



Clarrie Cassidy Oval Lights and Changerooms

CSRFF GRANT APPLICATION SUPPORTING DOCUMENT

Prepared for the Shire of Wyndham East Kimberley
by NAJA Business Consulting Services

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NAJA Business Consulting Services (NAJA) have developed this CSRFF supporting document for the development of lighting and changeroom infrastructure at the Wyndham (Clarrie Cassidy) Oval on behalf of the Shire of Wyndham East Kimberley.

NAJA would like to acknowledge and thank the Shire of Wyndham East Kimberley staff, stakeholders, politicians, government departmental staff, state sporting bodies and community members who provided valuable input into this project.

DISCLAIMER

This supporting document has been developed on behalf of the Shire of Wyndham East Kimberley (the Shire) by NAJA Business Consulting Services, in partnership with Redit Research. Recommendations provided in this report are based on the information provided by the Shire, along with research into industry best practice and case studies of similar or related organisations/projects.

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1. EXECUTIVE SUMMARY

The Shire of Wyndham East Kimberley is applying for \$650,961 funding from the Department of Local Government, Sport and Cultural Industries (DLGSC) Community Sporting and Recreation Facilities Fund (CSRFF) to assist the proposed \$950,961 upgrade of the sports oval floodlights and to construct new change room facilities at the Clarrie Cassidy Oval, Wyndham (more commonly known as the Wyndham Oval). The upgrades of this infrastructure will serve to meet the contemporary requirements of regional community sporting facilities and will adequately service the needs of the Wyndham East Kimberley community into the future.

These upgrades to the sporting facility have been identified as important and necessary developments for the main users of the oval, the Port Wyndham Crocs Football Club; other user groups such as Garnduwa, Wyndham Aboriginal Youth Corporation, WAPOL Youth Programs, Ngnowar-Aerwah Aboriginal Corporation; and the wider community. The project will assist with positive social development particularly in the youth population of the area and even more specifically to advance female participation in sport. The project aligns with local and state government plans and strategies and WAFL facility and lighting guidelines.

The existing changerooms are no longer fit for purpose, suffering from structural damage, inadequate privacy and wear and tear due to their age (40 years). The current oval lights, which do not meet WAFL guidelines, require repairs which would cost the Shire over \$60,000 and an ongoing \$30,000 per annum to maintain due to a combination of age and constant overhead wire damage caused by bird life.

The proposed scope of works includes:

Lighting Component

- 4 x fixed 26m steel tapered octagon column, galvanised finish, base plate, rag bolt assembly, 3 access doors and head frame to suit 4 flood lights. (poles and pole footings suitably rated to suit the installation location and applicable high wind ratings (Cyclone area));
- 16 x SR4H757A1LG2 Raptor Gen 2 1200W A1 Beam CR170 CCT5700K LED flood lights with glare control hoods fitted as well as cage/barriers to restrict damage from bird life;
- 16 X SR4HFRGT01T G/Tray Control Gear Raptor 2 Wire 415V 10KV surge immunity to achieve an average of 100 lux across the oval as per WFL standard;
- Lighting sub board with circuit protection and switching;
- 50mm XLPE sub mains run to new lighting sub board;
- 3 phase copper with (termite resistant) nylon jacket cabling installed underground to all four poles;
- New transformer;
- Removal of existing lighting poles;
- Tip Fees;
- Planning and building fees;
- Associated earthworks; and
- Electrical drawings



Change Room Components:

- Player Amenities 12.13m² x 2;
 - Number of Showers - 3 showers per amenity – Lockable cubical;
 - Number of toilets - 3 toilets per amenity – Lockable cubical; and
 - Number of hand basins – 3 per amenity.
- Player Change Rooms 35.88m² (x2);
 - Two separate change rooms (one home and one away team) with bench seating provided around the room perimeter; and
 - Modesty entry features.
- Public WCs - Male 12.6m²/Female – 12.6m²;
 - Male 1 toilet, 1 urinal and 2 hand basins; and
 - Female 3 toilets and 2 hand basins.
- All ability WC 6m²;
 - One toilet and 1 hand basin.
- Umpires room 6.9m²;
- Timekeeper room 6.06m²;
- Office/Administration 13.64m²;
- Store 11.25m²;
- Cleaner 3.38m²;
- kitchen with servery 24.4m²; and
- External covered viewing area - 35m².



Costs for the project are:

ITEM	COST EXC. GST	COST INC. GST	NOTES
Lights	\$273,900	\$301,290	Quote C&S Jolly Electrics
Transformer	\$150,000	\$165,000	Verbal Quote Les Wayne, Horizon Power
TOTAL	\$423,900	\$466,290	
Changerooms	\$330,000	\$363,000	Quote D E Carpenters PTY Ltd, includes siteworks, excludes plumbing and electrics
Plumbing	\$73,410	\$80,751	Quote IBAC Plumbing
Electrics	\$24,400	\$26,840	Quote C&S Jolly Electrics
Airconditioning	\$12,800	\$14,080	Quote Abney Air
TOTAL	\$440,610	\$484,671	
PROJECT TOTAL	\$864,510	\$950,961	

A comprehensive feasibility study has been undertaken, testing 3 options:

Option One – Do nothing

This is the least preferred option for Council as it would mean that the facility would remain unchanged and would continue to fail in meeting community needs. The oval is over utilised within daylight hours due to the lights not working. The change rooms do not provide adequate privacy, particularly for the female participants and are in a state of disrepair.

The structure of the building is also compromised, with cracks in the brickwork which will only get worse with time.

Unsuitable.

Option Two – Conduct maintenance on existing lights and towers only

This has been the option of Council in previous years with approximately \$30,000 per annum being spent on the repair and maintenance of the existing lights. An electrical report by a SWEK contractor in 2019 has been included in the attachments to this application (Appendix 20.7). A quote commissioned by the Shire in 2019 outlined that the cost involved to make the current lights functional at the oval was \$32,730. This work was put on hold due to the uncertainty of the season due to Covid-19, and since then it was noted in June 2020 that 15 lights need replacing with LEDs, at an additional cost of \$27,720.

Due to the existing lights being connected via wiring between each of the towers it is prone to damage from bird life. Unless the wiring can be laid underground this issue will be ongoing, as will the \$30,000 annual costs for repairs and maintenance. It is estimated that the costs will reduce to approximately \$12,000 per annum with the new lights, a significant saving. This option, whilst addressing the extended training and oval use time issues, does not provide a solution to the poor state of the changerrooms which are no longer fit for purpose.

Partially suitable, but not preferred.



Option Three – Installation of new change rooms and lighting towers.

Option three addresses the issues faced by the key user groups of the Clarrie Cassidy Oval. The lights will provide options for nighttime use of the oval, giving each user group more room for their activities as the scheduled times can be spread out. This use of the oval for designated activities will also reduce the likelihood of antisocial behaviour, both at the oval and in town by youths who are “at a loose end”. The light will be crisp, will impact more area of the oval and will provide safer conditions for players and community users.

The new changerooms will encourage further participation and use of the oval. They will provide privacy for changing, will now be all-accessible and will give the community, and in particular the football league clubs a sense of pride in their facilities.

Option 3 has had several iterations of design, including clubhouse/changeroom facilities. The design proposed in this grant application is considered to be within the Shire’s budget for initial investment and ongoing maintenance and renewal expectations.

Suitable and preferred.

A comprehensive financial analysis of the project shows that the combined annual average renewal demand for the new lights and change rooms is \$48,081 per annum on average over the life of the project, although these figures will be \$0 at the beginning of the life span due to the lights and facilities being new, escalating from year 15 to 50 and then tapering at the end of life. A whole of life analysis shows that the operating and maintenance costs to the Shire average \$26,668 per annum (including a refurbishment every 10 years). The total commitment from the Shire, therefore, is \$74,749 Inc GST per annum.

	LIGHTS	CHANGEROOMS	TOTAL
OPERATING AND MAINTENANCE COSTS	\$5,933	\$20,735	\$26,668
RENEWAL COST	\$28,641	\$19,440	\$48,081
TOTAL	\$34,574	\$40,175	\$74,749

The Shire will manage both the construction and ongoing use of the facilities. It has experience in project delivery and has developed a procurement, management and risk assessment model to ensure that the best outcome is achieved for the community.

2. NEEDS ASSESSMENT

2.1. INTRODUCTION

The Shire of Wyndham East Kimberley is applying for funding from the Department of Local Government, Sport and Cultural Industries (DLGSC) Community Sporting and Recreation Facilities Fund (CSRFF) to assist the proposed upgrade of the sports oval floodlights and to



construct new change room facilities at the Clarrie Cassidy Oval, Wyndham (more commonly known as the Wyndham Oval). The upgrades of this infrastructure will serve to meet the contemporary requirements of regional community sporting facilities and will adequately service the needs of the Wyndham East Kimberley community into the future.

These upgrades to sporting facility have been identified as important and necessary developments within the wider community which provide vital infrastructure that will assist in positive social development within the community, particularly in the youth population of the area and even more specifically to advance female participation in sport.

The Shire conducted a formal needs assessment in the Recreation Space Strategy 2016/2020. From this document Council adopted a number of outcomes and priorities within the Recreation Space Action Plan 2017/2021 which clearly outlines the need for lighting upgrades and change rooms at the Clarrie Cassidy Oval. Throughout the development of the Recreation Space Plan and associated Action Plan an extensive review process was undertaken which included the following steps:

- Benchmarking
- Club/User consultation
- Stakeholder consultation
- Analysis of usage trends; and
- Identification of strategic priorities

Both the Strategy and Action Plan documents included extensive community engagement processes to ensure that any future developments would meet both the immediate and future needs of the community (See section 9). The plans included analysis of past, present and predicted future use of the facility and identified high, medium and low priority projects. During this process it was made clear to Council that lights and change rooms were a high priority for the community.

The Shire also conducted a community survey (July- September 2020), as part of the Economic Development Strategy consultation, and the upgrade of sport and recreation facilities rates very highly as being important for liveability in the Shire. (See Section 9).

There are a number of support letters from major users attached to this application including one from WAFC highlighting the project as a priority infrastructure need for the town.

2.2. PROJECT DESCRIPTION

The Shire of Wyndham East Kimberley requires a contribution from the CSRFF Forward Planning Grant fund to contribute towards installing LED lights and towers on the Clarrie Cassidy Oval in Wyndham. The project will also include new change room facilities that better cater for both women's and men's sport.

The proposed scope of works includes:



Lighting Component

- 4 x fixed 26m steel tapered octagon column, galvanised finish, base plate, rag bolt assembly, 3 access doors and head frame to suit 4 flood lights. (poles and pole footings suitably rated to suit the installation location and applicable high wind ratings (Cyclone area);
- 16 x SR4H757A1LG2 Raptor Gen 2 1200W A1 Beam CR170 CCT5700K LED flood lights with glare control hoods fitted as well as cage/barriers to restrict damage from bird life;
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- Lighting sub board with circuit protection and switching;
- 50mm XLPE sub mains run to new lighting sub board;
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- New transformer;
- Removal of existing lighting poles;
- Tip Fees;
- Planning and building fees;
- Associated earthworks; and
- Electrical drawings.

Change Room Components:

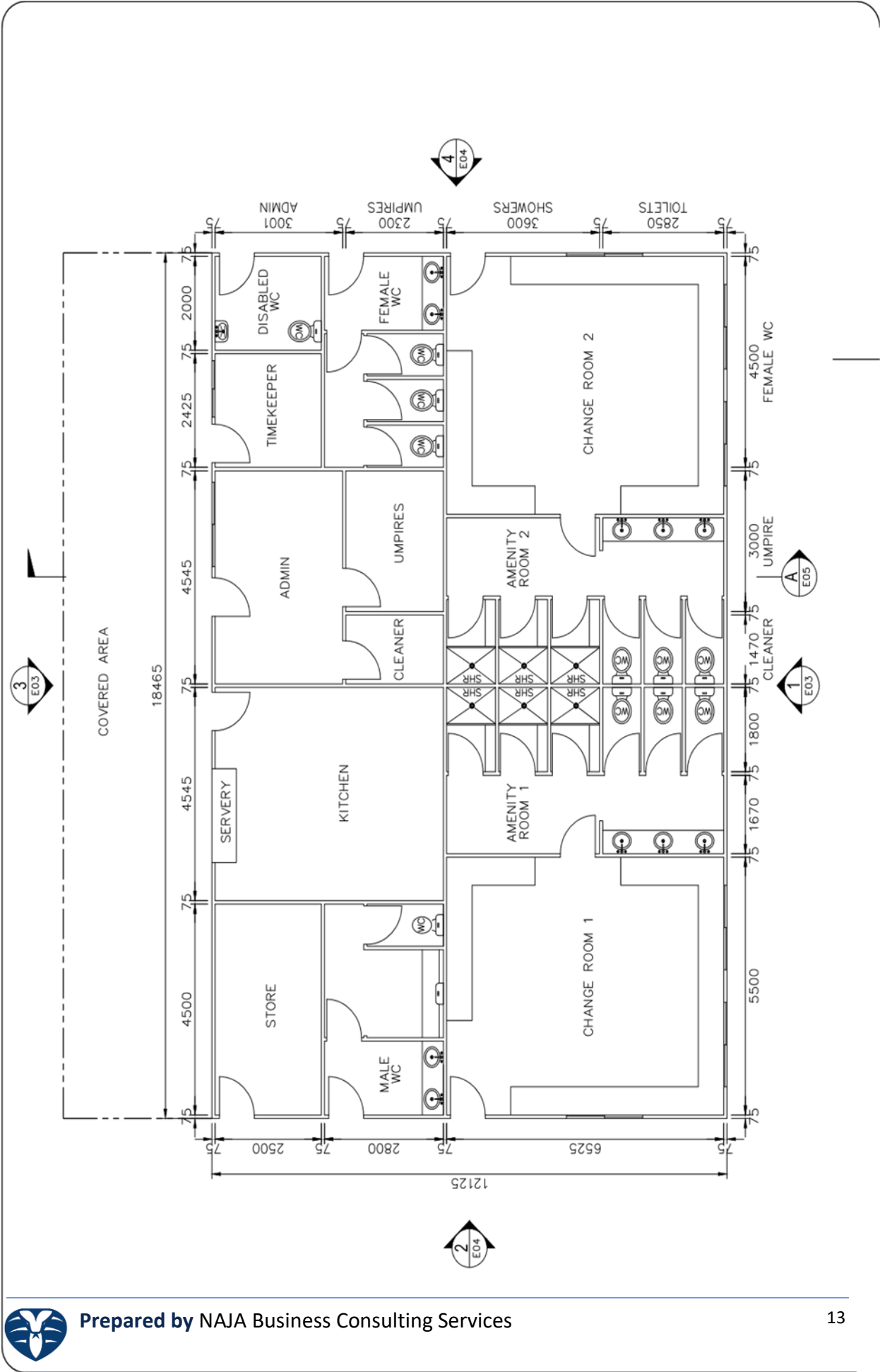
- Player Amenities 12.13m² x 2;
 - Number of Showers - 3 showers per amenity – Lockable cubical;
 - Number of toilets - 3 toilets per amenity – Lockable cubical; and
 - Number of hand basins – 3 per amenity.
- Player Change Rooms 35.88m² (x2);
 - Two separate change rooms (one home and one away team) with bench seating provided around the room perimeter; and
 - Modesty entry feature.
- Public WCs - Male 12.6m²/Female – 12.6m²;
 - Male 1 toilet, 1 urinal and 2 hand basins; and
 - Female 3 toilets and 2 hand basins.
- All ability WC 6m²;
 - One toilet and 1 hand basin.
- Umpires room 6.9m²;
- Timekeeper room 6.06m²;
- Office/Administration 13.64m²;
- Store 11.25m²;
- Cleaner 3.38m²;
- kitchen with servery 24.4m²; and
- External covered viewing area - 35m².



Council anticipate that this project will be stage one of a greater development. The Shire plan is to develop the oval and surrounds into a wider community recreation hub with future plans to include a new skate park, playground equipment and outdoor fitness equipment.

Floor Plan for the proposed change rooms







Concept Design



3. SHIRE OF WYNDHAM EAST KIMBERLEY POPULATION AND SOCIAL PROFILE

The Shire of Wyndham East Kimberley is located in the sparsely populated northeast corner of Western Australia, stretching from the Northern Territory border to the northern most tip of Western Australia. The Shire includes the towns of Kununurra and Wyndham, the township of Kalumburu, more than 40 Indigenous communities and a number of other small settlements and station homesteads. The Shire covers 121,000 square kilometres and is one of the four local governments that make up the Kimberley region.

Located approximately 38km west of the northern territory border, Kununurra has the largest population within the Shire, while Wyndham, an hour's drive away and the northernmost town in the Kimberley region has the second highest population.

Sitting on the banks of the Cambridge Gulf, at the base of Mount Bastion, Wyndham was established in 1886 to service a new goldfield at Halls Creek and is now a port and service centre for the east Kimberley, renowned for being at the start of the Gibb River Road and being the home of the big crocodile. The climate of Wyndham is hot, semi-arid, with the annual average maximum temperature being 35.6 degrees celsius, one of the highest in Australia.



3.1. Community Profile

For its size, the Shire of Wyndham East Kimberley has a relatively low residential population, however this is increased by visitors on a regular basis due to seasonal farm workers, tourists and fly in fly out workers for the mines within the region. On census night in 2016 the population within the Shire including season farm workers, tourists and fly in fly out workers was 10,287, an increase on the actual residential population (7,478) of 38%.

Historical Population, Shire of Wyndham East Kimberley¹

2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
7789	7879	7866	7967	8066	8111	8195	8228	8243	8020	7780	7478	7412	7317

The percentage of males in the Shire is 49.4%, whilst females make up 50.6% of the Shire population with a median age of 33. Town of Wyndham specific figures from the 2016 Census, report that there were 780 people in Wyndham. Of these 46.5% were male and 53.5% were female. Aboriginal and/or Torres Strait Islander people made up 53.7% of the town population, with 43.8% of them being male and 56.2% female and the median age being 26 (significantly lower than the Shires median age)².

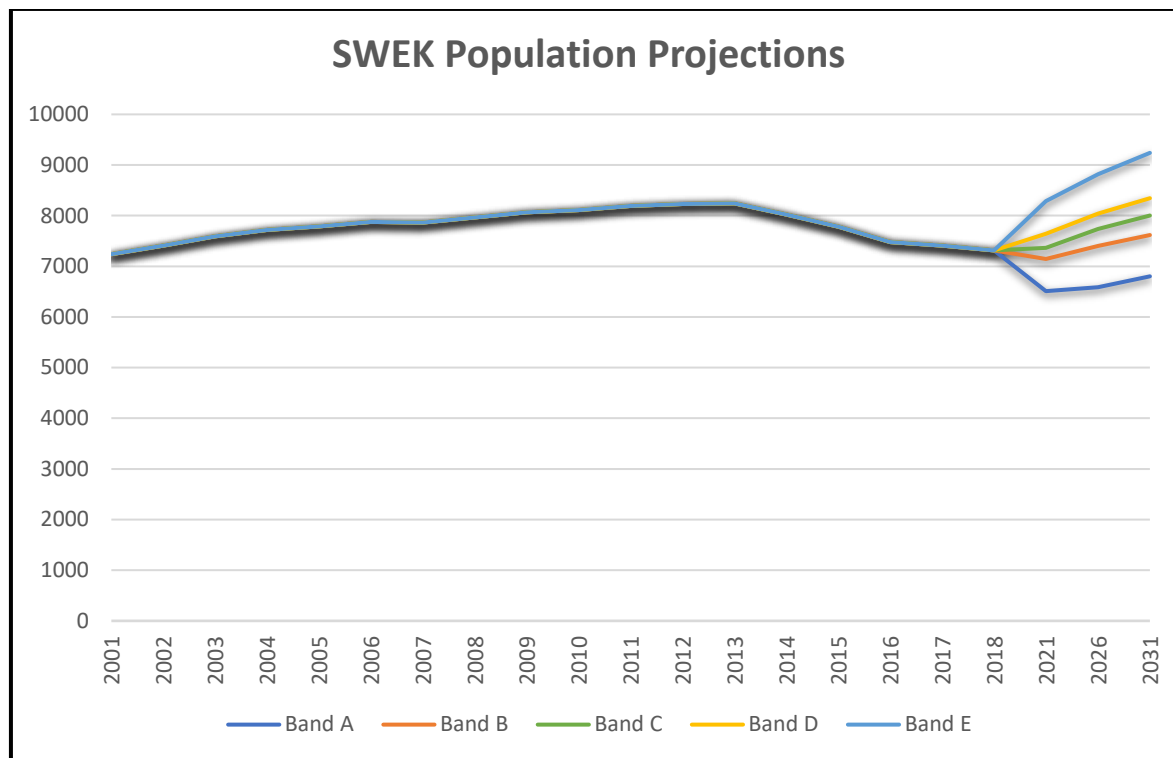
Based on the latest population forecasts from the WA Planning Commission, the current decline in the growth rate in the Shire over the last 5 years is expected to reverse, with the population estimated to potentially reach 9,240 people by 2031 under the Band-E high growth scenario, an increase of over 26% from today's figures or an average of around 4% growth per year (see Chart below).

This is in line with the Shire's "EK@25k" growth pathway report compiled by MacroPlan Dimasi in 2013. This report outlined the aspiration for the Shire for future population growth at around 4.0 per cent per annum, which will take the Shire to a population of 25,000 residents by 2041.

¹ ABS (2018)

² ABS (2016)



Future Estimated Population, Shire of Wyndham East Kimberley³

Other Social characteristics of Wyndham from the 2016 ABS Census are as follows:

Characteristic	Shire of Wyndham East Kimberley	Western Australia
Median age	35	36
Median personal weekly income	\$693	\$724
Median weekly household income	\$1,141	\$1,595
Average household size	2.6	2.6
Aboriginal and/or Torres Strait Islander people	418 (53.7%)	75,978 (3.1%)
Australian born	593 (76.9%)	1,492,842 (60.3%)

This data clearly indicates that the majority of the population is Australian born. This is important when the participation trends are considered, as the highest participating category of people in recreational activities are Australian born with a participation rate of 57.6%.

In order to service the current and future population based on this data and projections, the Shire of Wyndham East Kimberley will need to provide suitable recreational opportunities and facilities to cater for its population. Furthermore, given the young average age of people in Wyndham, provision of adequate sporting facilities will be of paramount importance.

³ ABS (2018); WA Tomorrow (2019)



4. CURRENT INFRASTRUCTURE AND SERVICES

The Clarrie Cassidy Oval is located on the Great Northern Highway in Wyndham, on the Western side of town, 1.13km from the post office and Saint Joseph's school.



4.1. Facilities/changerooms

The existing facilities are approximately forty years of age and do not currently meet expected standards for contemporary community and/or sporting buildings.



The current toilet and change room facilities are now not only in a state of disrepair, but they do not meet current accessibility standards. Privacy is also an issue, with the older style building relying on grated openings for ventilation. This is now deemed not suitable, especially for juniors and women who mostly choose to get changed in or behind cars prior to the game rather than use the current change rooms.

Based in a remote part of the East Kimberley, there is inherently a high level of Aboriginal participation; privacy or a lack thereof can have associated cultural issues which, given the existing facilities, could potentially have a negative impact on participation rates of Aboriginal women within the league.

The Shire anticipates that new modernised facilities, with appropriate amenities, will encourage more women and youth to participate in community sporting programs.



In 2018/19 the Shire spent \$13,500 in operating and maintenance costs for the building, however last financial year only \$5,000 was spent (mainly on cleaning and power) due to the fact that the users had outlined that they rarely use the facility as it no longer meets their needs. New facilities are necessary to ensure that amenities meet the current needs of the local and extended visiting community and also allows for future growth, particularly in the women's football league. In short, the existing changeroom/clubhouse facilities are in poor state of dis-repair and are unsuitable for purpose.

4.2. Oval Lighting

The current lighting infrastructure is largely non-functioning due to constant damage from bird life and the elements. A quote commissioned by the Shire in 2019 outlined that the cost involved to make the current lights functional at the oval was \$32,730 (see Appendix 20.7). This work was put on hold due to the uncertainty of the season due to Covid-19, and since then it was noted in June 2020 that 15 lights need replacing with LEDs, at an additional cost of \$27,720. The constant damage from birds on the overhead wires means that the Shire would need to budget \$30,000 per annum for lighting maintenance. These exorbitant maintenance requirements mean that the existing lighting is not cost effective to operate and is a drain on the public purse.

In addition, the existing lighting infrastructure at Clarrie Cassidy Oval does not meet AFL guidelines for regional playing facilities, and severely restricts the ability of local sporting and community organisations to conduct activities outside of daylight hours. In a tropical environment, most sporting activities need to be held outside of daylight hours when the conditions are cooler. The installation of lights which meet the AFL training and match-play standards would allow for a variety of groups to use the oval beyond 5pm.



Excerpt from the lighting report provided to the shire from TST

Electrical: "Right side - faulty ballast and globe also need to rewire from ballast to light fitting. New earth required and cables replaced."

The proposed new lighting system, Brightline LED Raptor 2, has added features of all exposed cabling being encased with bird proof conduit, and the units are supplied with bird spikes. Also, the average rated life of the lights is 50,000 hours, meaning they will not have to be replaced as often as the older, more inefficient ones currently at the oval. The installation of LED lights will ensure that users benefit from cleaner, brighter lights enhancing the playing and viewing experience.

5. COMMUNITY TRENDS

5.1. Participation/community use

The facilities at the Clarrie Cassidy oval are used by the following groups:

- East Kimberley Football League (Men/Women)
- Port Wyndham Croc's Football Club (Men/Women)
- Garnduwa
- Wyndham Aboriginal Youth Corporation
- WAPOL Youth Programs
- Shire Youth Programs
- Ngnowar-Aerwah Aboriginal Corporation
- WDHS
- St Joseph's Primary School
- Other community organisations

Although the oval is a multipurpose facility, the primary user group is the local AFL Club. Participation in the East Kimberley Football League within the Shire has been increasing over recent years. The inclusion of women's football has seen a significant boost to participation rates in local football in the area. Clarrie Cassidy Oval is one of the key facilities that services the football industry in the Shire, and it is essential that it meets the needs of the community as it continues to grow.

It is likely, given increasing population, the number of young people under 25 in the region and the continuing growth of interest in women's football that participation rates will continue to rise regularly over the coming years, which will result in increased demand for the facilities at Clarrie Cassidy Oval to accommodate additional football matches and training.

The table below demonstrates recent adult participation levels in the local regional football league according to the East Kimberley Football (EKFL) League data:

Year	Number of Participants	
	Males	Females
2017	600	No Data
2018	620	No Data
2019	620	225
2020	Season was postponed until June due to the Coronavirus, however registrations prior to restrictions coming into effect indicate a similar participation rate in both male and female as 2019.	

The youth participation levels at the oval are difficult to establish officially; the use of the Clarrie Cassidy Oval and available amenities is available to and utilised by community groups and individuals without bookings (subject to availability based on formal bookings) so precise participation numbers are not consistently maintained.



On average, activities at the oval, facilitated by youth service providers such as the Wyndham Youth Aboriginal Corporation, Garnduwa and the Shire youth officer, accommodate around 45 people per session at least two days per week. With youth services operating an average of forty weeks annually, youth outreach and participation programs are able to provide support and inclusive activities to youths, offering them opportunities to develop important social and vocational skills, and a sense of belonging within the community. The programs facilitated at the oval enable diversionary activities which bring local youths together, away from the street where the potential exists for negative encounters with other members of the community or law enforcement.

The Clarrie Cassidy Oval services several additional Local Government areas. During the football season, several teams from the Shire of Halls Creek play a number of day games at the facility. This includes men and women's teams from remote aboriginal communities such as Balgo, Billiluna and Kundat Djaru. This participation is expected to continue to place demand on the Clarrie Cassidy Oval, and with upgrades to the facility as planned, the potential to service additional demand from other neighbouring LGA's becomes far more tenable.



6. SOCIAL INDICATORS

6.1. Women's Participation

6.1.1. Context

In 2018, the current Western Australian Government acknowledged (via the creation of a special annual fund) the need for sporting facilities to provide more female friendly amenities with the decline of female sport participation after the age of 11 being partly blamed on the lack of suitable facilities.

WA Sport and Recreation Minister Mick Murray stated in 2018:

*"For too long, women and girls have been treated as second class citizens when it comes to wanting to pull the boots on and play social sport. Having a decent place to change clothes and prepare for a match should be a basic right for anyone playing sport. It is not acceptable for women to be told to get changed in the car or wait until they get home to have a shower. Having a dedicated space to prepare for a match together is important for the camaraderie and friendship that people get from social sport, and work needs to be done to make sure decent facilities are in place."*⁴

In 2017, Plan International Australia released a national survey of girls aged 10 to 17-years old. The survey found that girls feel unequal treatment is most profound in sports⁵. Good Sports, in addressing the survey, suggested a good place to start looking at improving participation rates would be to consider the current facilities:

*"Have a think about your change-rooms, toilets and the club in general – are they spaces where a girl would feel comfortable? If not, it's probably time to make your club environment more inclusive!"*⁶

The facilities available at Clarrie Cassidy Oval are not a female inclusive environment; there is no privacy offered in the changerooms. There is no provision for separating junior and senior players (or umpires) where senior (more developed and often self-conscious teens) would like privacy. Anecdotally, females often get changed in their cars or arrive and leave in their playing uniforms. This is not acceptable.

Current trends in female sports participation suggest that an increase in women's teams and female participation over the coming years is to be anticipated by local football authorities. In 2017, Roy Morgan reported that women's participation in AFL had increased *"a stunning 30.3% from four years ago and up 23% from a year ago when the AFLW was first launched"*⁷.



⁴ <https://www.dsr.wa.gov.au/news-and-events/news/news-articles/2018/08/14/mcgowan-government-levels-the-playing-field-for-women-s-sport>

⁵ https://www.plan.org.au/~media/Plan/Documents/Reports/IDG%202017/The%20Dream%20Gap_Final

⁶ <https://goodsports.com.au/supporting-girls/>

⁷ <http://www.roymorgan.com/findings/7539-women-in-football-december-2017-201803230556>

Further to this, the West Australian Football Commission acknowledged in the Key Findings Report for their Strategic Facilities Plan⁸, that women's football in regional and remote areas of Western Australia was significantly growing in participation rates and existing infrastructure. Key findings indicated facilities in many regional locations are not suitably conditioned to address the needs of growing numbers of female participants.

STATE-WIDE INFRASTRUCTURE TARGETS		
LIGHTING	FEMALE AMENITIES	NEW FACILITIES
<p>Provide a minimum 50 lux lighting at all primary club ovals</p> <p><i>Currently 107 junior or club grounds have either below 50 lux lighting or no lighting</i></p>	<p>All female football venues to provide suitable amenities</p> <p><i>Currently 143 of the 175 venues that host female football matches are not considered suitable</i></p>	<p>Partner with government to deliver new ovals and amenities in growth areas and a home for the WAFC</p> <p><i>Up to 50 new ovals are being planned by LGAs in the next 10yrs</i></p>

The anticipated and desired increase in female sporting participation levels across the State enhances the necessity for local authorities to act accordingly. To accommodate and achieve such projected increases, it is critical for the Shire of Wyndham East Kimberley to provide facilities that are female inclusive in size, layout, feel and structure.

6.1.2. Impact of proposed infrastructure.

The proposed upgrades to the facilities at Clarrie Cassidy Oval would have several implications for female participation in both local sports and other community events.

The improvements to the change room facilities will enable girls and women, who participate in sports at the facility, to feel safe and that their privacy is not infringed upon when they come to participate in community sports. The changes will act as an encouragement to current non-participant females to take part in the local sporting activities either as a player or as an umpire.

The addition of suitable stadium lighting will afford opportunities for girls and women to also train or hold matches at night. The lighting will act to increase the safety and availability of the oval and facilities and ensure that female teams do not have to compete with male teams for availability of the oval at convenient times to conduct training or host matches.

8 <http://www.wafooty.com.au/download/d/utvuLuiv0bNb7OGRNsLmXBGGwLdLUzWvc0VMQNckayY>



6.2. At-Risk Youth

6.2.1. Context

According to 2016 Census data obtained from the Australian Bureau of Statistics, approximately 36% of the Wyndham East Kimberley population is younger than 24. In a population of close to 8,000 this accounts for almost 3,000 young members of the community.

The presence of criminogenic needs, or risk factors, increases the likelihood that a young person will engage in antisocial or criminal offending behaviour in the future⁹. Early intervention programs and youth intervention programs that target risk factors leading to offending are found to be the most effective in terms of re-offending outcomes.

Risk factors for young people include living in an area of social disadvantage, poor family environments, mental health issues, substance abuse, cognitive impairment and disengagement from education. Protective factors buffer against risk in otherwise adverse circumstances by either reducing the impact of risk or changing the way a child or young person responds to it.

Community infrastructure that promotes productive involvement in the community via sports or other social programs is vital in catering for the needs of young people at risk. Such facilities offer a safe place for young people in general and youth at risk; with recreation, sports and youth development programs available for all. In many remote and regional towns, the local sporting amenities are a primary facility where these activities can occur.

The Clarrie Cassidy Oval facilitates the provision of positive diversionary services such as Shire and State Government (WA Police) youth programs, Aboriginal engagement programs and a variety of sporting clubs and programs to the broader community and 'at risk' young people, not just to young people who have already become involved in offending.

The phrase 'at risk' can be broadly applied and is relevant for young people experiencing some or all of the risk factors listed above. The Shire of Wyndham East Kimberley aims to maximize the accessibility and affordability of these services for all families in their communities.

6.2.2. Impact of proposed infrastructure.

The upgrade of the facility will assist the youth service providers and juvenile justice run effective diversionary programs for at risk youth in the region; Young people at risk are referred to programs that seek to change a young person's risk of engaging in criminal behaviour through effective interventions and locating programs in high risk communities.

⁹ Tony Ward & Claire Stewart (2003) Criminogenic needs and human needs: A theoretical model, *Psychology, Crime & Law*, 9:2, 125-143



The addition of adequate operational lighting and modernised change room and office facilities will enable the organisations that work with the local youth and in particular, at-risk youths, to operate more effectively and with greater flexibility, in turn improving the reach and impact these programs will be able to affect.

The new infrastructure will facilitate high quality, targeted, affordable and accessible programs for the entire Wyndham East Kimberley community which will assist in improving the lives of youth at risk. The overall impact on the success of the programs will be measurable through participation numbers and general feedback from the community.

The facilities build on the Shire's capacity to offer a safe place for young people in general and youth at risk, with recreation, sports and youth development programs available for all. In many remote and regional towns, the local sports facility is the central hub for these activities to occur and this is essential for a town like Wyndham with a high proportion of Indigenous youth with socio-economic disadvantage.

6.3. Suicide Prevention

6.3.1. Context

In 2014, the leading cause of death of all people in Western Australia, to the age of 44, was suicide. A 2018 WA Country Health Service report¹⁰ into the health profile of the Kimberley region revealed that suicide was the leading cause of death in the Kimberley for 15-24 year olds. It identified that the suicide rate in both males and females within the youth age bracket was significantly higher than the State overall (8.9 times for males and 6.6 times for females). Further, Aboriginal people are losing their life to suicide at a rate 10 times higher than for non-Aboriginal people in Western Australia; this is of particular concern in Wyndham where the Aboriginal proportion of the population sits at 53.7%, much higher than the State's Aboriginal population.

Most of us are aware of the role that disadvantage, destructive environments and disorders plays in Aboriginal communities, however, the effects of dispossession, desertion and becoming dispirited are also particularly relevant when considering how to respond to the unique nature of Aboriginal youth suicide. The growing number of Aboriginal youth suicides is indicative of a distressed community, and effective solutions must be community focused, and community endorsed and supported.

In 2016, Aboriginal children and young people represented 28 per cent of all recorded suicide deaths in this category, despite comprising only 3.3 per cent of Australia's population. This overrepresentation is even more alarming amongst children aged 13 years and under. The suicide rates of Aboriginal people in the Kimberley are amongst the highest of anywhere in the world.

¹⁰

http://www.wacountry.health.wa.gov.au/fileadmin/sections/publications/Publications_by_topic_type/Reports_and_Profiles/Kimberley_Health_Profile_2018.pdf



The report of the State Government Education and Health Standing Committee Inquiry into Aboriginal Youth Suicides in Remote Areas - Learnings from the Message Stick was tabled in the Legislative Assembly on 17 November 2016¹¹. The Committee made 42 findings and 44 recommendations and directed the Premier; Speaker of the Assembly; and Ministers including the Minister for Aboriginal Affairs to report to the Assembly as to the action, if any, proposed to be taken by the Government with respect to the recommendations of the Committee.

The report concluded, in summary, that improving the state of Aboriginal wellbeing requires non-generic, tailored, coordinated responses departing from the current ineffective resource investment, which is not delivering outcomes for Aboriginal people.

The report further stated that there must be an appreciation from the Government that Aboriginal suicide, especially Youth suicide is different and that to prevent suicide, the many varied and interrelated risk factors must also be addressed in a holistic way. Most importantly, an appreciation of and respect for Aboriginal cultures must be present in all strategies, programs and services relevant to Aboriginal people. The Government must change the way it does business to reduce the tragically high rates of youth suicide in Aboriginal communities.

The State Government's Regional Development agenda includes building resilient families and strong communities. At the core of turning things around for young people in regional and remote communities, there is a recognition that support for Aboriginal children and youths to be engaged with the community in education, sport and employment is paramount.

The availability of facilities such as the Clarrie Cassidy Oval to community groups and organisations is creating opportunities for children and young people through recreational and training facilities. These facilities operate with the emphasis on reducing youth crime rates, improving social outcomes and providing a safe environment for children and young people experiencing domestic abuse, alcohol and drug abuse, and mental health issues. These are the same issues that in many cases lead to youth suicide in Aboriginal communities.

6.3.2. Impact of proposed infrastructure.

The upgraded infrastructure at Clarrie Cassidy Oval will facilitate an environment which will support a variety of community programs and sporting programs which significantly positively impact on rates of youth suicide in the Kimberley. By accommodating youth and community groups, providing training facilities and facilitating active engagement for young people, particularly those at risk, the upgraded facilities will become an integral characteristic of the Community's efforts to curb the incidence of youth suicide as much as possible.

¹¹ <https://www.wa.gov.au/sites/default/files/2019-05/Report%20of%20the%20Message%20Stick%20Inquiry.pdf>



6.4. Community Health and Socioeconomic Benefits

6.4.1. General Health and Productivity

Research suggests a direct correlation between the health of an individual and their level of productivity. Healthy, fit community members are more likely to be productive, with increased output due to attitude and motivation changes from positive leisure experiences improving their quality of life. They are subsequently better equipped to deal with the demands of their lifestyle including employment and home life and to cope with stress and mental pressure.

In 2008, the financial costs of obesity were estimated at \$2.0 billion direct health system costs and \$3.6 billion in productivity costs. A reduction in the health costs could, therefore, lead to productivity improvement by a factor of 1.8. According to Deloitte Access Economics in 2008 17.5% of the Australian population was estimated to be obese. The direct health system cost of obesity to the nation that year was \$2.0 billion.

On a local level, projects such as the development of a more functional and appealing Clarrie Cassidy Oval Clubrooms and facility, offer the opportunity for the Wyndham East Kimberley community to enjoy a more active and healthier lifestyle by utilisation of the activities and services offered at the redeveloped facility. With increased opportunity for people to be more active comes an improved likelihood of better health outcomes – both in terms of physical fitness as well as the improved mental wellbeing typically associated with increased opportunities to engaged in social interactions.

The flow-on benefits to the local economy also point to:

- improved worker productivity when the workforce is engaged in more physical activity;
- a lower burden on the local health system due to conditions associated with inactivity; and
- an improvement to the liveability of the local area strengthening the ability to attract and retain a robust local workforce.

The La Trobe University, Centre for Sport and Social Impact study a 'Value of a Community Football Club'¹² also highlights the potential value of investment in community sporting groups. Their research identified that every dollar invested in a community club has a \$4.40 return in social value in terms of increased social connectedness, wellbeing and mental health status; employment outcomes; personal development; physical health; civic pride and support of other community groups. Based on the value of investment required to upgrade Clarrie Cassidy Oval, this would deliver a significant return in social value.

¹² La Trobe University, Centre for Sport and Social Impact. (2015). *Value of a Community Football Club*. Retrieved from <http://www.aflvic.com.au/wp-content/uploads/2015/02/Latrobe-Value-of-a-Community-Football-Club-Final-PDF.pdf>



A Report by the West Australian Football Commission on the Economic and Social Benefits of Club-Based Football in Western Australia (which was peer reviewed, on behalf of the WAFC, by NAJA Business Consulting Services) found a significant net benefit in physical and mental health benefits, indirect local economic benefits and personal wellbeing, valuing the contribution to social outcomes of amateur club-based football in the state at over \$224 million dollars cumulatively across over 75,000 participants¹³. Further, this social return on investment accounts only for quantifiable social benefits. There are further recognised social benefits outlined in the report which are largely intangible or difficult to quantify including outcomes like cultural integration, a reduction in spatial-based crime, regional population stability, social connectedness and inclusion, civic pride and empowerment.

6.4.2. Social Inclusion and Community Identity

A dynamic and vibrant community reflects the level of social interaction between individuals and groups within that community. Youth clubs, groups, associations and facilities provide valuable meeting places where members of a community can interact. Youth recreation facilities are no longer regarded as luxuries, but as necessary aspects of community infrastructure. A major responsibility of governments is to ensure that appropriate infrastructure is available, and operational within the financial constraints of the local community.

Research shows that the general community benefits from recreation and sport facilities, programs and services in the following ways:

- Enhanced community identity
- Increased community integration
- Deterrent effect on delinquent behaviour
- Improved social fabric and community development opportunities
- Increased volunteer participation
- Direct and indirect employment opportunities

In that context, the Clarrie Cassidy Oval Redevelopment project will:

- Provide a youth activity and local sporting focus for the Shire of Wyndham East Kimberley community
- Prioritise opportunities for children and young members of the community
- Incorporate community uses with fitness, recreation, leisure and sporting uses that will facilitate community capacity building and inter-generational / inter-demographic communication

¹³ Source: The Economic and Social Benefits of Club-based Football in Western Australia, WAFC, October 2018



People with special needs in the community may also require assistance to eliminate barriers to participation and this aspect will be considered in light of a sensitive approach to design and inclusion in the facility. In undertaking this redevelopment of the Clarrie Cassidy Oval, the Shire of Wyndham East Kimberley will ensure incorporation of all-abilities access and equitable design elements, which will be key to the project enhancing the region's social inclusiveness, allowing greater ease for those individuals and care givers who go to the oval to spectate or participate.

6.4.3. Volunteering

In 2015, Volunteering WA commissioned the Institute of Project Management to undertake a research study to quantify and present a comprehensive analysis of the economic, social and cultural value of volunteering to Western Australia.

The study applied a model of value creation to locate the discrete values of volunteering activity in Western Australia and, for the first time, illustrated the dynamic ways in which they interact. The findings depicted how individuals, businesses and all levels of government use their time, resources and money to enable volunteering across the State and how this alters individual and community states of physical, human, social and symbolic capital.

The research findings¹⁴ place volunteering front and centre as one of Western Australia's largest industries, annually contributing \$39bn in benefits to the community. It also showed that volunteering offers a significant return on investment, with \$4.50 returned for every dollar invested, with each hour of volunteering benefiting the community \$6.15. It noted that volunteering is both essential to the wellbeing of Western Australians, impacting positively upon the welfare of society and a key driver of economic growth influencing fiscal growth across a range of other sectors.

The various Wyndham East Kimberley Sporting organisations and community groups that operate out of the Clarrie Cassidy Oval facilities are predominantly run as volunteer operations, and they deliver not only an essential service to the Wyndham East Kimberley community, but also provide a significant contribution to the local and State economy.

The Crocs Football Club provided information that during the football season, the committee, umpires, trainers, runners and other volunteers gave a total of 70 hours a week, with costs of \$600 in petrol, administration etc. Using the Volunteer WA's benefit calculator, this equates to \$84,320 in value to the Wyndham community each year.

¹⁴ Institute of Project Management (2015), "The Economic, Social, and Cultural Value of Volunteering to Western Australia, prepared for Volunteering WA"



6.4.4. Short Term Economic Opportunities

This is a significant community infrastructure development and can be utilised to provide a short-term boost to the local economy, particularly in the building and construction sector. The construction phase offers the opportunity for both use of the local labour force, as well as sourcing of materials locally where possible. The project will provide a full, fair and reasonable opportunity for regional businesses in its planning, tendering and contract management through the advertisement of the tender via local, regional and state publications.

With the intention of supporting the Shire of Wyndham East Kimberley economy, the procurement process of services and materials for the construction phase will see the Shire follow a 'buy local' policy where local suppliers demonstrate they can provide a good value for money offer and deliver at the required standard. The rationale for this is underpinned by the following anticipated benefits:

- Fostering partnerships with local businesses;
- Demonstrating investment within the local community and building goodwill;
- Local suppliers would place considerable value on serving their local community and the benefits associated with this;
- Proximity makes it easier to travel to them for support development and contract management purposes, as well as for site inspections, thus minimising costs;
- Local knowledge of local suppliers means they are well-placed to appreciate and satisfy local preferences;
- Supply chains are generally shorter, leading to greater certainty and predictability of delivery times; and
- Labour is generally locally based, leading to minimisation of costs along with supporting a sustainable local workforce.

7. COMPARATIVE LOCATIONS

7.1. Nipper Roe Sports Field in Shire of Broome

The Shire of Broome applied for and received CSRFF funding of \$300,000 to assist in the implementation of a lighting upgrade at 'Nipper' Roe Sports Field. This field is among four fields available in Broome. All sports fields in Broome are available for hire and community use for a range of activities including sporting matches and events, community groups and youth engagement programs. 'Nipper' Roe Sports Field is comparatively similar to Clarrie Cassidy Oval in terms of the types of activities which it facilitates and also the number of participants (in both sporting and community/youth programs) that it currently supports.

7.2. Halls Creek

Halls Creek boasts eight former locals on AFL lists, the first being Sam Petrevski-Seton who is a role model for those in and around the Halls Creek area, including those at Wyndham. Sam returns back to the Kimberley on a regular basis to connect with family and the community, including the football community.

The Halls Creek oval has modern lights which allow for training after hours and have also been utilised to provide a safe space for children during the evening. (See the ABC report on Facebook 20/12/18)



8. ADMINISTRATIVE GUIDES

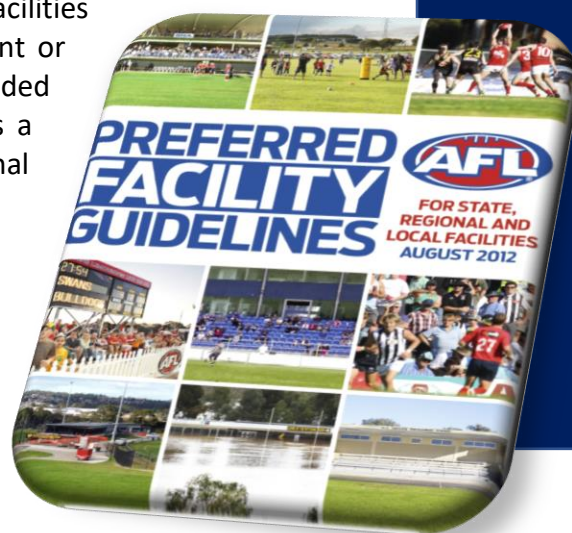
8.1. AFL Facility Guidelines

The AFL Preferred Facility Guidelines, 2012, (AFL Guidelines) have been developed in order to provide direction for the development of new facilities and/or those being considered for major refurbishment or redevelopment. The guidelines provide recommended facility standards based on the whether the venue is a State, Regional or Local facility. In the document a regional facility is defined as:

“Regional facilities/locations tend to service a collection of suburbs or geographic areas within a municipality (or across municipal borders) and usually tend to cater for more than one sporting club, code or activity. Regional facilities/venues can host competition finals and are maintained to a high standard” (pg. 5).

As the Wyndham facility caters for a number of sporting groups the definition of a regional facility has been applied in consideration of the standards set out in the AFL Guidelines.

In accordance with the AFL Guidelines, a regional facility should include the following core components:



Components	Regional Min. Size	Additional comments	Wyndham Comparison
Amenities (Player toilet/showers)	25m ² x 2	The size provided is to cater for two change rooms (home and away). Regional standard facilities should incorporate a minimum of four showers. Cubicle showers (similar to those provided in Caravan Parks) should be provided to improve flexibility for mixed gender use. In addition, to better cater for mixed genders, urinals should be replaced by an additional toilet pan or be appropriately screened.	The Wyndham Facility provides four showers per changeroom. Three toilet cubicles are available in each change room. In the main changing area, there is no bench or facilities to provide privacy for players getting changed. Shower and toilet blocks are in poor repair.
Change Rooms	55m ² -75m ² x 2	Size allows for two separate change rooms (one home and one away team). Clothing/bags hooks should be provided for Regional standard facilities. Bench seating is to be provided around the room perimeter	The Wyndham Facility provides two change rooms with each being approximately 40 m ² . There are no benches

Regional AFL Core Facilities Guidelines – Wyndham Facility Comparison

Activity for Regional Venues	Lighting Requirements	Additional comments	Wyndham Comparison
Ball and Physical Training	50 lux	Light-emitting diode (LED) lighting is recommended, particularly for high use grounds or where matches are often played at twilight/night. LED's offer several advantages including immediate full brightness, lower maintenance costs, reduced energy consumption and spill control, enhancing both player and spectator experience	The Clarrie Cassidy Oval lighting is currently non-operational due to ongoing damage and based on estimates, will require over \$30,000 of maintenance funding annually to enable operation.
Club Competition and Match Practice	100 lux		

As evidenced by the comparison tables, the Clarrie Cassidy Oval facilities are not adequately equipped in either change room amenities or lighting infrastructure to meet the needs of the communities that use its facilities. The change room facilities are a deterrent to many potential users whilst the existing lighting at the oval is prohibitive to night time football matches and training, which is essential for amateur football (and indeed other sporting activities) in a tropical climate.

8.2. Demand for Sport and Recreation Facilities

According to the ABS the median age for the Shire of Wyndham East Kimberley is 33 with the number of females being marginally higher than the number of males. As set out earlier in this document, the population of the Shire of Wyndham East Kimberley is anticipated to meet an average annual growth rate of 4% between 2020 and 2041, which means that demand for recreational facilities will continue to grow.

The Shire of Wyndham East Kimberley is considered a regional centre by the Western Australian Planning Commission, with Wyndham and Kununurra being the most populous towns in the region. As the population of the region continues to expand, consideration of the location of the Shire is critical when planning for future infrastructure.

The Benchmarks for Community Infrastructure document (the Document) released by Parks and Leisure Australia¹⁵ in 2012 seeks to provide a reference point and establish benchmarks for the provision of new community infrastructure development within existing or new development areas.

The Document sets out that the benchmarks identified provide an indication of the extent of community infrastructure which will need to be considered and potentially provided within Outer Metropolitan and Regional Centres, such as the Shire of Wyndham East Kimberley, irrespective of the population density. The Document further states:

¹⁵ https://smartnet.niua.org/sites/default/files/resources/guidelines_for_community_infrastructure.pdf



“Regional Centres are considered to exhibit similar requirements to that of Metropolitan Perth. As regional centres, they have traditionally been the focus of sport, leisure, recreation and social community infrastructure, serving a broad regional catchment. As such, it is anticipated that the extent of community facility infrastructure in Regional Centres will be determined by their strategic position, rather than through the use of population benchmarks” (pg. 3).

The Shire needs to meet the current and future needs of the community and will in part realise this through the construction of the proposed new change rooms and stadium lighting facilities as proposed in the CSRFF Application.

9. SUMMARY FINDINGS FROM COMMUNITY CONSULTATION

Throughout the planning process for this project and the development of several regional and community strategies and other similar proposals for development of community sporting infrastructure, wide scale community consultation has been conducted and has contributed significantly to the strategic planning and prioritisation of identified infrastructure developments in the Shire of Wyndham East Kimberley.

In one particular round of consultation with members of the public, it was found that the majority of community-based respondents to a survey regarding the availability of community services prefer to have services spread over a number of sites (including Kununurra and Wyndham). The prevailing sentiment was that to ensure fair and equitable access to community facilities, a range of services should be accessible to local communities without the requirement for excessive travel. This is particularly the case when considering services which cater to the youth community who have less access to transportation. Survey respondents also commonly identified “sufficient shade” and “community safety” as key considerations in the development of new local facilities. Community services facilitated at Clarrie Cassidy Oval cater largely to local youth and continuing to provide these services in less populous centres (in addition to Kununurra) will empower the local community.

Another identified issue was incidences of antisocial behaviour (such as public consumption of alcohol) occurring at facilities which are designed to be community hubs for sport or social interaction. Improvements to the infrastructure and in particular operational stadium lighting will serve to discourage such activity at Clarrie Cassidy Oval by providing a well-lit environment later into the night, and by engaging more legitimate users to utilise the available facilities.

Other community feedback identified the maintenance of equipment and facilities in Wyndham in comparison to standards of similar infrastructure located in Kununurra. Hygiene and sanitation were also raised as issues at Wyndham facilities. The investment in new well-maintained infrastructure in the town will encourage users to treat community facilities with greater respect while as mentioned earlier, extended lighting will discourage antisocial behaviour which impacts on the state of the facilities.



Another series of community engagement identified the need to positively bring the community together by building social cohesion and a feeling of belonging for all members of the community. There is strong belief within the community that local investment to improve sport and recreation facilities is a key element to enabling the community to become more cohesive, and to celebrate and share the rich culture and heritage within the Shire. It is widely understood that community sports and, in regional Western Australia in particular, community football are enormously positive factors in building a sense of community identity and belonging for both participants and spectators, and acts as a strong diversionary approach for at risk youth and individual suicide risk.

Further, community engagement identified several additional desires within the community which would be supported and/or enhanced by the development of Clarrie Cassidy Oval as a hub for community sporting and social programs, designed to be inclusive to a wide range of users within the community:

- A safe and attractive town that is free of antisocial behaviour, and inviting for locals and visitors by engaging and improving outcomes for young people.
- Measures should be put in place to address youth on the street.
- The Shire should work with other agencies to reduce loitering, antisocial behaviour, crime and violence.
- Inspire young people to become engaged in their families, schools and communities so that they take full advantage of learning, recreational and development opportunities that are a foundation for achieving their lifelong potential.

A recent community survey conducted by the Shire for the purposes of informing the Economic Development Strategy has had over 270 responses to date (September 2020). Results from this survey show that:

- 65% of respondents believe that sport and recreation is either extremely or very important for the growth and prosperity of the Shire.
- 90% of respondents feel that an improvement in appropriate sport, leisure and recreation clubs/facilities would significantly or moderately impact the economic development within the Shire.
- 37% of people rated Clarrie Cassidy Oval and changeroom upgrade as very important or important. This is a very high rating considering the ratio of Kununurra versus Wyndham respondents, indicating that Shire residents are aware of the importance to improve facilities across the Shire.

10. STRATEGIC ALIGNMENT

10.1. Alignment with Key Local Strategic Plans

10.1.1. Shire of Wyndham East Kimberley Recreation Space Strategy 2016-2020

The purpose of the Recreation Space Strategy is to identify key considerations in the provision of Recreation Space and to provide guidelines for Council and staff for the provision of Recreation Space, including levels of service, within the Shire of Wyndham East Kimberley.

The provision of new changerooms and lights at the Clarrie Cassidy Oval addresses the vision of the strategy by offering a project which meets accessibility needs, meets the needs of the broad community, and provides a range of social and community benefits.

The project also addresses the principles of the strategy by ensuring that:

- the community was consulted in the development of the concept plan It meets the needs of the community – as discovered in numerous community surveys
- access and opportunity are afforded to all residents including those with disability, across a range of age groups and ability levels
- The use of resources was considered for efficiency and across the whole of life of the project

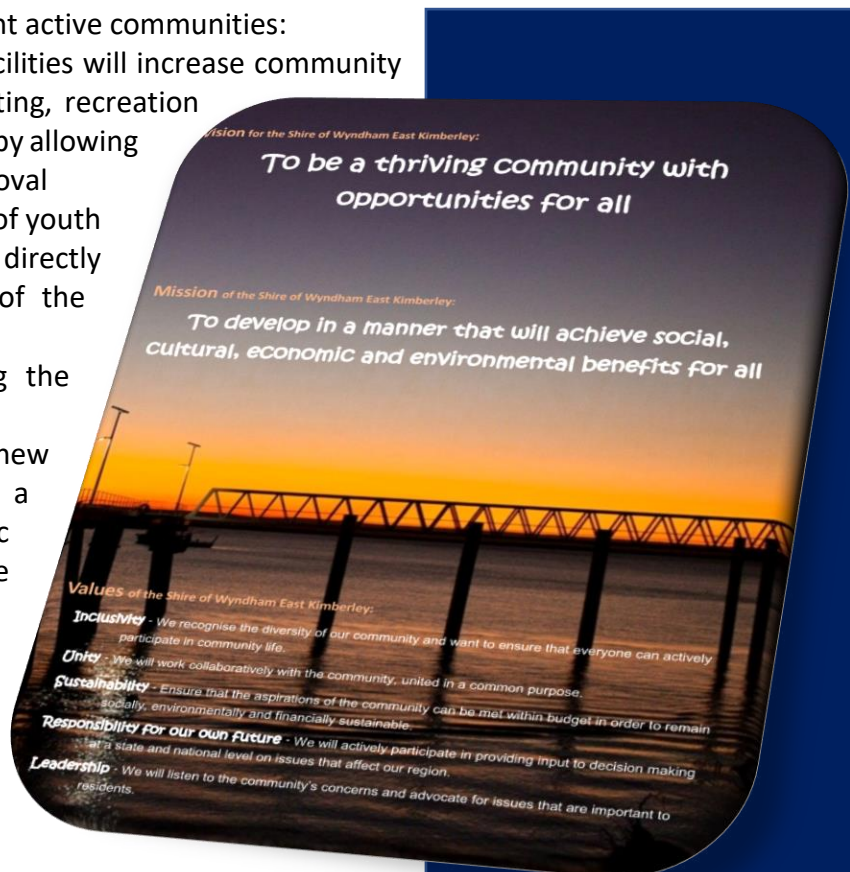


10.1.2. Shire of Wyndham East Kimberley Strategic Community Plan 2012-2022

The Shire's Strategic Community Plan sets out the long-term vision of the community for the next 10 years. Its function is to guide the Council in setting priorities and making decisions, providing the basis for the design and delivery of Shire services and actions documented in the Corporate Business Plan.

Within the document, there are long-term strategic Focus Areas which have been addressed in this proposed development:

- Focus area 1 – healthy vibrant active communities:
 - Goal 1.2; the new facilities will increase community participation in sporting, recreation and leisure activities by allowing nighttime use of the oval
 - Goal 1.3; promotion of youth services will be directly impacted with use of the new lights
- Focus area 2 – Enhancing the environment:
 - Goal 2.2; the new changerooms are a sustainable public structure that serve the current and future need of the community
 - Goal 2.3; the lights will contribute to making the town safe and inviting for locals and visitors
 - Strategy 1; the use of the oval across a wider time period due to the addition of lights allows for the joint Shire and community based organisations to conduct more activities – aligning with the strategy of leading an interagency approach to address community safety concerns including crime reduction planning and programs
- Focus area 3 – Economic prosperity:
 - Goal 3.1; by enhancing the liveability of Wyndham by adding this new infrastructure, the goal of delivering critical infrastructure that will create the conditions for economic growth is addressed



10.2. Alignment with Key State Strategic Plans

10.2.1. State Planning Strategy (SPS) 2050 (Western Australian Planning Commission)

The Western Australian Planning Commission's SPS 2050 has a vision of sustained growth and prosperity in the face of expected challenges for Western Australian communities. The Strategy is based on six overarching principles, three of which align with Shire of Wyndham East Kimberley's plans for the redevelopment of Clarrie Cassidy Oval: community, infrastructure and regional development.

The Strategy divides WA into three sectors, with the Northern Sector encompassing the Kimberley and the Pilbara. According to the SPS 2050, under the Ord-East Kimberley Expansion Project, Kununurra and the surrounding areas will become a major regional centre supported by developing industries in Agriculture and strong continued investment in mining, oil and gas in the region. Given the strong economic development for the region planned under the State strategy, the Shire of Wyndham East Kimberley's plans for development are designed to meet existing requirements and are aligned with State expectations for the future needs for the growing local community.

The addition of the proposed infrastructure at Clarrie Cassidy Oval aligns with the SPS 2050 Strategic 'Direction of Social Infrastructure'; which is defined as 'enabling liveable, inclusive and diverse communities':

1. Spaces and places – the development of the new Clarrie Cassidy Oval facilities would satisfy the SPS 2050 Direction of 'creating spaces and places that foster culture, liveability, enterprise and identity.'
2. Health and wellbeing - the proposed plans for the Clarrie Cassidy Oval changerooms and lighting upgrade will increase sports participation and community usage and will entice visitors to attend events at the facility, thereby encouraging active lifestyles and community interaction.

10.2.2. Royalties for Regions (Department of Primary Industries & Regional Development)

Royalties for Regions has six major objectives, specifically:

- Building capacity in regional communities,
- Retaining benefits in regional communities,
- Improving services to regional communities,
- Attaining sustainability,
- Expanding opportunity, and
- Growing prosperity.



This project aligns to these objectives as follows:

Retaining benefits in regional communities

Sporting and recreational activities and events contribute to the development of stronger social networks and more cohesive communities – for participants, volunteers and supporters. They provide opportunities for social engagement; often creating awareness and acceptance of differences between individuals and communities.

Bringing people together through sport and recreation boosts confidence through times of prosperity. Sport and recreation galvanise communities in times of need. This is especially evident in rural communities, where sport often acts as the main community social event for the week.

Sport and recreation are a key medium for creating new relationships among disparate social groups. People from culturally and linguistically diverse backgrounds and Indigenous Australians can be vulnerable to social and structural disconnection. Participation in sport provides increased opportunities for them to connect with the wider community.

Relevant performance measures:

- Contribution to Social Inclusion
- Contribution to Improved Health and Well Being

Improving services to regional communities

To attract and retain visitors and locals, the Shire of Wyndham East Kimberley needs to have high-quality options available for recreation and social activity. Currently, Wyndham, with its -growing population, has an aging, substandard changeroom facility and lighting at the Oval, which cannot cater for current community demand and is an embarrassment to offer visiting sporting and community groups, who at times have refused to utilise the facilities.

A redeveloped clubroom, with main club and social rooms for functions, office and ablutions plus two new changerooms with full amenities would meet community/visitor needs and expectations and make the club a more desirable location to meet, engage in recreation, relax, undertake training and hold events and functions. This aligns with Royalties for Regions' objectives, improving services in the region.

Relevant performance measures against Royalties for Regions include:

- Contribution to Improved Health and Well Being
- Contribution to Quality of Local Services



10.2.3. Strategic Directions 2016-2020 (Western Australian Sport and Recreation Industry)¹⁶

The Strategic Directions 6 (SD6) for the Western Australian Sport and Recreation Industry planning framework has been developed to provide vision and direction for WA's sport and recreation industry and guide strategic planning for organisations. The framework identifies key challenges that must be tackled in the WA sport and recreation industry over the next five years, which fall into thirteen categories. Many of these categories correlate with the Clarrie Cassidy Oval redevelopment plans, such as:

1. Public Open Space and Urban Form – Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure. In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources [and] focus on the function of sites...(pg6).

The redeveloped Wyndham oval is about maximising and more efficiently utilising public open space and form, which has long been in place for community recreation purposes. The site following redevelopment will enhance users and visitors' experience to the Shire of and enable community and sporting clubs to further extend the services/programs that they are currently providing.

2. Life Course and Life Stage Participation - The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. Interests in, and motivations for, participating in sport and recreation evolve and change, as do barriers to participation, and people are likely, over the course of their lives, to be involved in a range of activities and challenges.

Currently Clarrie Cassidy Oval can support limited participation due to insufficient and unsuitable facilities to meet community needs and standards. The redevelopment of the facilities will increase capacity which in turn will provide access to recreational sport for a larger segment of the population. Increased space as provided by the newly built facility will provide more options for a variety of recreational activities to suit community demands. This may be in the form of programs such as youth mentoring and vocational skill development, which may be more attractive to some participants than team-based sports.

10.2.4. WAFC Strategic Facilities Plan¹⁷

This project addresses three key infrastructure strategies outlined in the WAFC Strategic Facilities Plan:

- Ensure clubs have access to training standard lights (50 lux) (1.1)
- Maximise the number of clubs that have access to match standard lights (100 lux) (1.2)
- Prioritise the upgrade and conversion of player change rooms and umpire amenities to cater for all gender use. (2.1)
- Prioritise the development of facilities providing shared use to the community. (3.1)

¹⁶ [https://test-dlgsc-sitefinitycms-ause.azurewebsites.net/department/publications/strategic-directions-6-\(sd6\)](https://test-dlgsc-sitefinitycms-ause.azurewebsites.net/department/publications/strategic-directions-6-(sd6))

¹⁷ <http://www.wafootball.com.au/news/19333/wafc-strategic-facilities-plan>



11. NEEDS ASSESSMENT CONCLUSION

The Shire of Wyndham East Kimberley believes it is imperative that the facilities available at the Clarrie Cassidy Oval are upgraded to meet basic standards applicable to local/regional sporting facilities and to meet the sporting and social needs of the Wyndham and larger Shire community now and into the future.

The existing facilities are not conducive to nurturing a welcoming, safe and productive environment for local sporting and community programs. The proposed infrastructural developments would turn Clarrie Cassidy Oval into a welcoming and inclusive sporting and community precinct which would serve all members of the community through both men's and women's sports, facilitating essential diversionary social services for local youths and other members of the community seeking social inclusion or support.

This development is an important step in guiding the community of Wyndham and the Shire of Wyndham East Kimberley into the future; as stage 1 of a longer-term plan for a community hub/facility at the oval it serves as a steppingstone to large scale positive social progress. The community requires this new infrastructure to ensure that current and future generations are afforded the same opportunities to participate in local sports and community programs as they would if they were anywhere else in Western Australia.



12. FEASIBILITY

12.1. Options

Having established a need for upgraded facilities and lights at the Clarrie Cassidy Oval, the Shire of Wyndham East Kimberley gathered preliminary costings to assist with its consideration of three options.

12.1.1. Option One – Do nothing

This is the least preferred option for Council as it would mean that the facility would remain unchanged and would continue to fail in meeting community needs. The oval is over utilised within daylight hours due to the lights not working. The change rooms do not provide adequate privacy, particularly for the female participants and are in a state of disrepair. The structure of the building is also compromised, with cracks in the brickwork which will only get worse with time.

Unsuitable.

12.1.2. Option Two – Conduct maintenance on existing lights and towers only

This has been the option of Council in previous years with approximately \$30,000 per annum being spent on the repair and maintenance of the existing lights.

An electrical report by a SWEK contractor in 2019 has been included in Appendix 20.7. A quote commissioned by the Shire in 2019 outlined that the cost involved to make the current lights functional at the oval was \$32,730. This work was put on hold due to the uncertainty of the season due to Covid-19, and since then it was noted in June 2020 that 15 lights need replacing with LEDs, at an additional cost of \$27,720.

Due to the existing lights being connected via wiring between each of the towers it is prone to damage from bird life. Unless the wiring can be laid underground this issue will be ongoing, as will the \$30,000 annual costs for repairs and maintenance. It is estimated that the costs will reduce to approximately \$12,000 per annum with the new lights, a significant saving.

Alternative options were considered for the lights and poles. Break-back poles, which allow for less costly ongoing costs associated with globe changing were costed at \$103,600 but deemed unsuitable due to cyclonic conditions.

This option, whilst addressing the extended training and oval use time issues, does not provide a solution to the poor state of the changerooms which are no longer fit for purpose.

Partially suitable, but not preferred.



12.1.3. Option Three – Installation of new change rooms and lighting towers.

Option three addresses the issues faced by the key user groups of the Clarrie Cassidy Oval. The lights will provide options for nighttime use of the oval, giving each user group more room for their activities as the scheduled times can be spread out. This use of the oval for designated activities will also reduce the likelihood of antisocial behaviour, both at the oval and in town by youths who are “at a loose end”. The light will be crisp, will impact more area of the oval and will provide safer conditions for players and community users.

The new changerooms will encourage further participation and use of the oval. They will provide privacy for changing, will now be all-accessible and will give the community, and in particular the football league clubs a sense of pride in their facilities.

Option 3 has had several iterations of design, including clubhouse/changeroom facilities. The design proposed in this grant application is considered to be within the Shire’s budget for initial investment and ongoing maintenance and renewal expectations. (See Whole of Life Calculations in Section 14).

Suitable and Preferred.



13. PROJECT COSTINGS

13.1. Methodology

In considering the costs for the Shire, the redevelopment has been separated into the two components of the lights (and transformer) and the new facility (with plumbing, electrics and air-conditioning). The costs associated with each component are:

- capital expenditure
- operating costs
- maintenance costs
- renewal expenditure (replacement - sinking fund).

Cost Considerations – Capital Expenditure Plus:

COMPONENT	COST TYPE	METHODOLOGY
Lighting	Operational Costs	Average costs of the Kununurra Town and Ag Ovals power costs over a 2-year period
	Maintenance Costs	1% per annum (indexed at 2% per annum over 60 years for whole of life)
	Renewal Costs	Model based on the intervention point during the life span of individual components
Change Rooms	Operational Costs	2% of capital cost per annum (indexed at CPI of 2% over 60 years for whole of life)
	Maintenance Costs	2% of capital cost per annum (indexed at CPI of 2% over 60 years, with refurbishments of \$10,000 indexed every 10 years for whole of life)
	Renewal Costs	Model based on the intervention point during the life span of individual components

The methodology outlined below is a combination of:

- local information provided by the Shire of Wyndham East Kimberley and Carrie Cassidy Oval stakeholders
- contractors
- knowledge and experience from Paul Rosair, Principal of NAJA Business Consulting services, who oversaw the Royalties for Regions program and all the associated financial justifications for asset development and management
- information from Core Business Australia, asset management consultants
- advice from Mann Advisory, economic development strategist
- ATO schedules, DLSCI and Queensland Treasury Corporation Whole of Life Documents.



13.2. Capital Expenditure

ITEM	COST EXC. GST	COST INC. GST	NOTES
Lights	\$273,900	\$301,290	Quote C&S Jolly Electrics
Transformer	\$150,000	\$165,000	Verbal Quote Les Wayne, Western Power
TOTAL	\$423,900	\$466,290	
Changerooms	\$330,000	\$363,000	Quote D E Carpenters PTY Ltd, includes siteworks, excludes plumbing and electrics
Plumbing	\$73,410	\$80,751	Quote IBAC Plumbing
Electrics	\$24,400	\$26,840	Quote C&S Jolly Electrics
Airconditioning	\$12,800	\$14,080	Quote Abney Air
TOTAL	\$440,610	\$484,671	
PROJECT TOTAL	\$864,510	\$950,961	

13.3. Operating Costs

Noting that the existing changerrooms are expected to be demolished due to their poor state, and that the existing lights will be removed, the future operating and maintenance costs for them will not need to be included in future expenditure considerations.

13.3.1. Lights

Lighting operating costs have been established by using the average costs of the Kununurra Town and Ag Ovals power costs over a 2-year period - \$12,000 per annum (indexed at CPI of 2% over 60 years for the purposes of whole of life costing). Operating costs for the lights will be somewhat offset by charging the football club a club hire fee for night training and commercial hire rates for events held at the oval. Community activities, held in conjunction with the Shire will not incur charges. Expected revenue for light hire is \$2,500 per annum.

13.3.2. Change Rooms

The expected operating costs for the new change rooms have been set at 2% of cost per annum (indexed at CPI of 2% per annum over 60 years for the purposes of whole of life costing). Operating costs for the changerrooms will be somewhat offset by hire fees.

13.4. Maintenance costs

13.4.1. Lights

Estimations have been based on 1% per annum (indexed at 2% per annum over 60 years for the purposes of whole of life costing). This is deemed to be a conservative estimate, corresponding with maintenance costs of the lights at Kununurra even though the new lights at the Carrie Cassidy Oval will have longer bulb life and the wiring will have better protection from bird life.



13.4.2. Change Rooms

Change room maintenance costs have been set at 2% of cost per annum (indexed at CPI of 2% per annum over 60 years for the purposes of whole of life costing and including expenditure on renovation or upgrades of \$10,000 every 10 years and indexed accordingly). Expected revenue from facility hire is \$1,200 per annum.

13.5. Renewal expenditure.

Asset management is a practical and financially responsible means of managing building and infrastructure assets by ensuring that the assets continue to provide a specified level of service delivery to defined standards over the entire life of the asset and that there is sufficient resource allocation made to replace the asset at the end of its life if the service delivered by the asset is to continue.

Building and infrastructure assets have long lives, often in the range of 50 to 100 years. An important aspect of asset management is to try to predict when resources will be required to renew the asset, maintain the asset and operate the asset of long term periods so that cashflows generated by these different categories of expenditure can be planned for and on hand when they are required (optimum lifecycle).

Optimum lifecycle is the point in time when replacement of an asset / asset component is the lowest cost. Replacement too early wastes life in the asset, replacement too late increases risk and consequently cost. To help better understand future cashflows a financial forecast model is developed. The forecasts are based upon the presumption that assets continue to be utilised indefinitely and so the asset will be replaced when its condition reaches an intervention condition of 8 (as per intervention condition rating below).

In order to determine how much needs to be spent on an asset to keep it in functional order, a decision is required in regard as to when to intervene to undertake works to renew the asset, e.g. when to replace a roof, when to refit a kitchen etc.

For this exercise a model for the next 20 years has been developed based on the Moloney Renewal Model which contains a financial modelling tool that provides an asset owner with the opportunity and ability to predict future expenditure requirements and asset conditions based on adopted asset deterioration or consumption curves.

13.5.1. Intervention Condition Rating

In this model, the intervention point reflects back to a condition definition index which describes a range of asset conditions ranked from 0 being a new asset (or in new condition) through to 10 being a total failure with an extreme risk in leaving the asset in service. An intervention rating of 8 – “In very poor condition with evidence of multiple failures and the inability to continue to satisfactorily provide the original intended purpose” has been used for the purposes of this renewal expenditure estimation



Condition Rating	Definition
0	New asset or component recently rehabilitated to new condition.
1	As New Condition, no visible signs of wear and tear or defects.
2	In excellent condition with only very slight condition decline.
3	In very good condition with some early signs of wear and tear commensurate with age and use.
4	In good condition with some obvious signs of wear and tear but no evidence of deterioration.
5	In fair condition, minor evidence of deterioration of the element which could potentially shorten life.
6	In fair to poor condition with significant evidence of deterioration of the element which could lead to failure.
7	In poor condition with evidence of minor isolated failure which will reduce future life, maintenance costs high.
8	In very poor condition with evidence of multiple failures and the inability to continue to satisfactorily provide the original intended purpose.
9	In extremely poor condition with significant evidence of failure of the element and failure to provide design purpose.
10	Total failure, extreme risk in leaving asset in service.

Condition 8 is at the point just beyond where most asset owners would be comfortable with using the asset to deliver a service from, particularly if the asset is accessed or used by the public. The model therefore predicts (over a 20 year period) what the likely annual cashflow might be in order to ensure that all major asset components remain at a condition better than Condition 8. (See graphs page 48 and 49)

13.5.2. Lighting Component Sustainability

Infrastructure does not last indefinitely, and all assets require ongoing replacement of components as they wear out. It should also be noted that different asset components have different lives and therefore produce different cash flow demands. In this instance, the light pole structure will not be expected to be replaced as often as the lights and transformer over the life span of the upgrade.

To model the Annual Average Renewal Demand cash flow demand of the new lights, the major asset components have been broken down into the structure and the mechanical parts as per information provided by Craig Jolly Electrics



Component	Value %	Component Value \$ Inc GST	Life Years	Intervention	Renewal %	Annual Renewal \$ Inc GST
Structure	35%	\$163,201	60	8	2.08%	\$3,394
Mechanical Services	65%	\$303,089	15	8	8.33%	\$25,247
Total	100%	\$466,290			AARD1=	\$28,641

13.5.3. Change Room Sustainability

To model the Annual Average Renewal Demand cash flow demand of the new changeroom facility, and to cross check m² costs against regional QS standards, the building has been broken into its major asset components as per the floor plan.

New Facility	Area	Unit	Regional Indexed Unit Rate + Escalation \$	Renewal Estimate \$ Inc GST
Office/Administration	13.64	m ²	1,600	\$21,824
Kitchen and Servery Facility	24.4	m ²	3,800	\$92,720
Public Female & Male Toilets	25.2	m ²	3,200	\$80,640
Player Amenities and Toilets	24.26	m ²	3,200	\$77,632
All Ability WC	6	m ²	3,300	\$19,800
Store and Cleaner Rooms	14.63	m ²	1,600	\$23,408
Player Change Rooms	71.76	m ²	1600	\$114,816
Umpire and Timekeeper Rooms	12.96	m ²	1,600	\$20,736
External Covered Area	35	m ²	945	\$33,095
Totals	227.85	m²		\$484,671
BCTIF Levy 0.2%				\$969
Building Services Levy 0.14%				\$678
Building Renewal Cost			Total	\$486,318

It is not unusual for the structure of a building to have a life of 100 years whereas the roof cladding may only have a life of 25 years, hence in theory, the roof will be replaced 4 times over the life of the structure. Given the climate in the Kimberley, life spans of buildings are somewhat decreased compared to other areas with more temperate weather conditions. The life span of components in the table below are deemed to be appropriate for Wyndham.¹⁸

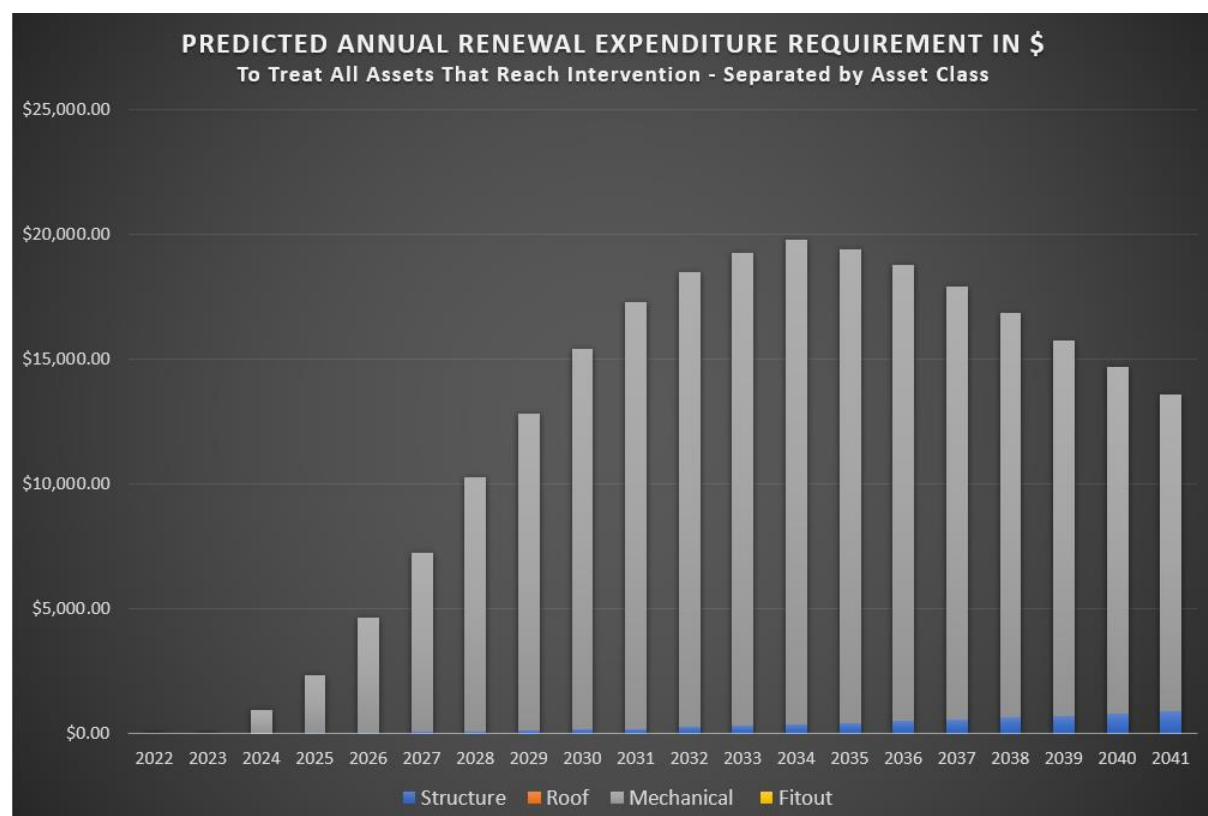
¹⁸ Advice from Core Business Australia



Component	Value %	Component Value \$	Life Years	Intervention	Renewal %	Annual Renewal \$ Inc GST
Structure	60%	\$291,790	60	8	2.08%	\$6,069
Roof	5%	\$24,316	25	8	5.00%	\$1,216
Mechanical Services	15%	\$72,948	15	8	8.33%	\$6,076
Fit Out	20%	\$97,263	20	8	6.25%	\$6,079
Total	100%	\$486,318			AARD1=	\$19,440

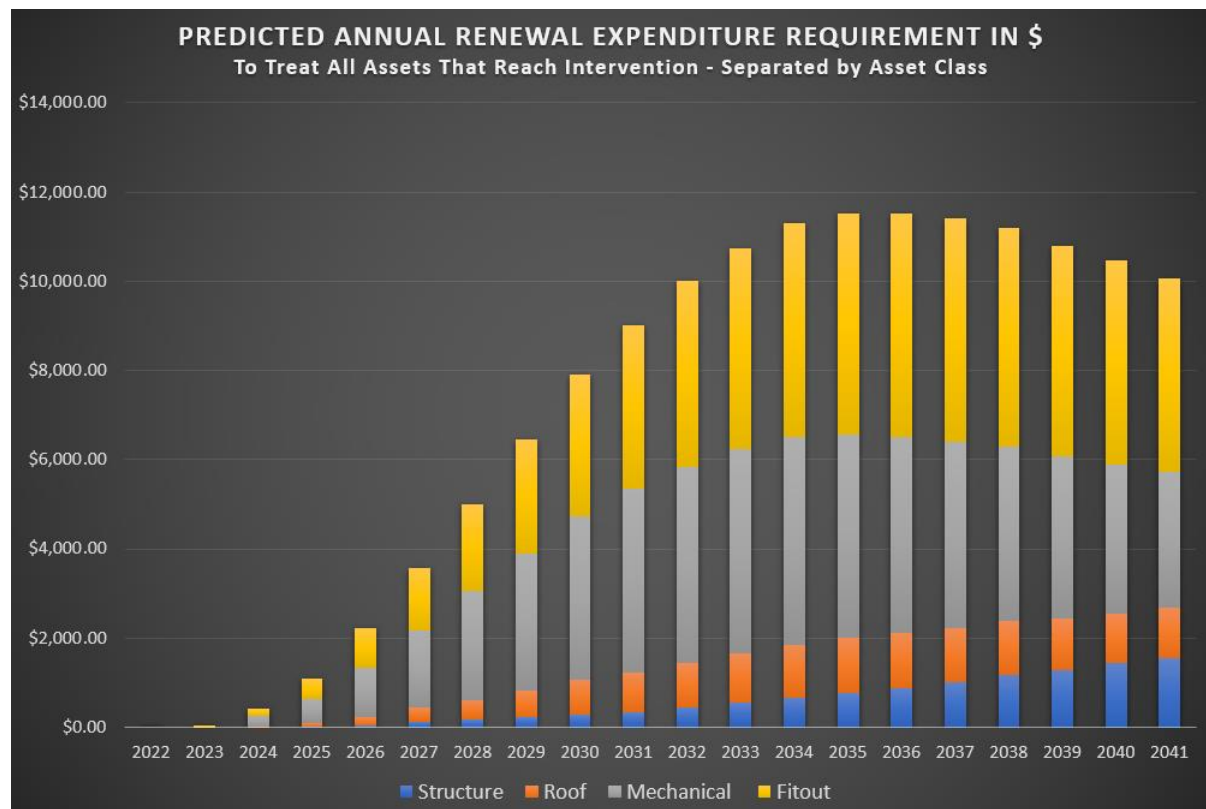
In asset management, there is a broad rule of thumb that an asset owner needs to allocate between 2% and 4% of the capital value of an asset toward the combined cost of maintenance and asset renewal. This is appropriate for buildings, where the main components of the structure and roof have the longest life expectation. In the case of the lighting project component, the mechanical services are both the largest cost and have the lowest life span – having to be replaced approximately 4 times to 1 in comparison to the structure.

When input into a Moloney based model, which is based on showing predicted annual renewal expenditure requirements over the first 20 years, this difference between the lighting and building requirements is highlighted due to the mechanical components requiring replacement early, and the major elements of the building not coming up for renewal in the first 20 years of the model.



Predicted 20 year Renewal Demand for the light project, split by Major Asset Component





Predicted 20 year Renewal Demand for the change room project, split by Major Asset Component

The annual average renewal demand results show that the combined renewal demands of the new lights and change rooms is \$48,081 per annum on average over the life of the project. The Shire will include this project in their Asset Management Plan and will outline key component expenditure milestones.

13.6. WHOLE OF LIFE MODEL

The Shire of Wyndham East Kimberley is responsible for providing a range of services to the community. These services are largely capital-intensive, have a significant fixed cost component and can incur significant ongoing maintenance and operating costs. An important consideration in any development such as this is ensuring that the local government can sustainably manage the ongoing financial demands of asset ownership/custodianship.

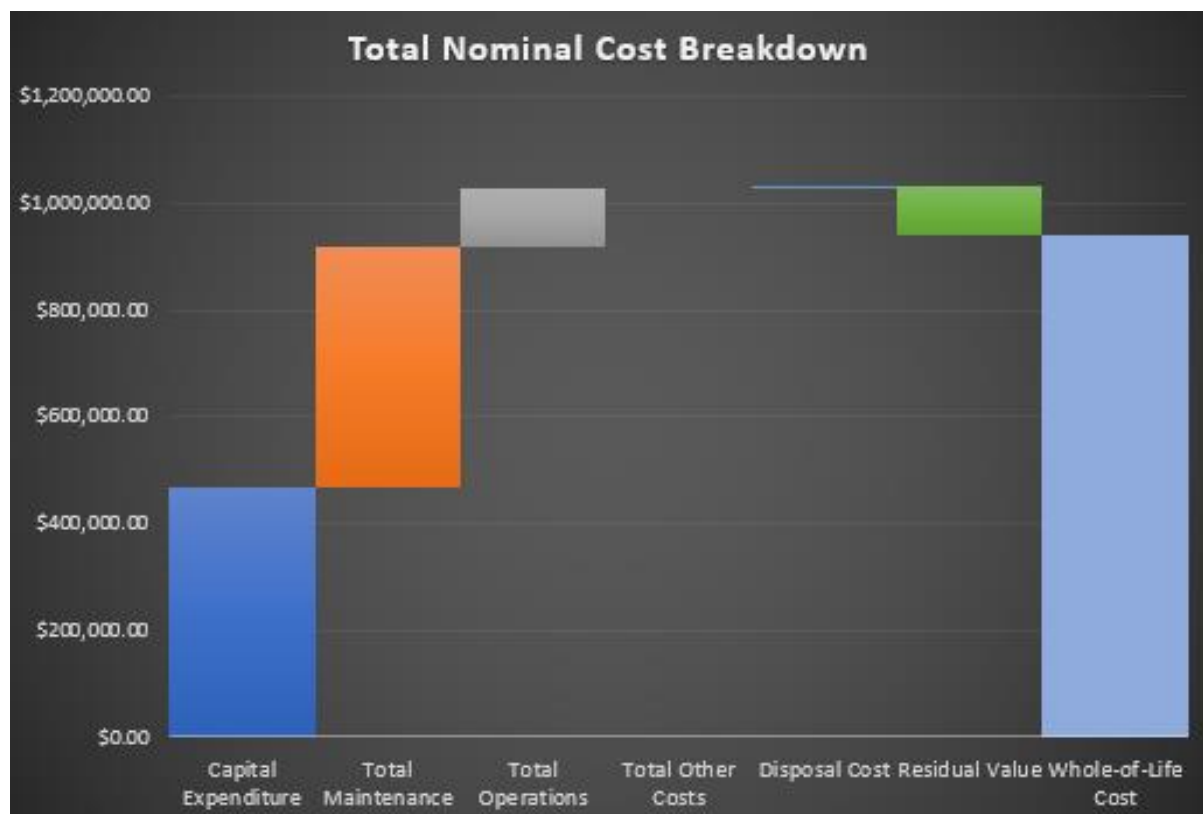
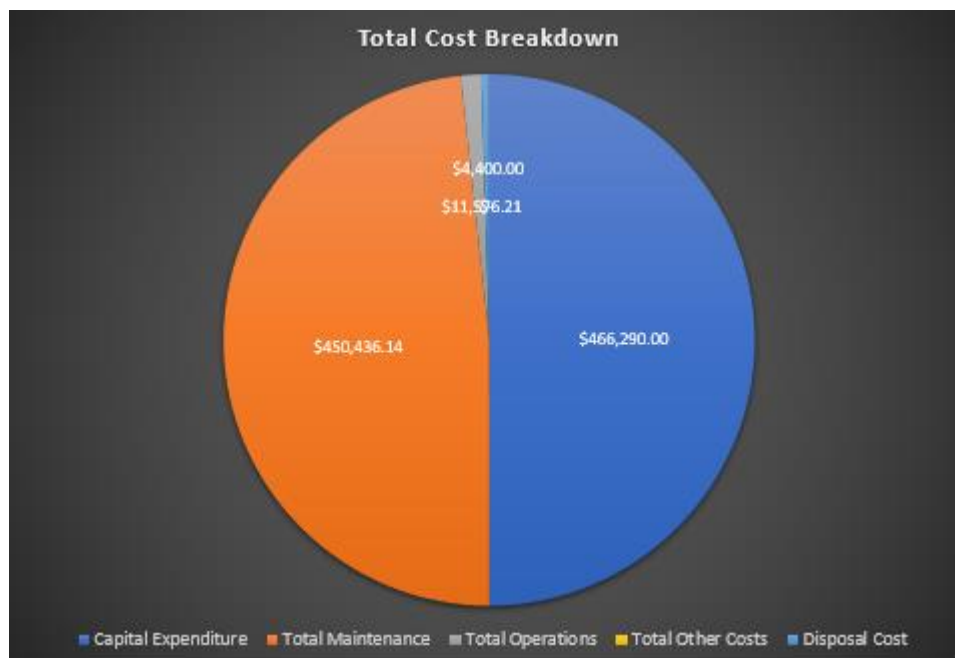
In acquiring this new asset, the Shire has considered the whole of life cost of the asset in order to understand affordability. This is particularly important as the Shire owns a number of other assets which are at different points in their lifecycle and have different demands.

The whole of life costs included in this analysis have once again been split into the two components of the project due to the differing methodology between the lighting component as opposed to the change rooms.

13.6.1. Lighting Component Whole of Life

Calculation: Capital expenditure \$466,290 + annual maintenance cost @1% + Annual operational cost \$12,000 (- \$2,500 hire fees) + disposal cost \$2,000 – residual value 20%, with a 2% CPI applied over 60 years. (All GST Inclusive)

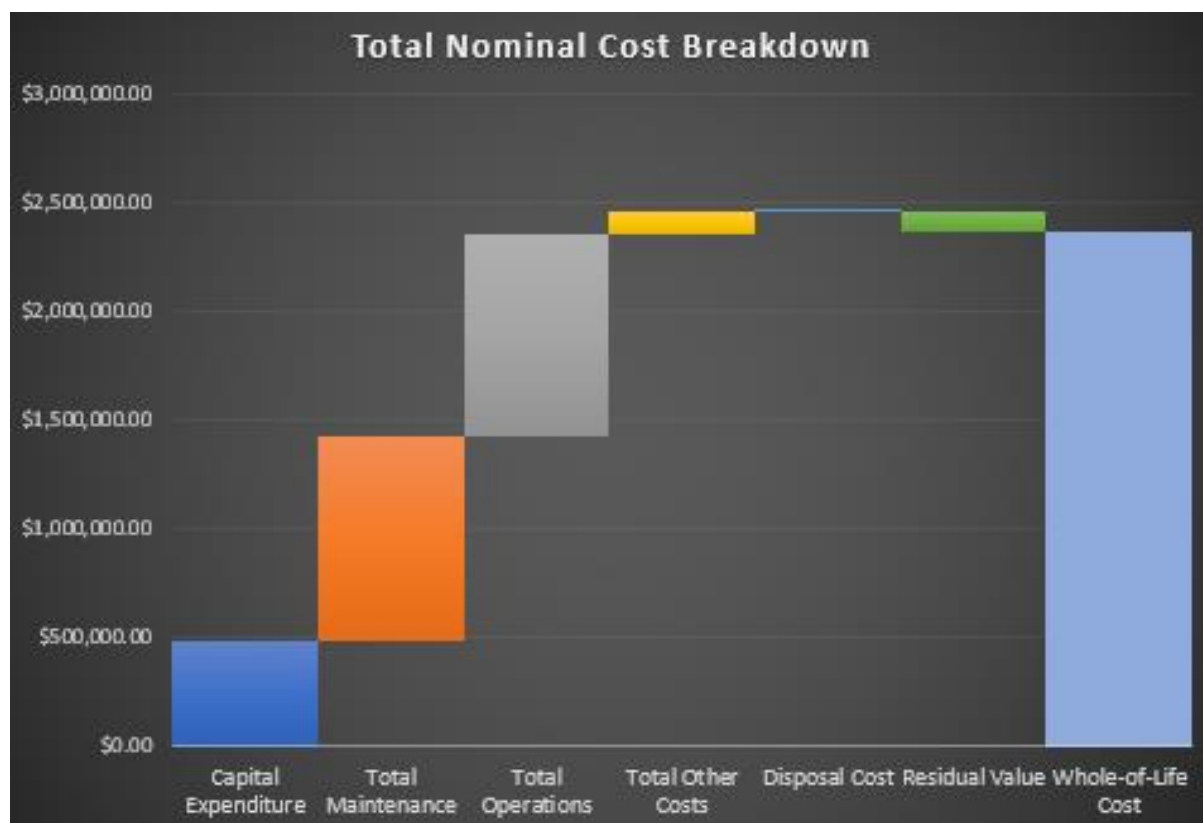
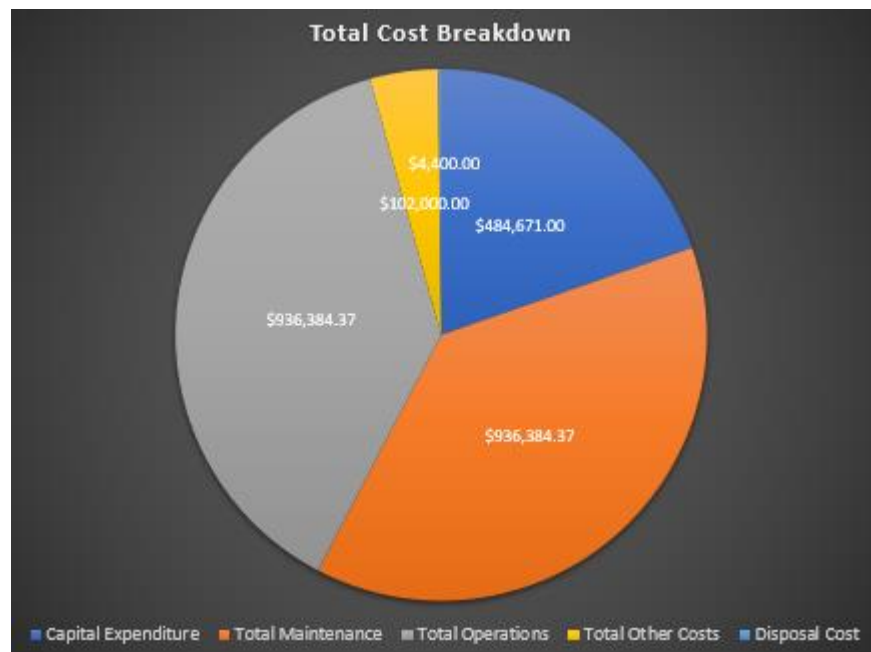
Whole of Life Cost \$913,601 (Inc GST)



13.6.2. Change Room Whole of Life

Calculation: Capital expenditure \$484,671 + annual maintenance cost @2% + Annual operational cost @2% (- income from facility hire \$1,200) + refurbishment costs of \$10,000 every 10 years + disposal cost \$2,000 – residual value 20%, with a 2% CPI applied over 60 years. (All GST Inclusive)

Whole of Life Cost \$2,247,090 (Inc GST)



Annual costs:

The whole of life analysis indicates that the maintenance and operating costs for the lights will be \$5,933 per annum indexed accordingly and that the changerooms will be \$20,735 per annum indexed accordingly, (including a \$10,000 indexed refurbishment every tenth year).

Total costs per annum including GST (plus CPI) therefore are:

	LIGHTS	CHANGEROOMS	TOTAL
OPERATING AND MAINTENANCE COSTS	\$5,933	\$20,735	\$26,668
RENEWAL COST	\$28,641	\$19,440	\$48,081
TOTAL	\$34,574	\$40,175	\$74,749

14. PROJECT BUDGET AND FUNDING STRATEGY

The Shire of Wyndham East Kimberley have sourced initial quotes for the construction of the new Clarrie Cassidy Oval changerooms and oval lights totalling \$950,961 inclusive of GST.

Based on these quotations the Shire has considered all known risks in undertaking this project and has adopted strategies to mitigate their effects where necessary. Due diligence will be undertaken in relation to the costings for the construction of the facility.

14.1. Funding Strategy

The current strategy for the project is for the new changerooms and oval lights to be funded through a combination of Shire of Wyndham East Kimberley and CSRFF grant funds.

Total Cost Inc GST	Shire of Wyndham East Kimberley, Inc GST	State Government CSRFF Grant, Inc GST
\$950,961	\$300,000	\$650,961

15. PROJECT KEY MILESTONES

Milestone	Indicative completion
Attainment of all required approvals	January/February 2021
Preparation of tender/quotes for the major works contract	February 2021
Issuing of tender for major works	March 2021
Signing of major works contract	March 2021
Site works commence	April 2021
Construction of project starts	April 2021
Project 50% complete	May 2021
Project Completed	June 2021



16. MANAGEMENT PLAN

16.1. Project Management

The Shire of Wyndham East Kimberley has significant experience in delivering a variety of projects of a range of sizes, scope and complexity, including projects that utilise significant portions of grant funding. With excellent internal controls and best practice approaches in place, the Shire is confident it possesses the staff skills and resources to deliver the proposed project in a timely manner. Recent projects involving grant funding which the Shire has successfully delivered include:

The Shire has a track record in delivering major infrastructure projects including:

- Kununurra Airport (RADS Scheme) Upgrade 2009-10 - \$350k
- SWEK Staff Housing 2011-12 - \$7m
- Kununurra Visitors Centre – Argyle Downs Homestead (KDC) 2009-10 - \$135k
- Wyndham Oval Ablution Block (R4R) 2011-12 - \$125k
- Drainage and Car Parking Coolibah Drive (R4R) 2011-12 - \$420k
- Kununurra Agriculture Oval and Wyndham Pool Lights (R4R) 2011-12 - \$223k
- Joint delivery of Ord Stage 2 Infrastructure and services with State and Commonwealth Governments 2010-2015 - \$500m
- Lily Creek Boat Ramp 2015-2016 \$TBA
- Outdoor Hard Courts in Kununurra and Fitness Equipment at Celebrity Tree Park (CSRFF) 2018-19 - \$150k
- Provision and Installation of CCTV Kununurra and Wyndham (FSCF) 2018-19 - \$800k
- Purchase and refurbishment of new Shire administration centre in Kununurra 2012 - \$3.8m
- Kununurra Airport Terminal 2012 – \$9m

The Shire has consistently ensured that project budgets, timelines and delivery have been managed effectively and efficiently and with significant experience in grant reporting and acquittals the Shire has never been rejected funding due to a breach of a grant agreement.

This project will be managed by the Department of Community Development and Planning at the Shire, who will oversee the implementation of this construction project, managing both the development and communications with stakeholders.

An industry standard project management approach will be utilised to manage the project stages, with management documentation and reporting processes developed as part of the Project Manager role.

The Shire will secure an experienced and qualified builder to complete the project as designed. The builder will supervise all aspect of the clubroom construction, including siteworks, building, electrics and plumbing. The Shire will also secure an electrical contractor who will be responsible for the lighting component of the project.



16.2. Project Communications and Engagement Plan

The communication management approach and the communications requirements for the implementation of this project are detailed in the tables below.

Stakeholder	Level of Interest	Level of Influence	Comments
Shire Council	H	H	Make policy and funding decisions and have the ultimate authority over the project
Project Team – Shire Department Builder Contractors	H	H	Responsible for the day-to-day management of the project. Bring expertise in specialist areas. Contact point for all project queries.
Facility user groups	H	M	May have specific project requirements to enable use.
Shire of Wyndham East Kimberley community	M	M	Need to be informed of the project and its progress
Funding bodies	H	H	Major stakeholder. Specific grant requirements need to be met.

The key communications types and frequency proposed for each stakeholder is:

Communications Type	Description	Frequency	Format	Stakeholders	Responsibility
Project Status Report	Report detailing the status of the project	Fortnightly	Email	Shire Council and Management Project Team	Project Manager
Project Team Meeting	Meeting to discuss project actions, review status report	Fortnightly	In person	Project Team	Project Manager
Technical Design Review	Review of technical designs	As needed	Email	Project Team and consultants	Project Manager
Social Media and Shire newsletter updates	Short project updates	Monthly	Social Media platforms	Shire of Wyndham East Kimberley community	Project Manager



16.3. Procurement Strategy

This project will be managed in accordance with the Shire of Wyndham East Kimberley's Purchasing Policy. This policy is in place to:

- Ensure compliance with all relevant legislation including the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996
- Ensure all purchasing activities are recorded in compliance with the State Records Act 2000 and internal record management practices of the Shire of Wyndham East Kimberley
- Demonstrate that best value for money is attained for the Shire
- Mitigate probity risk, by establishing processes that promote openness, transparency, fairness and equity to all potential suppliers
- Ensure that sustainable benefits such as environmental, social and local economic factors are considered in the overall value for money assessment
- Ensure all purchasing activities are conducted in a consistent and efficient manner organisational-wide, and that ethical decision making is demonstrated.

The Shire will also apply its Regional Price Preference Policy to the procurement for this project. This Policy is in place to maximise the use of competitive local business in the procurement of goods and services, supporting local business and industry and to encourage employment of local people, thereby generating economic growth within the Shire.

Upon securing all project funding, the Shire will release a public Request for Tender for the construction works, in line with the Shire's standard tendering processes.

The developments outlined for this project are consistent with the land purpose and no Minister for Lands approval is required to undertake the works.

16.4. Facility Management

The current arrangement between the Shire and the oval/facility users is based on the individual groups signing a booking form (See Appendix 20.9) This form stipulates general conditions of usage and the costs associated with expenditure items and may need to be updated to include components such as oval only, oval and lights, and oval, lights and changerooms.

With Wyndham having a strong community feel, the advantages of multiple groups using the facility include increased community involvement and volunteering. Multiple user group engagement in the facility also leads to higher usage of the space, making the return on investment higher and more likely to appeal to funding bodies.

Co-location without amalgamation allows each group to retain control of their governance, particularly in terms of leadership and finances. Challenges related to this model include the relinquishment of some control over the use of the space and the need to have a robust set of policies and procedures in place to allow for a harmonious co-location of users with differing needs and priorities. The Shire will be responsible for these procedures.



17. RISK ASSESSMENT

The purpose of this risk analysis is to ensure that levels of risk and uncertainty are properly managed for the Shire of Wyndham East Kimberley in developing the Clarrie Cassidy Oval facilities upgrade – change rooms and oval lighting project. The Shire will monitor and manage these risks in a structured way, so any potential threat to the delivery of outputs (level of resourcing, time, cost and quality) and the realisation of outcomes/benefits are appropriately managed to ensure the project is completed successfully.

As risk management is an ongoing process over the life of an asset or project, the Risk Register in Section 17.2 must only be considered a ‘snapshot’ of relevant risks at this one point in time.

17.1. Management of Risks

The Shire of Wyndham East Kimberley will appoint a project manager for the build who will oversee and manage the risks. Risks will be managed as identified using the methods and processes outlined below:

17.1.1. Identification

The Shire of Wyndham East Kimberley has followed the Australian Standard for Risk Management AS/NZS 4360: 2004 in identification of the risks for the project. The wording or articulation of each risk under this process follows a simple two-step approach:

1. Consider what might be a ‘trigger’ event or threat – several triggers may reveal the same inherent risk; then
2. Identify the risk - e.g. ‘budget blow out’ then describe the nature of the risk and the impact on the project if the risk is not mitigated or managed (e.g. project delayed or abandoned, expenditure to date wasted, outcomes not realised, etc .

17.1.2. Analysis and Evaluation

Once risks have been identified they will be analysed by determining how they might affect the success of the project including:

- Project outcomes (benefits) are delayed or reduced;
- Project output quality is reduced;
- Timeframes are extended; and/or
- Costs are increased.

Once analysed, the risks will be evaluated to determine the likelihood of a risk or threat being realised and the consequence, or impact, should the risk occur. 'Likelihood' is a qualitative measure of probability to express the strength of the belief that the threat will emerge, generally ranked as Rare, Unlikely, Moderate, Likely or Almost Certain. 'Consequence' is a qualitative measure of negative impact to convey the overall loss of value from a project if the threat emerges, based on the extent of the damage (generally ranked as Insignificant, Minor, Moderate, Major or Catastrophic).



The following Corporate Risk Matrix listed below provides the basis of how the likelihood and consequence for each risk was analysed and evaluated.

CORPORATE RISK MATRIX						
Likelihood		Consequence				
		5	4	3	2	1
		Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain Expected to occur at times of normal operations (more than once per year) 95% chance	A	Moderate	High	High	Extreme	Extreme
Likely Will occur at some stage based on previous incidents 75% to 95% chance	B	Moderate	Moderate	High	High	Extreme
Possible Not expected to occur but could under specific circumstances 25% to 75% chance	C	Low	Moderate	High	High	High
Unlikely Conceivable but not likely to occur under normal operations (no previous occurrence) 5% to 25% chance	D	Low	Low	Moderate	High	High
Rare Only occurs in exceptional circumstances <5% chance	E	Low	Low	Moderate	Moderate	High

The consequences are rated against the following criteria.

Consequences	5	4	3	2	1
	Insignificant	Minor	Moderate	Major	Catastrophic
Financial Asset/Infrastructure Compliance/Regulatory Legal Contract Management Procurement/ Tendering Project Management	Negligible financial loss (>10k or 5% of project cost) No real disruption to business	Minor financial loss (\$10k-\$50k or 10% of project cost) minor financial disruption. Minor variation to budget for financial year.	Moderate financial loss (\$50k-\$200k or 20% of project cost). Moderate impact to business operations. May impact beyond current financial year.	Major financial loss (\$200k-\$500k or 30% of project cost) major impact on business operations. Multiple financial year impact.	Significant financial loss (>\$500k or 40% of project cost) loss of business operation. Multiple financial year impact
People HR WHS	No injury/first aid only. No impact on morale.	Minor medical attention. Negligible impact on morale.	Significant injury requiring medical attention. Short term effect on morale and business.	Serious long-term injury. Temporary disablement. Significant impact on morale and business.	Major injury/disablement or death. Long term effect on morale and performance of business.
Reputation Political Business Development	No media or political attention. Some local complaints	Some local media attention. Community concern - little adverse effect.	Significant media attention. Significant public interest. Potential for adverse local media or potential attention.	Regional or State-wide media attention. Public Interest. Long term effect on reputation	Potential National media attention. Prolonged media or political attention. Irreparable damage to reputation.
Environmental Asset/Infrastructure	Minor instance of environmental damage. Can be reversed immediately.	Minor impact to environment. Can be reversed in short term.	Moderate impact to environment. Localised damage that has potential to spread and reversed with intensive efforts.	Severe loss of environmental amenity, danger of continuing environmental damage.	Major loss of environmental amenity - irrecoverable environmental damage.
Service Delivery Compliance/ Regulatory Governance Strategic Risk Project Management	Interruption to a service - no impact to customers/ business	Minor interruption to a service with minimal impact to customers/business	Moderate interruption to service delivery. Customer impact up to 48hrs. Partial BCP action may be needed.	Major interruption to service delivery. Customer impact 7-14 days. Full or partial BCP action may be needed.	Major interruption to delivery of all or most services for more than 14 days. Full BCP action required.

17.1.3. Risk Mitigation – Control Measures

Mitigation of risks or control measures involve the identification of actions to reduce the likelihood that a threat will occur (preventative action) and/or reduce the impact of a threat that does occur (contingency action). This strategy also involves identifying the stage of the project when the action should be undertaken, either prior to the start of or during the project.

Risk mitigation strategies to reduce the chance that a risk will be realised and/or reduce the seriousness of a risk if it is realised have been developed by the Shire of Wyndham East Kimberley as per the risk register.

17.1.4. Monitor and Review

Risk Management is an iterative process that should be built into the management processes for any project. It must be closely linked with Issues Management, as untreated issues may become significant risks. If prevention strategies are being effective, some of the Extreme and High Risks should be able to be downgraded early in the project. When the project is established, the following risk protocols will be confirmed with the Project Manager:

- Frequency of the Risk and Issues Registers review
- Responsibility for review
- Frequency of monitoring established risks to ensure that appropriate action is taken should the likelihood, or impact, of identified risks change and to ensure that any emerging risks are appropriately dealt with
- The format of the risk management plan and risk management register
- How often the Risk Management Committee or Project Sponsor/Senior Manager will be provided with an updated Risk Register for consideration
- How often Risk status will be reported in the Project Status Reports to the Board and Senior project officers (usually only High and Extreme risks).

Further to this, the Shire throughout the project will ensure that all open risks will be reviewed and reported at project meetings and in reporting in relation to how they are being managed, the impact on the project and resource allocation for further monitoring.

Regarding the current Risk Register below, there was one risk that has been rated as ‘extreme’ – failure to achieve grant funding. This risk will be mitigated through the Shire producing a quality grant applications and supporting documents outlining the need and financial viability of the project.

17.1.5. Communicate and Consult

The Project Manager will ensure dissemination of information with internal and external stakeholders and keeping of records around all risks.



17.2. Risk Register

The following Risk Register has been prepared by the Shire of Wyndham East Kimberley and is current as of September 2020.

Item	Potential Risk	Risk Type	Initial Risk Level	Control Measure	Responsibility	Residual Risk
Finance and Funding						
1	Failure to achieve majority support from the community	Financial /Design	D4 Low	Public consultation and engagement with the community to offer the opportunity for comment and input. Information to explain design options/ constraints, choices and costs.	Shire of Wyndham East Kimberley – Department of Community Development and Planning	C5 Low
2	Failure to achieve grant funding	Financial	B1 Extreme	Preparation of quality application that meets funding criteria.	Shire of Wyndham East Kimberley	C1 high
3	Grant funding offered is less than requested	Financial	C2 High	Shire of Wyndham East Kimberley consider scaling back project to only one component – either the lights or the change rooms.	Shire of Wyndham East Kimberley	C2 High
4	Cost estimate increasing beyond budget	Financial /Design	D5 Low	Constant review of costs.	Project Management Team	D5 Low
5	Construction, program and cost variations	Financial	D4 Low	Project management to include scrutiny of any variations	Project Management Team	D4 Low
6	Construction, program and cost variations	Financial	D4 Low	Management of the construction program by the Project Manager Tendering processes will eliminate some of the potential for cost variations.	Project Management Team	D4 Low
7	Inaccurate cost estimation	Financial	C4 Moderate	Only one building quote was obtained for the building, electrics and plumbing. Prices have been aligned with other regional QS rates and appear appropriate	Project Management Team	E4 Low



Item	Potential Risk	Risk Type	Initial Risk Level	Control Measure	Responsibility	Residual Risk
Design						
8	Lack of agreement and understanding between parties of the design deliverables	Project / Governance	D4 Low	Extensive consultation has already occurred, and regular collaboration and milestone targets will be set.	Project Management Team	E4 Low
9	Cost estimate over-runs with detailed design reviewed	Financial / Design	C4 Moderate	The building design is not complex, and fittings can be altered accordingly. Cost monitoring by project manager will be in place	Consultants	D4 Low
10	Exposure to legal risk by project not complying with legislation	Legal / Governance	D4 Low	Review of design in accordance with legislative requirements and Council requirements for minimum standard	All parties	E5 Low
11	Contract sums being over budget	Financial	D4 Low	Tender prices in the open market may differ from expected budgets and cost estimates. If required cost negotiation and value management sessions could be undertaken to reduce costs	All parties	E4 Low
12	Project construction behind scheduling	Financial	D3 Moderate	Time estimation for construction will be managed by the contractor and monitored by the Project Manager. Capacity of Builders carefully assessed before contracted.	Project Management Team	D4 Low
13	Client variations	Financial	D4 Low	Regular collaboration between contractor and Council to resolve issues as they arise.	All parties	D4 Low
14	Dispute occurrences	Financial	D4 Low	Regular collaboration between contractor and Council to resolve issues as they arise.	All parties	D4 Low
15	Industrial Relations issues	Financial / Legal	D3 Moderate	Community facilities not normally the target of industrial action.	All parties	D4 Low
16	Public safety during construction	Safety / Legal	D4 Low	Site fencing and controls to be implemented as required	Project Management Team	E5 Low

Item	Potential Risk	Risk Type	Initial Risk Level	Control Measure	Responsibility	Residual Risk
17	Poor soil / site contamination	Financial	D4 Medium	Research of the site will be done – some concern of local soil needs to be investigated	Project Management Team	E5 Low
Operations						
18	Higher than expected operating and/or maintenance costs.	Financial	D3 Moderate	The successful operation of the facility expects operating costs in line other similar facilities in Australia. Monitored by the Shire.	Shire of Wyndham East Kimberley	D3 Moderate
19	Poor management of the Facilities.	Financial	D3 Moderate	The Shire will have an asset management plan in place for the facility and is experienced in management of similar facilities in the Shire.	Shire of Wyndham East Kimberley	D4 Low
20	Dispute occurrences between the users and the Shire	Governance / Legal	D4 Low	Governance risks are considered in terms of the various legal agreements between the user groups and the Shire regarding the operation of the facility.	All parties	D4 Low

18. CRITICAL ASSUMPTIONS

A number of critical assumptions have been made in the development of this supporting document:

- Approvals required for the projects are granted by the relevant authorities
- Funding for the project is secured from all parties
- Population will continue to grow as it has in the past and as is forecast
- Sport and recreation are important to the health and wellbeing of the community, as well as the economy, and therefore the State Government
- The users will continue to have the current collaborative and inclusive approach with each other and the Shire
- The Shire's asset management planning is comprehensive enough to ensure the ongoing sustainability of the club
- Demand for sport and recreation within Wyndham and the Shire will continue to grow as it has in the past, and as is forecast;
- The Shire Council maintains its support of the project



These critical assumptions have been based on an assessment of trends in WA and in the Shire of Wyndham East Kimberley, as well as the Shire's in-depth knowledge and consultation with other organisations and industry. The Shire does not expect that any of these critical assumptions would not be valid.

19. CONCLUSION

The Shire of Wyndham East Kimberley believe that they have done due diligence in identifying a need within the shire for replacing the oval lights and changerooms at the Clarrie Cassidy Oval in Wyndham; demonstrating how the new developments will have a positive impact on the community; critically analysing the financial feasibility of the project and demonstrating how they intend to manage the project and mitigate risks.



20. APPENDICES

20.1. Building Quote

D E Carpenters Pty Ltd
PO Box 753
KUNUNURRA WA 6743
m. 0408 682 190
e. acc.decpl@westnet.com.au

QUOTE ONLY

DATE	QUOTE NO.
28/05/2020	283

NAME / ADDRESS
SWEK Att: Nick Allen PO Box 614 KUNUNURRA WA 6743

ABN: 20 101 059 483

DESCRIPTION		TAX	TAX AMT	TOTAL
Cost of Change rooms and plans as per vendor panel quote Estimate only as per plans attached For supply and installation of football changerooms	330,000.00	GST	33,000.00	330,000.00
		Subtotal	\$330,000.00	
		GST	\$33,000.00	
		TOTAL	\$363,000.00	

QUOTE VALID FOR 30 DAYS



20.2. Building Electrical Quote



Lot 147 Whimbrel Rd, Kununurra
WA

PH: 08 91691608
FAX: 08 91691609
MOB: 042 911 5346
sam@jollyelectrics.com.au
ABN: 28 454 701 259

Quotation # 9163

Accounts Payable
Shire of Wyndham-East Kimberley
PO Box 614
Kununurra, WA 6743

WORK TO BE CARRIED OUT AT: Wyndham Town Oval,

DATE: 21st August 2020	CUST ORDER NO:	QUOTE NO: 9163
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DESCRIPTION

Quote to supply and install wiring and fittings to new proposed change rooms at the Wyndham Town Oval.
Including
New 36 pole distribution board with circuit and RCD protection.
Internal wiring to lights, power points, HWS and 4x AC units
23x LED downlights
17x LED 1200mm battens
25x 10 amp power points
3x 15 amp power points in kitchen
Data/phone point in admin office
7x 250mm EX fans
3x external security lights
Termination, testing and commissioning

	SUBTOTAL	\$24,400.00
	GST	\$2,440.00
	TOTAL QUOTE	\$26,840.00

General Exclusions:

- ❖ Scaffolding, rigging, machinery hire, and any concrete and civil works.
- ❖ Alterations to quantities of drawings, damage to unknown services, principle supplied equipment and repairs to principle supplied equipment, and communication transmissions.



20.3. Plumbing Quote

PO Box 1256
Kununurra WA 6743
P: 08 9168 3015
E:
haysy@ibacplumbing.com.au
GFCP 2016



Quote

Invoice # 00021676

Date: 20/08/2020

Bill To:

Shire Of Wyndham-East Kimberley
Coolibah Drive
PO Box 614
Kununurra WA 6743

Visit our NEW website! www.ibacadmin.wix.com/ibacplumbing

ABN: 44 102 258 391

Your Order No: Crocs Oval

Payment Terms: Strictly 30 Days

DESCRIPTION	AMOUNT
Proposed plumbing works at Wyndham Football Oval	
Install all plumbing pipes and fixtures as per floor plan supplied	
Supply and install new septic system and leach drains to suit load	
Labour, machinery, mobilisation, materials, and all site costs included	\$11,650.00
Septic system with all shire approvals	\$18,550.00
Plumbing fixtures and materials	\$31,560.00
10 Basins with mixers	
6 showers with mixers	
11 Suites including disabled	
Urinal and cistern	
Wash down taps	
Kitchen sink	
Slop hopper in cleaners store	
Supply and install 2 x 300 litre solar Hot water services	\$11,650.00

Please pay by cheque or Direct Debit:

Cheques to IBAC Plumbing
PO Box 1256, Kununurra WA 6743

Direct Deposit:
Account Name: IBAC Plumbing
BSB: 086-787
Account: 495-438-863
Please use this Invoice # or name as a reference

Thank you for your business it is much appreciated!

Total Ex GST: \$73,410.00

GST: \$7,341.00

Total Inc GST: \$80,751.00

Amount Applied: \$0.00

Balance Due: \$80,751.00

Terms: Net 30



20.4. Airconditioning Quote



QUOTE

Shire Of Wyndham East Kimberley
PO BOX 614
KUNUNURRA WA 6743
AUSTRALIA

Date 23 Aug 2020
Quote Number QU-0252
Reference Wyndham Change Rooms AU32505
ABN 59 630 451 311

Abney Airconditioning
PO Box 2165
KUNUNURRA WA 6743
AUSTRALIA
0429 449 935

Description	Quantity	Unit Price	GST	Amount AUD
Kitchen - Supply & Install 1 x 7kW Fujitsu Inverter Split System	1.00	2,300.00	10%	2,300.00
Admin - Supply & Install 1 x 3.5kW Fujitsu Inverter Split System	1.00	1,700.00	10%	1,700.00
Changerooms Supply & Install 2 x 9.4kW Fujitsu Inverter Split Systems	2.00	2,600.00	10%	5,200.00
Recommend installing cages on outdoor units and on the changerroom indoor units	6.00	600.00	10%	3,600.00
Subtotal				12,800.00
TOTAL GST 10%				1,280.00
TOTAL AUD				14,080.00



20.5. Oval Lighting Quote



Lot 147 Whimbrel Rd, Kununurra
WA

PH: 08 91691608
FAX: 08 91691609
MOB: 042 911 5346
sam@jollyelectrics.com.au
ABN: 28 454 701 259

Quotation # 8858

Accounts Payable
Shire of Wyndham-East Kimberley
PO Box 614
Kununurra, WA 6743

WORK TO BE CARRIED OUT AT: Wyndham Oval

DATE: 26th June 2020	CUST ORDER NO: Nick Allen	QUOTE NO: 8858
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DESCRIPTION

Estimate to supply and install new LED lighting to the Wyndham town oval as per Sylvania lighting design.
Including
4x fixed 26m steel tapered octagon columns, galvanised finish, base plate, rag bolt assembly, 3 access doors and head frame to suit 4 flood lights.
Poles are to be installed on a rag bolt assembly in a footing 1194mm diameter x 3900mm deep. (Based on standard soil conditions, region C, terrain category 2 Cyclonic)
16 x SR4H757A1LG2 RAPTOR GEN 2 1200W A1 BEAM CRI70 CCT5700K Flood lights
16 x SR4HFRGT01T G/TRAY CONTROL GEAR RAPTOR 2 WIRE 415V 10KV SURGE IMMUNITY, to achieve an average of 100 lux across the oval as per standard.
Lighting sub board with circuit protection and switching
50mm XLPE sub mains ran to new lighting sub board
3 phase cabling installed under ground to all four poles
Crane Hire
Excavating
Concrete
Freight
Travel to and from site
Terminating, testing and commissioning of system

Excludes
Upgrade of incoming power supply to site.
Horizon Power upgrades if necessary, fees and charges.
Damage to unknown services

*DELIVERY LEAD TIME IS : 10 - 12 WEEKS APPROX FROM CONFIRMATION OF DETAILS (RAG BOLTS 4 - 5 WEEKS)

*PRICES QUOTED ARE VALID FOR 30 DAYS

	SUBTOTAL	\$273,900.00
	GST	\$27,390.00
	TOTAL QUOTE	\$301,290.00

General Exclusions:

- ❖ Scaffolding, rigging, machinery hire, and any concrete and civil works.
- ❖ Alterations to quantities of drawings, damage to unknown services, principle supplied equipment and repairs to principle supplied equipment, and communication transmissions.



20.6. Oval Lighting Plan

Vladlight.com
Enlighten Your Vision

Project: Wyndham Oval

Client: Vladimir Voelk
Email: vvoelk@schreder.com
Date: 23/06/2020

powered by
SYLVANIA Schröder
Experts in lightability™

Schröder Australia Pty Ltd

design@sylvania-schreder.com
www.sylvania-schreder.com
96-112 Gow Street
Padstow NSW 2211

Lighting Design Concept (ID: 563)

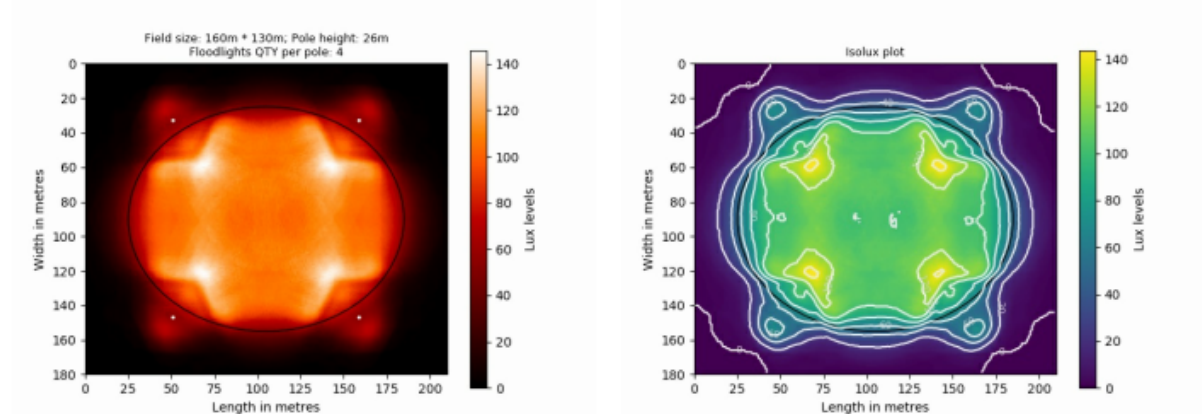
Design requirements

Field details: Length: 160m, Width: 130m, Pole height: 26m

Discipline	Level of Play	Type of Play	Required Illuminance	Required Min/Average	Required Min/Max
AFL	Amateur	Competition	100 Lux	0.5	0.3

Calculation results

Average Illuminance	Min/Average	Min/Max	Min	Max
105 Lux	0.52	0.37	55 Lux	149 Lux



Product: SYLVANIA RAPTOR 2 1200W A1 BEAM CRI70 CCT5700K **Total quantity: 16**



LLF	Lumens	Colour temp.	CRI	Wattage	IP rating	Ta	Weight
0.88	150749	5700 K	70	1200 W	IP66	-20°C to 40°C	28.5 kg

Pole no.	Pole location	Goal line distance	X - Centre distance	Side line distance	Y - Centre distance
1	Top Left	26	54.0	-8	57.0
2	Bottom Left	26	54.0	-8	57.0
3	Bottom Right	26	54.0	-8	57.0
4	Top Right	26	54.0	-8	57.0

These lighting calculation results are for general informational purposes only and are provided without warranty as to accuracy, completeness, reliability or otherwise. Results are based on user provided data and data provided from publicly available sources; actual field conditions may affect calculated output. For more information visit www.sylvania-schreder.com



Luminaire configuration (ID: 563)

Note: Coordinates are based on Point of Origin located at the centre of the field

No.	Luminaire description	X - Coordinate	Y - Coordinate	Z - Coordinate	Orientation	Tilt
1	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	57.0	26	270	11
2	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	57.0	26	338	12
3	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	57.0	26	278	12
4	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	57.0	26	330	12
5	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	-57.0	26	90	11
6	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	-57.0	26	21	12
7	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	-57.0	26	81	12
8	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	-54.0	-57.0	26	29	12
9	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	-57.0	26	90	11
10	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	-57.0	26	158	12
11	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	-57.0	26	98	12
12	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	-57.0	26	150	12
13	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	57.0	26	270	11
14	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	57.0	26	201	12
15	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	57.0	26	261	12
16	RAPTOR 2 1200WA1 BEAMCRI70 CCT5700K	54.0	57.0	26	209	12

20.7. Lighting Inspection Report – Current Lights



TST Electrical Pty Ltd

Lot 120 Weaber Plain Road, PO Box 860

Kununurra, WA 6743

Phone: 08 9169 1808

Email: admin@tstelectrical.com.au

EC: 8232

ABN: 74 131 054 825

TST Electrical attended Wyndham Oval to inspect lights as per below:-

Carry out a full assessment of Wyndham Oval lighting to gain a full understanding of the condition of the system and remaining useful life. The assessment would include all light poles, cabling and switchboards relating to the Oval. Based on the information provided in the report, the Shire would like the report to include recommendations to improve/upgrade the lighting system. In addition to this we would also like to obtain an estimate to re-establish the existing lighting to 100% operating capacity.

Can you please provide an estimate to complete the report and an estimate completion.

16 poles total

9 marsh side

7 town side

All have two flood lights on

32 lights total

15 not working

17 working

Poles

6 have both lights working

5 have no lights working

5 have only one working

Inspection report – Job 3057

SWITCHBOARD

Control for lights is from contactor in main switch board with 2 way switch to turn lights on and off very basic set up. The switchboards are original and work with the current setup, there has been some issues with ants in the switchboard but on sign of them at time of inspection. I would not recommend upgrading switchboards at this point if you are not looking at doing a complete upgrade of the lighting system. Switchboard would need to be upgraded if major works were planned for lighting upgrade

LIGHT TOWER 1 left light - faulty ballast and globe

Right light - faulty globe

New earth required and cables re terminated





TST Electrical Pty Ltd
 Lot 120 Weaber Plain Road, PO Box 860
 Kununurra, WA 6743
 Phone: 08 9169 1808
 Email: admin@tstelectrical.com.au
 EC: 8232
 ABN: 74 131 054 825



TST Electrical Pty Ltd
 Lot 120 Weaber Plain Road, PO Box 860
 Kununurra, WA 6743
 Phone: 08 9169 1808
 Email: admin@tstelectrical.com.au
 EC: 8232
 ABN: 74 131 054 825

LIGHT TOWER 2 left light - faulty globe
 Right light - faulty ballast and light, also back cover on light broken
 New earth required and cables re terminated



LIGHT TOWER 5 left light - faulty globe
 Right light - faulty ballast and globe
 New earth required and cables re terminated



LIGHT TOWER 3 left light - faulty globe
 Right light - faulty ballast and globe
 New earth required and cables re terminated



LIGHT TOWER 6 Left light - working fine
 Right light - faulty globe
 New earth required and cables re terminated



LIGHT TOWER 4 left light - faulty globe
 Right light - faulty ballast and globe
 New earth required and cables re terminated



LIGHT TOWER 7 - LED lights both sides working fine
 New earth required and cables re terminated



TST Electrical Pty Ltd
 Lot 120 Weaber Plain Road, PO Box 860
 Kununurra, WA 6743
 Phone: 08 9169 1808
 Email: admin@tstelectrical.com.au
 EC: 8232
 ABN: 74 131 054 825

LIGHT TOWER 8 - LED lights both sides working fine
 New earth required and cables re terminated



LIGHT TOWER 9 - LED lights both sides working fine
 New earth required and cables re terminated



LIGHT TOWER 12 left side - faulty ballast and globe also need to rewire from ballast to light fitting
 Right side - faulty ballast and globe also need to rewire from ballast to light fitting
 New earth required and cables replaced



LIGHT TOWER 10 Left side - working fine LED
 Right side - faulty LED fitting
 New earth required and cables re terminated



LIGHT TOWER 13 - Both sides of tower working fine
 New earth required and cables re terminated





TST Electrical Pty Ltd
Lot 120 Weaber Plain Road, PO Box 860
Kununurra, WA 6743
Phone: 08 9169 1808
Email: admin@tstelectrical.com.au
EC: 8232
ABN: 74 131 054 825

LIGHT TOWER 14

Left side - faulty ballast and globe also need to rewire from ballast to light fitting
Right side - faulty ballast and globe also need to rewire from ballast to light fitting
New earth required and cables replaced



LIGHT TOWER 15

Left side - working fine
Right side - faulty globe
New earth required and cables re terminated



LIGHT TOWER 16

Left side - faulty globe
Right side - working fine
New earth required and cables re terminated



TST Electrical Pty Ltd
Lot 120 Weaber Plain Road, PO Box 860
Kununurra, WA 6743
Phone: 08 9169 1808
Email: admin@tstelectrical.com.au
EC: 8232
ABN: 74 131 054 825

CABLING

Underground cables are original and require replacement as they do not pass insulation resistance testing.

Overhead cables are OK but require new termination methods at each pole. The earth wire between all light posts need to be rewired as it is broken in some points, and also joined in multiple spots this means the poles and lights are not earthed correctly.

Rectification

To repair the existing setup so the lights work to their original capacity the existing 1000W lights fittings that have failed can be replaced with a 1000W LED light fitting.

The underground cables to the poles will need to be replaced as they do not comply.

The twisted service overhead cables will need to be re terminated

The existing overhead earth cable will need to be removed and replaced with a proper aerial conductor and re terminated at each pole to achieve a compliant earth on the poles

Poles

Poles are original steel power poles that have been altered to hold the lights if you just chance the light fittings to LED lights the poles should be fine.

I can't comment on the structural integrity of the poles they would need to be tested by an engineer.



20.8. Oval Light Remediation Electrical Quote



PO Box 860 Lot 120 Weaber Plain Road
Kununurra Western Australia 6743
08 9169 1808
admin@tstelectrical.com.au

Quote
ABN: 74 131 054 825

Quote# 3521
17th March 2020

Shire of Wyndham - East Kimberley
Po Box 614
Kununurra, WA 6743

JOB DESCRIPTION:

Wyndham Oval lights
Supply and install new underground sub mains from site main switchboard to first pole on East side of ground
Supply and install new underground sub mains from site main switchboard to first pole on West side of ground
Supply and install new aerial earth between all light poles, earth poles and fittings correctly
Re-terminate aerial cables on poles and make safe
Supply and install new LED flood lights to poles

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Quote new underground light supply cables	1	\$15,409.09	\$15,409.09
Quote new Earth cable and cable terminations	1	\$12,545.45	\$12,545.45
Quote replacement LED lights per fitting	1	\$1,800.00	\$1,800.00
SUBTOTAL:			\$29,754.54
GST:			\$2,975.46
TOTAL:			\$32,730.00

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date.

The quotation does not include any cost incurred from problems encountered with existing wiring if any.
Please contact us should you wish to go ahead with this quote

How to Pay

Quote#3521

We accept payment by

The quotation does not include any cost incurred from problems encountered with existing wiring if any.

Bank Details TST Electrical
BSB-066530
Acc-10263013

Check PO Box 860 Lot 120 Weaber
Plain Road ,
Kununurra Western Australia
6743

Thank you for your business, have a great day!



20.9. Shire Facility and Equipment Hire (pg. 1 of 10)

SHIRE of WYNDHAM | EAST KIMBERLEY



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA

Koolama Street WYNDHAM

T | 9168 4100

F | 9168 1798

E | mail@swek.wa.gov.au

W | www.swek.wa.gov.au

8.00am - 4.00pm MON - FRI

Shire Facility and Equipment Hire

INFORMATION FOR HIRER

- Terms and conditions for the hire of Shire of Wyndham East Kimberley (the Shire) facilities and equipment are included in this application and must be signed on submission of the form. If you wish to book multiple facilities, you will require one form per booking apart from regular/seasonal bookings.
- The majority of Shire managed facilities have current Public Building Certificates of Approval, which means they have been approved for specific uses and numbers of people. Please be aware that events outside of these requirements may require further approval, subject to advice from the Shire
- If you are hiring a Shire Facility for a public event, you may need to complete an 'Event Application Form'. To determine if your event will require approval from the Shire please complete the checklist below. If any of these are applicable, please contact the Shire to confirm whether an Event Application is required.
 - ☐ The venue is being use for a public event
 - ☐ A venue is being used for something other than its intended regular purpose
 - ☐ Traffic Management Plan / Road closure is required
 - ☐ Car-park needs to be blocked
 - ☐ Marquees, tents, structures will be erected
 - ☐ The event is advertised
 - ☐ Portable toilets are proposed
 - ☐ Entertainment equipment is proposed (e.g. bouncy castle, amusement rides)
 - ☐ Lighting is proposed/required
 - ☐ Food will be sold
 - ☐ Alcohol will be provided
- Bookings are not confirmed until payment of all venue fees and bonds have been received.
- Please submit completed Shire Facility and Equipment Hire Form and supporting information as early as possible to avoid disappointment. Please send completed form to:
Email: ~~SWEKKLC~~Group@swek.wa.gov.au
Mail: PO Box 614 Kununurra WA 6743
In person: 20 Coolibah Drive, Kununurra or Koolama Street, Wyndham
- Should you require further information please contact the Shire on 9168 4100



20.10. Letters of support

17 February 2020

To whom it may concern,

RE: UPGRADES - WYNDHAM OVAL

As the Member for Kimberley in Parliament of Western Australia, I write providing my support in relation to the Port Wyndham Crocs Football Club's application for funding, which if successful will assist them in upgrading the oval lighting and upgrading the infrastructure to the change room facilities at the Wyndham Oval.

The Wyndham oval is utilised by a large portion of the community, with school kids of all ages, as well as local community sporting groups and community organisations, it is used to host regional sporting carnivals, family fun events, festivals and concerts.

I understand the Port Wyndham Crocs Football Club are actively seeking funding to assist with upgrades to the lighting and infrastructure at the Wyndham oval. I am told the current lighting at the Wyndham oval are not up to Australian Football League (AFL) preferred facility standards and sporting clubs are unable to play or host night games, it is said to be barely good enough to train under. The current change rooms and public toilet facilities are old and have been neglected, I am told the showers do not drain and sometimes toilets do not flush.

During the wet season, the Kimberley weather can be hot and humid, and sometimes violent throughout the day, meaning many sporting clubs are forced to change their usual playing and training times, from during the day to night. Adequate lighting will allow the community to be able to utilise the oval throughout all times of the year.

You may be aware that in the Kimberley sport is an important component of people's lives, particularly football. I strongly believe sport assists in the promotion and maintenance of a positive healthy lifestyle.

I ask that you look favourably on this funding application to ensure the much needed upgrade to the Wyndham Oval. Please do not hesitate to contact my office should you require further information.

Kind regards,

Josie Farrer MLA

Member for Kimberley





09.07.2020

To Whom It May Concern:

Re: WYAC support for update of Town Oval facilities, Wyndham

My name is Katie Tyson and I am the General Manager of Wyndham Youth Aboriginal Corporation. WYAC deliver multiple youth and diversionary programs to Indigenous youth at risk between 6 25 years of age. I am writing to lend my support to the application to upgrade the infrastructure at the Oval, which will greatly increase the usability and safety of the site.

WYAC utilize the Town Oval on a weekly basis for the delivery of Junior Football and Teen Football. We also deliver multiple diversionary school holiday programs at the site including Youth Parties and scratch matches. The site requires improved lighting and upgraded infrastructure to ensure programs can be delivered safely and into the evenings.

In addition, the Town Oval is a vital meeting and practice point for sporting groups in Wyndham. Training sessions held on the site represent further diversionary activities for local youth as they enjoy watching their local teams practice.

Please do not hesitate to contact me if you require any further information.

Katie Tyson

General Manager

Wyndham Youth Aboriginal Corporation (WYAC)

0406 540 089



3rd July 2020

Dear Nick,

On behalf of the West Australian Football Commission (WAFC) I am writing to provide our support to the CSRFF application for the Wyndham Oval facility and lighting infrastructure upgrades.

This project addresses two of the key infrastructure strategies outlined in the WAFC Strategic Facilities Plan;

- 1.1 – Ensure clubs have access to training lights (50 lux)
- 1.2 – Maximise the number of clubs that have access to match lights (100 lux)
- 2.1 – Prioritise the upgrade and conversion of player change rooms and umpire amenities to cater for all gender use.

The WAFC annually updates facility audits across Western Australia and Wyndham Oval rates as the worst established football venue in the Kimberley Region with a rating of 49% with the audit highlighting that the lighting does not meet minimum training standards and are not classed as female friendly whilst female football is played there. The West Australian Football Commission considers these two things as critical.

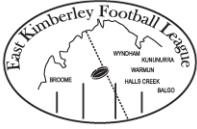
If you need any further information or support don't hesitate to get in touch.

Regards,

Josh Bowler

Manager Facilities & Events West Australian Football Commission

EAST KIMBERLEY FOOTBALL LEAGUE



8 September 2020

Nick Allen

Manager Community Development

SWEK

PO Box 614

Kununurra WA 6743

Dear Nick,

The EKFL is aware that SWEK has applied for a CSRFF grant to upgrade the lighting at the Wyndham Oval as well as construct a new change room that will meet the current and future needs of the Wyndham township, and the EKFL fully supports this proposal.

On our last AFL Facility Audit process, Wyndham Oval ranked as the worst venue (of those located in main towns) across the Kimberley with a rating of 49%.

Further to this, the Wyndham project addresses the two of the key priorities that the EKFL see as critical to providing for one of the few sports in that is played, and has a huge impact on the social wellbeing of Wyndham,

- Lighting – Firstly ensuring that every home club oval has a minimum of training standard lighting. Further to this Match Lighting is a secondary priority which this project also achieves as the current lights don't meet the WAFC guidelines
 - Wyndham suffers from higher temperatures than most of WA, so lighting will allow other users such as Austkick and youth diversionary programs to run at night in when it is cooler.
- Unisex Facilities – This project also delivers unisex amenities to a club venue which doesn't have these facilities
 - Women's football in the EKFL has seen an explosion in the growth of the game and one of the issues we face is providing suitable change rooms to cater for both men and women.

The EKFL would also like to flag the oval length which is considerably shorter than the average, and if this could be addressed as part of this funding process it would be beneficial.



The EKFL sees football as an inextricable part of the social fabric of the region, and for the Wyndham Crocs to continue to be vibrant and successful into the future, they need facilities that will assist in getting the community to continue to engage with the club.

This has been demonstrated by the Crocs Football club pushing this project ahead and putting time and effort into the planning process and canvassing the DSR and local Government, and hopefully they will reap the rewards of their efforts for the local community.

Yours faithfully,

Wayne Paul

President EKFL

0407664602

