88,955	\$90,734	\$92,549	\$94,400
Reserve Balance	\$127,910	\$194,486	\$264,313	\$337,516	\$52,321	\$121,800	\$194,722	\$271,218	\$351,421	\$435,471

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$162,356
Mechanical Services										\$162,356
Fitout										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$21,310	\$21,736	\$22,171	\$22,614	\$23,067	\$23,528	\$23,999	\$24,479	\$24,968	\$25,468
Loan Repayments										
Budget Allocation	\$96,288	\$98,214	\$100,178	\$102,182	\$104,225	\$106,310	\$108,436	\$110,605	\$112,817	\$115,073
Reserve Balance	\$515,310	\$607,247	\$703,472	\$804,143	\$909,426	\$1,009,491	\$1,124,213	\$1,244,065	\$1,369,236	\$1,175,207

Future Replacement Expenses		Year 50	Year 60	Year 80
Structure	Year 60		\$3,576,324	
Roof	Year 60		\$0	
Mechanical Services	Year 60		\$0	
Fitout	Year 50	\$593,733		

WHOLE OF LIFE COST CALCULATION: Aquatic Centre Buildings

	Costs			
	16/17 \$	Replacement Period		
Structure	\$975,000	60 Years	Cost Escalation Factor	2%
Roof	\$65,000	40 Years	Return on Reserves	3%
Mechanical Services	\$65,000	20 Years		
Fitout	\$195,000	25 Years		
TOTAL	\$1,300,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$975,000									
Roof	\$65,000									
Mechanical Services	\$65,000									
Fitout	\$195,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$8,000	\$8,160	\$8,323	\$8,490	\$8,659	\$8,833	\$9,009	\$9,189	\$9,373
Loan Repayments		\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691
Budget Allocation		\$45,691	\$46,605	\$47,537	\$48,488	\$49,457	\$50,447	\$51,455	\$52,485	\$53,534
Reserve Balance		\$2,000	\$4,814	\$8,481	\$13,042	\$13,541	\$19,870	\$27,221	\$35,642	\$45,181

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$94,693
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$9,561	\$9,752	\$9,947	\$10,146	\$10,349	\$10,556	\$10,767	\$10,982	\$11,202	\$11,426
Loan Repayments	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$35,691	\$0
Budget Allocation	\$54,605	\$55,697	\$56,811	\$57,947	\$59,106	\$60,288	\$61,494	\$62,724	\$63,978	\$65,258
Reserve Balance	\$50,369	\$62,134	\$75,172	\$89,537	\$105,289	\$116,395	\$134,923	\$155,021	\$176,758	\$141,200

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$313,645				
Periodic Maintenance	\$6,729									
Operating Costs	\$11,654	\$11,888	\$12,125	\$12,368	\$12,615	\$12,867	\$13,125	\$13,387	\$13,655	\$13,928
Loan Repayments	\$35,691									
Budget Allocation	\$66,563	\$67,894	\$69,252	\$70,637	\$72,050	\$73,491	\$74,961	\$76,460	\$77,989	\$79,549
Reserve Balance	\$157,924	\$218,668	\$282,355	\$349,096	\$405,358	\$469,142	\$536,053	\$606,207	\$679,728	\$756,740

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$140,708
Mechanical Services										\$140,708
Fitout										
Periodic Maintenance	\$8,203					\$5,520				
Operating Costs	\$14,207	\$14,491	\$14,781	\$15,076	\$15,378	\$15,685	\$15,999	\$16,319	\$16,645	\$16,978
Loan Repayments										
Budget Allocation	\$81,140	\$82,763	\$84,418	\$86,107	\$87,829	\$89,585	\$91,377	\$93,204	\$95,069	\$96,970
Reserve Balance	\$529,173	\$613,321	\$701,358	\$793,429	\$889,682	\$984,752	\$1,089,673	\$1,199,248	\$1,313,649	\$1,431,633

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$3,199,005	
Roof		\$213,267	
Mechanical Services		\$213,267	
Fitout	\$524,860		

WHOLE OF LIFE COST CALCULATION: Other Buildings

	Costs		Replacement Period							
	16/17 \$									
Structure	\$690,000		60 Years			Cost Escalation Factor		2%		
Roof	\$45,000		40 Years			Return on Reserves		3%		
Mechanical Services	\$45,000		20 Years							
Fitout	\$145,000		25 Years							
TOTAL	\$925,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$690,000									
Roof	\$45,000									
Mechanical Services	\$45,000									
Fitout	\$145,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$8,000	\$8,160	\$8,323	\$8,490	\$8,659	\$8,833	\$9,009	\$9,189	\$9,373
Loan Repayments		\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396
Budget Allocation		\$35,396	\$36,104	\$36,826	\$37,563	\$38,314	\$39,080	\$39,862	\$40,659	\$41,472
Reserve Balance		\$2,000	\$4,608	\$7,853	\$11,765	\$11,377	\$16,569	\$22,523	\$29,272	\$36,853

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure										
Roof										
Mechanical Services										\$65,557
Fitout										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$9,561	\$9,752	\$9,947	\$10,146	\$10,349	\$10,556	\$10,767	\$10,982	\$11,202	\$11,426
Loan Repayments	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396	\$25,396
Budget Allocation	\$42,301	\$43,148	\$44,010	\$44,891	\$45,789	\$46,704	\$47,638	\$48,591	\$49,563	\$50,554
Reserve Balance	\$39,783	\$48,976	\$59,113	\$70,235	\$82,385	\$89,514	\$103,675	\$118,998	\$135,533	\$87,775

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure										
Roof										
Mechanical Services										
Fitout						\$233,223				
Periodic Maintenance	\$6,729									
Operating Costs	\$11,654	\$11,888	\$12,125	\$12,368	\$12,615	\$12,867	\$13,125	\$13,387	\$13,655	\$13,928
Loan Repayments	\$25,396									
Budget Allocation	\$51,565	\$52,597	\$53,649	\$54,721	\$55,816	\$56,932	\$58,071	\$59,232	\$60,417	\$61,625
Reserve Balance	\$98,194	\$141,849	\$187,627	\$235,610	\$282,655	\$330,300	\$378,615	\$427,626	\$477,348	\$527,775

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure										
Roof										\$97,414
Mechanical Services										\$97,414
Fitout										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$14,207	\$14,491	\$14,781	\$15,076	\$15,378	\$15,685	\$15,999	\$16,319	\$16,645	\$16,978
Loan Repayments										
Budget Allocation	\$62,858	\$64,115	\$65,397	\$66,705	\$68,039	\$69,400	\$70,788	\$72,204	\$73,648	\$75,121
Reserve Balance	\$353,825	\$414,064	\$477,102	\$543,044	\$611,997	\$675,015	\$750,054	\$828,441	\$910,296	\$800,921

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$2,263,911	
Roof		\$147,646	
Mechanical Services		\$147,646	
Fitout	\$382,628		

WHOLE OF LIFE COST CALCULATION: TOTAL ALL BUILDINGS

	Costs									
	16/17 \$	Replacement Period								
Structure	\$2,755,000	60-80 Years				Cost Escalation Factor	2%			
Roof	\$185,000	40 Years				Return on Reserves	3%			
Mechanical Services	\$185,000	20 Years								
Fitout	\$565,000	25 Years								
TOTAL	\$3,690,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$2,755,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$185,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$185,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$565,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$16,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$28,000	\$28,560	\$29,131	\$29,714	\$30,308	\$30,914	\$31,533	\$32,163	\$32,806
Loan Repayments	\$0	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308
Budget Allocation	\$0	\$135,308	\$138,014	\$140,774	\$143,590	\$146,462	\$149,391	\$152,379	\$155,426	\$158,535
Reserve Balance		\$6,000	\$14,326	\$25,091	\$38,412	\$38,410	\$56,731	\$77,971	\$102,265	\$129,754

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$269,510
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$16,561	\$0	\$0	\$0	\$0	\$18,284	\$0	\$0	\$0	\$0
Operating Costs	\$33,463	\$34,132	\$34,814	\$35,511	\$36,221	\$36,945	\$37,684	\$38,438	\$39,207	\$39,991
Loan Repayments	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$101,308	\$65,617
Budget Allocation	\$161,706	\$164,940	\$168,238	\$171,603	\$175,035	\$178,536	\$182,107	\$185,749	\$189,464	\$193,253
Reserve Balance	\$144,020	\$177,841	\$215,292	\$256,535	\$301,738	\$332,788	\$385,886	\$443,466	\$505,719	\$339,026

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$908,767	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$20,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$40,791	\$41,607	\$42,439	\$43,287	\$44,153	\$45,036	\$45,937	\$46,856	\$47,793	\$48,749
Loan Repayments	\$101,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$197,118	\$201,061	\$205,082	\$209,183	\$213,367	\$217,634	\$221,987	\$226,427	\$230,955	\$235,575
Reserve Balance	\$384,028	\$555,003	\$734,296	\$922,221	\$210,334	\$389,243	\$576,970	\$773,850	\$980,228	\$1,196,461

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,478
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,478
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$24,608	\$0	\$0	\$0	\$0	\$24,577	\$0	\$0	\$0	\$0
Operating Costs	\$49,724	\$50,718	\$51,732	\$52,767	\$53,822	\$54,899	\$55,997	\$57,117	\$58,259	\$59,424
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$240,286	\$245,092	\$249,994	\$254,993	\$260,093	\$265,295	\$270,601	\$276,013	\$281,533	\$287,164
Reserve Balance	\$1,398,309	\$1,634,632	\$1,881,932	\$2,140,616	\$2,411,105	\$2,669,258	\$2,963,940	\$3,271,754	\$3,593,181	\$3,127,761

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure		\$0	\$9,039,240
Roof		\$0	\$360,913
Mechanical Services		\$0	\$360,913
Fitout		\$1,501,220	\$0
Total		\$1,501,220	\$9,761,067

WHOLE OF LIFE COST CALCULATION: Aquatic facility

	Costs	Replacement Period	Cost Escalation Factor	Return on Reserves
	16/17 \$			
Lap Pool	\$1,750,000	50 Years	2%	
Splash Pad	\$420,000	50 Years	3%	
Leisure Pool	\$665,000	50 Years		
Landscaping	\$665,000	25 Years		
Total	\$3,500,000			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Lap Pool	\$1,879,200									
Plash Pad	\$438,480									
Leisure Pool	\$689,400									
Landscaping	\$689,400									
Periodic Maintenance						\$10,000				
Operating Costs		\$120,000	\$122,400	\$124,848	\$127,345	\$129,892	\$132,490	\$135,139	\$137,842	\$140,599
Loan Repayments		\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092
Budget Allocation		\$219,092	\$223,474	\$227,943	\$232,502	\$237,152	\$241,895	\$246,733	\$251,668	\$256,701
Reserve Balance		\$3,000	\$8,072	\$15,317	\$24,842	\$26,756	\$40,872	\$57,600	\$77,061	\$99,383

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Lap Pool										
Plash Pad										
Leisure Pool										
Landscaping										
Periodic Maintenance	\$11,041					\$12,190				
Operating Costs	\$143,411	\$146,279	\$149,205	\$152,189	\$155,233	\$158,337	\$161,504	\$164,734	\$168,029	\$171,390
Loan Repayments	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092
Budget Allocation	\$261,835	\$267,072	\$272,413	\$277,862	\$283,419	\$289,087	\$294,869	\$300,766	\$306,782	\$312,917
Reserve Balance	\$113,656	\$141,766	\$173,136	\$207,910	\$246,242	\$276,097	\$321,653	\$371,242	\$425,040	\$483,227

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Lap Pool					\$200,000					
Plash Pad					\$100,000					
Leisure Pool					\$100,000					
Landscaping					\$1,024,412					
Periodic Maintenance	\$13,459									
Operating Costs	\$174,817	\$178,314	\$181,880	\$185,518	\$189,228	\$193,012	\$196,873	\$200,810	\$204,826	\$208,923
Loan Repayments	\$96,092									
Budget Allocation	\$319,176	\$325,559	\$332,070	\$338,712	\$345,486	\$352,396	\$359,444	\$366,633	\$373,965	\$381,444
Reserve Balance	\$532,532	\$695,753	\$866,816	\$1,046,015	-\$190,759	-\$37,098	\$124,360	\$293,913	\$471,869	\$658,547

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Lap Pool										
Plash Pad										
Leisure Pool										
Landscaping										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$213,101	\$217,363	\$221,711	\$226,145	\$230,668	\$235,281	\$239,987	\$244,786	\$249,682	\$254,676
Loan Repayments										
Budget Allocation	\$389,073	\$396,855	\$404,792	\$412,888	\$421,146	\$429,568	\$438,160	\$446,923	\$455,861	\$464,979
Reserve Balance	\$846,072	\$1,050,946	\$1,265,555	\$1,490,265	\$1,725,451	\$1,962,445	\$2,219,491	\$2,488,212	\$2,769,038	\$3,062,412

Future Replacement Expenses	Year 50	Year 60	Year 80
Lap Pool	\$5,058,032		
Plash Pad	\$1,180,208		
Leisure Pool	\$1,855,581		
Landscaping	\$1,855,581		

WHOLE OF LIFE COST CALCULATION: TOTAL Aquatic Facilities

	Costs		Replacement Period		
	15/16 \$				
Structure	\$1,750,000		60-80 Years	Cost Escalation Factor	2%
Roof	\$420,000		40 Years	Return on Reserves	3%
Mechanical Services	\$665,000		20 Years		
Fitout	\$665,000		25 Years		
	\$3,500,000				

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Structure	\$1,879,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$438,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$689,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$689,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$120,000	\$122,400	\$124,848	\$127,345	\$129,892	\$132,490	\$135,139	\$137,842	\$140,599
Loan Repayments	\$0	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092
Budget Allocation	\$0	\$219,092	\$223,474	\$227,943	\$232,502	\$237,152	\$241,895	\$246,733	\$251,668	\$256,701
Reserve Balance		\$3,000	\$8,072	\$15,317	\$24,842	\$26,756	\$40,872	\$57,600	\$77,061	\$99,383

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$11,041	\$0	\$0	\$0	\$0	\$12,190	\$0	\$0	\$0	\$0
Operating Costs	\$143,411	\$146,279	\$149,205	\$152,189	\$155,233	\$158,337	\$161,504	\$164,734	\$168,029	\$171,390
Loan Repayments	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092	\$96,092
Budget Allocation	\$261,835	\$267,072	\$272,413	\$277,862	\$283,419	\$289,087	\$294,869	\$300,766	\$306,782	\$312,917
Reserve Balance	\$113,656	\$141,766	\$173,136	\$207,910	\$246,242	\$276,097	\$321,653	\$371,242	\$425,040	\$483,227

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Structure	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$1,024,412	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$13,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$174,817	\$178,314	\$181,880	\$185,518	\$189,228	\$193,012	\$196,873	\$200,810	\$204,826	\$208,923
Loan Repayments	\$96,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$319,176	\$325,559	\$332,070	\$338,712	\$345,486	\$352,396	\$359,444	\$366,633	\$373,965	\$381,444
Reserve Balance	\$532,532	\$695,753	\$866,816	\$1,046,015	-\$190,759	-\$37,098	\$124,360	\$293,913	\$471,869	\$658,547

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$8,203	\$0	\$0	\$0	\$0	\$9,057	\$0	\$0	\$0	\$0
Operating Costs	\$213,101	\$217,363	\$221,711	\$226,145	\$230,668	\$235,281	\$239,987	\$244,786	\$249,682	\$254,676
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$389,073	\$396,855	\$404,792	\$412,888	\$421,146	\$429,568	\$438,160	\$446,923	\$455,861	\$464,979
Reserve Balance	\$846,072	\$1,050,946	\$1,265,555	\$1,490,265	\$1,725,451	\$1,962,445	\$2,219,491	\$2,488,212	\$2,769,038	\$3,062,412

Future Replacement Expenses	Year 50	Year 60	Year 80
Structure	\$5,058,032	\$0	\$0
Roof	\$1,180,208	\$0	\$0
Mechanical Services	\$1,855,581	\$0	\$0
Fitout	\$1,855,581	\$0	\$0
Total	\$9,949,401	\$0	\$0

WHOLE OF LIFE COST CALCULATION: Soccer / Hockey

	Costs		Replacement Period							
	16/17 \$									
Soil	\$140,000		50 Years			Cost Escalation Factor		2%		
Surface	\$65,000		25 Years			Return on Reserves		3%		
Reticulation	\$105,000		20 Years							
Lighting	\$210,000		30 Years							
Total	\$520,000									

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$140,000									
Surface	\$65,000									
Reticulation	\$105,000									
Lighting	\$210,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$25,000	\$25,500	\$26,010	\$26,530	\$27,061	\$27,602	\$28,154	\$28,717	\$29,291
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$38,000	\$38,760	\$39,535	\$40,326	\$41,132	\$41,955	\$42,794	\$43,650	\$44,523
Reserve Balance		\$13,000	\$26,650	\$40,975	\$56,000	\$66,751	\$83,107	\$100,240	\$118,180	\$136,957

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil										
Surface										
Reticulation										\$152,965
Lighting										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$29,877	\$30,475	\$31,084	\$31,706	\$32,340	\$32,987	\$33,647	\$34,320	\$35,006	\$35,706
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$45,414	\$46,322	\$47,248	\$48,193	\$49,157	\$50,140	\$51,143	\$52,166	\$53,209	\$54,273
Reserve Balance	\$151,082	\$171,461	\$192,769	\$215,039	\$238,307	\$256,515	\$281,707	\$308,004	\$335,447	\$211,113

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil										
Surface						\$104,548				
Reticulation										
Lighting										\$380,386
Periodic Maintenance	\$6,729									
Operating Costs	\$36,420	\$37,149	\$37,892	\$38,649	\$39,422	\$40,211	\$41,015	\$41,835	\$42,672	\$43,526
Loan Repayments	\$0									
Budget Allocation	\$55,359	\$56,466	\$57,595	\$58,747	\$59,922	\$61,121	\$62,343	\$63,590	\$64,862	\$66,159
Reserve Balance	\$229,655	\$255,862	\$283,242	\$311,837	\$237,143	\$265,167	\$294,450	\$325,038	\$356,979	\$9,936

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil										
Surface										
Reticulation										\$227,298
Lighting										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$44,396	\$45,284	\$46,190	\$47,114	\$48,056	\$49,017	\$49,997	\$50,997	\$52,017	\$53,057
Loan Repayments										
Budget Allocation	\$67,482	\$68,832	\$70,208	\$71,613	\$73,045	\$74,506	\$75,996	\$77,516	\$79,066	\$80,647
Reserve Balance	\$25,117	\$49,418	\$74,919	\$101,666	\$129,705	\$149,086	\$179,557	\$211,462	\$244,855	\$52,492

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil	\$376,822		
Surface	\$174,953		
Reticulation		\$344,508	
Lighting		\$689,016	

WHOLE OF LIFE COST CALCULATION: Basketball / Netball Courts (including Lighting)

	Costs				
	15/16 \$	Replacement Period			
Soil	\$0	Years	Cost Escalation Factor	2%	
Surface	\$370,000	25 Years	Return on Reserves	3%	
Reticulation	\$0	Years			
Lighting	\$210,000	30 Years			
Total	\$580,000				

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$0									
Surface	\$370,000									
Reticulation	\$0									
Lighting	\$210,000									
Periodic Maintenance						\$5,000				
Operating Costs		\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$28,000	\$28,560	\$29,131	\$29,714	\$30,308	\$30,914	\$31,533	\$32,163	\$32,806
Reserve Balance		\$18,000	\$36,900	\$56,734	\$77,538	\$94,348	\$117,052	\$140,834	\$165,736	\$191,798

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil										
Surface										
Reticulation										
Lighting										
Periodic Maintenance	\$5,520					\$6,095				
Operating Costs	\$11,951	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$14,002	\$14,282
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$33,463	\$34,132	\$34,814	\$35,511	\$36,221	\$36,945	\$37,684	\$38,438	\$39,207	\$39,991
Reserve Balance	\$213,543	\$241,891	\$271,528	\$302,503	\$334,863	\$362,565	\$397,667	\$434,307	\$472,541	\$512,426

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil										
Surface						\$595,122				
Reticulation										
Lighting										\$380,386
Periodic Maintenance	\$6,729									
Operating Costs	\$14,568	\$14,859	\$15,157	\$15,460	\$15,769	\$16,084	\$16,406	\$16,734	\$17,069	\$17,410
Loan Repayments	\$0									
Budget Allocation	\$40,791	\$41,607	\$42,439	\$43,287	\$44,153	\$45,036	\$45,937	\$46,856	\$47,793	\$48,749
Reserve Balance	\$547,292	\$590,457	\$635,453	\$682,344	\$136,077	\$169,111	\$203,715	\$239,948	\$277,871	-\$62,841

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil										
Surface										
Reticulation										
Lighting										
Periodic Maintenance	\$8,203					\$9,999				
Operating Costs	\$17,758	\$18,114	\$18,476	\$18,845	\$19,222	\$19,607	\$19,999	\$20,399	\$20,807	\$21,223
Loan Repayments										
Budget Allocation	\$49,724	\$50,718	\$51,732	\$52,767	\$53,822	\$54,899	\$55,997	\$57,117	\$58,259	\$59,424
Reserve Balance	-\$40,963	-\$9,588	\$23,381	\$58,005	\$94,345	\$122,468	\$162,140	\$203,722	\$247,286	\$292,906

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil			
Surface	\$995,888		
Reticulation			
Lighting		\$689,016	

WHOLE OF LIFE COST CALCULATION: TOTAL ALL SPORTING FIELDS

Costs		Replacement Period		Cost Escalation Factor	
Soil	16/17 \$	60-80	Years	2%	
Surface	\$140,000	40	Years	3%	Return on Reserves
Reticulation	\$435,000	20	Years		
Lighting	\$105,000	25	Years		
Total	\$420,000				
	\$1,100,000				

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Soil	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$435,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$420,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0
Operating Costs	\$0	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885	\$38,643	\$39,416	\$40,204	\$41,008
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$0	\$66,000	\$67,320	\$68,666	\$70,040	\$71,441	\$72,869	\$74,327	\$75,813	\$77,330
Reserve Balance		\$31,000	\$63,550	\$97,709	\$133,538	\$161,099	\$200,159	\$241,074	\$283,916	\$328,755

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,965
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$11,041	\$0	\$0	\$0	\$0	\$12,189	\$0	\$0	\$0	\$0
Operating Costs	\$41,828	\$42,665	\$43,518	\$44,388	\$45,276	\$46,182	\$47,105	\$48,047	\$49,008	\$49,989
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$78,876	\$80,454	\$82,063	\$83,704	\$85,378	\$87,086	\$88,827	\$90,604	\$92,416	\$94,264
Reserve Balance	\$364,625	\$413,352	\$464,297	\$517,542	\$573,170	\$619,080	\$679,374	\$742,311	\$807,988	\$723,538

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$699,670	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$760,772
Periodic Maintenance	\$13,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Costs	\$50,988	\$52,008	\$53,048	\$54,109	\$55,191	\$56,295	\$57,421	\$58,570	\$59,741	\$60,936
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$96,150	\$98,073	\$100,034	\$102,035	\$104,075	\$106,157	\$108,280	\$110,446	\$112,655	\$114,908
Reserve Balance	\$776,947	\$846,320	\$918,695	\$994,181	\$373,220	\$434,279	\$498,166	\$564,987	\$634,850	-\$52,905

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Soil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surface	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reticulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,298
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$16,405	\$0	\$0	\$0	\$0	\$19,999	\$0	\$0	\$0	\$0
Operating Costs	\$62,155	\$63,398	\$64,666	\$65,959	\$67,278	\$68,624	\$69,996	\$71,396	\$72,824	\$74,280
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$117,206	\$119,550	\$121,941	\$124,380	\$126,867	\$129,405	\$131,993	\$134,633	\$137,325	\$140,072
Reserve Balance	-\$15,846	\$39,831	\$98,301	\$159,671	\$224,050	\$271,553	\$341,697	\$415,184	\$492,141	\$345,398

Future Replacement Expenses	Year 50	Year 60	Year 80
Soil	\$376,822	\$0	\$0
Surface	\$1,170,841	\$0	\$0
Reticulation	\$0	\$344,508	\$0
Lighting	\$0	\$1,378,033	\$0
Total	\$1,547,663	\$1,722,541	\$0

WHOLE OF LIFE COST CALCULATION: Site Works

	Costs			
	16/17 \$	Replacement Period		
Site Works	\$1,440,297	Over 100 Years	Cost Escalation Factor	2%
Preliminaries	\$142,367	50 Years	Return on Reserves	3%
Fencing Signage	\$152,338	20 Years		
Headworks	\$590,000	Nil Years		

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Site Works	\$1,440,297									
Preliminaries	\$142,367									
Fencing Signage	\$152,338									
Headworks	\$590,000									
Periodic Maintenance						\$10,000				
Operating Costs		\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
Loan Repayments										
Budget Allocation		\$15,000	\$15,300	\$15,606	\$15,918	\$16,236	\$16,561	\$16,892	\$17,230	\$17,575
Reserve Balance		\$10,000	\$20,500	\$31,519	\$43,077	\$45,193	\$57,590	\$70,579	\$84,183	\$98,426

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Site Works										
Preliminaries										
Fencing Signage										\$226,366
Periodic Maintenance	\$11,041					\$12,190				
Operating Costs	\$5,975	\$6,095	\$6,217	\$6,341	\$6,468	\$6,597	\$6,729	\$6,864	\$7,001	\$7,141
Loan Repayments										
Budget Allocation	\$17,926	\$18,285	\$18,651	\$19,024	\$19,404	\$19,792	\$20,188	\$20,592	\$21,004	\$21,424
Reserve Balance	\$102,288	\$117,547	\$133,507	\$150,195	\$167,637	\$173,671	\$192,339	\$211,837	\$232,195	\$27,077

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Site Works										
Preliminaries										
Fencing Signage										
Periodic Maintenance	\$13,459					\$40,000				
Operating Costs	\$7,284	\$7,430	\$7,578	\$7,730	\$7,884	\$8,042	\$8,203	\$8,367	\$8,534	\$8,705
Loan Repayments										
Budget Allocation	\$21,852	\$22,289	\$22,735	\$23,190	\$23,653	\$24,127	\$24,609	\$25,101	\$25,603	\$26,115
Reserve Balance	\$28,999	\$44,728	\$61,227	\$78,523	\$96,648	\$75,632	\$94,307	\$113,870	\$134,355	\$155,796

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Site Works										
Preliminaries										
Fencing Signage										
Periodic Maintenance	\$16,406					\$18,114				
Operating Costs	\$8,879	\$9,057	\$9,238	\$9,423	\$9,611	\$9,803	\$9,999	\$10,199	\$10,403	\$10,611
Loan Repayments										
Budget Allocation	\$26,638	\$27,170	\$27,714	\$28,268	\$28,833	\$29,410	\$29,998	\$30,598	\$31,210	\$31,834
Reserve Balance	\$161,822	\$184,791	\$208,810	\$233,920	\$260,160	\$269,458	\$297,541	\$326,866	\$357,478	\$389,426

Future Replacement Expenses	Year 50	Year 60	Year 80
Site Works			
Preliminaries			
Fencing Signage	\$410,031		

WHOLE OF LIFE COST CALCULATION: Utilities

	Costs	Replacement Period		
	16/17 \$			
Electrical Infrastructure	\$472,000	50 Years	Cost Escalation Factor	2%
Potable Water	\$25,323	80 Years	Return on Reserves	3%
Sewerage and Drainage	\$567,037	80 Years		
Water Tanks and Irrigation	\$238,360	30 Years		
Total	\$1,302,720			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Electrical Infrastructure	\$472,000									
Potable Water	\$25,323									
Sewerage and Drainage	\$567,037									
Water Tanks and Irrigation	\$238,360									
Periodic Maintenance						\$5,000				
Operating Costs		\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$20,000	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433
Reserve Balance		\$15,000	\$30,750	\$47,279	\$64,615	\$77,790	\$96,685	\$116,478	\$137,202	\$158,893

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										
Periodic Maintenance	\$6,095					\$6,729				
Operating Costs	\$5,975	\$6,095	\$6,217	\$6,341	\$6,468	\$6,597	\$6,729	\$6,864	\$7,001	\$7,141
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$23,902	\$24,380	\$24,867	\$25,365	\$25,872	\$26,390	\$26,917	\$27,456	\$28,005	\$28,565
Reserve Balance	\$175,492	\$199,041	\$223,663	\$249,397	\$276,283	\$297,634	\$326,751	\$357,145	\$388,863	\$421,953

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										\$431,756
Periodic Maintenance	\$6,729					\$7,430				
Operating Costs	\$7,284	\$7,430	\$7,578	\$7,730	\$7,884	\$8,042	\$8,203	\$8,367	\$8,534	\$8,705
Loan Repayments	\$0									
Budget Allocation	\$29,136	\$29,719	\$30,313	\$30,920	\$31,538	\$32,169	\$32,812	\$33,468	\$34,138	\$34,820
Reserve Balance	\$449,734	\$485,516	\$522,816	\$561,690	\$602,194	\$636,957	\$680,675	\$726,196	\$773,586	\$391,152

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Electrical Infrastructure										
Potable Water										
Sewerage and Drainage										
Water Tanks and Irrigation										
Periodic Maintenance	\$8,203					\$9,057				
Operating Costs	\$8,879	\$9,057	\$9,238	\$9,423	\$9,611	\$9,803	\$9,999	\$10,199	\$10,403	\$10,611
Loan Repayments										
Budget Allocation	\$35,517	\$36,227	\$36,952	\$37,691	\$38,445	\$39,214	\$39,998	\$40,798	\$41,614	\$42,446
Reserve Balance	\$421,322	\$461,132	\$502,679	\$546,028	\$591,242	\$629,333	\$678,211	\$729,156	\$782,241	\$837,542

Future Replacement Expenses	Year 50	Year 60	Year 80
Electrical Infrastructure	\$1,270,430		
Potable Water			\$123,460
Sewerage and Drainage			\$2,764,555
Water Tanks and Irrigation		\$782,066	

WHOLE OF LIFE COST CALCULATION: Playgrounds

	Costs	Replacement Period	Cost Escalation Factor	
	15/16 \$	60 Years	2%	
Landscaping		25 Years	Return on Reserves	3%
Playground equipment	\$188,800	25 Years		
Softfall		30 Years		
Lighting				
	\$188,800			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Landscaping										
Playground equipment										
Softfall										
Lighting										
Periodic Maintenance					\$5,000					\$5,520
Operating Costs		\$4,000	\$4,080	\$4,162	\$4,245	\$4,330	\$4,416	\$4,505	\$4,595	\$4,687
Loan Repayments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation		\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041	\$11,262	\$11,487	\$11,717
Reserve Balance		\$6,000	\$12,300	\$18,911	\$20,846	\$27,966	\$35,429	\$43,249	\$51,439	\$54,492

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Landscaping										
Playground equipment										
Softfall										
Lighting										
Periodic Maintenance					\$6,095					\$6,729
Operating Costs	\$4,780	\$4,876	\$4,973	\$5,073	\$5,174	\$5,278	\$5,383	\$5,491	\$5,601	\$5,713
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$11,951	\$12,190	\$12,434	\$12,682	\$12,936	\$13,195	\$13,459	\$13,728	\$14,002	\$14,282
Reserve Balance	\$63,297	\$72,510	\$82,145	\$92,219	\$96,652	\$107,469	\$118,768	\$130,568	\$142,886	\$149,013

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Landscaping										
Playground equipment					\$147,655					
Softfall					\$65,624					
Lighting										\$54,341
Periodic Maintenance										\$8,203
Operating Costs	\$5,827	\$5,944	\$6,063	\$6,184	\$6,308	\$6,434	\$6,562	\$6,694	\$6,828	\$6,964
Loan Repayments	\$0									
Budget Allocation	\$14,568	\$14,859	\$15,157	\$15,460	\$15,769	\$16,084	\$16,406	\$16,734	\$17,069	\$17,410
Reserve Balance	\$162,224	\$176,007	\$190,381	\$205,368	\$7,712	\$17,594	\$27,965	\$38,845	\$50,251	-\$339

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Landscaping										
Playground equipment										
Softfall										
Lighting										
Periodic Maintenance					\$9,057					\$9,999
Operating Costs	\$7,103	\$7,245	\$7,390	\$7,538	\$7,689	\$7,843	\$8,000	\$8,160	\$8,323	\$8,489
Loan Repayments										
Budget Allocation	\$17,758	\$18,114	\$18,476	\$18,845	\$19,222	\$19,607	\$19,999	\$20,399	\$20,807	\$21,223
Reserve Balance	\$10,306	\$21,484	\$33,214	\$45,517	\$49,359	\$62,604	\$76,482	\$91,015	\$106,230	\$112,151

Future Replacement Expenses	Year 50	Year 60	Year 80
Landscaping		\$131,241	
Playground equipment	\$242,243		
Softfall	\$107,664		
Lighting		\$98,431	

WHOLE OF LIFE COST CALCULATION: TOTAL Other Infrastructure

Costs	Replacement Period		
15/16 \$	Years	Cost Escalation Factor	2%
\$1,912,297	Years	Return on Reserves	3%
\$356,490	Years		
\$719,375	Years		
\$828,360	Years		
\$3,816,522			

Financial Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	\$1,912,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$167,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$719,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$828,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$0	\$0	\$0	\$0	\$5,000	\$15,000	\$0	\$0	\$0	\$5,520
Operating Costs	\$0	\$14,000	\$14,280	\$14,566	\$14,857	\$15,154	\$15,457	\$15,766	\$16,082	\$16,403
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$0	\$45,000	\$45,900	\$46,818	\$47,754	\$48,709	\$49,684	\$50,677	\$51,691	\$52,725
Reserve Balance		\$31,000	\$63,550	\$97,709	\$128,538	\$150,949	\$189,704	\$230,306	\$272,825	\$311,811

Financial Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,366
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$17,136	\$0	\$0	\$0	\$6,095	\$18,919	\$0	\$0	\$0	\$6,729
Operating Costs	\$16,731	\$17,066	\$17,407	\$17,755	\$18,110	\$18,473	\$18,842	\$19,219	\$19,603	\$19,995
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$53,779	\$54,855	\$55,952	\$57,071	\$58,212	\$59,377	\$60,564	\$61,775	\$63,011	\$64,271
Reserve Balance	\$341,077	\$389,098	\$439,316	\$491,811	\$540,572	\$578,773	\$637,859	\$699,551	\$763,945	\$598,043

Financial Year	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$147,655	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$65,624	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$486,097
Periodic Maintenance	\$20,188	\$0	\$0	\$0	\$0	\$47,430	\$0	\$0	\$0	\$8,203
Operating Costs	\$20,395	\$20,803	\$21,219	\$21,644	\$22,077	\$22,518	\$22,968	\$23,428	\$23,896	\$24,374
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$65,557	\$66,868	\$68,205	\$69,569	\$70,960	\$72,380	\$73,827	\$75,304	\$76,810	\$78,346
Reserve Balance	\$640,957	\$706,251	\$774,424	\$845,582	\$706,554	\$730,183	\$802,947	\$878,911	\$958,192	\$546,610

Financial Year	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Periodic Maintenance	\$24,609	\$0	\$0	\$0	\$9,057	\$27,170	\$0	\$0	\$0	\$9,999
Operating Costs	\$24,862	\$25,359	\$25,866	\$26,384	\$26,911	\$27,449	\$27,998	\$28,558	\$29,130	\$29,712
Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Allocation	\$79,913	\$81,511	\$83,141	\$84,804	\$86,500	\$88,230	\$89,995	\$91,795	\$93,631	\$95,503
Reserve Balance	\$593,450	\$667,406	\$744,703	\$825,465	\$900,761	\$961,395	\$1,052,233	\$1,147,037	\$1,245,949	\$1,339,119

Future Replacement Expenses	Year 50	Year 60	Year 80
	\$1,512,672	\$131,241	\$0
	\$107,664	\$0	\$123,460
	\$410,031	\$0	\$2,764,555
	\$0	\$880,497	\$0
Total	\$2,030,367	\$1,011,739	\$2,888,015

Roads and Carparks

The Shire of Toodyay has infrastructure assets with a total value of close to \$50M
The Roads and Carparks will be managed as part of the management of this group of assets

The value of roads and carparks in the recreation precinct are: \$451,352

	Reduced Project Amount	Full Project Amount
Buildings		
Multipurpose Function Centre	\$0	\$2,807,250
Change Rooms (ALF / Cricket)	\$0	\$1,003,750
Covered Concrete Seating Plats	\$0	\$650,000
Changerooms (Hockey / Soccer)	\$1,222,750	\$1,222,750
Aquatic Centre including Pools	\$4,025,000	\$4,025,000
Elevated Covered Viewing Soccer/Hockey	\$132,500	\$132,500
Total Buildings	\$5,380,250	\$9,841,250
Playing Surfaces		
AFL & Cricket Oval		\$278,775
Hockey / Soccer / Rugby	\$174,000	\$174,000
Muti - Use Courts incl fencing	\$315,000	\$315,000
Total Playing Services	\$489,000	\$767,775
External Works		
Agricultural Set Down		\$140,250
Playground	\$120,000	\$180,000
Fixed Sporting Equipment	\$40,000	\$60,000
Total External Works	\$160,000	\$380,250
Earthworks and Site Works		
Preliminaries	\$120,650	\$317,500
Earthworks	\$1,413,591	\$3,719,975
Sewers	\$14,475	\$14,475
Drainage Works	\$366,065	\$366,045
Roadworks	\$382,502	\$1,006,585
Water Supply	\$21,460	\$21,460
Retaining walls	\$50,000	\$241,600
Underground Power & Cable ducts	\$95,000	\$95,000
Sewer Disposal incl Pumping	\$200,000	\$293,000
Site Water Supply and Reticulation	\$111,000	\$222,000
Water Storage Tanks	\$65,000	\$165,000
External Electrical MSBsub-mains, lightng etc	\$660,000	\$990,000
Scoreboard / Screen	\$0	\$80,000
Landscaping irrigation (other)	\$114,000	\$300,000
Western Power Charges	\$260,000	\$260,000
Water Authority Charges	\$260,000	\$260,000
Telstra Charges	\$2,000	\$2,000
1000 link mesh fence Oval	\$0	\$23,100
1800 link mesh fence	\$47,850	\$47,850
1800 Pallisade pool fencing	\$81,250	\$81,250
Total Earthworks and Site Works	\$4,264,843	\$8,506,840
SUB-TOTAL	\$10,294,093	\$19,496,115
Current Contingency Cost		
Design Contingency	\$411,764	\$779,845
Construction Contingency	\$514,705	\$974,806

Professionls Fees	\$823,527	\$1,559,689
Escalation	\$102,941	\$194,961
Total Contingency	\$1,852,937	\$3,509,301
TOTAL PROJECT COST	\$12,147,030	\$23,005,416

9. REPORTS OF COMMITTEES AND EMPLOYEE REPORTS

9.1 COMMUNITY DEVELOPMENT

9.1.1 Community Sport & Recreation Facilities Fund (CSRFF) Grant Application

Date of Report:	16 August 2017
Name of Applicant / Proponent/s:	Shire of Toodyay
File Reference:	PRO10
Author:	A Bell – Manager Community Development
Responsible Officer:	A Bell – Manager Community Development
Previously Before Council:	11 July 2017 & 8 August 2017 Forum Meetings Res.No.145/08/16 23 August 2016.
Author's Disclosure of Interest:	Nil
Nature of Council's Role in the matter:	Executive
Attachments:	1. Aquatic Facility Costings; 2. Needs Assessment; and 3. Draft Layout.
Voting Requirements:	Simple Majority

PURPOSE OF THE REPORT

To seek Council's support to proceed with the lodgement of a funding application under the Community Sport and Recreation Facilities Fund for the construction of an aquatic facility in 2018/2019.

BACKGROUND

Council has submitted an application for funding under the Building Better Regions Fund (BBRF) for the new Sport and Recreation Precinct. This application was unsuccessful, and the CEO has requested feedback from the funding body.

The annual funding round for Community Sport and Recreation Facilities Fund (CSRFF) has been advertised.

Applications for projects to be undertaken in the 2018/2019 financial year require lodgement of applications to the Department of Local Government, Sport and Cultural Industries (formerly the Department of Sport & Recreation) by 4.00pm Friday 29 September 2017.

Current guidance given to staff is that the aquatic centre should be treated as a priority first stage of the Toodyay Recreation Precinct, with a grant application being submitted for the Forward Planning Grant. This report is confirm Council's commitment to proceed.

CONSULTATION IMPLICATIONS

The Chief Executive Officer and Manager of Community Development met with Department of Sport and Recreation (now Local Government, Sport and Culture) on 7 July 2017 to discuss our planned application for funding support for the Toodyay Aquatic Centre. This included a meeting with the Regional Manager and Senior facilities staff from Perth via video conference.

The total amount allocated for funding via CSRFF for the State of WA in 2018/2019 will be \$12million. Forward planning grant applications range from \$166,667 to \$2 million.

Staff and appointed Consultants involved with this project have progressed with the updating of concept plans, reports and speaking with state and local sporting groups, as well as the CEO meeting with both the Principal and Deputy Principal of the Toodyay School seeking further input and support.

STRATEGIC IMPLICATIONS

The Shire of Toodyay *Strategic Community Plan – Toodyay 2023* identifies that Council Strategic Priorities include:

- Investing in recreation solutions – Establish a new Recreation Precinct to accommodate long-term needs of the community.
- Provision of a multi-purpose recreation facility (including aquatic) – ten million over ten years (partially grant and loan funded) to meet identified needs.

POLICY IMPLICATIONS

There are no adverse policy implications envisaged from this report.

FINANCIAL IMPLICATIONS

The updated Cost Estimate for the Pool Precinct is provided for Council's information (**Att.1**). This does not include the costs for site works and external services – i.e. power, water and sewage.

Current figures for the Pool Precinct are estimated at \$5,062,132.00. There has been some potential savings discussed and these are listed on the attachment, bringing the possible costs of this project down to - \$4,822,039.00.

DSR funding will allow $\frac{1}{3}$ funding for a project, with the remaining $\frac{2}{3}$ funding covered by applicant and possible other funds.

A grant application via DSR for \$1.6 million can be applied for which would be a third of the costs of the revised figure.

The remaining costs to cover the \$3,460,000.00 would be covered by:

Bendigo Bank	\$ 100,000
Swimming Pool Committee	\$ 120,000
Swimming Pool Reserve	\$ 105,000
Recreation Development Reserve	\$ 755,000
2018/2019 Budget Contribution	\$ 380,000
Borrowings	\$2,000,000 *

TOTAL **\$3,460,000**

This would still leave over \$1million in the Recreation Development Reserve. This means the project will still be possible even if the grant is less than the amount requested. Given the small funding pool this is possible, even likely.

We have not had definite advice from Treasury Corporation about our borrowing capacity, but we have confirmed that existing small loans may be paid out which would increase our repayment capacity and hence the amount we are able to borrow. The debt strategy will be considered in the lead up to the 18-19 budget.

The indicative additional debt capacity calculator provided by the Department of Local Government, Sport and Cultural Industries indicates that a \$2million loan is well within Council's capacity.

LEGAL AND STATUTORY IMPLICATIONS

There are no adverse legal nor statutory implications envisaged from this report.

RISK IMPLICATIONS (including DAIP)

The biggest risk with this project is losing Community and Council support along with little to no funding being granted.

There is always the risk that in these competitive funding environments, not all grant applications are successful or if they are, Council may receive less than the full amount requested.

SOCIAL IMPLICATIONS

The Sport and Recreation Facilities have been in need of upgrading for a number of years. An Aquatic Facility (Pool) for Toodyay has been discussed for decades. Various information received has this discussion on a pool for Toodyay, ranging from 50 to 80 years.

Council through the adoption of its Strategic Community Plan has Sport and Recreation Facilities as one of its Major Capital Projects.

Discussion with the Toodyay District High School has confirmed that an aquatic facility adjacent to the school would provide significant benefits including:

- Increasing the take up of swimming lesson which are presently constrained both by cost and travel times;
- Allow the school to offer water based activities as part of its sporting curriculum; and
- Contributing to overcoming declining enrolments.

ENVIRONMENTAL IMPLICATIONS

There are no adverse environmental implications envisaged from this report.

ECONOMIC IMPLICATIONS

The economic and social impact assessment conducted by RPS for the BBRF program suggests that recreation facilities and not just a social benefit, but an economic imperative.

OFFICER COMMENT / DETAILS

This report is to seek Council's support to proceed with the lodgement of a funding application under the Community Sport and Recreation Facilities Fund for the construction of an aquatic facility in 2018-19.

While a successful application for Commonwealth funds through BBRF would have made this application easier, there will be another opportunity to apply later this year. Notwithstanding that Commonwealth funding would make the project more affordable, we need to demonstrate progress on Sport and Recreation and this project is a critical part of that process.

The application requires the local government for all applications within its district to classify projects on the following scale:

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

Based on the extensive work in planning for this facility over the last 5 years this facility would easily justify an assessment of A - Well planned and needed by municipality.

OFFICER'S RECOMMENDATION

That Council:

1. That Council authorise the CEO to submit a funding application under the Community Sport and Recreation Facilities Fund for one third of the cost of the construction of an aquatic facility in 2018/2019;
2. That Council assess the project as A - Well planned and needed by municipality; and
3. That Council note that one possible outcome is a grant of less than the full amount requested.

Cr J Dow moved the Officer's Recommendation.

Cr Chitty seconded the motion.

Clarification was sought.

Debate commenced.

The motion was put.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION NO. 139/08/17

MOVED Cr J Dow

SECONDED Cr Chitty

That Council:

1. That Council authorise the CEO to submit a funding application under the Community Sport and Recreation Facilities Fund for one third of the cost of the construction of an aquatic facility in 2018/2019;
2. That Council assess the project as A - Well planned and needed by municipality; and
3. That Council note that one possible outcome is a grant of less than the full amount requested.

MOTION CARRIED 8/0

**Toodyay Sports
Aquatic Centre Precinct
Cost Estimate**



Ref	Pool Precinct				
1.0	Cost Component	Unit	Qty	Rate	Amount
1.1	Changerooms	m2	400	\$ 3,300	\$ 1,320,000
1.2	25m x 6 lane pool - 1.35 to 1.65 depth	m2	450	\$ 3,000	\$ 1,350,000
1.3	Leisure pool	m2	250	\$ 3,250	\$ 812,500
1.4	Splash pad	m2	100	\$ 3,150	\$ 315,000
1.5	Allowance for pool features	Item	1	\$ 125,000	\$ 125,000
1.6	Allowance for lane ropes, etc	Item	1	35000	\$ 35,000
1.7	Allowance for polypipe solar pool heating	Item	1	50000	\$ 50,000
1.8	Pool cover	Item	1	30000	\$ 30,000
1.9	Photo voltaic panels, inverter, etc	Item	1	95000	\$ 95,000
1.1	Shade structures	m2	135	\$ 450	\$ 60,750
1.11	Pool area flood lighting	Item	1	\$ 22,000	\$ 22,000
1.12	Concrete paving	m2	770	\$ 125	\$ 96,250
1.13	Palisade fencing 1800 high	m	115	\$ 650	\$ 74,750
1.14	Trees, shrubs, soil, etc	m2	345	\$ 100	\$ 34,500
1.15	Grass areas including irrigation	m2	345	\$ 20	\$ 6,900
	Current Construction Cost				\$4,427,650
1.16	Design contingency			3.0%	\$ 132,830
1.17	Construction contingency			4.0%	\$ 182,419
1.18	Professional fees			7.0%	\$ 319,234
	Total Current Budget - Pool Precinct				\$ 5,062,132
2.0	Potential Savings to Pool Precinct				Amount
2.1	Splashpad				\$65,000
2.2	Pool features				\$50,000
2.3	Photo voltaics				\$95,000
2.4	Proportion of contingencies and fees				\$30,093
	Total Potential Savings to Pool Precinct				\$ 240,093

Notes:

- > GST is not included
- > Pool boom is not included
- > Loose furniture and equipment is not included

**Toodyay Sports
Aquatic Centre Precinct
Cost Estimate**



1.0 Site Works and External Services					
Electrical Services		Unit	Qty	Rate	Amount
1.1	HV conduits from Drummond St to transformer	Item	1	\$ 33,000	\$ 33,000
1.2	Main site switchboard & sub-mains to Aquatic Ctre/PumpStn	Item	1	\$ 44,000	\$ 44,000
1.3	Road lighting from Drummond St to bridge	Item	1	\$ 24,000	\$ 24,000
1.4	Western Power charges	Item	1	\$ 260,000	\$ 260,000
1.5	Car park lighting	Item	1	\$ 12,000	\$ 12,000
					\$373,000
Plumbing Services		Unit	Qty	Rate	Amount
1.6	Sewer pump station	Item	1	\$ 35,000	\$ 35,000
1.7	100 Rising main and piping	Item	1	\$ 55,000	\$ 55,000
1.8	125 Water service	Item	1	\$ 47,000	\$ 47,000
1.9	Tanks and pumps	Item	1	\$ 33,000	\$ 33,000
1.10	Provisional sum for headworks	Item	1	\$ 300,000	\$ 300,000
					\$470,000
Earthworks and Site Works		Unit	Qty	Rate	Amount
1.11	Preliminaries	Item			\$ 119,750
1.12	Supply and lay compacted filling to pool area	m3	4,000	\$ 25	\$ 100,000
1.13	Earthworks to site	Item			\$ 377,780
1.14	Drainage	Item			\$ 26,160
1.15	Roadworks	Item			\$ 403,450
1.16	Retaining walls	Item			\$ 7,275
1.17	Telstra charges	Item			\$ 5,000
					\$ 1,039,415
Current Construction Cost					\$1,882,415
1.18	Design contingency			3.0%	\$ 56,472
1.19	Construction contingency			4.0%	\$ 77,555
1.20	Professional fees			7.0%	\$ 135,722
Total Current Budget - Siteworks and External Services					\$ 2,152,165

Notes:

- > GST is not included
- > Assumptions have been made regarding the amount of works completed in Stage 1 bulk earthworks
- > Refer to BPA drawings C14315-SKT100 Rev B and C14315-SKT200 Rev B for description of works areas included.
- > Detailed design has yet to be completed on the Stage 2 areas.
- > The quantities are based on the bulk earthworks modelling completed during Stage 1 and the architectural masterplan.

**Toodyay Sports
Aquatic Centre Precinct
Cost Estimate**



Earthworks and Siteworks					
1 PRELIMINARIES					
Item	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
1.01	Allow for site establishment and demobilisation. Including but not limited to site offices and ablutions, water, sewer, electricity, communications, laydown area, dieback management etc	Item			\$ 21,000.00
1.02	Traffic Management	Item			\$ 4,500.00
1.03	Site Supervision	Weeks	10	\$ 3,200.00	\$ 32,000.00
1.04	Survey and Setout	Item	1	\$ 10,500.00	\$ 10,500.00
1.05	Allow for compliance with the General Conditions of Contract and Specification Preliminaries section	Item	1	\$ 4,000.00	\$ 4,000.00
1.06	Training Levy	Item			\$ 5,000.00
1.07	Allow for Dust Management Plan.	Item			\$ 1,750.00
1.08	Allow for water truck and all additional measures required for suppression of dust and sand nuisance during construction	Weeks	10	\$ 3,000.00	\$ 30,000.00
1.09	Locate and protect existing services	Item			\$ 5,000.00
1.10	As Constructed Drawings	Item	1	\$ 6,000.00	\$ 6,000.00
TOTAL - Preliminaries - Carry forward to Summary					\$ 119,750.00
2 EARTHWORKS					
Item	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
2.01	Clearing (mulching and removal/spreading)	ha	0.9	\$ 1,500.00	\$ 1,350.00
2.02	Removal and stockpiling of topsoil (100mm)	m3	900	\$ 6.50	\$ 5,850.00
2.03	Respreading of topsoil (100mm)	m3	540	\$ 4.50	\$ 2,430.00
2.04	Prepare subgrade for fill placement	ha	0.9	\$ 3,500.00	\$ 3,150.00
2.05	Supply, place and compact general fill (CBR>4)	m3	12000	\$ 25.00	\$ 300,000.00
2.06	Rock pitched banks	m2	1000	\$ 65.00	\$ 65,000.00
TOTAL - Earthworks - Carry forward to summary					\$ 377,780.00
3 DRAINAGE					
Item	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
3.01	Excavate, sand bedding and backfill not exceeding 2.0m deep within road pavement	lin. m	60	\$ 45.00	\$ 2,700.00
3.02	Supply and lay in sand bed reinforced concrete pipes 300 dia. Class 2	lin. m	60	\$ 95.00	\$ 5,700.00
3.03	Construct concrete base and benching to side entry pits	No.	4	\$ 500.00	\$ 2,000.00
3.04	Supply and install DN 1050 linersto side entry pits depth measured from cover level to invert	No.	8	\$ 555.00	\$ 4,440.00
3.05	Supply and place standard galvanised m.s. step irons	No.	4	\$ 15.00	\$ 60.00
3.06	Supply and place precast concrete side entry pit units	No.	4	\$ 1,200.00	\$ 4,800.00
3.07	Supply and install 150 dia SN 8 subsoil pipe including 20mm aggregate and geotextile	lin. m	60	\$ 85.00	\$ 5,100.00
3.08	Supply and install 150 dia SN 8 subsoil pipe end caps	Each	2	\$ 55.00	\$ 110.00
3.09	Supply and install 150 dia SN 8 subsoil pipe flap valves/one way valves	Each	2	\$ 175.00	\$ 350.00
3.10	Supply and install 150 dia SN 8 subsoil cleanout points including cast iron cover.	Each	2	\$ 450.00	\$ 900.00
TOTAL - Drainage Works - Carry forward to Summary					\$ 26,160.00

**Toodyay Sports
Aquatic Centre Precinct
Cost Estimate**



4 ROADWORKS					
Item	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
4.01.	Prepare, shape and compact subgrade to roads allowing for verge trimming after completion of roadworks	m2	4600	\$ 5.00	\$ 23,000.00
4.02	Supply, place and compact minimum 500mm compacted thickness sand select subgrade	m2	4600	\$ 12.00	\$ 55,200.00
4.03	Supply, place and compact minimum 150mm compacted thickness subbase limestone	m2	4600	\$ 20.00	\$ 92,000.00
4.04	Supply, place and compact minimum 100mm compacted thickness road base	m2	4600	\$ 16.00	\$ 73,600.00
4.05	Supply and place 7 mm primer seal	m2	4300	\$ 8.00	\$ 34,400.00
4.06	Supply, place and compact minimum 30mm compacted thickness black asphalt. (AC10 Class 170)	m2	4300	\$ 18.00	\$ 77,400.00
4.07	Construct cast insitu semi-mountable kerbs and backfill	m	350	\$ 32.00	\$ 11,200.00
4.08	Allow for blending into existing	m	1	\$ 500.00	\$ 500.00
4.09	Allow for road construction testing	Item	1	\$ 300.00	\$ 300.00
4.10	Construct concrete footpath 1.5m wide 100mm thick including 75mm sand bedding and subgrade compaction	m2	70	\$ 65.00	\$ 4,550.00
4.11	Construct concrete pram ramps including tactile pavers, 75mm sand bedding and subgrade compaction	No.	2	\$ 2,750.00	\$ 5,500.00
4.12	Supply and install wheel stops as specified	No.	52	\$ 375.00	\$ 19,500.00
4.13	Supply and install street signs as specified	No.	6	\$ 550.00	\$ 3,300.00
4.14	Supply and install line marking as specified	m	500	\$ 6.00	\$ 3,000.00
TOTAL - Roadworks - Carry forward to Summary					\$ 403,450.00

5 RETAINING WALLS					
Item	DESCRIPTION	UNIT	QTY.	RATE	AMOUNT
5.01	Retaining walls up to 1m high	lin. m	15	\$ 485.00	\$ 7,275.00
TOTAL - Retaining walls - Carry forward to Summary					\$ 7,275.00

1	Preliminaries			\$ 119,750	
2	Earthworks			\$ 377,780	
3	Drainage			\$ 26,160	
4	Roadworks			\$ 403,450	
5	Retaining walls			\$ 7,275	
ESTIMATED TOTAL CURRENT CONSTRUCTION COST				\$ 934,415	

Prepared in conjunction with BPA Engineering



Toodyay Sport and Recreation Precinct

Needs Assessment

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Document Status

Version	Purpose of Document	Orig	Review	Review Date
Draft 1.0	First Draft for Review	ST	TC	24/07/2017

Approval for Issue

Name	Signature	Date
Tim Connoley		

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1.0 Introduction

1.1 Background and Purpose

The Shire of Toodyay is a peri-urban lifestyle community east of the Perth metropolitan region. It adjoins the expanding urban fringe of Perth and as such is expected to experience a significant growth in community service and facility requirements from new residents and its rapidly ageing population.

The recent growth of the Shire of Toodyay in conjunction with its previous status as a small rural town means that the community does not currently have the existing infrastructure base that urbanised communities have. The Shire has therefore developed a range of strategic documents in recent years which have explored future community facility requirements. This strategic planning process identified needs for further investment in contemporary sport and recreational facilities and revealed that Toodyay has only some of the traditional sporting facilities associated with small, rural communities. The strategy particularly highlighted the lack of local facilities for recreation, learn to swim classes and aquatic therapy and a need to travel Northam and Perth to access aquatic facilities.

The strategy findings led to the establishment of a community driven group – Toodyay Swimming Action Committee – to assist the Shire for planning and development of a pool facility in Toodyay.

In 2014, SGL Group was engaged to assess demand for future sport and aquatic facilities as part of the development of the Shire of Toodyay Recreation Strategy. The assessment indicated high priority and growing demand for an aquatic facility in Toodyay. Extensive community engagement and evaluation undertaken in early planning phase resulted in the proposal of an aquatic centre as part of the Toodyay Sport and Recreation Precinct project

In 2016, RPS group was engaged to assist with the development of a business case for the proposed project. Studies undertaken as part of this work concluded that there was a high and growing need for the project and that the project would provide notable and tangible benefits to both the local resident population and the Shire's economy, with major impacts including higher local expenditure, population retention, health and travel cost saving and amenity improvements.

Given the release of the 2016 Census of Population and Housing and the preparation of a funding submission for the Department of Sport and Recreation, RPS Group has been engaged to undertake an updated needs assessment for the proposed aquatic facility. The study aims to identify and assess the current and future needs of the community and the impacts of the project on the utilisation of existing facilities in the wider region.

1.2 Project Overview

Due to the inadequacy of the existing site at the Toodyay Showgrounds, the Toodyay Recreational Strategy recommended the purchase of a new site to accommodate new and expanded sport and recreation facilities within a single precinct. As a result, the Shire of Toodyay Council, in June 2013, resolved to purchase a 13 ha site adjacent to the Toodyay District High School. Locating all the facilities near the school was a recognised opportunity for the Department of Education and the Shire to work in partnership.

The Shire has subsequently undertaken detailed planning for the proposed project. The project is scoped to deliver a much needed, multi-use sporting facilities for residents of the Shire of Toodyay and surrounds. Key components have been summarised below.



Figure 1 Concept Images

1.2.1.2 Site Works and Infrastructure

Included in early phase of the project is establishment of the basic infrastructure required to complete the deliverables of the project with minimal impact and additional costs. The site is cleared of soil dumping, plateaus are created for the fields and buildings, services are established and roads and civil works are provided.

1.2.1.3 Sporting fields

The project will incorporate playing facilities to cater for sporting activities and community events. This includes:

- Multi-purpose oval catering for AFL football, cricket and other various events;
- Multi-purpose field to accommodate hockey, soccer, rugby as well as providing over flow for other events;
- Four multi-marked outdoor courts for netball, basketball and tennis; and
- Two practice cricket nets.

1.2.1.4 Buildings

The buildings included in the proposed project include:

- **Multi-Purpose Function Facility:** Located adjacent to the main oval, this facility will include a function room to accommodate 200 people, an office, meeting rooms, gym, crèche, and commercial kitchen. This building overlooks the main sports oval and will provide viewing and shelter for spectators. This building will allow the shire to host second tier conferences and corporate events in support of its growing tourism industry.

- **Change Rooms:** There will be two sets of change rooms – one located adjacent to the main sporting fields and a second shared change room to service the rectangular field and adjacent netball, tennis and basketball courts. The second set of change rooms will eventually form part of the future indoor recreation facility in planned future expansion works. .
- **Viewing Area:** There will be a small viewing shelter for rectangular sports and secure storage for the various users and for grounds maintenance.

The buildings will be designed in accordance with all universal access provisions.

1.2.1.5 Infrastructure

The core infrastructure, power and water for the sites delivered within the project include:

- Connection of the project to the reticulated water and power networks including head works costs;
- Installation of internal access roads including the provision of an alternative emergency egress route;
- Car parking around the oval and adjacent to the various facilities; and
- Lighting for the oval, the rectangular sports field and the basketball/netball and tennis courts.

1.2.1.6 Aquatic Facility

The proposed aquatic facility is similar to those found in most country towns in Wheatbelt Western Australia. It will be modern and functional but not extravagant. It will consist of the following:

- A 25m, 6 lane unheated lap pool (discussions with the school outlines this is the minimum size to host inner and outer school competitions);
- A smaller leisure and splash pool with a beached entry;
- Splash pad with water playground features;
- Associated building and infrastructure including plant room, kiosk office, and ablution facilities; and
- Passive recreation area including seating, shade and BBQ facilities.

1.2.1.7 Other features

The master plan has built in the following features as part of the planning:

- Outdoor amphitheatre seating to take advantage of the contours of the site;
- Maximum use of recycled water and energy efficient building design and lighting;
- Accessible pathways between each facility; and
- Future provision for passive recreation such as public open space, shared pathways for walking and cycling, children's playgrounds and outdoor exercise equipment.

1.3 Report Approach

1.3.1 Study Structure

The study is comprised of the following key sections:

- **Regional Context** – assessment of population, demographic and social characteristics of the primary catchment area of relevance to the project;
- **Sport Participation Trends** – overview of sports and recreation participation trends;

- **Community Needs and Aspirations** – overview of identified needs and requirements of the community;
- **Needs Assessment** – projected demand for sport and recreational facilities in Toodyay; and
- **Findings** – an overview of the study's findings.

1.3.2 Study Approach

RPS has undertaken the following stages of analysis to inform the needs assessment:

- (1) **Review of existing reports** – the first stage of the needs assessment was an overview of previous work undertaken for the planning of the proposed facility in Toodyay;
- (2) **Review of provision of comparable facilities** – in addition to usage levels at these facilities;
- (3) **Primary catchment definition** – based on audit of comparable facilities available to Shire of Toodyay residents;
- (4) **Context analysis** – review of population, demographic and health attributes in the primary catchment area to inform the importance of the proposed project to the catchment area;
- (5) **Review of sport and physical participation trends** – identification of major trends of relevance to the proposed facility;
- (6) **Community consultation** – review and analysis of relevant community consultation undertaken over the planning process to highlight community challenges and needs; and
- (7) **Needs modelling** – based on population projections by age cohort and identified participation rates and frequency of participation, with particular focus afforded to swimming participation and attendance.

Our approach has been guided by the **Need Assessment Guide** and **Feasibility Study Guide** prepared by the Department of Sport and Recreation.

1.3.3 Document Review

A diverse range of technical documents, policies, plans and strategies were previously prepared by and commissioned for the project. Information and statistical analysis from these documents formed critical inputs into the assessments within this study. The main documents reviewed by RPS have included:

- Toodyay Sport and Recreation Precinct: Evaluation of Economic and Social Impacts (2017);
- Toodyay Sport and Recreation Precinct: Business Case (2017);
- Toodyay Recreation Strategy (2014);
- Participation in Exercise, Recreation and Sport (2010); and
- Swimming WA Strategic Plan 2015-2018.

Other documents and information assessed and considered as part of the study included:

- Need Assessment Guide, Sport and Recreation Facilities (2007);
- Feasibility Study Guide, Sport and Recreation Facilities (2007); and
- Aquatic Sports Strategic Facilities Plan (2012).

2.0 Regional Context

This section provides a brief overview of relevant demographic, socio-economic and health characteristics of potential users of the proposed facility in Toodyay.

2.1 Aquatic Centre Audit

2.1.1 Regional Aquatic Facilities

A desktop review of the provision of aquatic facilities in proximity to the Shire of Toodyay has been undertaken. The review has found that the closest facility to the Toodyay township is located in Northam (a 68km round-trip). Meanwhile, peri-urban residential areas in the Shire are located in excess of 50km from metropolitan-based facilities (100km round-trip).

Key comparable facilities have been summarised in the table below.

Table 1 Existing Aquatic Facilities

Local Government Area	Facility	Description	Distance to Toodyay (by road)
City of Swan	Alton Park Leisure Centre	25 meter pool with beach entry	74.4km
	Ballajura Aquatic Centre	25 meter pool with beach entry and spa	81.3km
	Rainbow Waters	Zero-depth, seasonal aquatic playground	78.4km
	Swan park Leisure Centre	25 meter pool with beach entry and spa	67.9km
Shire of Goomalling	Goomalling Water Memorial Swimming Pool	Three outdoor pools (lap swimming, free plan and baby pool)	51.3km
Shire of Mundaring	Bilgoman Aquatic Centre	50-metre heated Olympic Pool shaded toddler pool with beach entry diving pool with two one-metre diving boards	68.0km
	Mount Helelna Aquatic Centre	25m pool and paddling pool	57.8km
Northam	Northam Pool	Olympic, infant and medium sized toddler pools with disabled	29.1km
Northam	Wundowie Swimming Pool	50 meter swimming pool	40.2km

In addition to above, the City of Swan is proposing the development of the *Ellenbrook Leisure Centre* (located on Cashman Avenue, Ellenbrook, as part of Ellenbrook Sports Hub). The facility is expected to have a total footprint of 12,628 square metres, including a building footprint of 8,628 square metres over two to three levels. Liaison with the City of Swan suggests that the City is likely to de-commission two of the three existing facilities in the medium term in line with the adopted *Aquatic Facilities Strategy*. As such, users of this existing facility from Toodyay will likely shift to the most proximate facility.

2.1.2 Estimated Usage of Neighbouring Facilities

An analysis of visitation/usage levels of other nearby facilities has been undertaken where data was readily available. For this analysis, focus has been afforded to usage by residents of the Shire of Toodyay.

In summary, given the nature and distance of existing aquatic facilities close to the Shire of Toodyay, the construction of the proposed aquatic facility in Toodyay is not expected to impact significantly on usage in other centres.

The key findings for major centres have been summarised below.

2.1.2.1 City of Swan Facilities

The Swan Park Leisure Centre opened in 1980 and further facilities such as the aquatic facility opened in 1990. The centre currently has approximately 1,145 health and wellness members and runs about 50 group classes per week. The swim school at the centre attracts approximately 1,200 enrolments in the summer period. The centre occasionally has to turn away aquatic members at the centre due to limited aquatic space during swim school lessons.¹ In 2015/16 the centre had 278,437 aquatic facility visits and 148,620 'dry' visits².

An analysis of postcode usage data has revealed that the centre attracted minimal usage from residents in the Shire of Toodyay. Approximately 30 users over August 2016 and 56 users in February 2017 (per week) were recorded (with half of these users attending the centre for swim lessons) – mainly from the Toodyay and Morangup areas³.

The Ballajura Aquatic Centre was built in 2000 and is a standalone indoor aquatic centre (i.e. no dry components) with the following facilities: beach entry pool, 25 metre pool, spa and café. In 2015/16 the facility had 139,103 aquatic facility visits, including 28,826 swim school participants⁴. No visits were recorded from residents of the Shire of Toodyay over the August 2016 and February 2017 periods.

The Altone Park Leisure Centre dry component was built in 1994 with the aquatic component added in 2000. Due to its proximity to the City of Bayswater's boundary, the original development was funded 50/50 by the City of Swan and the City of Bayswater. The facility includes a beach entry pool, 25 metre pool, spa, three indoor sports courts, gymnasium, café, crèche and function space. In 2015/16 the facility had 150,440 aquatic facility visits and 194,750 'dry' visits⁵. An average of one visit per fortnight was recorded for users from the Shire of Toodyay over the August 2016 and February 2017 periods.

2.1.2.2 Shire of Northam Facilities

The Shire of Northam has two public pool facilities. The Northam and Wundowie swimming pools are open from November to March and include lap/leisure pools, infant and medium sized toddler pools and play equipment. These facilities are located approximately 29 to 40 kilometres from the Toodyay township.

Based on a condition assessment process, it has been deemed that the current 60-year-old Northam Swimming Pool requires significant repairs. As such, the Shire of Northam has resolved to construct a new public swimming facility adjoining the Northam Recreation Centre subject to a number of parameters including sourcing external funds for the project. The proposed site plan has a 50m x 20m outdoor eight lane pool plus a children's pool. The start date and completion date for the project is not available as of yet as the

¹ City of Swan Aquatic Facilities Strategy, September 2015, prepared by Warren Green Consulting

² City of Swan (2015-16) unpublished data

³ Ibid

⁴ Ibid

⁵ Ibid

Shire is still seeking funding for the project. The Wundowie swimming pool facility has a 5-lane x 33m outdoor pool.

It is noted that attendances at Northam Olympic Pool have suffered a decline in recent years whilst Wundowie has experienced a small resurgence, primarily through the activities of the swimming club.

Figure 2 Annual Attendances, Shire of Northam Aquatic Facilities⁶

Facility	2013/14	2014/15	2015/16
Northam	40,000	36,000	34,000
Wundowie	7,000	7,000	9,000

Liaison with the Shire of Northam indicates that the Northam facility attracts users from the Shire of Toodyay. Anecdotally, the largest share of usage is for swimming lessons, followed by general public usage and swimming club membership. The Shire indicated that it does not capture usage by postcode of residence.

Looking forward, continued usage of the Shire of Northam’s facilities is expected to be underpinned by population growth. According to the State Government, the Shire of Northam’s population is expected to increase by 20.5% between 2016 and 2026⁷.

2.2 Defining the Study Area/s

2.2.1 What is a Catchment Area?

The proposed facility will have a catchment area which shows where the facility will draw most of its patronage. Catchments can vary significantly based on a range of factors including amenity, size, role, competition, future infrastructure and physical and manmade barriers (parklands, rivers, railway lines). Future residential areas should also be considered in a catchment analysis.

It is also important to note that travel time is a more important consideration than physical distance when considering the extent of the catchment area.

Centres may also receive patronage from ‘beyond’ the catchment through, for instance, tourism and commuter traffic. Additionally, residents in neighbouring towns with aquatic facilities may choose to utilise the proposed facility due to superior amenities, for instance.

2.2.2 Defining the Catchment Area

In order to define the main catchment area, a high level audit of comparable aquatic centres in area surrounding Toodyay has been undertaken (see Section 2.1). The following key findings have been noted below.

The nearest aquatic centre at Toodyay is located 29.1km by road (a 58km round-trip), as such usage from Northam would be limited. Usage from eastern communities is also expected to be limited as there is

⁶ Northam (2016) <https://www.northam.wa.gov.au/Profiles/northam/Assets/ClientData/Attachment_2_-_Review_of_Northam_Recreation_Facilities_Development_Plan_2016.pdf> [accessed June 20, 2017]

⁷ WA Tomorrow 2015, Department of Planning, Perth <<https://www.planning.wa.gov.au/publications/6194.aspx>> [accessed June 20, 2017]

provision of facilities in townsites such as Goomalling. Nonetheless, some residents in these communities may use the Toodyay facility due to quality of facilities and co-location with work and school.

Residents in the neighbouring local government areas of Victoria Plains and Chittering (to the north and north-west) would likely frequent the proposed facility at Toodyay due to lack of access to comparable facilities.

Within Toodyay, areas adjacent to the proposed aquatic facility are expected to accommodate significant population growth. The Riverhills Estate to the south is expected to be home to 238 households (approximately 530 residents) at completion and, on the other side of Goomalling Road (about 800 metres south of the recreation precinct), there is an approved structure plan for a further 762 residential lots.

The main catchment area for the purpose of this assessment has been defined as the Shire of Toodyay.

While the majority of settlement is consolidated within and around the Toodyay township, there are also several rural residential subdivisions throughout the Shire. With the possible exception of Morangup which is located in the south-western corner of the Shire, all of the rural residential developments are serviced by Toodyay.

The proposed aquatic facility will also attract usage from:

- Visitors (non-residents) that stay or pass through the catchment area (e.g. Calingiri and Bolgart were home to 359 residents as of 2016⁸); and
- Non-residents working in the Shire of Toodyay (approximately 158 non-residents were considered working in the Shire of Toodyay in 2011⁹).

2.3 Population Characteristics

2.3.1 Population Trends

The Shire of Toodyay had an estimated population of 4,530 residents as of 2016¹⁰. The Shire’s residential population has increased by approximately 33.4% over the past two decades. This growth is in contrast to declining populations among many regional areas within Australia.

Several population scenarios have been identified to inform this study. These scenarios have been summarised in table below.

Table 2 Population Growth Scenario, Shire of Toodyay¹¹

Scenario	2020	2025
WAPC WA Tomorrow Projections (Band C) ¹²	4,961	5,257
Public Health Information Development Unit ¹³	5,509	6,115

⁸ ABS (2017) Census of Population and Housing, Australia 2016, Australia Bureau of Statistics, Canberra

⁹ ABS (2012) Census of Population and Housing, Australia 2011, Australia Bureau of Statistics, Canberra

¹⁰ ABS (2016) Regional Population Growth, Australia, Cat 3218, Australia Bureau of Statistics, Canberra

¹¹ Toodyay Recreation Strategy (2014), prepared by SGL Consulting Group

¹² WA Tomorrow 2015, Department of Planning, Perth

¹³ PHIDU (2017) Social Health Atlas, Public Health Information Development Unit, University of Adelaide, Adelaide

The State Government estimates that the Shire’s population will increase to approximately 5,257 residents by 2025 which represents an increase of 15.7% compared to 2015. Meanwhile, population projections developed by the Public Health Information Development Unit has estimated that the Shire’s population will increase by about 34.6% over the decade to 2025.

Much of the future growth of the Shire is expected to be accommodated within planned rural residential areas and planned residential areas adjacent to the sport and recreation precinct. A summary of the key growth areas has been provided below.

- **Toodyay Township:** There are two large scales residential subdivisions proposed north and south of the Goomalling Toodyay Road, east of the existing townsite.
- **Rural Residential Areas:** These designations will cater for a range of rural lifestyles by providing a variety of lot sizes and permitted land uses. Rural lifestyle or hobby farm lots are very popular with the weekender or “tree change” market, though this results in a high level of absentee landownership. The amount of land identified for rural smallholding development is expected to provide 230 additional Rural Residential (previously known as Special Rural) lots and approximately 200 Rural Living lots. This land will be able to accommodate approximately 1,000 new persons within the Shire.

2.3.2 Demographic Characteristics

A previous study of demographic characteristics in the Shire of Toodyay revealed that the Shire has experienced a decline in young children – a key user group for swimming facilities (see Section 3.0)¹⁴. This trend was found to accentuates the Shire’s low unemployment rate and constrains business development opportunities.

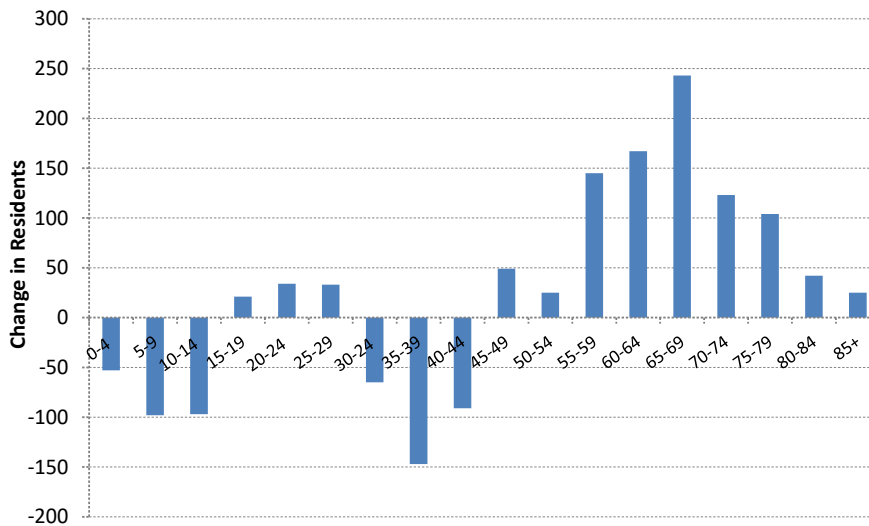


Figure 3 Age Profile Trends, Shire of Toodyay, 2001 to 2015¹⁵

¹⁴ RPS (2017) Toodyay Sport and Recreation Precinct: Evaluation of Economic and Social Impacts, February 2017, RPS Group, Perth
¹⁵ ABS(2016), Population by age by sex regions of Australia, Cat 3235, Australian Bureau of Statistics, Canberra

A review of the 2016 Census of Population and Housing has confirmed the low levels of youth retention in the Shire and demonstrated high growth in the ageing cohorts¹⁶.

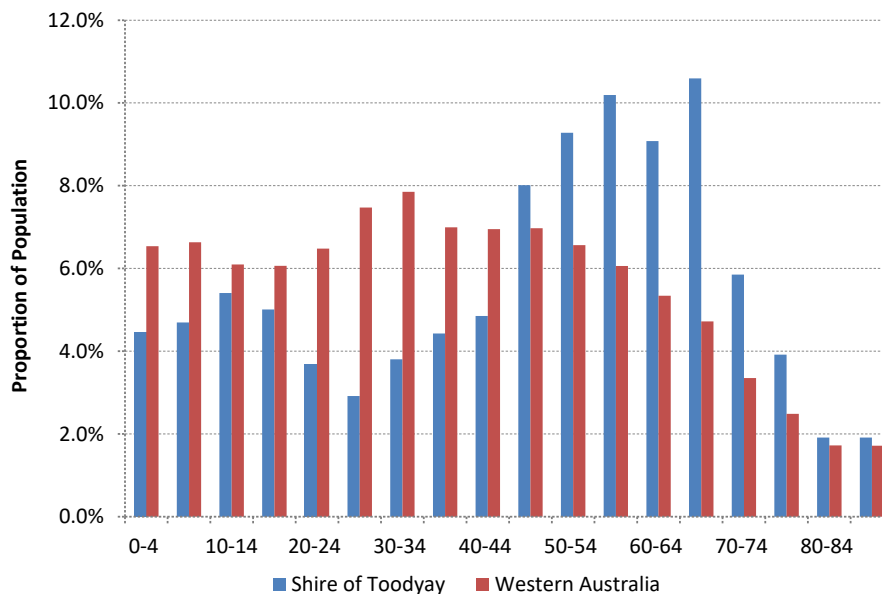


Figure 4 Age Profile, 2016¹⁷

The table below summarises the expected change in the age profile of residents in the region for the base case State Government projections. The changing age profile is important to understand as age is a key determinant of the level of usage of sport facilities. However, it is important to understand that population projections reflect historical trends and therefore the proposed project would likely influence future trends.

Table 3 Demographic Forecasts, 2016 to 2026¹⁸

Indicator	Shire of Toodyay	Western Australia
Babies and pre-schoolers (0 to 4)	40.9%	20.1%
Primary schoolers (5 to 9)	33.3%	26.7%
Secondary schoolers, tertiary education, independence (10-24)	-13.8%	19.3%
Young workforce (25 to 34)	54.8%	2.5%
Parents and homebuilders (35 to 49)	-18.5%	28.7%
Older workers and pre-retirees (50 to 59)	-21.3%	16.5%
Empty nesters and retirees (60 to 69)	12.5%	24.3%
Seniors (70 to 84)	90.9%	57.9%
Elderly aged (85 and over)	233.3%	44.4%

¹⁶ ABS (2017) Census of Population and Housing, Australia 2016, Australia Bureau of Statistics, Canberra

¹⁷ Ibid.

¹⁸ WA Tomorrow 2015, Department of Planning, Perth

2.3.3 Health Characteristics

In addition to the population and demographic characteristics noted above, previous research has highlighted several health and wellbeing trends which the proposed project is likely to positively influence. These characteristics and trends have been summarised below.

- **Socio-economic disadvantage:**¹⁹ The Socio Economic Indexes for Areas (SEIFA) index provides a measure of relative disadvantage or advantage for an area. Scores above the midpoint of 1,000 indicate that a community is relatively advantaged – the higher the score the higher the relative advantage. Scores below 1000 indicate relative disadvantage. Toodyay's SEIFA Index score of 994 indicates a relative disadvantage. The relatively low index score is a reflection of low incomes, low education attainment, and high welfare dependency (largely age pension recipients). The index score highlight the need to promote investments that lead to socio-economic development throughout the region.
- **Poor adult health levels:**²⁰ Overall, residents in the Shire were measured to have moderately worse health levels than the Australian average. Some of the key findings included higher levels of respiratory diseases (34.0% versus 28.7%), arthritis (15.6% to 14.8%) and 4.2% higher likelihood of musculoskeletal system disease compared to average WA. As a result, the median age at death in the Shire was approximately nine years younger than the Australian average of 81 years old. The high level of health conditions such as asthma and arthritis has a direct impact on demand for aquatic therapy.
- **Limited access to health and community services:**²¹ The Public Health Information Development Unit measures the ability of adults to access community and health services. This survey indicated that approximately 38.0% of adults in the Shire of Toodyay had difficulty accessing services in 2010 (the latest year of data). This compares to the Australian average of 29.7% and emphasises the need for local services and facilities.
- **Early childhood development:**²² The Australian Early Childhood Development Index measures how young children are developing when they first enter school. Across the Shire of Toodyay, 30.6% of children were assessed as developmentally vulnerable in one or more of the five domains compared to 22.0% across Australia. In relation to physical health and wellbeing, 16.3% of children were measured as vulnerable in 2012 compared to 9.3% across Australia.

Furthermore, in 2011, the Western Australian Country Health Service produced a report titled *Shire of Toodyay Healthy Eating and Physical Activity Needs Assessment Report*. The goal of the project was to determine local priorities for action to improve nutrition and physical activity. The report found that:

- 77% of people over 16 years of age in Toodyay were overweight or obese compared to a state average of 67%; and
- 54% of people over 16 years of age in Toodyay undertook insufficient physical activity, which is more than 5% higher than the state average.

As part of the project, a survey was conducted to determine barriers to improving physical activity to adequate levels for good health. Approximately 28% of respondents identified the lack of facilities as a significant barrier. Respondents ranked construction of a swimming pool as the highest priority by a considerable margin – more than twice the next highest response.

¹⁹ ABS (2013) Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2011, Cat No. 2033.0, Australian Bureau of Statistics, Canberra

²⁰ PHIDU (2017) Social Health Atlas, Public Health Information Development Unit, University of Adelaide, Adelaide

²¹ PHIDU (2017) Social Health Atlas, Public Health Information Development Unit, University of Adelaide, Adelaide

²² Ibid.

3.0 Sport Participation Trends

This section highlights some key Western Australian and national recreation trends of relevance to the proposed aquatic facility in Toodyay.

3.1 Megatrends

An Australian Sports Commission study released by CSIRO in April 2013 identified six megatrends likely to shape the Australian sports sector of the next 30 years. The megatrends are shown in an interlinked and overlapping Venn diagram.

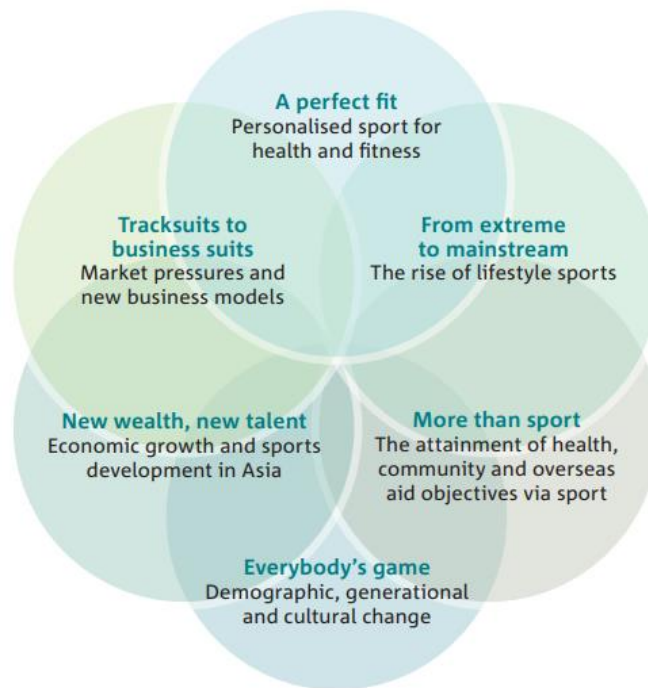


Figure 5 Megatrends Affecting Sport²³

The impact of these trends has been summarised below.

3.1.2 A Perfect Fit

Individualised sport and fitness activities are on the rise. People are fitting sport into their increasingly busy and time-fragmented lifestyles to achieve personal health objectives. Participation rates in aerobics, running, walking, along with gym membership, have all risen sharply over the past decade while participation rates for many organised sports have held constant or declined.

People are increasingly opting to go for a run with headphones and a music player when the opportunity arises, rather than commit to a regular organised sporting event.

²³ <https://www.northam.wa.gov.au/Profiles/northam/Assets/ClientData/Attachment_2_-_Review_of_Northam_Recreation_Facilities_Development_Plan_2016.pdf> [accessed June 20, 2017]

Expenditure on healthcare as a proportion of total expenditure has been, and is, forecast to continue rising. Australians are becoming more health conscious. We are increasingly playing sport to get fit, rather than getting fit to play sport.

3.1.3 Tracksuits to Business Suits

Market forces are likely to exert greater pressure on sport with some elite athletes and some sports enjoying generous salaries and large sponsorship deals. Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures. The cost of participating in sport is also rising and this is a participation barrier for many people.

Acknowledging these trends, BMX is well placed for a strong future. In addition to being attractive to both genders, a distinction from the traditional football, cricket, netball codes, it has taken an extreme sport or marginalised activity and brought it to the mainstream. Even though clubs have developed and are essential to create a pathway to higher level competitions, the activity itself is personal and allows for personal endeavour to achieve both skill and fitness goals.

3.1.4 New Wealth, New Talent

Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment. Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics over recent decades. As disposable incomes grow, the populations of Asian countries are becoming more interested in sport. This may create new markets for sports television, sports tourism, sports equipment, sport services and sports events.

3.1.5 Everybody's Game

Australia and other countries of the Organisation for Economic Cooperation and Development (OECD) face an ageing population. This will change the types of sports we play and how we play them. There are indications that Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural make-up of Australia. Australian society has become, and will continue to become, highly multicultural. Different cultures have different sporting preferences and recreation habits. Sporting organisations will be challenged with capturing the interest and involvement of diverse cultures.

3.1.6 More than Sport

The broader benefits of sport are being increasingly recognised by governments, business and communities. Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives. Sport for children and adults is an effective means of reducing the rising rates of obesity and chronic illness. If managed appropriately, it can be an effective mechanism to help achieve social inclusion for marginalised groups and reduce crime rates. Sport can also build bridges to other countries and achieve overseas aid, peace, development and foreign policy objectives.

3.1.7 From Extreme to Mainstream

This megatrend captures the rise of lifestyle, adventure and alternative sports, which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/or thrill-seeking. They are also characterised by a strong lifestyle element and participants often obtain cultural self-identity and self-expression through these sports. These sports are

likely to attract participants through generational change and greater awareness via online content (e.g. YouTube, Facebook, Twitter). There is strong viewer demand for extreme sports videos on the internet and television. These sports are also finding their way into the Olympic Games; with a recent addition being BMX cycling, introduced at the Beijing 2008 Olympics.

3.2 National Participation Trends

The Australian Sports Commission has been collecting information on the frequency, duration, nature and type of physical activities in Australia since 2001. The Commission’s most recent survey in 2010 revealed that 69.4% of the population aged 15 and over participated at least once per week and 47.7% of the population participated at least three times per week on average in physical activity for exercise, recreation or sport.

The survey revealed that the top ten physical activities in 2010, in terms of total participation rates, were walking, aerobics/fitness, swimming, cycling, running, golf, tennis, bushwalking, outdoor football and netball. It is noted that demand for learn to swim continues to rise year on year although this is not translating to competitive swimming. Leisure swimming and water play however place swimming as the number three ranked physical activity with 13% of the population participating in this activity. Organised swimming (through a club) only has a participation rate of 1.3% of the population, though the rate is higher at 1.8% in Western Australia.

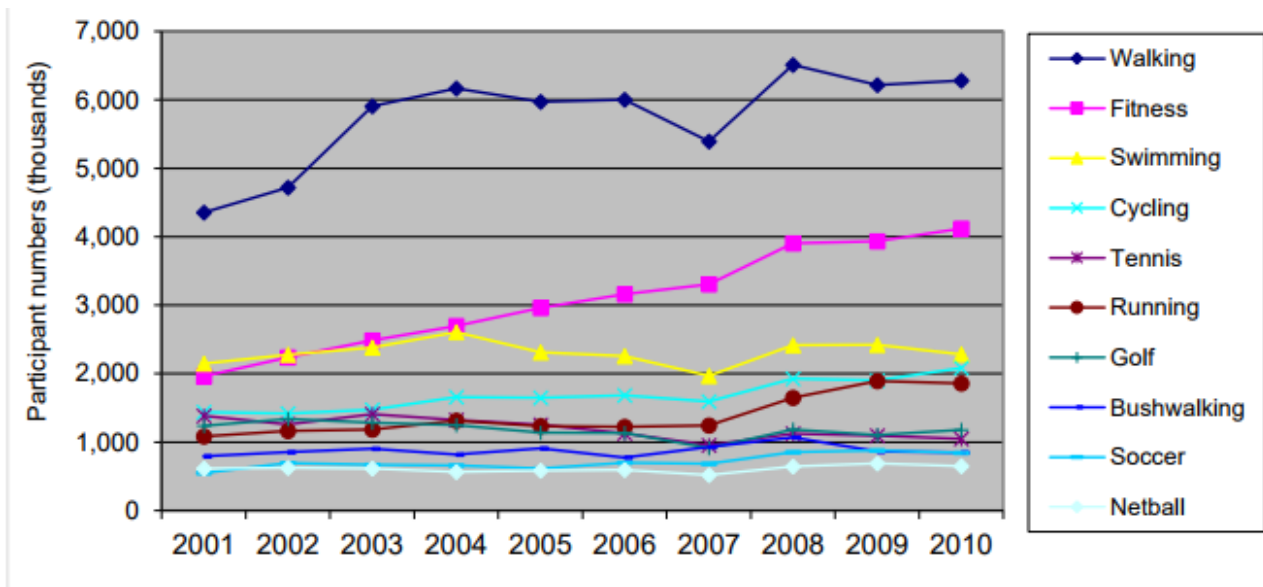


Figure 6 Participation in Top Ten Activities (15+), 2001-2010, Australia

In younger cohorts, participation rates in swimming were found to be particularly high according to the Australian Bureau of Statistics²⁴. Top activities by gender revealed that swimming was the second-most participated in organised sport for children aged 5 to 14 years (at 16.5% for males and 18.9% for females).

²⁴ ABS (2012) Sports and Physical Recreation: A Statistical Overview, Australia, 2012, Cat No. 4156.0, Australian Bureau of Statistics, Canberra

4.0 Community Needs

This section provides a summary of community needs and priorities concerning the provision of the proposed aquatic facility. The information provided in this section has been collated through a number of community consultations and focus group meetings undertaken over the past few years.

4.1 Healthy Eating and Physical Activity Needs Assessment

As mentioned in previous section, the *Shire of Toodyay Healthy Eating and Physical Activity Needs Assessment Report* was conducted in 2011²⁵. As part of the need assessment study a range of community surveys and community focus group consultations were undertaken. The community survey collected data to assess whether respondents physical activity level meets the Australian physical activity recommendations. The key highlights of the survey relevant to this study have been summarised below.

- There is a relatively **higher likelihood of being inactive** particularly amongst retirees, older adults and children, with the survey finding that the level of children physical activities in Toodyay do not meet the physical activity guidelines recommended.
- The most commonly reported **barriers to higher physical activities** were reported to be distance to travel (31%), lack of facilities(28%) and cost of travel (23%).
- Among the priority infrastructure needs identified, construction of a **swimming pool was ranked the first priority** followed by the construction of a multi- sports indoor stadium.

The outcome of consultation with key focus groups including the local government staff, a local dietitian, a personal trainer and parents also highlighted the need of the community for more physical infrastructure along with a range opportunities and activities to support more active and healthy lifestyles. Key relevant highlights have been summarised below.

- There is a **lack of recreation activities** and general perception amongst teenagers that “there is nothing to do in Toodyay.”
- Toodyay residents are **likely to travel to Northam** to access quality recreational facilities, however it is too difficult for working people and families with children to travel on regular basis.
- **Toodyay is perceived to lose team sports** as it is hard to commit to a team sport every week and travelling to Perth or Northam to access required facilities.
- There was strong agreement among the focus group for a much-needed swimming pool due to severe weather conditions including very hot summers in Toodyay. The focus group also highlighted the **distance to travel to Northam is not accommodating for families with young children**.

²⁵ WA Country Health Service (2011) Shire of Toodyay Healthy Eating and Physical Activity Needs Assessment Report, Department of Health, Perth

4.2 Recreation Strategy

In 2014, the Shire of Toodyay engaged SGL Consulting Group to prepare the Shire of Toodyay Recreation Strategy. SGL undertook a range of socio-economic assessments and community consultations to identify shortfalls, challenges and opportunities. Relevant findings to the proposed aquatic centre have been summarised below.

- Give the population size and distribution of the Shire of Toodyay, a great need for the concentration of all sport and recreational facilities in Toodyay township is paramount. Two significant gaps exist in provision of sport and recreational infrastructures in Toodyay: **a swimming pool and an indoor sports hall**. Most communities with a population size of Toodyay have access to both or either of these facilities.
- Because of the age profile in the townsite, the main group, which may require specific facilities program and services, are older adults. However, the lack of recreational activities for young people particularly during the summer has also been noted. **SGL analysis indicates a substantial need for facilities that could accommodate both active and gentle exercise participation.**
- SGL analysis highlights **a growing demand for aquatic therapy** for a range of rehabilitation, hydrotherapy and aquatic exercises and notes the benefit of aquatic environment for the treatment and management of a range of illnesses including asthma, cardiovascular disease, arthritis and mental and behavioural problems. SGL estimates number of people suffering from asthma, cardiovascular disease and arthritis in Toodyay as of 2011 was in order of 700- to 1,200 people that is equivalent to an estimated 475 and to 830 attendance for aquatic therapy per annum.
- **Learn to swim programs are going to be another driver of demand** within the age group 0 to 14 for a potential aquatic facility in Toodyay. SGL indicates that demand for learn to swim classes to complement the school swimming program will be relatively high.

Additionally, the Shire of Toodyay has undertaken an extensive and proactive consultation process in planning phase of the construction of the proposed aquatic facility. Regular engagement with a range of key community stakeholders has ensured the needs and aspiration of the community are considered when planning phase of the project initiated. As a result, the planning phase of the project has attracted successful level of community involvement and commitment and collaboration through fund raising activities for the development of a pool in Toodyay and inclusion of community pledges to support the project through in-kind and cash contribution.

5.0 Needs Assessment

This section has explored the expected demand for the proposed aquatic facility in Toodyay.

5.1 Approach

Recreation centres and sport facilities should be developed to meet the needs of current and future communities. This section of the report has therefore examined the expected change in the level of need for recreation facilities in Toodyay.

A population-based modelling approach has been used within this section to explore the underlying need for the Toodyay aquatic facility. This approach has proven highly effective in estimating recreation facility demand by translating age-specific population estimates and projections into facility usage estimates. It recognises that the application of whole-of-population estimates fail to properly capture changes in the age-profile of the population.

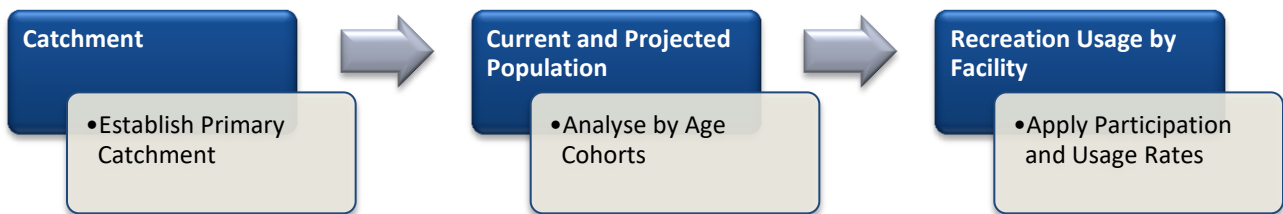


Figure 7 Recreation Facility Usage Modelling Approach

A shortfall of this approach is that it is premised on forecast population changes (detailed below) which may or may not eventuate given the development of the facility. Indeed, the facility has been proposed as a measure to retain young adults, amongst other drivers.

5.2 Underlying Demand for Sport and Recreation Facilities

5.2.1 Population Assumptions

Current and projected population estimates by age cohort have been sourced from the 2016 Census of Population and Housing and the State Government's WA Tomorrow publication. This study has used Band C (base case) estimates and revised these based on the 2016 population estimates (the revised estimates are lower than the original WA Tomorrow figures due to slower than anticipated growth in recent years).

Table 4 Population by Age, Shire of Toodyay²⁶

Age	2016	2021	2026	Average Annual Growth (2016 to 2026)
Under 15	654	651	749	1.4%
15-17	150	132	114	-2.7%

²⁶PHIDU (2017) Social Health Atlas, Public Health Information Development Unit, University of Adelaide, Adelaide

Age	2016	2021	2026	Average Annual Growth (2016 to 2026)
18-24	241	280	244	0.1%
25-34	302	335	472	4.6%
35-44	417	404	390	-0.7%
45-54	777	647	528	-3.8%
55-64	866	929	879	0.1%
65+	1,087	1,394	1,801	5.2%
Total Population	4,494	4,771	5,176	1.4%

As noted in Section 2.3, there are several different population forecasts for the Shire of Toodyay. This study has used the more conservative population growth estimates developed by the State Government. A higher growth rate would increase expected usage and demand.

5.2.2 Participation Rate Assumptions

The Australian Bureau of Statistics has undertaken a detailed survey of participation in sport and physical recreation. Key participation assumptions drawn from this study have been illustrated in the table below.

Table 5 Sport and Physical Recreation Participation by Age, Western Australia, 2011/12²⁷

	15-17	18-24	25-34	35-44	45-54	55-64	65 and over
Usage of Outdoor Sports Facilities	47.0%	20.8%	21.5%	26.5%	23.2%	20.6%	17.9%
Usage of Public Playing Fields/Ovals	28.7%	36.9%	30.0%	33.2%	20.2%	15.9%	14.5%
Usage of Indoor Sports/Fitness Centres	41.6%	56.9%	50.1%	40.4%	28.1%	28.7%	24.5%
Overall Participation in Sport/Recreation	73.7%	68.1%	75.3%	69.3%	64.8%	61.0%	55.5%

The Australian Bureau of Statistics' survey has also analysed the frequency of participation in sport and physical recreation by age cohort. The table below summarises the average number of times participants are involved in sport and physical recreation activities²⁸.

Table 6 Sport and Physical Recreation, Frequency of Participation by Age, Australia 2011/12²⁹

Frequency (per annum)	15-17	18-24	25-34	35-44	45-54	55-64	65 and over
1 to 12 times	5.8%	9.5%	9.2%	9.8%	7.9%	8.4%	6.0%
13 to 26 times	7.7%	7.7%	7.7%	6.5%	7.1%	4.6%	4.9%
27 to 52 times	19.6%	14.4%	15.2%	15.6%	13.1%	13.9%	14.2%

²⁷ ABS (2012) Participation in Sport and Physical Recreation, Australia, 2011-12, Cat No. 4177.0, Australian Bureau of Statistics, Canberra

²⁸ This table excludes survey respondents that did not participate in physical or sport recreation activities.

²⁹ ABS (2012) Participation in Sport and Physical Recreation, Australia, 2011-12, Cat No. 4177.0, Australian Bureau of Statistics, Canberra

Frequency (per annum)	15–17	18-24	25–34	35–44	45–54	55–64	65 and over
53 to 104 times	22.8%	20.5%	18.9%	18.7%	14.5%	14.2%	18.4%
105+ times	43.7%	46.7%	48.7%	49.1%	57.0%	58.7%	56.1%

5.2.3 Results

Based on the 2016 population estimates for the Shire of Toodyay, the level of participants for each facility type has been calculated and summarised in the table below. This analysis has included estimates of frequency of participation by age range informed by the Australian Bureau of Statistics survey results summarised above³⁰. In effect, the table below demonstrates the likely level of users and frequency of physical and recreational activities if, on average, residents in the Shire of Toodyay followed similar patterns to that observed across Western Australia and Australia.

Table 7 Indicative Sport and Physical recreation Participation, Shire of Toodyay, 2016

	15–17	18-24	25–34	35–44	45–54	55–64	65 and over	Total
Outdoor Sports Facilities (users)	71	50	65	111	180	178	195	849
Public Playing Fields/Ovals (users)	43	89	91	138	157	138	158	813
Indoor Sports/Fitness Centres (users)	62	137	151	168	218	249	266	1,252
Frequency (# of activities p.a.)	8,114	11,964	16,839	21,462	39,421	42,100	48,430	188,329

Whilst it is important to note that demographics suggest there is a need for a range of indoor and outdoor recreation facilities in Toodyay, this study has also looked at how this need may change into the future. Based on the population projections in Section 5.2.1, the estimated growth in users and frequency of participation has been modelled. The results suggest that population growth will increase the need for sport and recreational facilities.

Table 8 Estimated Growth in Sport and Physical Recreation Participation, Shire of Toodyay

	Growth (2016 to 2026)
Outdoor Sports Facilities (additional users)	85
Public Playing Fields/Ovals (additional users)	88
Indoor Sports/Fitness Centres (additional users)	169
Frequency (addition # of activities p.a.)	26,012

As noted above, any increase in the population growth rate above the conservative estimates modelled would translate into a larger increase in users.

³⁰ ABS (2012) Participation in Sport and Physical Recreation, Australia, 2011-12, Cat No. 4177.0, Australian Bureau of Statistics, Canberra

5.3 Indicative Need for Aquatic Facility

5.3.1 Population Assumptions

As per Section 5.2, current and projected population estimates by age cohort have been sourced from the 2016 Census of Population and Housing and the State Government's WA Tomorrow publication. This study has used Band C (base case) estimates and revised these based on the 2016 population estimates.

Table 9 Population by Age, Shire of Toodyay³¹

Age	2016	2026	Average Annual Growth (2016 to 2026)
0-14	654	749	1.4%
15-24	391	357	-0.9%
25-34	302	472	4.6%
35-44	417	390	-0.7%
45-54	777	528	-3.8%
55-64	866	879	0.1%
65+	1,087	1,801	5.2%
Total Population	4,494	5,176	1.4%

As noted above, this study has used the more conservative population growth estimates developed by the State Government.

5.3.2 Participation Rate Assumptions

An estimate of the usage for the aquatic facility has been undertaken based on participation rates in swimming for both organised and non-organised swimming activities (sourced from Participation in Exercise, Recreation and Sport Survey 2010³²).

Figure 8 Participation Rate in Swimming, Australia, 2010³³

Age Group	Participation Rate
0-14	18.5%
15-24	11.5%
25-34	15.0%
35-44	16.4%
45-54	15.6%
55-64	11.9%
65+	7.0%

³¹ PHIDU (2017) Social Health Atlas, Public Health Information Development Unit, University of Adelaide, Adelaide

³² ERASS (2010) Participation in Exercise Recreation and Sport Survey, Australian Sports Commission, Canberra

³³ Ibid.

In addition to above, this study has explored the level of usage of the aquatic centre through an exploration of the frequency of swimming (both organised and non-organised). The frequency of participation assumptions have been summarised below.

Table 10 Frequency of Swimming Activities, Australia, 2010³⁴

Frequency	Proportion
1-6 times per year	10.4%
7-12 times per year	14.7%
13-26 times per year	17.9%
27-52 times per year	25.0%
53-104 times per year	18.3%
More than 104 times per year	13.7%
Total	100%

5.3.3 Results

Based on the population projections by age cohort and participation rate assumptions, the likely level of residents in the Shire of Toodyay that would swim for recreation and physical exercise have been estimates. As per Section 5.2, these results are based on average levels of participation for Australia. Due to climate, for instance, the level of swimming in the Shire of Toodyay may be higher than the below estimates. Nonetheless, the analysis has demonstrated that there is expected to be a growth in the number of persons that swim in the Shire (i.e. a growth in the target user group).

Table 11 Estimated Number of Persons that Swim, Shire of Toodyay, 2016-2026

Age Group	Estimated Persons (2016)	Estimated Persons (2026)
0-14	121	139
15-24	45	41
25-34	45	71
35-44	68	64
45-54	121	82
55-64	103	105
65+	77	127
Total	581	628

Taking into account average frequency of swimming and participation rate across Australia, this study has estimated the potential frequency of organised and non-organised swimming activities for Shire of Toodyay residents. On average, there is expected to be an 8.2% increase in the frequency of swimming activities (organised and non-organised). If the proposed Toodyay aquatic facility accommodated half of the estimated

³⁴ ERASS (2010) Participation in Exercise Recreation and Sport Survey, Australian Sports Commission, Canberra

frequency of swimming activities (as the facility will operate for part of the year), this translates to approximately 13,700 attendances (approximately 75 per day).

Table 12 Estimated Swimming Visits, Shire of Toodyay 2016-2026

Frequency	Estimated Persons (2016)	Estimated Persons (2026)
1-6 times per year	61	65
7-12 times per year	86	93
13-26 times per year	104	112
27-52 times per year	145	157
53-104 times per year	106	115
More than 104 times per year	80	86
Estimated Frequency (# p.a.)	25,298	27,379

This level of usage is above the expected average usage of the aquatic facility that was adopted through the planning process and therefore demonstrates that there potentially excess need for swimming facilities. As such, the proposed development is unlikely to have a significant effect on usage at existing centres in the surrounding region.

6.0 Findings

Our analysis has demonstrated that the recent growth of the Shire of Toodyay has resulted in a large unmet demand for recreation facilities, specifically aquatic facilities.

A desktop review of the provision of aquatic facilities in proximity to the Shire of Toodyay revealed that the closest facility to the Toodyay township is located in Northam (a 68km round-trip). Meanwhile, peri-urban residential areas in the Shire are located in excess of 50km from metropolitan-based facilities (100km round-trip).

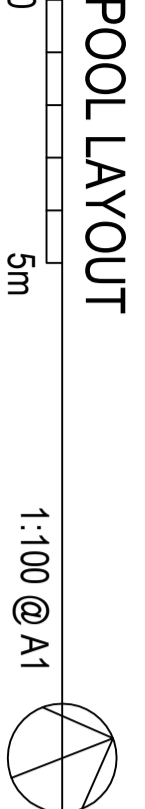
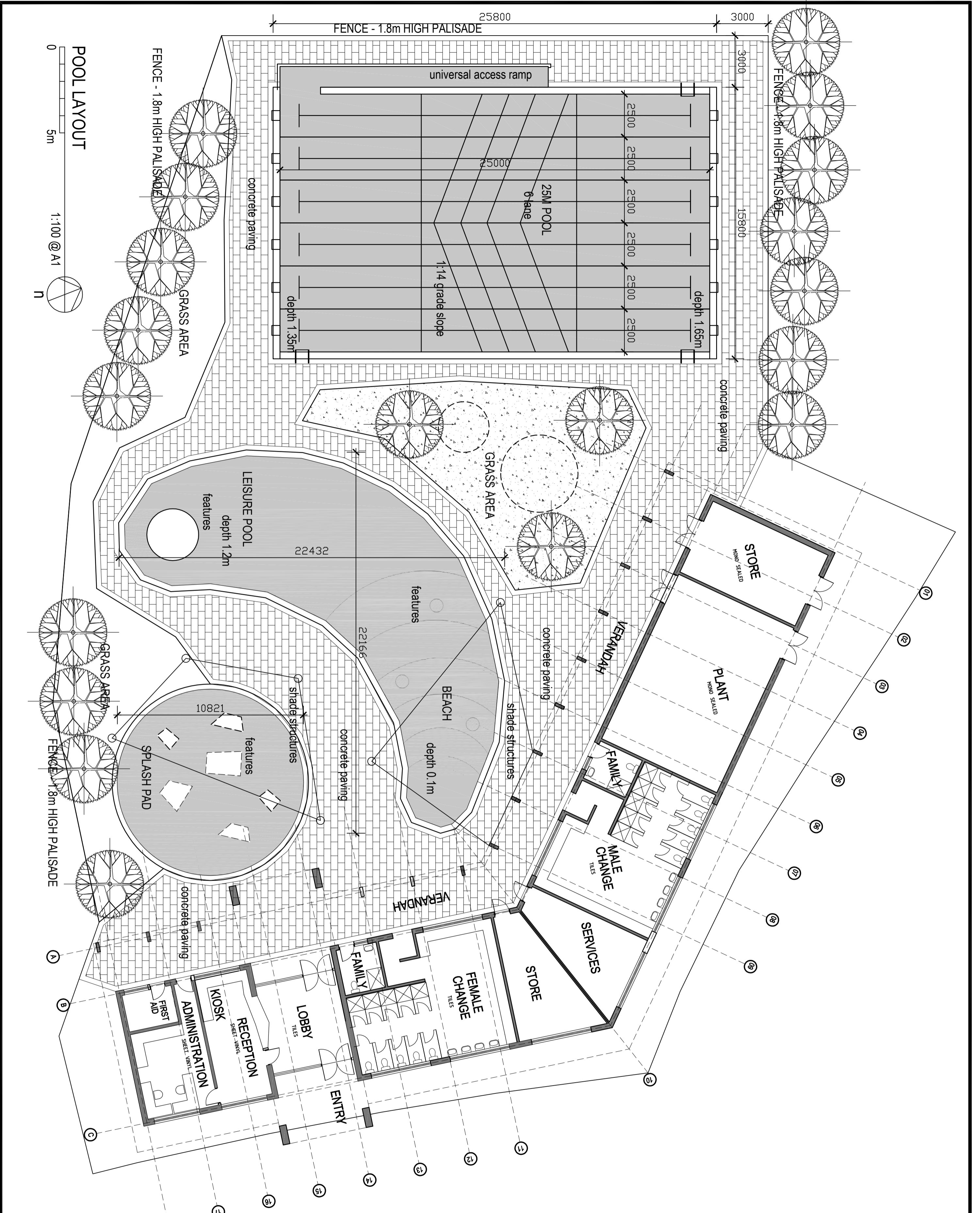
The major metropolitan centre which attracts Shire of Toodyay residents was found to be the Swan Park Leisure Centre. This centre was found to attract only 30 users over August 2016 and 56 users in February 2017 (per week), with half of these users attending the centre for swim lessons. Meanwhile, liaison with the Shire of Northam indicated that the largest share of usage of its facilities by Shire of Toodyay residents is for swimming lessons, followed by general public usage and swimming club membership. If we assume that 10% of users are from the Shire of Toodyay, this translates to approximately 4,300 visits to the Shire of Northam facilities (compared to total estimated swimming activity estimates of 25,300 per annum as of 2016).

Overall, the review of usage and availability of comparable aquatic facilities revealed that the construction of the proposed aquatic facility in Toodyay is not expected to impact significantly on usage in other centres. Particularly given that the Shire of Northam's facilities are expected to be underpinned by population growth equivalent to 20.5% between 2016 and 2026.

This study additionally assessed the potential demand for recreation activities by Shire of Toodyay residents with focus afforded to swimming activities. The results suggested that population growth will increase the need for sport and recreational facilities. Based on the population projections by age cohort and participation rate assumptions, the likely level of residents in the Shire of Toodyay that would swim for recreation and physical exercise was estimated at 581 persons as of 2016 and 628 persons at 2026. However, due to climate, for instance, the level of swimming in the Shire of Toodyay may be higher than these estimates.

Taking into account average frequency of swimming and participation rate across Australia, this study estimated that, on average, there is expected to be an 8.2% increase in the frequency of swimming activities (organised and non-organised) between 2016 and 2026 (in terms of underlying demand). If the proposed Toodyay aquatic facility accommodated half of the estimated frequency of swimming activities (as the facility will operate for part of the year), this was estimated to translate into approximately 13,700 attendances (approximately 75 per day).

Overall, the estimated underlying demand for swimming, based on the changing age profile of Shire of Toodyay residents, was found to be high. As such, the proposed development is unlikely to have a significant effect on usage at existing centres in the surrounding region.



<p>Shire of Toodyay 15 FLENNES STREET TOODYAY 9674 2258 (p)</p>	
<p>project SPORT & RECREATION PRECINCT TOODYAY</p>	<p>architect peter hunt architect 8 collin grove west perth 089 3226033</p>
<p>BUILDING TYPE AQUATIC CENTRE</p>	<p>drawing title POOL LAYOUT</p>
<p>date 21-07-2017</p>	<p>drawing number B3 - A-06</p>

ASSUMPTIONS - TOODYAY AQUATIC FACILITY

Operating Costs means NET Operating Costs, that is running costs minus projected income

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	\$70,479	\$72,593	\$74,771	\$77,014	\$79,325
Running Costs	\$178,829	\$184,183	\$189,642	\$195,331	\$201,191
NET Operating Cost	\$108,350	\$111,590	\$114,871	\$118,317	\$121,866

Cost escalation is projected and 3% per annum for costs and budget contribution

Return on Investments (sinking fund) is projected as 3.5%

The Shire will obtain a loan for \$2 million for WA Treasury Corporation.

Loan Repayments will consist of 40 semi-annual payments of \$75,000.

The projected Budget contribution reflects the full cost of ownership of the pool including:

- Net Operating Costs

- Loan Repayments on a \$2 million Loan over 20 Years

- Replacement of all infrastructure without further grants or borrowings

Element	Part Cost	Total Cost	Replacement Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										
Roof	\$66,000		40 Years										
Mechanical	\$198,000		20 Years										
Fitout	\$132,000		25 Years										
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										
Lining	\$405,000		25 Years										
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years										
Splash Pad		\$315,000	25 Years										
Allowance for pool features		\$125,000	10 Years										\$167,990
Allowance for lane ropes etc.		\$35,000	10 Years										\$47,037
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$67,196
Pool cover		\$30,000	10 Years										\$40,317
Photo voltaic panels, inverter etc.		\$95,000	20 Years										
Shade structures		\$60,750	10 Years										\$81,643
Pool area security lighting		\$22,000	20 Years										
Concrete paving		\$96,250	25 Years										
Palisade fencing 1800 high		\$74,750	25 Years										
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$46,365
Grass areas and reticulation		\$6,900	10 Years										\$9,273
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$459,821
Operational Cost				\$108,350	\$111,600	\$114,948	\$118,396	\$121,948	\$125,607	\$129,375	\$133,256	\$137,254	\$141,372
Loan Repayments				\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Budget Contribution				\$310,000	\$319,300	\$328,879	\$338,745	\$348,908	\$359,375	\$370,156	\$381,261	\$392,699	\$404,480
Reserve Balance				\$51,651	\$109,351	\$173,282	\$243,630	\$320,590	\$404,358	\$495,139	\$593,144	\$698,589	\$351,876

Element	Part Cost	Total Cost	Replacement Period	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										
Roof	\$66,000		40 Years										
Mechanical	\$198,000		20 Years										\$357,610
Fitout	\$132,000		25 Years										
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										
Lining	\$405,000		25 Years										
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years										
Splash Pad		\$315,000	25 Years										
Allowance for pool features		\$125,000	10 Years										\$225,764
Allowance for lane ropes etc.		\$35,000	10 Years										\$63,214
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$90,306
Pool cover		\$30,000	10 Years										\$54,183
Photo voltaic panels, inverter etc.		\$95,000	20 Years										\$171,581
Shade structures		\$60,750	10 Years										\$109,721
Pool area security lighting		\$22,000	20 Years										\$39,734
Concrete paving		\$96,250	25 Years										
Palisade fencing 1800 high		\$74,750	25 Years										
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$62,311
Grass areas and reticulation		\$6,900	10 Years										\$12,462
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,186,886
Operational Cost				\$145,613	\$149,981	\$154,480	\$159,115	\$163,888	\$168,805	\$173,869	\$179,085	\$184,458	\$189,992
Loan Repayments				\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Budget Contribution				\$416,614	\$429,112	\$441,986	\$455,245	\$468,903	\$482,970	\$497,459	\$512,383	\$527,754	\$543,587
Reserve Balance				\$472,877	\$602,009	\$739,514	\$885,645	\$1,040,659	\$1,204,824	\$1,378,414	\$1,561,712	\$1,755,008	\$771,717

Element	Part Cost	Total Cost	Replacement Period	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										
Roof	\$66,000		40 Years										
Mechanical	\$198,000		20 Years										
Fitout	\$132,000		25 Years					\$276,379					
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										
Lining	\$405,000		25 Years					\$847,980					
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years					\$510,358					
Splash Pad		\$315,000	25 Years					\$659,540					
Allowance for pool features		\$125,000	10 Years										\$303,408
Allowance for lane ropes etc.		\$35,000	10 Years										\$84,954
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$121,363
Pool cover		\$30,000	10 Years										\$72,818
Photo voltaic panels, inverter etc.		\$95,000	20 Years										
Shade structures		\$60,750	10 Years										\$147,456
Pool area security lighting		\$22,000	20 Years										
Concrete paving		\$96,250	25 Years					\$201,526					
Palisade fencing 1800 high		\$74,750	25 Years					\$156,510					
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$83,741
Grass areas and reticulation		\$6,900	10 Years										\$16,748
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$2,652,293	\$0	\$0	\$0	\$0	\$830,488
Operational Cost				\$195,691	\$201,562	\$207,609	\$213,837	\$220,252	\$226,860	\$233,666	\$240,676	\$247,896	\$255,333
Loan Repayments													
Budget Contribution				\$559,894	\$576,691	\$593,992	\$611,812	\$630,166	\$649,071	\$668,543	\$688,600	\$709,258	\$730,535
Reserve Balance				\$1,135,921	\$1,511,050	\$1,897,433	\$2,295,408	\$53,029	\$475,240	\$910,118	\$1,358,042	\$1,819,404	\$1,464,118

Element	Part Cost	Total Cost	Replacement Period	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										
Roof	\$66,000		40 Years										\$215,294
Mechanical	\$198,000		20 Years										\$645,883
Fitout	\$132,000		25 Years										
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										
Lining	\$405,000		25 Years										
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years										
Splash Pad		\$315,000	25 Years										
Allowance for pool features		\$125,000	10 Years										\$407,755
Allowance for lane ropes etc.		\$35,000	10 Years										\$114,171
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$163,102
Pool cover		\$30,000	10 Years										\$97,861
Photo voltaic panels, inverter etc.		\$95,000	20 Years										\$309,894
Shade structures		\$60,750	10 Years										\$198,169
Pool area security lighting		\$22,000	20 Years										\$71,765
Concrete paving		\$96,250	25 Years										
Palisade fencing 1800 high		\$74,750	25 Years										
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$112,540
Grass areas and reticulation		\$6,900	10 Years										\$22,508
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,358,943
Operational Cost				\$262,993	\$270,882	\$279,009	\$287,379	\$296,001	\$304,881	\$314,027	\$323,448	\$333,151	\$343,146
Loan Repayments													
Budget Contribution				\$752,451	\$775,025	\$798,276	\$822,224	\$846,891	\$872,297	\$898,466	\$925,420	\$953,183	\$981,778
Reserve Balance				\$1,953,577	\$2,457,719	\$2,976,986	\$3,511,831	\$4,062,721	\$4,630,138	\$5,214,577	\$5,816,549	\$6,436,581	\$4,716,271

Element	Part Cost	Total Cost	Replacement Period	Year 41	Year 42	Year 43	Year 44	Year 45	Year 46	Year 47	Year 48	Year 49	Year 50
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										
Roof	\$66,000		40 Years										
Mechanical	\$198,000		20 Years										
Fitout	\$132,000		25 Years										\$578,676
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										\$4,142,791
Lining	\$405,000		25 Years										\$1,775,482
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years										
Splash Pad		\$315,000	25 Years										\$1,380,930
Allowance for pool features		\$125,000	10 Years										\$547,988
Allowance for lane ropes etc.		\$35,000	10 Years										\$153,437
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$219,195
Pool cover		\$30,000	10 Years										\$131,517
Photo voltaic panels, inverter etc.		\$95,000	20 Years										
Shade structures		\$60,750	10 Years										\$266,322
Pool area security lighting		\$22,000	20 Years										
Concrete paving		\$96,250	25 Years										\$421,951
Palisade fencing 1800 high		\$74,750	25 Years										\$327,697
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$151,245
Grass areas and reticulation		\$6,900	10 Years										\$30,249
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,127,480
Operational Cost				\$353,440	\$364,043	\$374,965	\$386,214	\$397,800	\$409,734	\$422,026	\$434,687	\$447,727	\$461,159
Loan Repayments													
Budget Contribution				\$1,011,232	\$1,041,569	\$1,072,816	\$1,105,000	\$1,138,150	\$1,172,295	\$1,207,464	\$1,243,687	\$1,280,998	\$1,319,428
Reserve Balance				\$5,374,063	\$6,051,588	\$6,749,439	\$7,468,226	\$8,208,576	\$8,971,136	\$9,756,574	\$10,565,575	\$11,398,845	\$2,129,634

Element	Part Cost	Total Cost	Replacement Period	Year 51	Year 52	Year 53	Year 54	Year 55	Year 56	Year 57	Year 58	Year 59	Year 60
Change rooms		\$1,320,000											
Structure	\$924,000		60 Years										\$5,443,841
Roof	\$66,000		40 Years										
Mechanical	\$198,000		20 Years										\$1,166,537
Fitout	\$132,000		25 Years										
25m x 6 lane pool – 1.35 to 1.65 depth		\$1,350,000											
Structure	\$945,000		50 Years										
Lining	\$405,000		25 Years										
Leisure pool		\$812,500											
Structure	\$568,750		50 Years										
Lining	\$243,750		25 Years										
Splash Pad		\$315,000	25 Years										
Allowance for pool features		\$125,000	10 Years										\$736,450
Allowance for lane ropes etc.		\$35,000	10 Years										\$206,206
Allowance for polypipe solar pool heating		\$50,000	10 Years										\$294,580
Pool cover		\$30,000	10 Years										\$176,748
Photo voltaic panels, inverter etc.		\$95,000	20 Years										\$559,702
Shade structures		\$60,750	10 Years										\$357,915
Pool area security lighting		\$22,000	20 Years										\$129,615
Concrete paving		\$96,250	25 Years										
Palisade fencing 1800 high		\$74,750	25 Years										
Landscaping – Trees, shrubs, soil		\$34,500	10 Years										\$203,260
Grass areas and reticulation		\$6,900	10 Years										\$40,652
Capital Cost		\$4,427,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,315,508
Operational Cost				\$474,994	\$489,244	\$503,921	\$519,039	\$534,610	\$550,648	\$567,168	\$584,183	\$601,708	\$619,759
Loan Repayments													
Budget Contribution				\$1,359,011	\$1,399,781	\$1,441,775	\$1,485,028	\$1,529,579	\$1,575,466	\$1,622,730	\$1,671,412	\$1,721,554	\$1,773,201
Reserve Balance				\$3,013,650	\$3,924,188	\$4,862,041	\$5,828,030	\$6,822,999	\$7,847,817	\$8,903,379	\$9,990,608	\$11,110,454	\$2,948,388

Toodyay Aquatic Centre - Income Projections

Customer Numbers		Oct	Nov	Dec	Jan	Feb	Mar	April	Total
Adult		388	450	750	1,240	700	543	150	4,221
Child		1,085	1,260	2,100	3,472	1,960	1,519	420	11,816
U/5									0
Concession		77	90	150	248	140	108	30	843
Family		15	18	30	50	28	22	6	169
Total		1,565	1,818	3,030	5,010	2,828	2,192	606	17,049
INCOME:		Oct	Nov	Dec	Jan	Feb	Mar	April	Total
Adult	\$5	\$1,940	\$2,250	\$3,750	\$6,200	\$3,500	\$2,715	\$750	\$21,105
Child	\$4	\$4,069	\$4,725	\$7,875	\$13,020	\$7,350	\$5,696	\$1,575	\$44,310
Concession	\$3	\$231	\$270	\$450	\$744	\$420	\$324	\$90	\$2,529
Family	\$15	\$225	\$270	\$450	\$750	\$420	\$330	\$90	\$2,535
Total		\$6,465	\$7,515	\$12,525	\$20,714	\$11,690	\$9,065	\$2,505	\$70,479

This draft budget is based upon immediate population of 3,500. Attendance figures are based conservatively on achieving 5 to 6 times population (3,500) depending on the style of management, marketing and promotions may be possible to achieve 7 to 8 times population attendance.

Toodyay Aquatic Centre - Running Cost Projections

OPERATING EXPENDITURE 2018 to 2021			
	2018/19	2019/2020	2020/2021
Aquatics Manager Sal	\$74,160.00	\$76,384.00	\$78,603.00
Super @9.5%	\$7,045.00	\$7,256.00	\$7,467.00
Workers Comp @4%	\$2,966.00	\$3,055.00	\$3,144.00
Personal Leave (10 da	\$2,852.00	\$2,936.00	\$3,023.00
Training	\$1,030.00	\$1,060.00	\$1,091.00
Uniform	\$600.00	\$650.00	\$700.00
Totals	\$88,653.00	\$91,341.00	\$94,028.00
CASUAL WAGES			
Wage	\$14,420.00	\$14,852.00	\$15,296.00
Super @ 9.5%	\$1,369.00	\$1,410.00	\$1,453.00
Workers Comp @ 4%	\$576.00	\$594.00	\$611.00
Uniform	\$1,800.00	\$1,900.00	\$2,000.00
Totals	\$18,165.00	\$18,756.00	\$19,360.00
Chemicals	\$8,240.00	\$8,487.00	\$8,742.00
Water	\$4,635.00	\$4,774.00	\$4,917.00
Electricity	\$15,450.00	\$15,913.00	\$16,390.00
Telephone	\$154.50	\$159.00	\$165.00
General Pool Mainten	\$20,600.00	\$21,218.00	\$21,874.00
Building Maintenance	\$5,150.00	\$5,304.00	\$5,463.00
Miscellaneous	\$10,300.00	\$10,609.00	\$10,927.00
Totals	\$65,529.00	\$66,464.00	\$68,478.00
Totals	\$178,828.50	\$184,183.00	\$189,642.00