



MAJOR LAND TRANSACTION BUSINESS PLAN

Proposed CONSTRUCTION and JOINT USE OF the Lower Chittering Sports and Recreation Facility, and associated LAND SALE.

8 July 2019

Submissions close 9:00 am, Tuesday 20 August 2019

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1. Executive Summary

This Business Plan details the proposed construction of the Lower Chittering Sports and Recreation Facility, and the joint use of that facility, by way of “use rights”, of a portion of the proposed Facility. It also includes the sale of land to Immaculate Heart College.

The land sale component is for 3.07ha of land located between the proposed Lower Chittering Sports and Recreation Facility and the Immaculate Heart College, originally part of a 10ha lot of Crown Land vested in the Shire of Chittering. The land sale price is \$275,000.

The land development component of the project will involve the Shire of Chittering building the Lower Chittering Sport and Recreation Facility. The Facility is designed to provide the local community and the Immaculate Heart College with joint use sporting and recreation infrastructure. The current Business Plan proposal is for Stage 1 of this potentially multi-stage project. Stage 1 incorporates 2,784m² of space and will cost an estimated \$9.71m.

The other key party to the project, Immaculate Heart College, promises a contribution of \$2m (inclusive of the \$275,000 land purchase component). This partnership approach to the project (vis. Shire of Chittering and Immaculate Heart College) allows for costs to be shared, providing both parties with access to quality, contemporary infrastructure at a reduced financial cost.

The Shire has received a Building Better Regions Fund Grant of \$4.71m towards Stage 1 of the Facility. The Shire of Chittering has committed \$3m towards the construction. The Shire and Immaculate Heart College will also share the ongoing operational costs on an agreed cost sharing formula.

The Shire intends to fund its capital contribution through WA Treasury and a Self Supporting Loan will be sourced from the same provider to fund the majority of the College’s contribution. There will be a Self-Supporting Loan Agreement between the Shire of Chittering and Immaculate Heart College.

The Shire of Chittering is a body corporate with perpetual succession and a common seal. It has the legal capacity of a natural person. Immaculate Heart College is a Catholic school incorporated under the Corporations Act 2001 as an Australian Public Company, Limited by Guarantee.

The project is incorporated in the Shire’s strategic planning documents, namely its –

- Strategic Community Plan 2017-2027;
- Corporate Business Plan 2017-2021; and
- Long Term Financial Plan 2018/19 – 2027/28.

Council, at its Ordinary Meeting held on 19 June 2019, resolved that it *required the CEO to progress the “conditions precedent” clauses of the Loan Agreement to do with Local Government Act S3.59 requirements*. The Shire of Chittering is therefore, seeking public submissions on the proposed land sale, the construction of the Lower Chittering Sports and Recreation Facility, and the joint use of that facility by Immaculate Heart College, by way of “use rights” of portions of the proposed Facility.

Public Submissions close at 9:00 am, Tuesday 20 August 2019, following which any submissions received will be considered by Council.

Matthew Gilfellon
CHIEF EXECUTIVE OFFICER

2. Business Plan Objectives

This Business Plan is designed to:

- a) Inform the public with respect to the Shire of Chittering's proposal to undertake a 'Major Land Transaction' in respect to:
 - the sale of land to Immaculate Heart College,
 - the proposed construction of the Lower Chittering Sports and Recreation Facility, and
 - the proposed joint use of that Facility by Immaculate Heart College, by way of "use rights", of portion of the proposed Facility;
- b) Provide the opportunity for the public to make submissions regarding the Business Plan; and
- c) Satisfy the requirements of Section 3.59 of the *Local Government Act 1995*.

3. Major Land Transaction Overview

3.1 Background

There are numerous references to the potential of a community facility in the general area of the proposed Maryville location, including in the 2002 Shire of Chittering Sports and Recreation Report which refers to: "Construction of a joint-use recreation and sports ground at Maryville Estate". More contemporarily, the 2014 – 2024 Community Development Plan includes that *"a major project that was identified in the Plan was the development of a regional sports community facility in the lower part of Chittering"*.

The project is incorporated in the Shire's strategic planning documents, namely –

- Strategic Community Plan 2017-2027
Focus area: Our community
Strategy: S1.1.2 Develop and enhance existing recreation and social facilities for local communities (recreational and sporting facilities to service the growing population in the Lower Chittering/Muchea area).
- Corporate Business Plan 2017-2021
Regional Sports Facility in Lower Chittering
Two Stages (2019/20 and 2022/23)
- Long Term Financial Plan 2018/19 – 2027/28
Lower Chittering Sports and Recreation Facility - Two Stages (2019 - 21 and 2021 -23) of \$9.5m and \$6.1m, with grants/contributions of \$6.6m and \$3.5m (vis. \$2.9m and \$2.6m Shire contributions = \$5.5m total)

The Shire of Chittering has experienced annual population growth in recent years and this increase is generating additional demand on existing infrastructure and facilities within the Shire. The 2016 ABS census data found the Shire of Chittering experienced population growth of 23.6% from 2011 to 2016, making it one of the fastest growing non-metropolitan shire districts in WA. For Lower Chittering during this time, the number of dwellings grew 22.8% and the population increased 36.5% from 1558 in 2011, to 2127 in 2016. Approximately 150 new homes have been constructed over the last three financial years in the Shire of Chittering and a large portion of these are in close vicinity to the Lower Chittering area.

The Facility will enhance the service delivery options and capacity for sport, recreation and culture within the Shire of Chittering. There is currently no dedicated rectangular playing field and no indoor multi-use sporting complex within the district of Chittering. An associated clubrooms/recreation facility will enable users to value add as part of their active playing usage of the sports facilities, and in addition, it will provide non-club linked residents with a new multi-purpose facility for their broader casual use (e.g. to conduct non-sport related social and community events). With a growing population, existing facilities in the southern area of the Shire are experiencing usage either already at, or approaching capacity, particularly during the most popular usage times of evenings and weekends.

As indicated above, most of the growth in the Shire is occurring in and around Lower Chittering, in the south of the Shire. This growth is expected to escalate as proximity to Perth is enhanced, principally through the Northlink project, which is due for completion imminently. Development of the Muchea Industrial Park will also act as a driver for additional housing; economic development generally; and create local jobs; which will further stimulate development in Lower Chittering.

The Shire has a 10 hectare parcel of land in Lower Chittering adjacent to Immaculate Heart College which is targeted for future recreation/cultural/sporting facilities. The land was provided as part of a previous development contribution. The adjacent school, Immaculate Heart College, is also growing and is in the process of transitioning to a full service secondary school (K1-12). Like all new and growing schools, the College is in need of sporting and recreation facilities to service its growing school population.

In 2016, the Shire of Chittering completed a feasibility study for a proposed Regional Sports Facility in Lower Chittering. The feasibility study was externally facilitated and is included as Attachment 1. The primary objective of the feasibility study was to assess existing facilities, future demand, social and economic benefits and to determine the suitability of a 10 hectare Shire controlled site in Lower Chittering as a regional sporting facility.

The Shire subsequently applied for, and was successful in receiving, a Building Better Regions Fund Grant of \$4.71m for the project.

With regard to Immaculate Heart College, its previous plans for expansion required the senior school to be developed on the opposite side of Santa Gertrudis Drive. Having a school which is separated by a road is never ideal; principally from the aspect of student safety. Discussions with the College subsequently resulted in agreement that the College would purchase approximately 3ha of the 10ha site, allowing the entire College to be developed on one side of the road. The balance parcel of 7ha is considered to be adequate for developing the joint use sporting facilities.

The independent Quantity Surveyors estimate for the project (refer Attachment 2) indicates a buildings cost of approximately \$6m, with a total project cost for Stage 1 to be \$9.71m.

3.2 Site Description

The land is described as Lot 8017 on Deposited Plan 400412. It is approximately 10ha in size and located at Muchea East Road/Santa Gertrudis Drive, east of the existing Immaculate Heart College and adjacent to the existing Lower Chittering Volunteer Fire Station. It is a portion of this land (3.07ha) that will be sold to Immaculate Heart College.



3.3 Program

The project the subject of this Business Plan has two components: (1) the construction of the Lower Chittering Sports and Recreation Facility and the proposal to share its use with Immaculate Heart College, and (2) the sale of land by the Shire to the College.

Part 1 - Lower Chittering Sports and Recreation Facility:

The land development component is for Stage One of the Lower Chittering Sports and Recreation Facility and its shared use with Immaculate Heart College. It is proposed to be built by 30 June 2021. Stage 1 includes a Multi-purpose Centre (which includes two indoor basketball sized courts); Club/Community Facility (including function rooms and commercial kitchen); and a Senior Rugby/Hockey Field. There have been suggestions that the Senior Football Oval (part of Stage 2) should be built first, but this Plan only addresses the original Stage 1 proposal from a Business Case perspective. If there was to be a change to the Stage 1 design, that would require a separate estimation of costs and possibly a design modification, so it is not considered practical to undertake that work until the potential of the football oval option is decided as being a realistic alternative. It should be noted however, that operational costs would be proportionately higher if a greater sized grassed playing area was constructed. Consideration of any future Stage 2 will likely also require a separate Business Plan if shared use is also to be part of that project.

Project milestones as outlined in the Shire's Building Better Regions Fund Grant Agreement are:

Milestones	Summary	Due Date
Milestone 1:	Statutory approvals obtained; final costs confirmed; final design completed; tenure/Access of land and building confirmed. 10% of key project activities completed.	31 December 2019
Milestone 2:	30% of key project activities completed.	30 June 2020
Milestone 3:	60% of key project activities completed.	31 December 2020
Milestone 4:	Meet all grant conditions; all approvals required to enable public access; facility is fully operational; and event invitation submitted to the federal Department of Industry.	30 June 2021

Part 2 – Land Sale:

Approximately 3.07ha of land (the land described as that part of Lot 8017 on Deposited Plan 400412 being the whole of the land comprised in Crown Land Title LR 3165 Folio 68 as is comprised in Lot 99 on Deposited Plan 415682) is proposed to be sold to Immaculate Heart College. This parcel of land was originally part of a 10ha State Crown Reserve, vested in Shire of Chittering for the purpose of Recreation.

The 3.07ha parcel was purchased from the WA State Government for 5% of its value (\$13,750+GST = \$15,125) for the purpose of sale to create funds to develop infrastructure.

The sale price to the College is \$275,000+GST (market value at the time of the proposal).

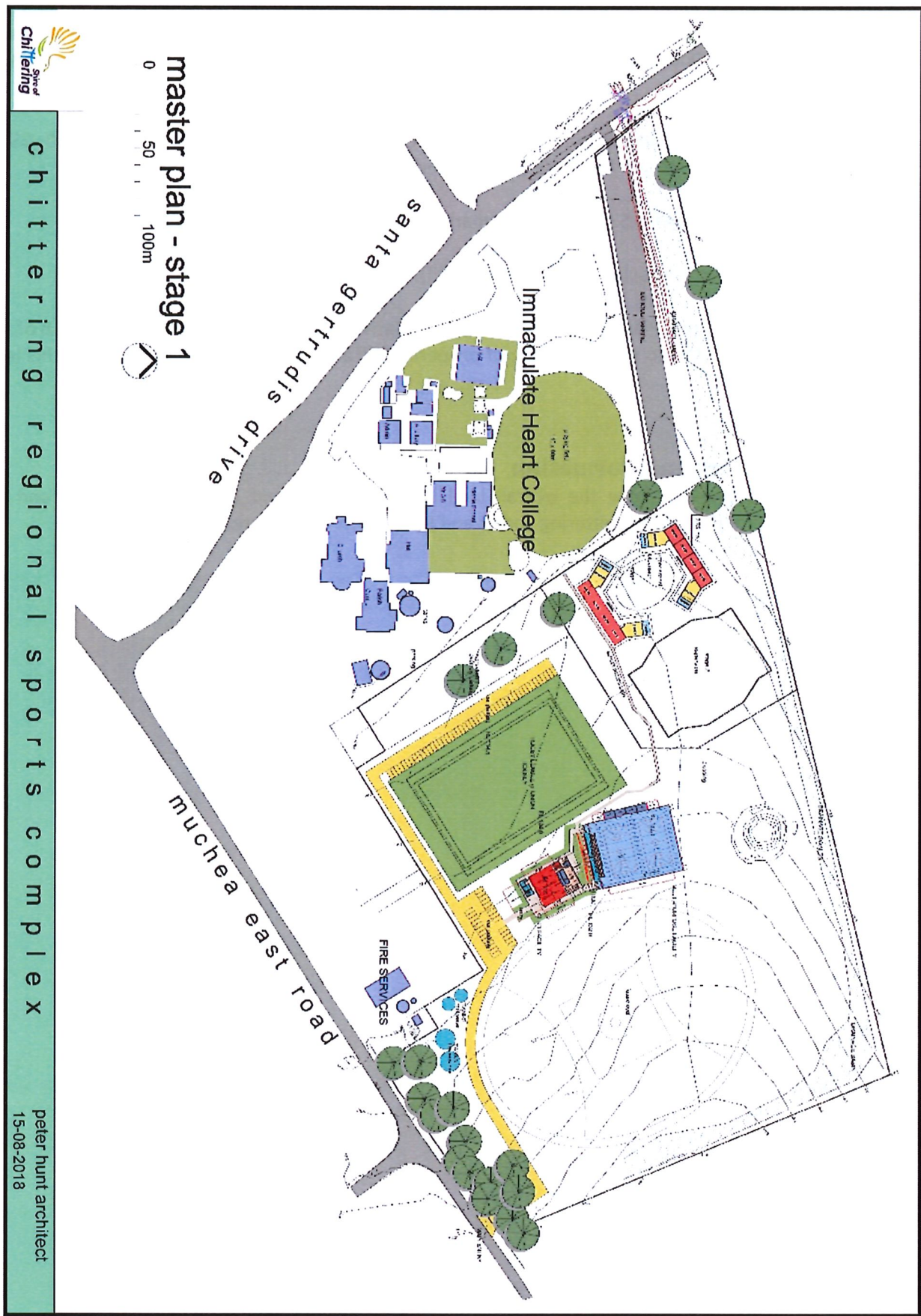
A copy of the Valuation is attached (as Attachment #3).

In addition to this Business Plan process, a separate legislative procedure to accommodate S3.58 of the Local Government Act (to do with disposing of property) will also be undertaken in regard to this land sale.

3.4 Concept Design Information

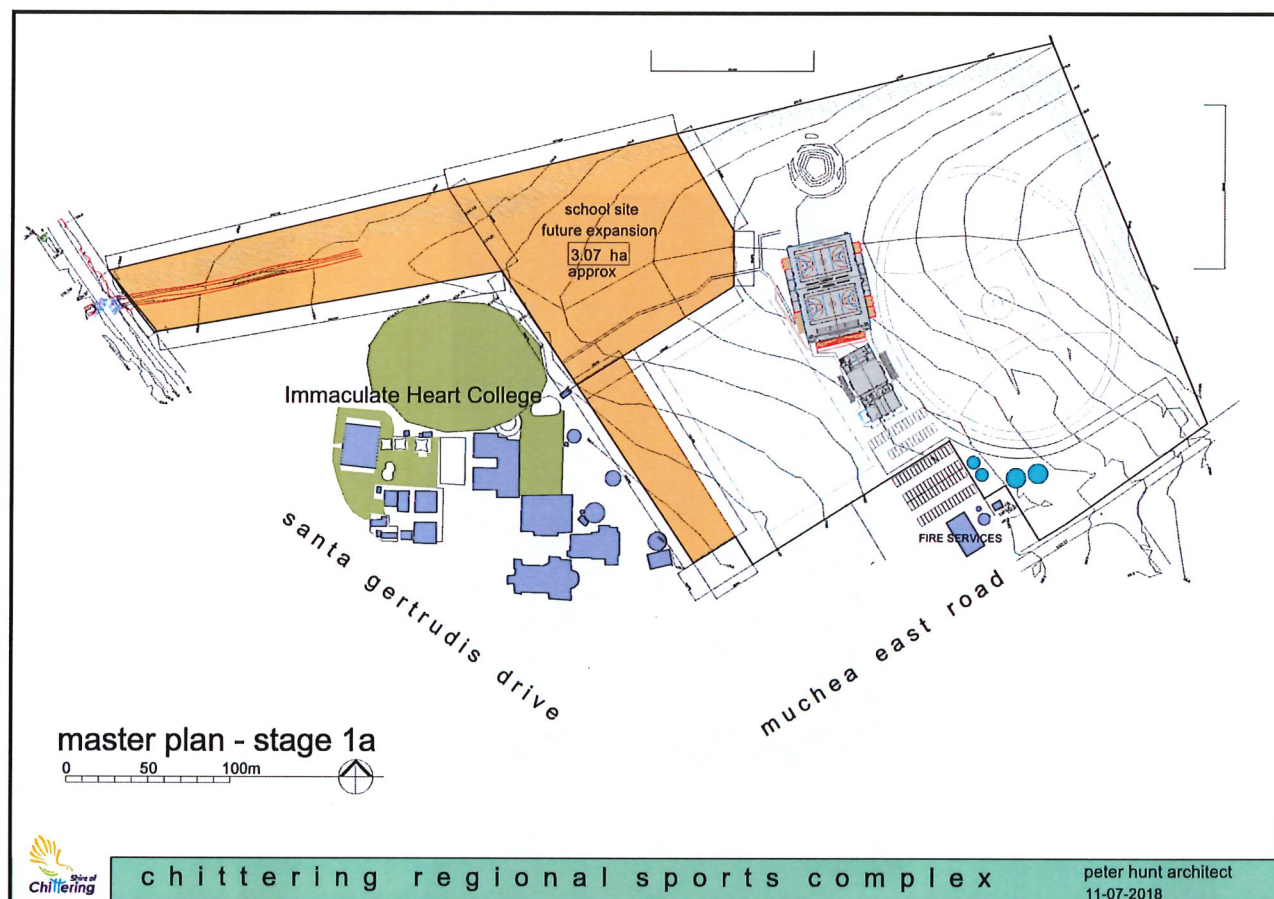
The Master Plan (showing how the overall land development would in concept appear) and Concept Designs for the Lower Chittering Sports and Recreation Facility, are outlined below:

Part 1 - Lower Chittering Sports and Recreation Facility:



Part 2 – Land Sale:

The Business Case also includes a proposal to sell land to Immaculate Heart College (proposal outlined in the below plan):



4. Considerations

Part 1 - Lower Chittering Sports and Recreation Facility:

The Lower Chittering Sports and Recreation Facility has a building cost of approximately \$6m, but its total estimated finished cost is \$9.71m. The capital cost is proposed to be met using the following contribution allocations:

Details	Self-Supporting Loan Conditions
Building Better Regions Grant	\$4,710,000 (Grant)
Shire of Chittering	\$3,000,000 (Loan)
Immaculate Heart College	\$1,625,000 (Self Supporting Loan) \$275,000 (Land Sale Funds) \$100,000 (Cash)

The Immaculate Heart College Self Supporting Loan through the Shire of Chittering is suggested to be on the following basis-

Details	Self-Supporting Loan Conditions
Loan amount	\$1,625,000
	\$625,000 drawn down on 15 June 2020 (project due to be 30% complete); \$500,000 on 15 December 2020 (project due to be 60% complete; and \$500,000 on 15 March 2021 (project due to be 90% complete).
Loan term	20 years (15/06/2020 – 14/06/2040)
Borrower Details	Immaculate Heart College Ltd (ACN: 147 801 590)
Loan repayments (at 3.36% interest)	\$114,000pa (estimated)
Loan Security Offered	By contractual agreement, the Immaculate Heart College will be responsible to service the Loan's repayments. In the event of dissolution of the College, the full balance of the Loan shall become payable. Annual Budgets, and End of Year Financial Statements to be provided to the Shire within 15 days of IHC Board endorsement (noting that some information contained within these documents will be treated as being "commercial in confidence" information).
Use Rights	The Loan Agreement (attachment 4) grants Use Rights to the Debtor.
Operational Costs Contribution	The Loan Agreement requires the College to make an annual contribution to the Operating Costs of the Facility.

Part 2 - Land Sale:

Approximately 3.07ha of land is proposed to be sold to Immaculate Heart College. This parcel of land was originally part of a 10ha State Crown Reserve, vested in Shire of Chittering for the purpose of Recreation.

The 3ha parcel was purchased from the WA State Government for 5% of value (\$13,750 (+GST) = \$15,125) for the purpose of sale to create funds to develop infrastructure.

The sale price to the College is \$275,000+GST (market value at the time of the proposal) and includes inter alia the following conditions/options:

1. The Land is sold to the College "as is" (including the College being solely responsible for determining the value and condition of the Land, land quality and use, development and subdivision potential, environmental condition, adequacy, suitability and condition of services and any other information pertaining to the Land); and
2. The Shire complying with the requirements of section 3.58 of the Local Government Act and a decision being made by the Council approving the sale of the land.

5. Legislative Requirements

5.1 Preparation of a Major Land Transaction Business Plan

Section 3.59 of the *Local Government Act 1995* details the process governing 'Major Land Transactions'.

A 'Major Land Transaction' is defined by the Act and means a land transaction (other than an exempt land transaction) if the total value of —

- (a) the consideration under the transaction; and
- (b) anything done by the local government for achieving the purpose of the transaction, is more, or is worth more, than the amount prescribed for the purposes of this definition.

For the Shire of Chittering, that means a transaction worth more than 10% of the operating expenditure of the local government, or \$2 million, whichever is the lesser. In Chittering's case, the 10% rule applies and so the relevant sum is approximately \$1.2m.

A land transaction is an exempt land transaction for the purposes of section 3.59 of the Act if the local government enters into it —

- (a) without intending to produce profit to itself; and
- (b) without intending that another person will be sold, or given joint or exclusive use of, all or any of the land involved in the transaction.

The construction of the Lower Chittering Sports and Recreation Facility might otherwise be an exempt land transaction, but for the fact that the Shire and Immaculate Heart College intend to enter into a Self Supporting Loan Agreement that includes mutually agreed "use rights" (termed a "joint use of" by the Act) for Immaculate Heart College over parts of the Lower Chittering Sports and Recreation Facility.

The Shire is progressing the Loan Agreement with "use rights" incorporated. As such, the provision of S3.59 of the Local Government Act applies and the Council is required to undertake a Major Land Transaction Business Plan.

Before entering into a 'Major Land Transaction', the Shire is required to prepare a Business Plan that includes an overall assessment of the land transaction including:

- its expected effect on the provision of facilities and services by the local government; and
- its expected effect on other persons providing facilities and services in the district; and
- its expected financial effect on the local government; and
- its expected effect on matters referred to in the local government's current plan (vis. Its Corporate Business Plan and its Strategic Community Plan) prepared under section 5.56; and
- the ability of the local government to manage the undertaking or the performance of the transaction; and
- any other matter prescribed for the purposes of this subsection.

This Business Plan has been written so as to comply with the requirements of Section 3.59 "Commercial Enterprises by Local Governments" of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996 and to provide members of the public with sufficient information so as to make an informed judgement in respect to this proposal.

6. Assessment of Major Land Transaction

6.1 Effect on the Provision of Facilities and Services by the Shire

The Facility will enhance the service delivery options and capacity for sport, recreation and culture within the Shire of Chittering. There is currently no dedicated rectangular playing field and no indoor multi-use sporting complex within the district of Chittering. The associated community/recreation facility will also enable users to value add as part of their active playing usage of the sports facilities, and in addition, it will provide non-club linked residents with a new multi-purpose facility for their broader casual community use (e.g. to conduct non-sport related social and community events). The indoor sporting complex will provide residents wishing to commence new/expand sporting competitions with a unique capacity to do so. With a growing population, existing facilities in the southern area of the Shire are experiencing usage either already at, or approaching capacity, particularly during the most popular usage times of evenings and weekends.

As part of the operational phase of the project, a communications and marketing strategy will be implemented to maximise the awareness of the Facility, and, where appropriate, the Shire will allow utilisation of the Facility for events and community activities and functions to derive further usage. The facility will not only be marketed on a local community level, but also potentially to regional event organisers as a location to host sporting and recreation activities on a commercial basis.

The construction of an additional facility will need to be accommodated within the Shire's asset management practices and procedures, otherwise the Shire's ability to manage its assets will be adversely impacted. This will be accommodated by the Shire, through (1) utilising the annual operational costs contribution received from Immaculate Heart College (up to \$100,000pa for years one and two, and to be reviewed for following years); and (2) reallocating costs from within existing programs within the Long Term Financial Plan. This will ensure that adding another facility will not stretch maintenance funds too thinly across all Shire asset classes.

The proposed use rights are linked to the Self Supporting Loan and therefore will apply for 20 years. The Use Rights provided to the College are generally as outlined below:

Facility Area	Use Rights Applicable
Indoor Courts and Playing Fields	50% of the active floor space of the Indoor Courts (for example use of one of the two indoor basketball ball court areas) each School Day (noting that if the remaining 50% of the active floor space of the Indoor Courts have not been booked by any other party, the College may also use this space during each School Day).
Playing Fields	Each School Day for playing time equivalent to at least four School Days per week (noting that if at any other time during the week the Playing Fields have not been booked by any other party, the College may use the Playing Fields during each School Day).
Storage Space	To use a storage area within the Facility (as allocated by the Shire) for the storage of the College's physical educational equipment.
Recreation/Function Centre	An agreement for 10 nights per year as a priority booking, with bookings to be made as soon as reasonably possible to the requirement being known.

6.2 Effect on Other Persons Providing Facilities and Services in the Region

There are no other providers of similar style recreational space for indoor multi-sport activities (e.g. basketball) or for a dedicated rectangular playing field space (e.g. hockey) within the Shire of Chittering. There are no known private providers of similarly proposed services/facilities within the Lower Chittering area, or close by that district.

The Immaculate Heart College's students (and their families attending school events) will be beneficiaries and active users of the Facility as it will be built contiguous to the Immaculate Heart College.

The shared use of the facility between the broader Shire community and the College allows for maximised use of the infrastructure. Community use is generally higher during weekends and evenings, whilst during school hours it is generally lower, and so providing access to the school body during school hours will increase the usage of the Facility overall.

6.3 Expected Financial Effect on the Shire of Chittering

The Lower Chittering Sports and Recreation Facility is proposed to cost \$9.71m and the capital cost is proposed to be met using the following contribution allocations:

Details	Self-Supporting Loan Conditions
Building Better Regions Grant	\$4,710,000 (Grant)
Shire of Chittering	\$3,000,000 (Loan)
Immaculate Heart College	\$1,625,000 (Self Supporting Loan) \$275,000 (Land Sale Funds) \$100,000 (Cash)

The College has also committed to contribute to operational costs, making the actual costs lower than a facility funded only from Shire of Chittering revenue.

The Shire's Long Term 2018 – 2028 Financial Plan includes large capital provisions in 2020/21 and 2022/23 for Stages 1 and 2 of the Lower Chittering Sports and Recreation Facility. The capital cost is supported in the main by capital revenue from grants, contributions, and loans. The Plan includes provision for an ongoing capacity to repay those loans, however no provision was made for either operating revenue or operating expenditure at the time the Long Term Financial Plan was developed.

Long Term Financial Plan 2018/19 – 2027/28		
	Stage 1 (2019 – 21)	Stage 2 (2021 -23)
Grant Contributions	\$6.6m	\$3.5m
Shire Funds/Loans	\$2.9m	\$2.6m
TOTAL	\$9.5m	\$6.1m

Until the building is operational, actual costs will be unknown, however an assessment of operating expenditure has been undertaken using a range of methodologies. Those cost estimates are outlined below:

Lower Chittering Sport and Recreation Facility Annualised Expenditure Estimates				
	Quantity Surveyor Estimates (via Hodge Collard Preston Architects)	Lower Chittering; and Muchea; and Bindoon/ Chinkabee; and Wannamal Facilities	Muchea Hall Facility Costs	Shire of Kellerberrin
	For Buildings only, and based on industry benchmark for "good quality" service standard	Based on actual Shire of Chittering financials for 2018/19 financial year	Based on actual Shire financials, averaged for last two financial years	Excludes staffing costs
Expenditure				
Operating Costs		\$42,200	\$24,700	\$26,300
Maintenance Costs		\$83,100	\$19,300	\$168,300
Oval Costs		\$162,500	\$50,700	\$127,300
Maintenance and Operating Costs Maintenance (1.5% of estimated \$6m construction cost)	\$90,000			
Operating (3% of estimated \$6m construction cost)	\$180,000			
Renewal (2% of \$7.5m overall cost annually <u>from year two</u>)	Nil (year 1) \$150,000 (year 2+)			
Administration Overheads (15% of \$397,500 operational costs)	\$40,500 (yr 1) \$63,000 (year 2+)	\$28,000	\$8,700	\$28,000
EXPENDITURE TOTAL	\$310,500 (yr 1) \$483,000 (year 2+)	\$315,800	\$103,400	\$349,900
EXPENDITURE ESTIMATE FOR LOWER CHITTERING FACILITY	Average \$300,000 (not including any additional administration overheads)			
Revenue Potential Estimates (includes allocation for venue hire, like weddings)	\$25,000 (year 1) \$50,000 (year 2) \$75,000 (year 3) \$100,000 (year 4+)			
Immaculate Heart College contribution (calculated on an approximately 30% net cost contribution, which is based on assumed minimum usage proportions)	\$88,000 (year 1) \$86,000 (year 2) \$83,000 (year 3) \$81,000 (year 4+)			
LIKELY NETT OPERATING COST TO THE SHIRE OF CHITTERING	\$149 - 195,000*			

*Note: Loan repayment costs of \$60,000pa need to be added to this figure (vis. \$3m loan repayments of \$213,000pa less the existing Long Term Financial Plan loan repayment allocation of \$153,000pa).

The Immaculate Heart College has committed up to \$100,000 as its share of the annual operational costs. Based on the above estimates, that maximum level will not be required, however a review of this \$100,000 amount (with the potential for it to be increased) is scheduled to occur at the end of year two. The Operational Cost share is based around 25% of costs as a flat rate, plus up to 25% based on a usage proportion share (with a share of the revenues also to be taken into account). Therefore, if the minimum usage portions are exceeded by the College, then its contributions to Operational Costs will rise, and the Shire's overall costs will reduce by the same amount.

Based on an average of the above operational costs calculations, the Shire will need to meet a potential \$209 - 255,000 nett operational cost. This can be accommodated in numerous ways, but one option would be to reduce the Shire's own source expenditure allocation from another expenditure area by the same amount, and defer Stage 2 of the Lower Chittering Facility (which includes a loan repayment allocation within the Long Term Financial Plan).

Lower Chittering Sport and Recreation Facility – Expenditure Options				
	2021/22	2022/23	2023/24+	Notes
Facility Gap Cost	\$255,000	\$240,000	\$225,000	Estimated nett Operating Cost
Delayed Stage 2 (loan repayments)		\$79,000	\$158,000	LTFP includes loan repayments for Stage 2 (but not operating costs or revenues)
Roadworks Projects (Deferrals)	\$255,000	\$161,000	\$67,000	Defer self funded roadworks projects.*
Net Financial Impact	\$0	\$0	\$0	
Additional Rates Increase (above LTFP proposal)	0%	0%	0%	The Long Term Financial Plan proposes average rate increases of 3.1% to accommodate ongoing services.

* The Long Term Financial Plan modelling shows the Shire has 95% of the funding required in the medium term to meet projected Transport (Roads, Footpaths, and Bridges) costs, and the budget includes approximately \$700,000pa of discretionary expenditure.

The Shire of Chittering is proposing to undertake a full review of its Long Term Financial Plan in 2019/20 and so will be able to undertake the necessary modifications to that Plan well before construction of the facility is completed in mid-2021.

With a growing budget capacity, and supported by for example, rates from the new Muchea Industrial Park and an approximately 3% "natural rates growth", there is a good level of confidence that the Shire can meet the ongoing operational and renewal demands of the Facility.

In addition to the \$3m loan, the Shire is also committed to make an approximately \$345,648 contribution (\$100,000 in cash for unfixed furniture; and \$245,648 "in-kind" for other Shire expenses, such as staff time and previous cash contributions for studies, etc.). \$100,000 was provided for in 2018/19 of which approximately \$90,000 was spent on costs associated with the project/grant. The balance will be deposited into the Recreation Reserve Account. Further allocations of a similar sum are proposed in future years for the abovementioned unfixed furniture and to provide a buffer against other costs that might exceed or where not included in the quantity surveyor's estimates (vis. sports ground lighting). These allocations will be considered as part of the 2019/20 and 2020/21 budgets. Any funds not utilised as above will remain in the Reserve Account for future recreational use.

6.4 Effect on Matters Referred to in the Plan for the Future

The proposed development accords with the vision and aspirations of the community and the strategies of the Shire of Chittering's plans for the future and the project is incorporated in the Shire's strategic planning documents, namely –

- Strategic Community Plan 2017-2027
Focus area: Our community
Strategy: S1.1.2 Develop and enhance existing recreation and social facilities for local communities (recreational and sporting facilities to service the growing population in the Lower Chittering/Muchea area).
- Corporate Business Plan 2017-2021
Regional Sports Facility in Lower Chittering
Two Stages (2019/20 and 2022/23)
- Long Term Financial Plan 2018/19 – 2027/28
Lower Chittering Sports and Recreation Facility - Two Stages (2019 - 21 and 2021 - 23) of \$9.5m and \$6.1m, with grants/contributions of \$6.6m and \$3.5m (vis. \$2.9m and \$2.6m Shire contributions = \$5.5m total), noting that neither operating costs, nor operating revenue, was included in this plan.

The development of this facility will achieve the implementation of a key element of these plans.

6.5 Ability of the Shire to Manage the Undertaking

The Shire has considerable experience with managing grant funding projects, ranging from \$1,000 to more than \$2 million. Recent examples include \$438,581 under Lotterywest's Community Spaces grant for the Bindoon Town Hall Restoration Project (total cost of \$640,000); \$1,345,000 under the Department of Infrastructure and Regional Development's Regional Development Australia Fund (Round 3) for the Chittering Health Centre (total cost of \$1.9million); and \$53,000 under the WA Local Government Association's Age Friendly Communities grant for Clune Park and Muchea Hall/Oval Car Park Upgrade (totaling \$134,921).

The Shire will be responsible for the delivery of the project, including the administrative and financial obligations, along with the implementation of the project. The CEO of the Shire of Chittering will act as the Project Sponsor and will define the project parameters, oversee the project, make decisions and direct the Project Manager regarding issues and problems with the project, and review project status reports.

An existing Shire Officer has been allocated as the Shire's Project Manager, to oversee the implementation of this construction project. The Project Manager has formal building qualifications and is an experienced building and project supervision. This officer will be responsible for accomplishing the project objectives including:

- Proactive management of the project on a day-to-day basis;
- Establish clear and achievable objectives and timelines;
- Balance the competing demands for quality, scope, time and cost;
- Adapt the project specifications to mitigate risks and issues; and
- Deliver the project in accordance with the specification.

The Lower Chittering Sport and Recreation Facility Project Reference Group has been established to support the implementation of works associated with this project, with Terms of Reference set by Council at its 20 March 2019 Ordinary Council Meeting. This Group comprises of Council representatives and senior Shire Staff, and representatives of the wider community and Immaculate Heart College.

A preferred architect has been selected (Council Meeting - 19 June 2019) and an eventual building contract will be let in due course, with the project anticipated to be completed by 30 June 2021.

The approvals process is anticipated to be relatively straightforward, with no significant engineering factors that would impact on the development, situated on a 10ha green field site.

Excellence in governance and operations is important to both the Shire of Chittering and Immaculate Heart College, with both organisations having a vested interest in these areas being managed to high effect. Formal arrangements between the organisations are being developed through the Lower Chittering Sport and Recreation Facility Project Reference Group, to mitigate the likelihood of governance issues arising.

The Shire of Chittering currently employs a Building Coordinator who will manage and maintain the Facility alongside support staff, and as required, contractors.

Specific key performance measures will be established to manage the operation of the Facility and ensure that the management of the infrastructure is undertaken in a manner that yields the identified benefits.

The Shire's Asset Management Plan identifies the required renewals for buildings that need to be completed over the next 10 years to ensure asset service potential is maintained. The Long Term Financial Plan modelling shows the Shire has 95% of the funding required in the medium term to meet projected Transport (Roads, Footpaths, Bridges) costs; 59% for Buildings Asset renewals; and 40% for the Parks, Ovals and Reserves Asset Class. The Shire will need to undertake further analysis to better match the funding available in the Long Term Financial Plan to the required renewal requirements in the Asset Management Plan.

The grant application outlined numerous risk management matters to be understood and accommodated, should the need arise. From a risk analysis perspective with regard to the construction of the Facility, the following are relevant:

Risk	Management Strategy
Project falling behind schedule.	A Project Manager has been appointed who will be working to Milestone timelines set as part of the Grant Agreement. Project management software to manage the project is being utilised. Contracts with third parties will also clearly outline requirements and the Architect has an obligation to oversee the entire project until completion.
Facility construction costs exceed estimates.	Current Quantity Surveyors Estimate indicates overall project to cost \$9.71m. Prior to building contract being advertised, updated QS estimates will be obtained and plan modifications can then be made to bring costs into line with budget. Similarly, if the building tender draws out higher costs, modifications can occur prior to that contract being let. During construction, the Project Officer will monitor costs and variations to keep costs within budget limitations. Alternatively, Council might wish to allocate more funds to the project if that is seen as being preferable.

Higher than expected Operational Costs impacts on Shire's ability to undertake 'core functions' of the Local Government.	The Shire manages numerous buildings and facilities and does so in a cost effective manner. Whilst actual costs are not yet known, estimates have been sourced and Immaculate Heart College will also be making a contribution towards those costs. If added costs are unavoidable, deferral of Stage 2 of the Facility will release \$158,000pa of budgeted loan repayments to assist in meeting these expenses.
Ineffective governance impacts upon the quality of the service delivered.	A Lower Chittering Sport and Recreation Facility Project Reference Group has been established to support the implementation of works associated with the project. The Reference Group will develop usage agreements that will manage use/access for all stakeholders. Specific key performance measures will be established to maintain the facility to an acceptable level.
Location of a sustainable supply of water (for potable and grounds/playing areas watering).	Current drilling and hydrological study is occurring. If proven supplies are not forthcoming, then having just a grassed, or even a synthetic, rectangular playing surface (and possibly no football/cricket oval at all) will need to be considered. The use-mix of the proposed Clubrooms/Community Centre will therefore alter if no cricket/football oval is provided, and the ongoing facility provision and use of Lower Chittering Oval will need to be analysed for its best configuration.

7. Business Plan Advertising and Submissions

Section 3.59 of the *Local Government Act 1995* requires the Council to give state-wide and local public notice of the Major Land Transaction, inviting public submissions for a minimum period of six weeks.

A notice advertising this Business Plan and seeking public submissions in respect to its content will be placed in the West Australian on Monday 8 July 2019 and the Northern Valleys News (district newspaper) on Friday 19 July 2019. This Notice and Business Plan will also be available to view at www.chittering.wa.gov.au

A copy of this business plan may also be inspected or obtained from the Shire of Chittering Administration Centre at 6177 Great Northern Highway, Bindoon.

Submissions in respect to this Business Plan are to be made in writing to the Chief Executive Officer and received no later than 9:00 am, Tuesday 20 August 2019.

Note: The \$275,000 land sale is incorporated into this Business Plan, however as a separate legislative procedure to accommodate S3.58 of the Local Government Act (to do with disposing of property) is also to be undertaken in regard to this sale proposal, public submissions relating solely to the land sale will be dealt with where possible, as part of that S3.58 process.

Submissions are to be addressed to:

Matthew Gilfellon
 Chief Executive Officer
 Shire of Chittering
 6177 Great Northern Highway
 PO Box 70 Bindoon WA 6502
 ✉ Chatter@chittering.wa.gov.au

The West Australian



**WHAT THIS
PICTURE
REALLY SAYS**
ROYAL RIFT? P8-9



Local Govt. Notices



MAJOR LAND TRANSACTION

**Construction of Lower
Chittering Sports and
Recreation Facility and
Use Rights for Immaculate
Heart College
99 Santa Gertrudis Drive,
Lower Chittering**

Submissions are invited on a Shire of Chittering proposal to commence a major land transaction. The transaction is to construct the Lower Chittering Sports & Recreation Facility, and to also provide "use rights" to the Immaculate Heart College. A land sale to the College is also proposed.

The Facility is expected to cost \$9.71m and the proposed use rights will apply for 20 years. The College will pay an annual contribution dependent on usage percentages towards the Facility's operational costs. A maximum fee of \$100,000pa will apply in the first instance.

A Business Plan has been prepared, providing the required details of the major land transaction. A copy of the Business Plan may be inspected/obtained at the Office of the Shire of Chittering. A copy will also be available on the Shire's Web Page.

Written submissions about the proposed transaction are invited by 9.00am on Tuesday 20 August 2019 and are to be addressed to:

Chief Executive Officer
Shire of Chittering
PO Box 70
Bindoon WA 6502
Or via email to:
chatter@chittering.wa.gov.au

For further information, please contact Natasha Mossman (EA to the CEO) on eso@chittering.wa.gov.au.

Matthew Giffellon
Chief Executive Officer

SHIRE OF CHITTERING

**REGIONAL SPORTS & COMMUNITY CENTRE
FEASIBILITY STUDY
STAGE ONE**

JULY 2016

PO Box 296
INGLEWOOD WA 6052
Tel: (08) 9276 4008
Fax: (08) 9276 3369
email: jill1@iinet.net.au

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1. STUDY AREA AND BRIEF

The Shire of Chittering is located north of Perth, with an area covering 1,220km², primarily non-urban and with its boundary only 56km from Perth CBD.

The Shire services the town sites of Muchea, Bindoon and Wannamal along with the localities of Mooliabeenee, Upper Chittering and Lower Chittering.

The aim of the Regional Sports & Community Centre feasibility study is to consider all alternatives in order to establish the most effective investment of funds.

The study's objectives are:

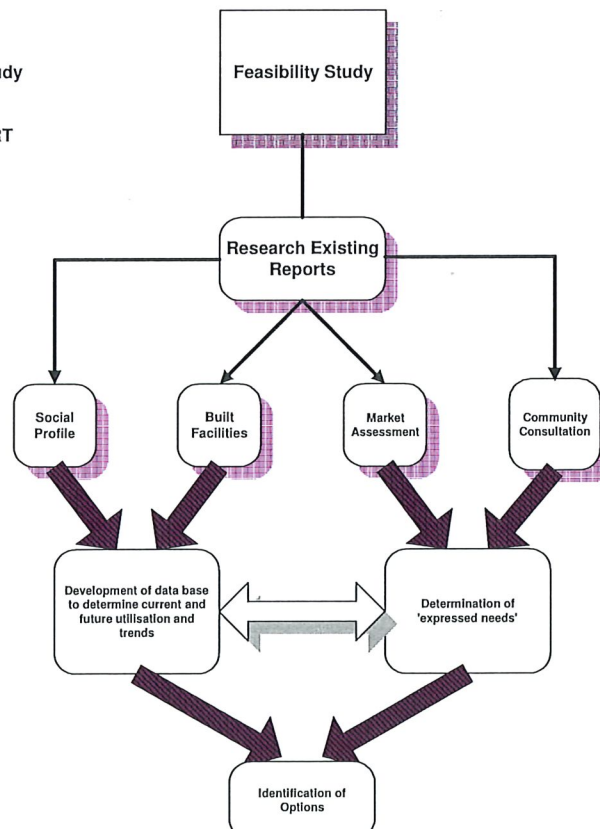
- This project will include the assessment of the suitability of a 10 hectare green field site in Lower Chittering and possible consolidation of existing facilities in the southern part of the shire into a regional sporting hub.
- Identify the social and economic benefits of co-locating the facilities
- Identifying any issues and constraints the project may encounter including community response to the proposed project.
- Identify any major environmental or physical constraints the proposed site may have.
- The feasibility study will critically assess options available and provide Council with both an appropriate model and sufficient information to make an informed decision about whether to proceed with the development of the Regional Sports & Community Centre.

The Regional Sports & Community Centre will be designed to provide for the future sporting and community requirements of the residents within the Shire of Chittering.

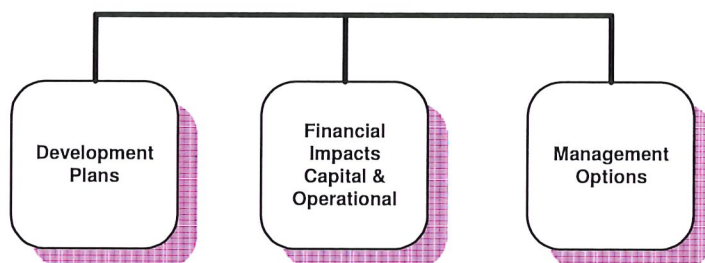
The study methodology identifies two distinct stages as follows:

Stage One

Feasibility Study
PROCESS
FLOW CHART



Following completion of stage one the following aspects and detail will be ascertained to complete the Feasibility Study.



This report provides the findings to date of Stage One and identifies the proposed mix of facilities based on the information and data collated during Stage One.

2. REVIEW OF REPORTS

To work from an informed position a detailed review of a range of planning documents has been conducted. This review has provided a framework onto which the process of analysis and ultimately the formulation of recommendations can be tied.

The review has considered the following documents in which Community Services and Facilities are addressed:

- ❖ Community Development Plan 2014-2024
- ❖ Sport and Recreation Plan 2012-2022
- ❖ Shire of Chittering Youth Strategy 2015-2018
- ❖ Strategic Community Plan 2012-2022
- ❖ Chittering Economic Development Strategy 2015-2025
- ❖ Community Infrastructure Development Report July 2014
- ❖ Access Inclusion Plan 2012-2017
- ❖ Shire of Chittering Age Friendly Community Plan 2016-2019

2.1 Community Development Plan 2014-2024

The Community Development Plan has been established to develop a ten (10) year Strategy to assist for future planning and provide the Community within Chittering a strategic direction. The Strategy provides for the high-level objectives of the Shire in relation to the wider community development.

The Community Plan identifies Sport and Recreation as a key element within Community Development and states:

"The Shire of Chittering recognises the importance of sport and recreation to the Shire's residents. The Shire and the community play an important role in the provision of sport and recreation opportunities which are part of our social fabric and provide enjoyment and generate community cohesion.

The Shire of Chittering has developed a Sport and Recreation Plan 2012 -22, which was endorsed by Council on the 20th March 2013.

A major project that was identified in the Plan was the development of a regional sports community facility in the lower part of Chittering.

A feasibility study will be required to determine:

- *the viability of the project (Need & nexus) - review existing sporting facilities and their ability to meet current and future demands*
- *the scale of the project ie types & how many playing fields*
- *the buildings required eg Change rooms, club house/civic function centre etc*
- *suitability of the proposed land site (10 hectares)*
- *the estimated cost of the project*

What's been done to date

A site of 10 hectares has been identified in Lower Chittering in the Maryville estate Stage 11. The site is to be released as a condition of subdivision as a reserve that will vest in the Shire.

Council has also collected a small amount of developer contributions for the development of this site which would be used to fund this study"

2.2 Sport and Recreation Plan 2012-2022

The plan has been developed to establish a ten (10) year plan to help the Shire and the community determine a strategic direction for the future planning, provision and management of sport and recreation. It provides strategies and actions designed to improve the planning and provision of sport and recreation in the Shire of Chittering over the next ten years.

The undertaking of a Feasibility Study into the need for facilities in Lower Chittering was contained within this plan:

"3.3 Undertake a Sport and Recreation Feasibility Study for the establishment of two major recreation facilities in Bindoon and Maryville

When property is released by the Developers for Stage 11 of Maryville Downs, develop a plan for Community Facilities on the land and seek funding opportunities"

2.3 Shire of Chittering Youth Strategy 2015-2018

In December 2015 the Shire adopted the Youth Strategy within the following context:

"The development of a youth specific plan is considered essential as the Shire of Chittering has the second highest population of Youth in the Avon-Midland Country Zone and has the highest population for a non-regional Shire in Western Australia. The Shire's overall population is expected to double by 2026, hence the development of the Shire of Chittering Youth Strategy 2015 – 2018."

The plan addressed a number of areas relevant to young people and determined the Shires priorities as follows

- Listening to young people
- Things to do and places to go
- Reducing risky behaviours
- Helping young people to succeed
- Getting about

Whilst the report did not have a direct link to the proposed development of a regional facility it is important to bear in mind young people's needs as stated within the strategy:

"Young people felt that there was a lack of things to do and requests were made for more youth activities and other sporting facilities. An audit of current services has highlighted that there are a number of semi-regular youth specific events within the Shire of Chittering, and that there may be a lack of awareness amongst young people about what opportunities actually exist.

Youth responses to the survey indicated a strong desire for a regular "drop-in" style of service. Contemporary research on youth centres and activities suggest that traditional stand-alone youth centres are now being replaced by intergenerational spaces that allow social engagement across the lifespan and promote inclusion of young people with varying interests and abilities"

2.4 Strategic Community Plan 2012-2022

The Shires Strategic Community plan was adopted by council on 21 November 2012 and is due to be reviewed by the end of June 2016.

It states:

“Our Strategic Community Plan (SCP) sets out our vision and aspirations for our community for the next ten (10) years. This Plan will guide our decisions over the next ten (10) years and is focused on meeting our current and future community’s requirements.”

The plan is required by State Government to centre on six key areas under which it operates these are:

- Social;
- Natural Environment;
- Built Environment;
- Access;
- Economic; and
- Governance

Under the key area of Social: Building a Sense of Community, the following vision was determined and subsequent strategies put in place and measurable results these being:

“Vision: Chittering will be recognised for its diversity, retaining our rural nature through lifestyle choices, and the provision of recreation and local services.”

The plan stated within the section “our Plan to achieve the Vision”

Outcome	Strategies	Key Priorities	Links	Timeframe	Partners
Active Communities	Develop recreational areas for future generations.	Explore options to build a multi-purpose recreational centre(s)	SOC Long Term Financial Plan	Long term	.DSR Community Groups Lotterywest

This strategy was further supported within the tracking measurable results section of the report by ensuring within a 0-5 timeframe the undertaking of a feasibility study to establish community needs for new sporting facilities.

2.5 Chittering Economic Development Strategy 2015-2025

The purpose of this document is to provide a ten-year strategy that outlines broad actions aimed at creating partnerships between the community, business and industry, Council and Governments in order to promote and enhance growth and development within the Shire / region.

The Strategy will focus on five key strategic areas:

1. Enabling Infrastructure
2. Business Support and Growth
3. Visitor Attraction
4. Economic Precincts
5. Regional Collaboration

The requirement for this Strategy was identified in the Shire of Chittering Community Strategic Plan 2012-2022, with a short-term timeframe of zero to five years.

Within the report strategy one the following statements were made which relate directly to this study

“Strategy One – Enabling Infrastructure – focuses on providing a strong physical platform on which to build and support investment.

The planning for, and provision of (where appropriate/feasible), infrastructure is essential to providing a conducive and attractive investment environment. Without an investment platform, such as this, it would be difficult for Local Government and private sector partners to work together cooperatively. The identification and facilitation of major economic and opportunities, creating safe and attractive places, managing the movement of people, goods and services and providing essential services are all key roles for Council in the investment facilitation and attraction process. Our vision is that communities will have a built environment and infrastructure that builds on our amenity and liveability providing local centres, housing and recreation choices, whilst ensuring that our assets are sustainable.

Regional Community Sports and Recreational Facility			
<i>Undertake a Feasibility Study, to consider the most appropriate location and the facilities required. Reference CCSRES/CMSRES</i>	<i>Chief Executive Officer</i>	<i>Medium term</i>	<i>Provide appropriate facilities to retain and attract new residents to support local businesses.</i>

The Shire of Chittering Corporate Business Plan 2013-2017 refers to New Town as an opportunity that will allow the Shire to provide housing choices to the future workforce in the nearby Muchea Employment Node and cater for spill over growth from Perth. The “New Town” has the potential to provide around 16,000 lots accommodating over 41,000 residents when fully developed without losing its rural ambience.

The WAPC has recently acknowledged the importance of this project, in that it will require this scale of development to make it economically viable for a developer to provide the normal level of required public infrastructure (public utilities) that many of the current developments in Chittering do not have.

2.6.3 Chittering New Town

The idea of a “New Town” in the Shire of Chittering was first raised by the State government in the early 1990s. The Government strategy states that the New Town would provide for around 10,000 people, with the creation of local jobs and development of the town to start in around 2021. The concept was incorporated into the Shire of Chittering’s Local Planning Strategy in 2004 which sets out the direction for growth over the next 20 years.

The development of the “New Town” would provide an exciting opportunity to plan for sustainable population and employment growth within the Shire of Chittering. The model for the “New Town” is based around:

- the up-front provision of managed key services and infrastructure - education, health and lifestyle facilities and services;*
- the creation of a community based around self-responsibility, with a partnership formed between government, corporate enterprises and the community to provide infrastructure and services;*

- *development of the local economy and employment creation being a core business of the management of the town, with a focus on self-sufficiency, but also to include the export of goods and services; and*
- *the support and nurturing of a food bowl in the district and a market place to sell the produce”.*

2.6 Community Infrastructure Development Report

This report was aimed at addressing the Shires need to plan for additional community infrastructure due to its continued growth in population. It recognised that this continued growth places demands on community infrastructure and that planning for its development and funding is necessary and in place prior to the community demands.

In terms of this report the need for sport and recreation facilities the report stated:

“An audit of current community facilities within the Shire was undertaken. Results of the audit are summarised below.

Recreation

The Shire is home to numerous active sporting teams, especially cricket and football. However, the existing facilities require upgrading. For example, the Lower Chittering oval urgently requires improved drainage.

The high demand for sporting facilities in the area puts increased pressure on car parking, and some low-cost measures could be introduced to improve the efficiency of car parking at facilities in the short term– for example, painting lines on the ground. This may also contribute to improved safety of existing car parking provision.

The Shire has purchased land for a regional recreational facility, but this may be unnecessary if current facilities can be upgraded.

The small size of the local ovals is a consistent issue across the LGA. Council could consider whether ovals could be expanded by removing play equipment and by viewing halls and ovals in tandem with nearby parks. For example, Muchea Hall and John Glenn Park, and Bindoon Hall and Clune Park, duplicate many of their facilities although the sites are very close to each other.”

The report calculated the future community facilities infrastructure requirements which incorporated a two stage approach of maintaining and upgrading existing facilities and identifying new facility development.

In terms of sport and recreation facilities the report states:

“Notably, while some facilities – Chinkabee Sporting Complex, Lower Chittering Hall, Muchea Hall, and Wannamal Hall – are managing to serve the current population, they do not have sufficient capacity to accommodate the requirements of the future population. If larger regional community and sporting facilities and/or more integrated sporting facilities are provided, Council could rationalise some of its current assets”

The second approach to determining the need for facilities was based on a standards based and resulted in the following needs being determined:

“However, the Shire currently lacks a full size sports oval. Infrastructure benchmarks suggest a sports oval should be provided at a rate of 1 per 5000 persons. The current population of the Shire suggests one oval should be provided. By 2021, two ovals will be required. None of the suburbs by themselves will have sufficient population to justify the provision of a fully fledged sports oval. An option for Council to consider is the consolidation of sports facilities in two locations by 2021.

The most appropriate solution would appear to be one sports oval serving the population of the southern part of the Shire and one sports oval serving the northern Shire population. This would entail the consolidation of existing facilities provided at ovals in Muchea and Lower Chittering and providing a full size oval on acquired Council land with appropriate changing facilities. It would also require the provision of a full sized sports oval and changing facilities at Bindoon.

Other sporting facilities that will be required over time in the Shire include a basketball/netball court, which benchmarks suggest should be provided at the rate of one per 5,000 population. By 2021, the population of the Shire will require two basketball /netball courts to meet population demands. As with the sports ovals, the likely population distribution would suggest the provision of one court in the north, and one court in the south of the Shire. The age profile and faster population growth rate of Lower Chittering and Muchea would suggest that the priority for the provision of these facilities would be in the South.

Existing sports oval, lawn bowls and tennis courts facilities in the shire are sufficient for the current population. The population growth in the Shire would require new tennis facilities to be provided In Lower Chittering by 2016 with population growth over the period to 2026 will require a further two courts to be provided in the Shire. The four tennis courts provided at the Chinkabee complex will accommodate the demand for these facilities in the northern suburbs of the Shire, as will the tennis facilities at Wannamal. The future development of the New Town is likely to see an increase in demands for tennis facilities. These are likely to be in the southern part of the Shire. A population of 10,000 would require an additional four tennis courts to be provided.”

2.7 Access Inclusion Plan 2012-2017

The Shire of Chittering is committed to ensuring that the community is accessible for and inclusive of people with disabilities, their families and carers.

The Shire of Chittering interprets an accessible and inclusive community as one in which the Shire functions, facilities and services (both in-house and contracted) are open, available and accessible to people with disabilities. This includes providing the same opportunities, rights and responsibilities as other people in the community in an effort to provide equal opportunities and the equitable distribution of resources as needed.

Any new developments will be designed around universal access and meet the needs of the Shires Access Inclusion Plan and Policy

2.8 Shire of Chittering Age Friendly Community Plan 2016-2019

The Shire developed the Age Friendly Community Plan using community and stakeholder input to ensure it is targeted in addressing the current and future needs of older people living in the Shire of Chittering.

The Plan is structured around 8 domains one of which is Sport and Recreation , and clear objectives are provided, namely

"Provide facilities and recreation services that contribute to the social and physical wellbeing of older community members."

2.9 Summary

This review has highlighted the need for additional facilities to cater for the increase in population within the Shire. Further it has identified the direction of the Shire of Chittering and allows any proposals to be structured to meet the needs of the community as well as the Shires Strategic Plan. The specific detail contained within each report will be considered when determining the specific needs and functional areas in any proposed Regional Sports and Community Centre.

3. DEMOGRAPHY

In order to gain an understanding of the community profile of the study area demographic data has been obtained from the Australian Bureau of Statistics and the Department of Planning, which identifies the existing and projected population base which would form a potential market for any reserve development.

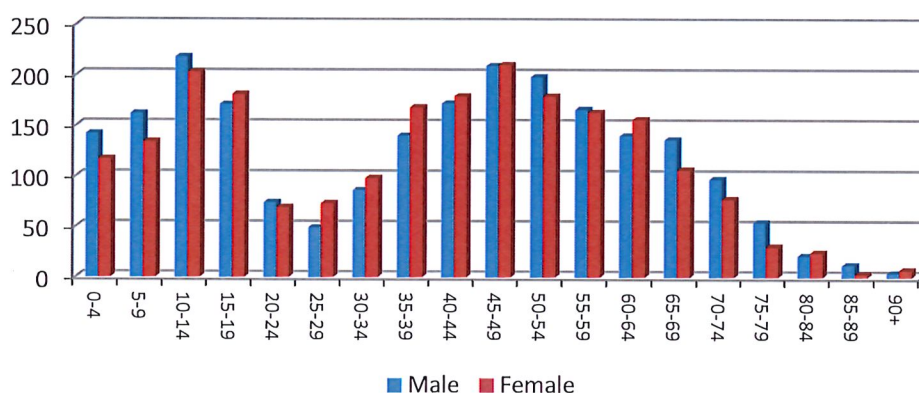
3.1 CURRENT POPULATION

The population figures for the Shire of Chittering have been compiled from the Australian Bureau of Statistics, 2011 Census of Community Profiles.

The Shire consists of a total population of 4,428 people and these have been broken down into five year age groups and gender¹:

	Male	Female	Total	% of population
0-4	142	117	259	5.8
5-9	162	134	296	6.7
10-14	218	203	421	9.5
15-19	171	181	352	7.9
20-24	74	69	143	3.3
25-29	49	73	122	2.8
30-34	86	98	184	4.2
35-39	140	168	308	7
40-44	172	179	351	7.9
45-49	209	210	419	9.5
50-54	198	179	377	8.5
55-59	166	163	329	7.4
60-64	140	156	296	6.7
65-69	136	106	242	5.5
70-74	97	77	174	3.9
75-79	54	30	84	1.9
80-84	21	24	45	1
85-89	12	3	15	0.3
90+	4	7	11	0.2
Totals	2251	2177	4428	100

Age-Gender Shire of Chittering



¹ It is estimated that the population is currently in the vicinity of 5,400. The estimates do not provide details of the population and therefore the 2011 Census has to be used for base data when considering the detail of the population. The estimates do provide confirmation of the population growth currently being experienced within the Shire

The percentage of males in the shire is 50.8%, whilst females make up 49.2% of the population.

In order to undertake a comparative assessment against Metropolitan Perth these five-year age groups have been grouped into generic demographic groupings as follows:

0-14	45-64
15-24	65+
25-44	

For the study area, the following totals and percentages are evident:

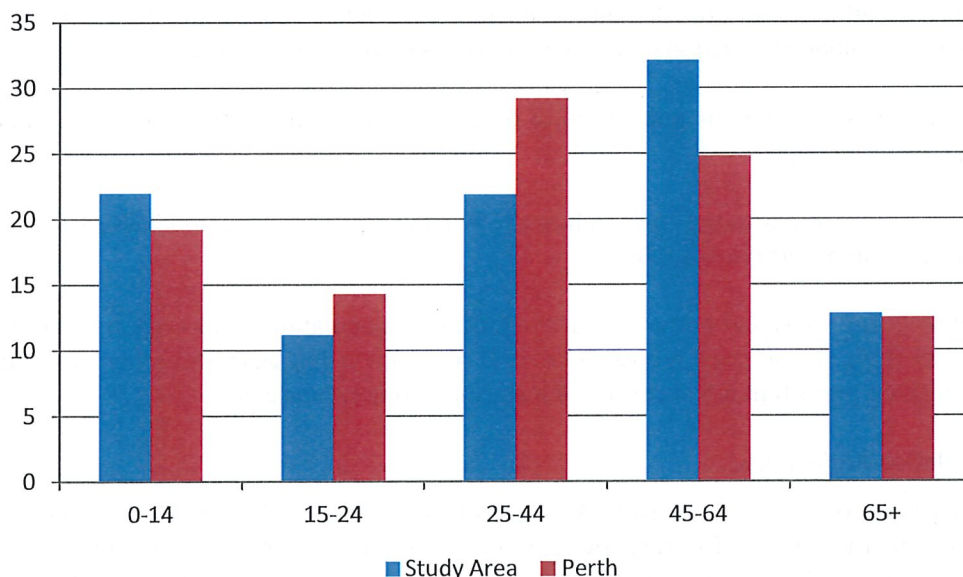
Age	0-14	15-24	25-44	45-64	65+
Total	976	495	965	1421	571
%	22.0	11.2	21.9	32.1	12.8

When one compares these figures to the total population for Metropolitan Perth, the commensurate percentages are shown in the table below:

Age	0-14	15-24	25-44	45-64	65+
Study Area	22.0	11.2	21.9	32.1	12.8
Perth	19.2	14.3	29.2	24.8	12.5
Variation	+2.8	-3.1	-7.3	+7.3	+0.3

These variations are more clearly seen in the graph below:

Comparative Assessment -Age Groups



As can be seen from the chart, the Shire of Chittering has a lower population in the 15-24 and 25-44 age groups with higher numbers in the 45-65 age group. This is important when one considers the type of facilities required with the younger age group of 0-14 and older age groups 45+ are the predominant needs groupings. The lower numbers in the 15-19 and 25-44 is the tendency for these age groups to leave the area for further education and employment prospects.

3.2 Population by townsites

The Shire of Chittering is a large local authority which covers 1,220km². It has six distinct communities and an assessment of the demography's of these areas reveal the following in terms of population bases and median ages

Area	Total Population 2011 Census	Median Age
Lower Chittering	1,558	40
Bindoon	1,063	45
Muchea	1,018	39
Chittering	503	41
Wannamal	284	46
Mooliabeenee	283	46

3.3 Social Characteristics

The social characteristics of the Shire are given in the table below:

	Shire of Chittering	WA
Median age	42	36
Median weekly individual income	\$565	\$662
Median weekly household income	\$1368	\$1416
Average household size	2.7	2.6
Indigenous persons	61 (1.4%)	69664 (3.1%)
Australian born	3141 (71%)	1407806 (62.9%)
Overseas born	29%	37.1%
English speaking only	92%	79.3%

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

The Shire has a total indigenous population of 61 which is 1.4% of the total population and their median age is 15 yrs of age.

Of the overseas born in Chittering England has 12.5% followed by New Zealand 2.8%, Scotland 1.3%, South Africa 0.9% and Netherlands 0.8%.

In terms of language spoken at home 92% of the Chittering population speak English whereas Dutch 0.6%, German 0.5%, Italian 0.4% French 0.2%, and Afrikaans 0.2%, were the other most common languages which is important when considering any marketing campaigns.

3.4 Population Projections

Population projections are taken from WA Tomorrow Population Report No. 10 (August 2015) contains the latest population forecasts by age and sex, for Western Australia and its regions. They represent the official Western Australian Government forecasts for the years 2014 to 2026.

This report provides updated population projections to 2026, by age group and gender, for the whole of Western Australia, and Local government areas.

The projections are based on an analysis of trends in migration, fertility and mortality in Western Australia and trends in other similarly placed nations.

These forecasts have been prepared using 10 000 slightly different simulations. The simulations emulate the variability that is shown in past data. The simulations have been sorted by the size of population. They have been broken into five bands, each with 2 000 simulations. We have published the median value of each band to give 5 forecasts.

Band A contains the lowest simulations. Band E has the highest simulations. The forecast for Band C is also the median value for all forecasts as it is the middle band. The Band C forecast is comparable with the previous WA Tomorrow (2005) publication.

The projections are useful for assessing potential growth or decline and the five yearly Local Government Area Projections for the Shire of Chittering have an average accuracy of 98.6%.

	Low Band	High Band	Median Band
2011	4530	4530	4530
2016	5010	5790	5370
2021	5800	6920	6380
2026	6570	8000	7290

The Shire of Chittering, based on the median band projections is expected to have an increase in population according to the projections and based on the median band the population will increase to 7290 over the next 10 years.

3.5 Summary

- ❖ The demography of the study area (Shire of Chittering) as at the 2011 Census indicates that the population comprises 4,428 people, with a distribution of 50.8% male to 49.2% female.
- ❖ A total of 47.2% of the population are under 39 years of age which, when one compares this to the participation trends, would indicate that the study area has a highly active community.
- ❖ The over 50 year age groups account for 35.4%
- ❖ The Shire of Chittering area has a lower population in the 15-24 and 25-44 age group with higher numbers in the 0-14 and 45-65 age groups. This is important when one considers the type of developments required
- ❖ The Lower Chittering area contains the highest population with 1,558, Bindoon 1,063, and Muchea 1,018.
- ❖ The median age in the southern part of the shire is younger than the northern portion with median ages in Lower Chittering 40 and Muchea 39 compared to Bindoon 45 and Wannamal 46
- ❖ The majority of the population is Australian born. This is important when the participation trends are taken into account, as the highest participating category of people in recreational activities are Australian born with a participation rate of 57.6%.
- ❖ Of the overseas born in Chittering England has 12.5% followed by New Zealand 2.8%, Scotland 1.3%, South Africa 0.9% and Netherlands 0.8%.
- ❖ In terms of language spoken at home 92% of the Chittering population speak English whereas Dutch 0.6%, German 0.5%, Italian 0.4% French 0.2%, and Afrikaans 0.2%, were the other most common languages which is important when considering any marketing campaigns.
- ❖ The Shire of Chittering, based on the median band projections is expected to have an increase in population to 7,290 by 2026.

4. PARTICIPATION TRENDS

4.1 Participation of Australians Aged 15 Years and Over

Participation in Sport and Physical Recreation, Australia, 2013-14

The *Exercise, Recreation and Sport Survey* (ERASS) was a joint initiative of the Australian Sports Commission and State and Territory Departments of Sport and Recreation, conducted on an annual basis between 2001 and 2010. ERASS ceased at the end of 2010. Ongoing national sport and recreation statistics is being collected by the Australian Bureau of Statistics (ABS). The Australian Bureau of Statistics' (ABS) "National Participation in Sport and Physical Recreation Survey" was conducted from July 2013 to June 2014 using the ABS Multipurpose Household Survey (MPHS). The survey collected data about the characteristics of people aged 15 years and over who participated in sport and physical recreation activities as players, competitors and in other physically active roles. Involvements in non-playing roles such as coaches, umpires and club officials were excluded from the data. The survey also collected data about the type of activities participated in, the frequency of participation, whether it was organised by a club, association or some other organisation and the facilities used.

Findings

Of the Australian population aged 15 years and over, an estimated 60% (11.1 million people) reported that they had participated in sport and physical recreation at least once during the 12 months prior to the interview in 2013–14, compared with 65% in 2011-12.

Participation generally decreased with age. People aged 15–17 years reported the highest participation rate in sport and physical recreation (74%), while people aged 65 years and over had the lowest (47%). Male and female participation rates were similar, except in the 25-34 age group where participation rates were higher for males (67%) than females (61%).

Walking for exercise was the most popular physical recreational activity, with 19% of people aged 15 years and over walking for exercise at least once in the 12 months prior to interview. Females were more likely to walk for exercise than males (25% and 14% respectively). Fitness and gym were the next most popular activity (17%) again with more females than males participating (19% and 16% respectively). Males were more likely than females to play golf (6.6% and 1.4% respectively) or participate in cycling and BMX (8.5% and 4.0% respectively).

4.1.1 Age and Gender

The highest participation rate in sport and physical recreation was reported by people aged 15–17 years (78%). Participation generally decreased with age, with persons aged 65 years and over having the lowest participation rate (50%).

In general, males had slightly higher participation rates than females (66% and 64% respectively) although this was not the case for all age groups. Participation rates in the younger age groups were significantly different between males and females. Males aged 15–17 years had a higher participation rate than females of the same age (85% and 70% respectively). Similarly for 18–24 year olds, males again had a higher participation rate than females (76% and 67% respectively).

4.1.2 Birthplace

People born in Australia were more likely to participate in sport and physical recreation than those born in other countries (67% and 59% respectively). While the participation rates were similar for males and females born in Australia (68% and 67% respectively) and overseas in main English-speaking countries (69% and 70% respectively), the rate for males born overseas, not in a main English-speaking countries, was significantly higher than that of females (58% and 47% respectively).

4.1.3 Type of Participation

People can choose to take part in sport and physical recreation either through organised or non-organised activities. Organised activities can be arranged through recreation clubs, sporting or non-sporting associations, through gymnasiums or through a wide variety of other sporting and non-sporting arrangements. Around a quarter of the population (27%) reported participating in organised sport and physical recreation while almost double that (53%) took part in non-organised activity.

Participation in organised sport and physical recreation was highest amongst persons aged 15–17 years (58%). Participation rates in organised activities were similar for males and females (28% and 27% respectively) but were higher for males (54%) than females (51%) in non-organised activities

4.1.4 Frequency of Participation

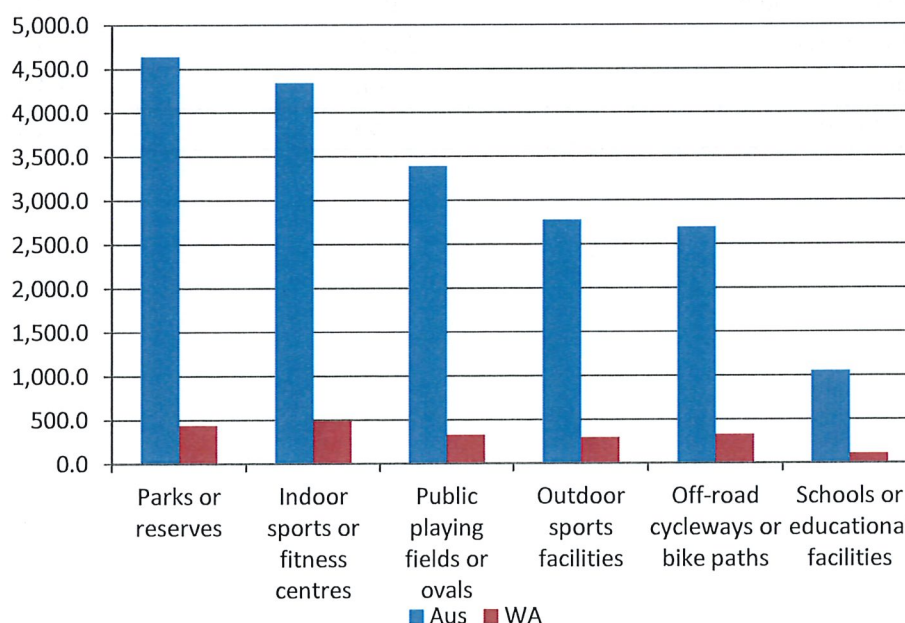
Of the 11.7 million people who participated in sport and physical recreation in the 12 months prior to interview, more than half (52%) participated 105 times or more (i.e. on average at least two times each week). This included the number of times spent training and practising for an activity. A larger percentage of female than male participants took part 105 times or more (55% compared with 49% respectively)

Comparing the top 25 most frequently participated in sports and physical activities, persons walking for exercise were more likely to participate 105 times or more (58%). This was followed by fitness and gym activities, where 40% of participants participated 105 times or more.

4.1.5 Facilities Used

There is a wide range of facilities available to people who participate in sport and physical recreation. Not all are purpose built such as ovals, tennis courts and gymnasiums with parks, beaches and walking trails also often used for exercise and physical activity. Those who participated in sport and physical recreation were asked whether they had used any of six selected facilities in the 12 months before interview (see graph below). Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%).

Venue Usage Australia/West Australia



4.1.6 Comparison over Surveys

There was a decline in participation numbers from 2013-14 from the previous survey an estimated 60% (11.1 million people) reported that they had participated in sport and physical recreation at least once during the 12 months prior to the interview in 2013–14, compared with 65% in 2011-12).

4.2 Participation rates by activity type

The table below provides a list of the top 20 type of activities participated in, the number of participants and the participation rate for the survey period 2013-14.²

	ESTIMATE ('000)	PARTICIPATION RATE (%)
Walking for exercise	3544.9	19.2
Fitness/Gym	3214	17.4
Jogging/Running	1363.1	7.4
Swimming/Diving	1174.8	6.4
Cycling/BMX	1151.9	6.2
Golf	732	4
Tennis (indoor and outdoor)	563.1	3
Soccer (outdoor)	438.8	2.4
Netball (indoor and outdoor)	413.8	2.2
Basketball (indoor and outdoor)	406.1	2.2
Yoga	317.5	1.7
Football sports	297.7	1.6
Bush walking	285.6	1.5
Dancing/Ballet	237.2	1.3
Australian Rules football	224	1.2
Martial arts	220.4	1.2
Cricket (outdoor)	219.7	1.2
Indoor Soccer	218.8	1.2
Pilates	197.8	1.1
Surf sports	196	1.1

² Participation in Sport and Physical Recreation, Australia, 2013-14, ABS 18/2/15

4.3 Children's Participation in Cultural and Leisure Activities, Australia, April 2012

The 2012 Survey of Children's Participation in Cultural and Leisure Activities was conducted throughout Australia in April 2012 as a supplement to the Australian Bureau of Statistics' (ABS) monthly Labour Force Survey (LFS). Information about the participation of children aged 5 to 14 years in cultural, sporting and other leisure activities is provided.

Statistics in this publication were collected in April 2012 as a supplement to the Australian Bureau of Statistics' (ABS) monthly Labour Force Survey (LFS)

Information collected in the survey includes:

- children's participation in selected organised cultural activities and organised sports, and attendance at selected cultural venues and events outside of school hours during the 12 months prior to interview
- participation in selected recreational activities (such as skateboarding, rollerblading or riding a scooter, bike riding, watching television, videos or DVDs, and other screen-based activities) outside of school hours during the most recent two school weeks prior to interview
- the use of the Internet and mobile phones
- characteristics of children who participated and the frequency and duration of their involvement in some activities.

4.3.1 Findings

In the 12 months to April 2012, of the 2.8 million children aged 5 to 14 years, 1.7 million (60%) participated in at least one organised sport outside of school hours.

Approximately two thirds (66%) of all children aged between 9 and 11 years participated in organised sport, higher than the participation rates of those aged 5 to 8 years and 12 to 14 years (56% and 60% respectively).

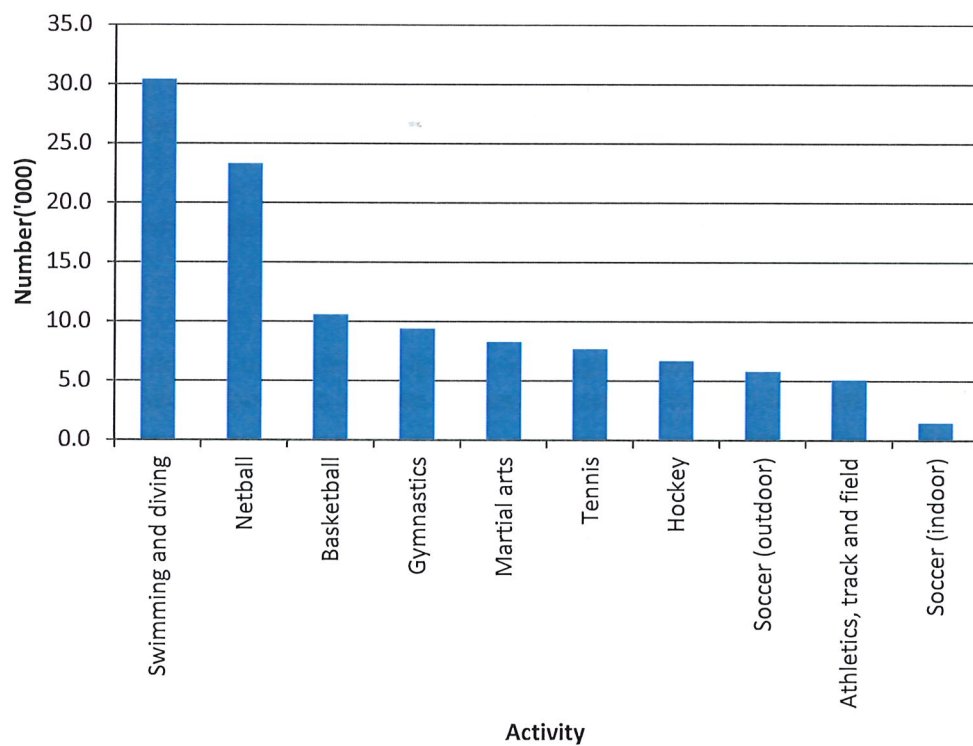
More males (949,000) participated than females (727,000). Participation was higher for children born in Australia (61%) compared with those born overseas (52%) and higher for children in couple families (64%) compared with those living in one-parent families (48%).

Participation rates varied between the states and territories, with the highest participation rate in the Australian Capital Territory (73%).

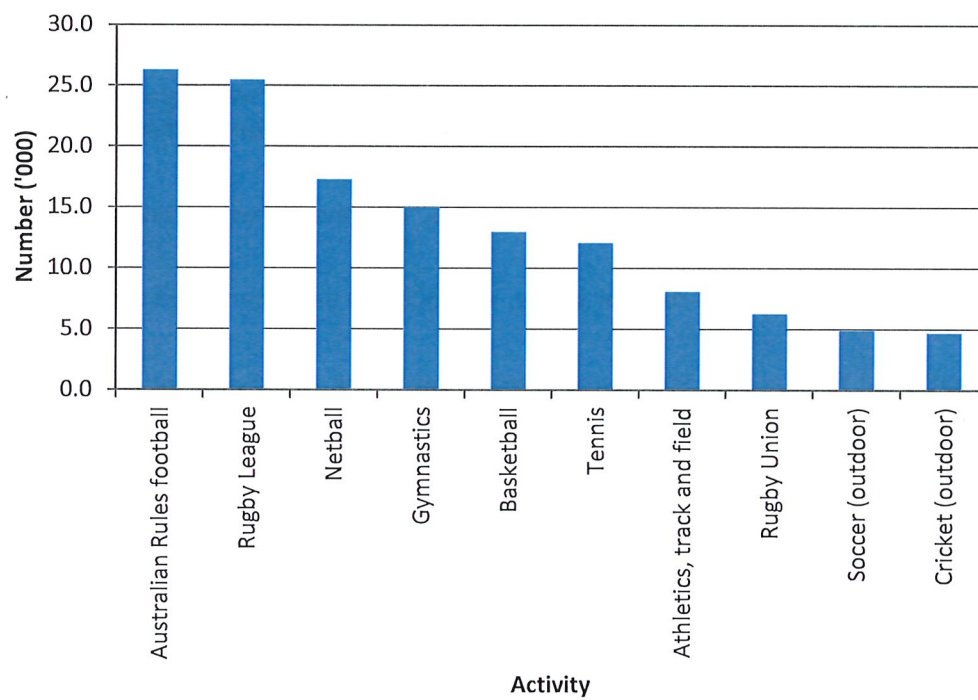
The most popular sport for males was outdoor soccer, with 309,700 participants and a participation rate of 22%.

Nineteen percent of all females (256,900) participated in swimming and diving, the most popular sport for this group, followed by netball (220,400 females or 16%).

On average, children spent five hours in the last school fortnight playing and training in organised sport outside of school hours.

Girls Top Ten Activities 2012³

Boys Top Ten Activities 2012



³ Children's Participation in Cultural and Leisure Activities, Australia, Apr 2012, ABS

4.4 Summary

The participation trends have been collated for adults and children and provide a picture of the type of activities and frequency of participation.

The top ten activities by participation rates are:

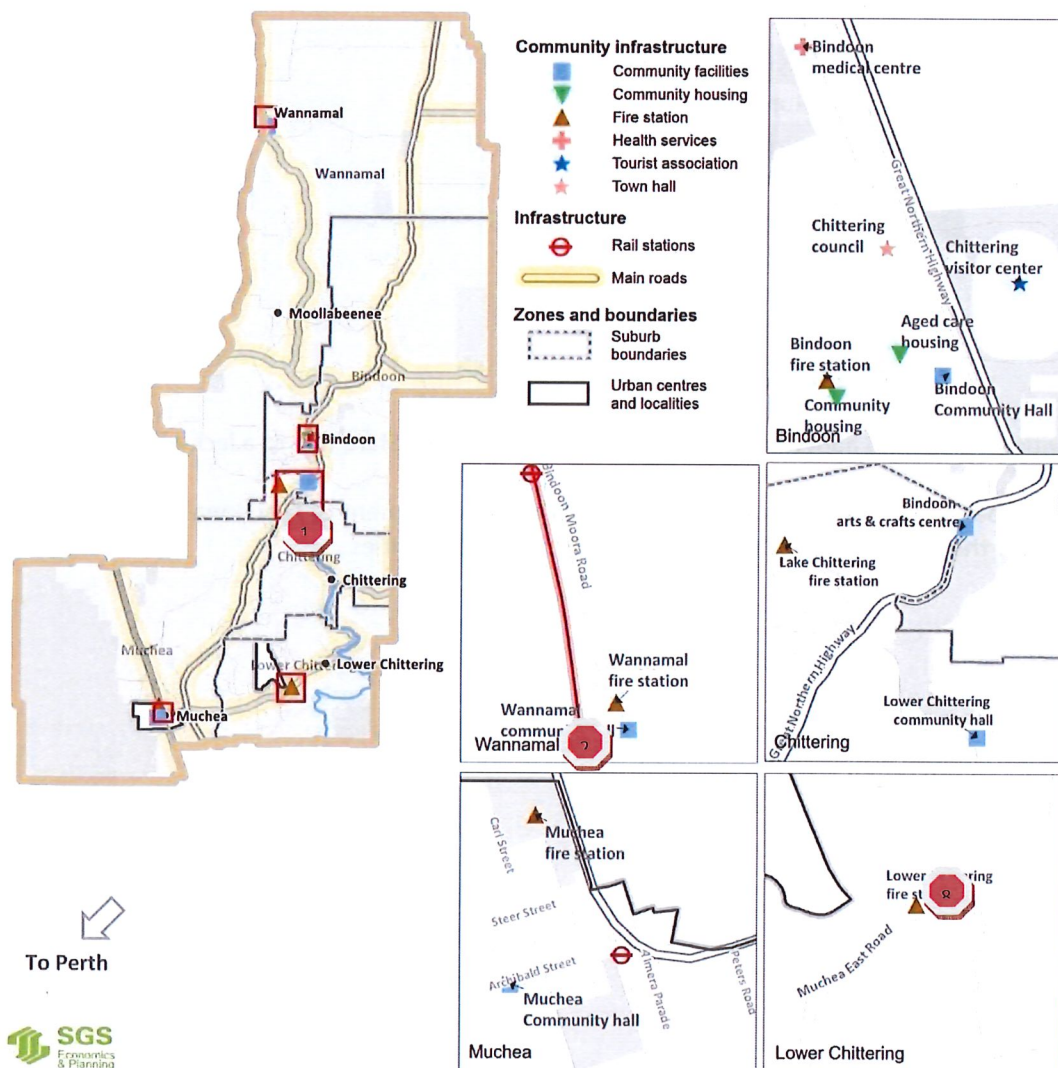
- Walking for exercise
- Fitness/Gym
- Jogging/Running
- Swimming/Diving
- Cycling/BMX
- Golf
- Tennis (indoor and outdoor)
- Soccer (outdoor)
- Netball (indoor and outdoor)
- Basketball (indoor and outdoor)

The activities highlighted above cannot be undertaken within the Shire due to a lack of facilities.

These participation rates will be utilised to assist in the development of functional areas to ensure they cater for the participation of the community in relevant activities.

5. FACILITY INVENTORY

One of the key tasks in this study was the assessment of the current level and adequacy of recreational and cultural facilities available to the community. An inventory has been completed and the various facilities are reported on as follows;



Bindoon

- Bindoon Hall
- Chinkabee Complex
- Bindoon & Districts Bowling Club
- Bindoon Tennis Club
- Brockman Centre
- Clune Park
- BMX Track Bindoon
- Catholic Agricultural College

Muchea

- John Glenn Park
- Muchea Hall Oval
- Sandown Park

Upper / Lower Chittering

- Lower Chittering Hall and Oval
- Sussex Bend POS

Wannamal

- Wannamal Community Centre

5.1 Bindoon

5.1.1 Bindoon Hall



Figure 1 Public Toilets



Figure 2 Bindoon Hall

The Hall is located at 6180 Great Northern Highway, Bindoon directly opposite the Shire of Chittering offices and consists of:

- ⇒ Main Hall (capacity of 255)
- ⇒ CWA Meeting Room
- ⇒ Stage
- ⇒ Kitchen
- ⇒ External public toilets
- ⇒ Air conditioned
- ⇒ Toilets M/F & Disabled
- ⇒ Storage

The Hall is a historical building, built in 1939 and listed on the municipal register and is leased to the Bindoon Theatre Group.

The centre is located in the heart of Bindoon adjacent to the Chinkabee Sporting Complex and shopping area and has good access to the community.

5.1.2 Chinkabee Complex

The Chinkabee Complex is located at 6166 Great Northern Highway in Bindoon, adjacent to the Bindoon Town Hall.

It caters for a range of sport and recreation and provides the following facilities:

- ⇒ Sporting Oval (junior size)
- ⇒ Artificial turf cricket wicket
- ⇒ Playground
- ⇒ Bindoon Agricultural Building
- ⇒ Holding pens
- ⇒ Small car park and perimeter road
- ⇒ BBQ's
- ⇒ Playgroup adjacent to bowling club rooms

The area is often used for events, and regular users. The site is often used as caravan/motor homes stop and at times this can conflict with use of the oval due to the lack of space.



Figure 3 Playground



Figure 4 Playgroup and clubrooms



Figure 5 Oval



Figure 6 Agricultural Shed

5.1.3 Bindoon & Districts Bowling Club

The Bowling club facilities form part of the Chinkabee complex and comprise:

- ⇒ Artificial turf bowling green
- ⇒ Club house
- ⇒ Storage
- ⇒ Toilets/Showers
- ⇒ Veranda/pergola
- ⇒ Viewing shelters

The site is leased to the Bindoon Sport and Recreation Association who have responsibility for the ongoing maintenance of the facilities.

The bowling green was resurfaced in January 2014 following successful CSRFF grant application. Further grant application in November 2014 for lighting the greens and courts was successful and works completed in 2015.



Figure 7 Bowling Green



Figure 8 Bowling Club

5.1.4 Bindoon Tennis / Netball Courts

The tennis/netball courts form part of the Chinkabee complex and comprise:

- ⇒ 4 x plexipave multi use courts
- ⇒ Floodlit
- ⇒ Tennis hit-up wall
- ⇒ Viewing shelters

Grant application in November 2014 for lighting the greens and courts was successful and works completed in 2015.



Figure 9 Tennis/Netball Courts



Figure 10 Viewing shelter to courts

5.1.5 Brockman Centre

The Brockman Centre is located on Great Northern Highway 4kms south of the Bindoon town site and comprise a number of buildings including the Museum, and old Roads Board building which are leased to the Bindoon Historical Society, whereas the old house and depot yard are leased to the Bindoon Arts and Crafts club.



Figure 11 Bindoon Men's Shed



Figure 12 Bindoon Museum



Figure 13 Bindoon Museum



Figure 14 Old Road Boards building



Figure 15 Arts & Craft Club



Figure 16 Signage

5.1.6 Clune Park

Clune Park is located just north of the Bindoon town site on the Great Northern Highway and a short distance from the shops.

Clune Park is a passive park and provides for a range of informal activities and social and community events. It has high quality facilities as follows:

- ⇒ Toilets,
- ⇒ Play ground /shaded
- ⇒ Fitness equipment
- ⇒ BBQ's
- ⇒ Picnic tables and seating
- ⇒ Skate Park
- ⇒ A rotunda



Figure 17 Public Toilets



Figure 18 BBQ's



Figure 19 Playground



Figure 20 Garden landscape



Figure 21 Rotunda



Figure 22 Skate Park



Figure 23 Open spaces Picnic Area



Figure 24 Fitness Equipment

5.1.7 BMX Track Bindoon

In close proximity to Clune Park is the Bindoon BMX track which has no facilities supporting the track, but would certainly provide for the activity within the town.



Figure 25 BMX Track

5.1.8 Catholic Agricultural College

The Bindoon Pony Club and the Chittering Riding Club both operate on facilities provided for them at the Catholic Agricultural College and at this stage no change in circumstances is expected.

5.2 Muchea

5.2.1 Muchea Oval and Hall

Muchea Hall and Oval are located at 48 Archibald Street, Muchea. The oval is home to the Chittering Junior Football Club, the only junior football club in the Shire and therefore services a wide catchment. Some 300-400 young people use the facilities weekly and it is in high demand.

The facilities include:

- ⇒ Clubroom,
- ⇒ Change rooms,
- ⇒ Toilets,
- ⇒ Kitchen/canteen,
- ⇒ 4 x Netball/basketball courts,
- ⇒ Junior oval,
- ⇒ Muchea hall seats 180
- ⇒ Stage
- ⇒ Viewing stands
- ⇒ Storage sheds,
- ⇒ BBQ,
- ⇒ Public toilets,
- ⇒ Picnic tables,
- ⇒ Playground
- ⇒ Floodlighting,
- ⇒ Centre cricket wicket and practise nets
- ⇒ 3 x sports shelters
- ⇒ Scoreboard



Figure 26 Oval



Figure 27 Courts



Figure 28 Viewing area



Figure 29 Club rooms



Figure 30 Playground



Figure 31 Sports shelters



Figure 32 Muchea Hall



Figure 33 Cricket practise wickets

5.2.2 John Glen Park

John Glenn Park is located on Muchea South Road in the Muchea Town site.

The park has well-maintained toilets, BBQ's, a gazebo and shady tables, other facilities include a playground, skate park and BMX track.

The park caters for informal recreation and supplements the facilities available at Muchea Oval.



Figure 34 Skate Park



Figure 35 Public Toilets



Figure36 BMX Track



Figure37Half court basketball



Figure 38 BBQ's and shelter



Figure 39 Information signs



Figure 40 Playground

5.2.3 Sandown Park

Sandown Park is a 13 ha venue used mainly for equestrian purposes, predominantly Polocrosse. It is leased to the South Midlands Polocrosse Association.

It has a number of sport specific facilities in place as follows:

s

- ⇒ Clubroom
- ⇒ Ablution /shower facilities
- ⇒ Equestrian Arena
- ⇒ Small Jumping area
- ⇒ Lunging training ring
- ⇒ Holding pens
- ⇒ Yards
- ⇒ Dressage area
- ⇒ Viewing shelter
- ⇒ Perimeter jump course



Figure 41 Perimeter jump course and oval



Figure 42 Clubroom



Figure 43 Signage for Playground



Figure 44 Ablution /shower block



Figure 45 Dressage area



Figure 46 Lunging circle

5.3 Upper/Lower Chittering

5.3.1 Lower Chittering Hall and Oval

The Lower Chittering Hall and Oval are located on Chittering Valley Road.

It comprises of the following facilities

- ⇒ Junior oval
- ⇒ Tennis courts x 2
- ⇒ Cricket practise nets
- ⇒ Hit up wall
- ⇒ Storage sheds
- ⇒ Hall (250 persons)
- ⇒ Kitchen,
- ⇒ Bar
- ⇒ Playground
- ⇒ BBQ and picnic tables

There are a number of issues with the Lower Chittering Hall. Consultation with the Shire identified that the most pressing issues related to poor car parking provision, poor drainage for the oval and the lack of change rooms.



Figure 47 Hall/clubrooms



Figure 48 Oval



Figure 49 BBQ and Picnic table



Figure 50 Playground



Figure 51 Tennis Courts

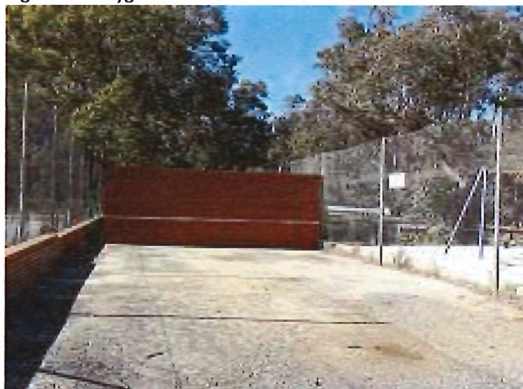


Figure 52 Hit up wall

5.3.2 Sussex Bend POS

Sussex Bend public open space is located on Sussex Bend in the Maryville Downs Estate, Lower Chittering.

Sussex Bend Public Open Space is a recently developed passive park containing a BBQ, shady tables and a modern playground area.

5.4 Wannamal

5.4.1 Wannamal Community Centre

The Wannamal Community Centre is located on the Bindoon-Moora Road at Wannamal. The facilities are managed by the Wannamal Community Centre Inc. Management Committee whilst the Shire undertakes the maintenance.

The Hall was opened in 1982 and is in good condition.

The facilities comprise:

- ⇒ Large multipurpose hall
- ⇒ Sports Oval (junior)
- ⇒ Kitchen
- ⇒ Storage
- ⇒ Patio, BBQ Viewing area
- ⇒ 4 x Synthetic Turf Tennis Courts
- ⇒ Tennis viewing shelter
- ⇒ Floodlights to court
- ⇒ Hit up Wall
- ⇒ Playground



Figure 53 Tennis courts



Figure 54 Hit up Wall Mural



Figure 55 Hit up Wall



Figure 56 Oval



Figure 57 Tennis Viewing shelter



Figure 58 Hall Patio



Figure 59 Wannamal Hall



Figure 60 Playground

5.5 Summary

It is clear that in terms of volume of facilities the Shire Chittering is reasonably serviced, in that most sports wishing to participate have a facility. It should be noted that not all sports are active in the area and whilst it could be that there is no demand the lack of facilities could limit people's choices. However the quality and location of some facilities needs some attention.

Gaps in service provision are evident in terms of a senior sized oval as currently no senior cricket or football can be played within the shire, additionally there are no spaces for indoor sport or fitness gym equipment.

The growth in population is expected to place increased demands on the existing facilities as most are currently operating at capacity.

Additional facilities will be required within the Muchea/Lower Chittering area with the additional population. At the same time the existing facilities will be need to be maintained to a high standard to retain their currency with the community.

6. COMPARATIVE FACILITY PROVISION

When considering the extent of facilities provided by the Shire it is useful to measure provision against similar sized Councils to assess the level of provision. However there are some inherent difficulties in any comparative assessment as invariably assessments tend to concentrate on volume of facilities rather than quality of facilities. Also the differing community demands place differing pressures on each individual council and any service provision needs to be responsive to their own community and not necessarily meet other council's provisions.

The table below provides a summary of other council's provisions of similar size:

Facilities/Council	Shire of Donnybrook / Balingup	Shire of Denmark	Town of Narrogin	Shire of Bridgetown – Greenbushes
Population (approx)	5100	5927	4700	4670
Aquatic Centre	Indoor	Nil	Indoor 25m	Outdoor 50m
Indoor Recreation Centre	Donnybrook Recreation Centre Balingup Sporting Complex	Denmark Recreation Centre	Narrogin Recreation Centre	Bridgetown Greenbushes Recreation Centre
Senior Football Oval	V C Mitchell Park Egan Park Balingup Oval	McLean Park High School	Town Oval	Bridgetown Sportsground Greenbushes
Tennis	8 grass/4 hard courts Balingup 6 grass courts	Denmark Country Club, 8 synthetic turf courts	Narrogin Tennis Club 6 synthetic turf courts, floodlit	Bridgetown Tennis Club 10 grass/2 hard courts and 1 public court adjacent to Memorial Park 2 plexipave courts Greenbushes
Cricket Oval	Egan Park	Town Oval	Town Oval	Bridgetown Sportsground and Greenbushes Sportsground
Netball Courts	4 outdoor courts	Played indoors at Recreation Centre	Played indoors at Recreation Centre	Played indoors at Recreation Centre 2 Courts Greenbushes
Golf Course	Donnybrook Country Club grass greens Balingup Golf Course	Denmark Country Club	Narrogin Golf Club	2 Bridgetown Golf Club and Greenbushes Golf Club
Bowling Club	Donnybrook Country Club 2 greens Balingup 3 bowling greens	Denmark Bowling Club 2 x artificial turf greens	Narrogin Bowling Club	2 bowling green's at Bridgetown Bowling Club
Community Halls	Kirup, Noggerup, Yabberup, Newlands, Brookhampton, Balingup Town Hall, Donnybrook Memorial Hall	Tingledale, Kentdale, Parryville, Scout Hall, Nornalup, Scottsdale, Peaceful Bay	Town Hall, Mayors Parlour, Reception Centre	Bridgetown Town Hall, Lesser Hall, Greenbushes Town Hall

Facilities/Council	Shire of Donnybrook / Balingup	Shire of Denmark	Town of Narrogin	Shire of Bridgetown – Greenbushes
Skate Park	Egan Park Skate Park	Skate Park at McLean Park		2 small facilities at Bridgetown and Greenbushes new skate park planned
Hockey pitches	Egan Park Hard court	Play at Mt Barker Synthetic turf	Synthetic hockey pitch at Recreation centre	Greenbushes Sportsground
Croquet green		Nil	Croquet club	Nil

This analysis has provided the consultants with a sound base for examining options for the future, it has provided the following:

- ❖ Highlighted “gaps and duplication” in provision;
- ❖ Provided an assessment of the standard of facilities;
- ❖ Highlighted the lack of indoor sports venues;
- ❖ Identified issues with conflict of use;
- ❖ Raised issues regarding the use of some facilities; and
- ❖ Highlighted the lack of a senior oval.

Specific issues have been identified and these issues formed the starting point for the development of additional facilities to supplement the existing facilities.

7. CONSULTATION

In order to assess the recreation and leisure needs of the community a short community survey, club survey and community workshops were undertaken.

7.1 Community Survey

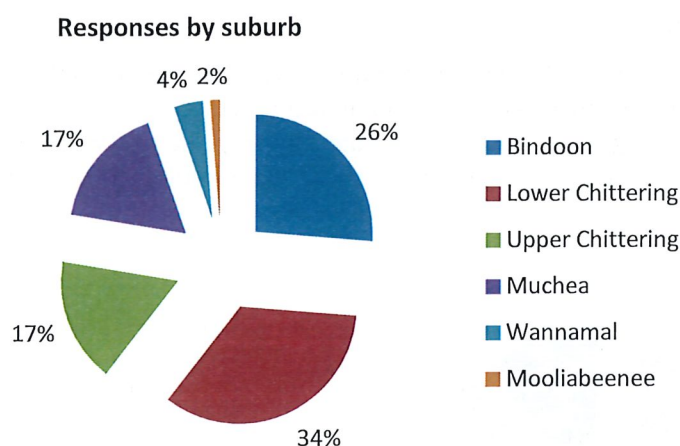
A random survey of 500 was distributed across the Shire, via Australia Post, the surveys were distributed in accordance with the number of residents in each suburb as follows:

Locality	No Assessments	%	No Properties in Survey
Wannamal	80	3	15
Bindoon	656	26	30
Chittering	491	19	97
Lower Chittering	835	33	165
Mooliabeenee	66	3	13
Muchea	407	16	80

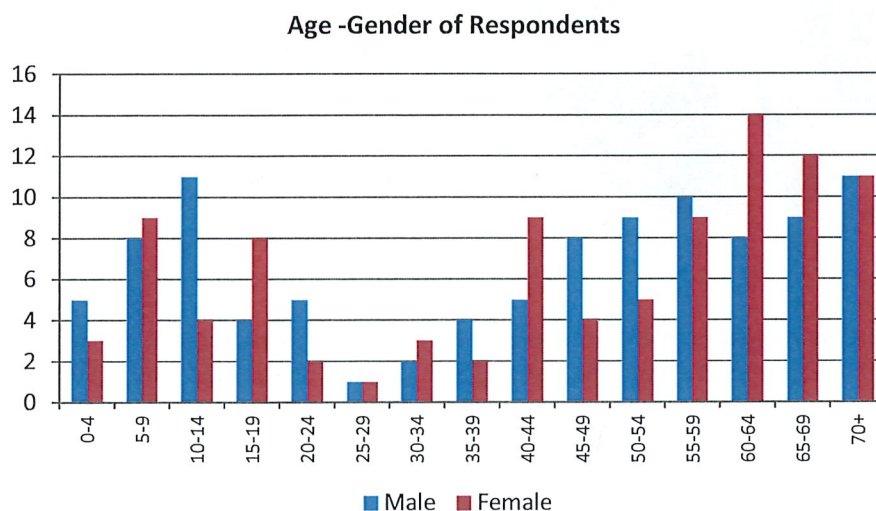
The following responses have been gained.

7.1.1 Respondents location and demography

A total of 500 surveys were distributed and 76 have been returned representing a 15.2% return rate.

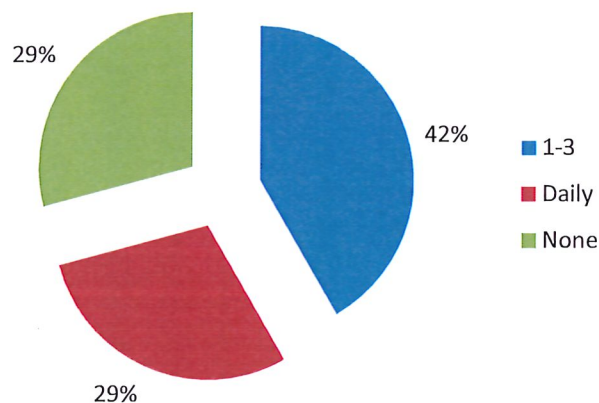


The surveys represented 196 persons with a cross section of the population as follows:



7.1.2 Level of current activity

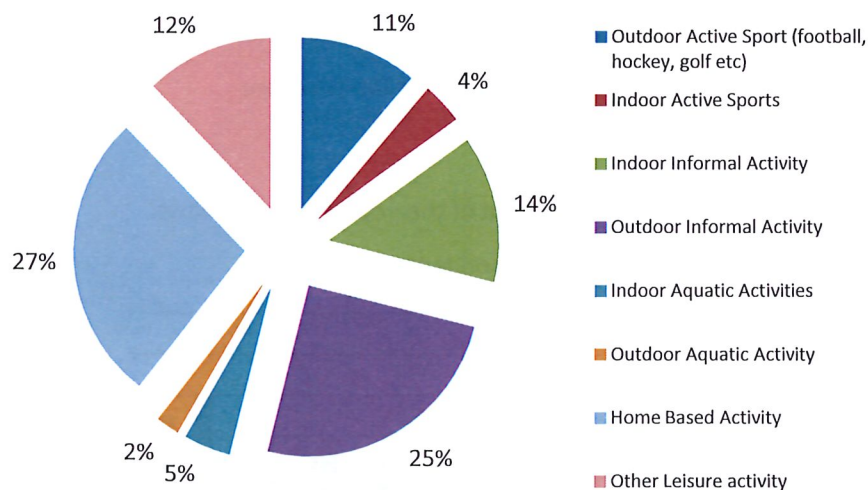
When asked “How many times in the last week did you take part in a Recreational activity” the responses showed a fairly active community with 71% participation 1-3 times a week or daily. However 29% indicated that they had not participated in any recreational activity during the past week..



7.1.3 Types of Activity

The types of activities participated in revealed a wide cross section of activities with the dominant location being home based, followed by outdoor informal activity.

Minimal responses were gained for Outdoor Aquatic activity due to the survey being undertaken in winter and Indoor Active Sports, possibly due to the lack of facilities within the shire to participate.



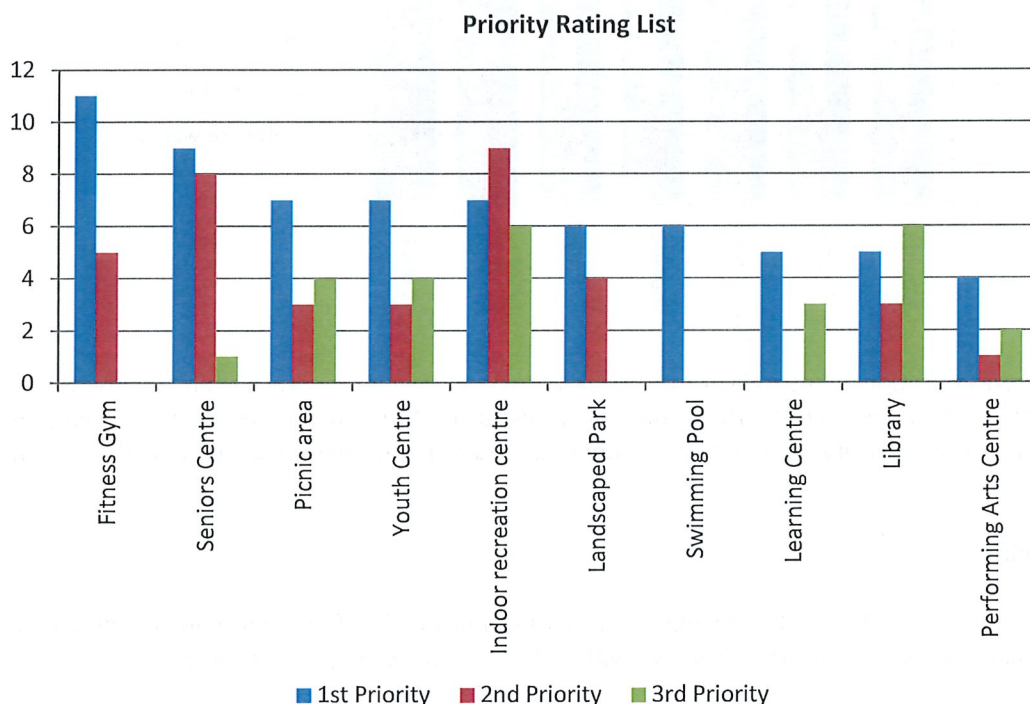
The top activities participated in at home were identified as TV , Reading and BBQ and the Outdoor Informal activities included Walking (36), Farming (5), Jogging (3), Park (2), and Skate Park (1)

7.1.4 Is there a need for more facilities

When questioned whether there was a need for more recreational and social facilities within the shire 88% of respondents replied yes.

7.1.5 Rating of specific features

The 88% were then asked to prioritise the types of facilities they would like to see developed from a list of various functional elements resulting in the following outcomes:



The top priority was deemed as a fitness gymnasium by the respondents it was also the popular response for second priority.

Seniors Centre, picnic areas, youth centre and indoor recreation centre round out the top five priorities.

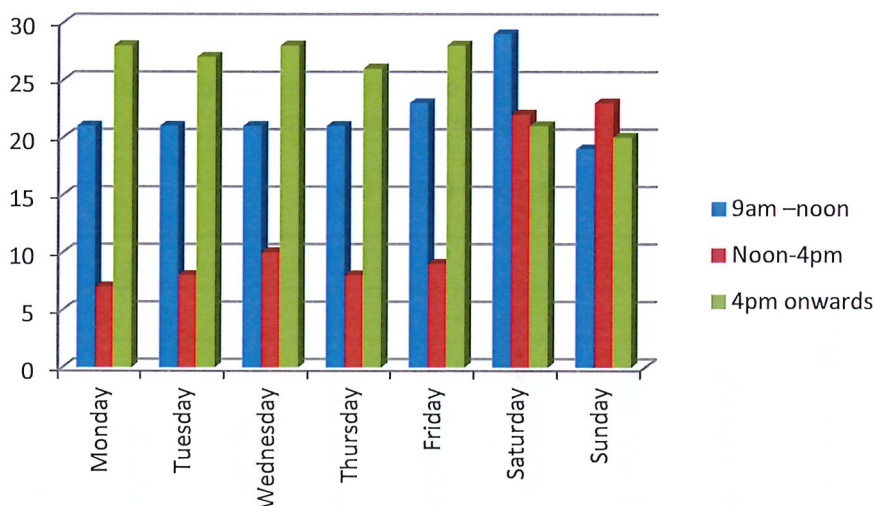
7.1.6 Additional Activities required

When asked to identify if there was a need for any additional activities 36% of respondents stated that there was a need for the following activities

- Swimming Pool
- Badminton
- Soccer
- Pottery & crafts
- Yoga & Tai Chi
- Walking trails
- Women's fitness
- Roller Skating
- Dog Training
- Group singing
- Target shooting
- Star Gazing
- Rodeo
- Community garden
- Outdoor Gym
- Movie theatre
- Teenage area

7.1.7 Preferred utilization times

The next question asked for the preferred time to participate in activities.

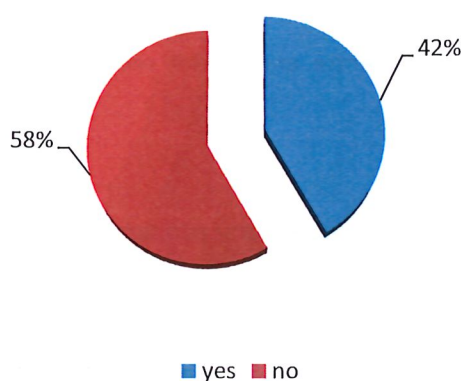


The preferred utilisation times indicate the peak times are after 4pm. These times allow for the council staff to be responsive to the community's usage patterns in the setting of opening and closing times for any facility with afternoons being the quiet period mid week along with weekend night times.

7.1.8 Higher Fees

All respondents were asked if they would be prepared to pay higher fees to use any developments and the majority answered in the affirmative with 58% of people willing to pay higher fees.

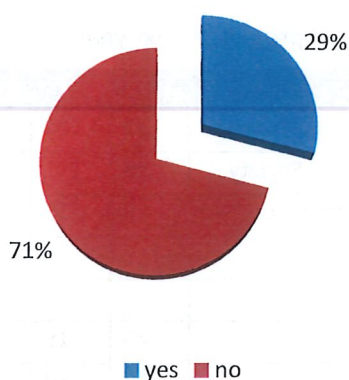
PREPARED TO PAY HIGHER FEES TO USE



7.1.9 Increased Rates

When asked if they believed ratepayers will be prepared to subsidise any improvements to Recreational Facilities through increased rates 71% stated No and some made additional comments that they "already pay enough rates"

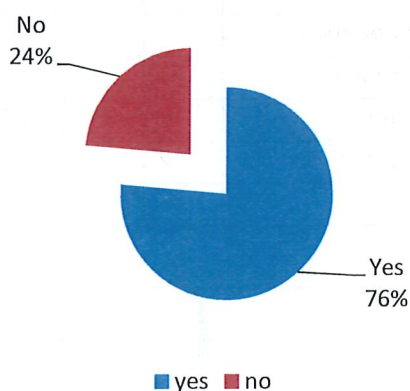
Ratepayers Subsidise Developments



7.1.10 Potential Use

The last question of the survey asked the respondents if they would use any facilities if they were developed and 76% said they would use the facilities.

WOULD YOU USE NEW FACILITIES IF DEVELOPED



7.2 Club Survey

A total of 64 surveys were distributed to all known organisations and clubs in the Shire of Chittering with a total of 18 replies as follows:

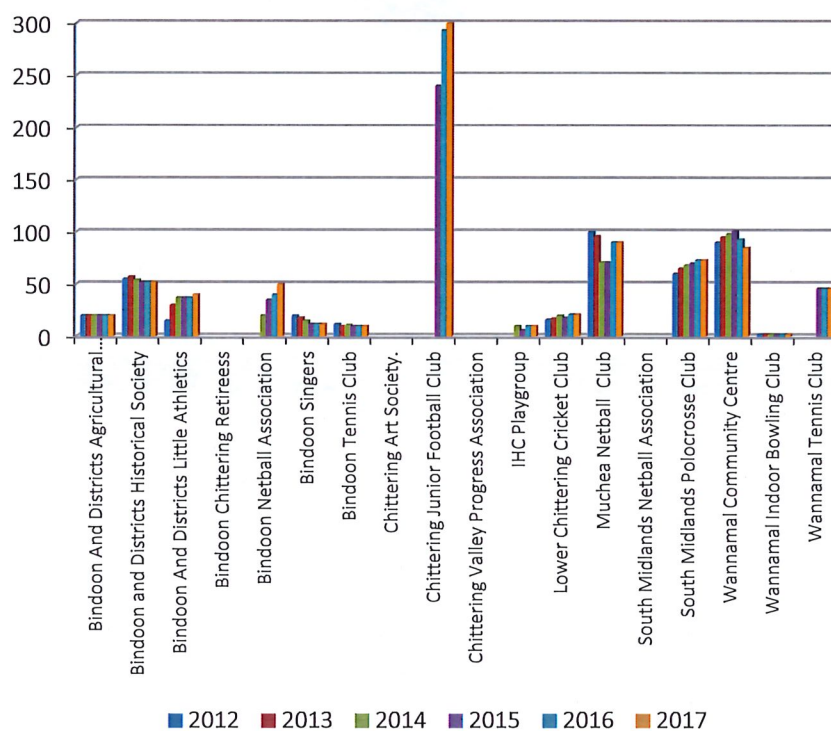
Clubs who responded	
Bindoon And Districts Agricultural Society	IHC Playgroup
Bindoon and Districts Historical Society	Lower Chittering Cricket Club
Bindoon And Districts Little Athletics	Muchea Netball Club
Bindoon Chittering Retirees	South Midlands Netball Association
Bindoon Netball Association	South Midlands Polocrosse Club
Bindoon Singers	Wannamal Community Centre
Bindoon Tennis Club	Wannamal Indoor Bowling Club
Chittering Art Society.	Wannamal Tennis Club
Chittering Junior Football Club	
Chittering Valley Progress Association	

A summary of the completed responses is given below:

It should be noted that the responses from users have not been validated by other means and is reprinted as provided by the users.

7.2.1 Membership (past 5 years and projected next year)

	2012	2013	2014	2015	2016	2017
Bindoon And Districts Agricultural Society	20	20	20	20	20	20
Bindoon and Districts Historical Society	55	57	54	52	52	52
Bindoon And Districts Little Athletics	15	30	37	37	37	40
Bindoon Chittering Retiree's						
Bindoon Netball Association			20	35	40	50
Bindoon Singers	20	18	15	12	12	12
Bindoon Tennis Club	12	10	11	10	10	10
Chittering Art Society.						
Chittering Junior Football Club				240	293	300
Chittering Valley Progress Association						
IHC Playgroup			10	6	10	10
Lower Chittering Cricket Club	16	17	20	18	21	21
Muchea Netball Club	100	96	71	71	90	90
South Midlands Netball Association						
South Midlands Polocrosse Club	60	65	68	70	73	73
Wannamal Community Centre	90	95	98	101	93	85
Wannamal Indoor Bowling Club	2	2	2	2	2	2
Wannamal Tennis Club				46	46	46



It can be seen that most clubs are static or experiencing a small decline in membership. The provision of new facilities could well support growth in clubs but without this development any growth would be difficult.

7.2.2 Fees

All clubs were asked to provide a list of membership categories and annual fees.

The fees given below are the annual fees payable by the junior and adult memberships:

	Junior	Senior	Social	Family	Notes
Bindoon And Districts Agricultural Society		\$5			
Bindoon and Districts Historical Society		20			
Bindoon And Districts Little Athletics	\$170				
Bindoon Chittering Retiree's	No annual fee				
Bindoon Netball Association	\$90				Net set go 8-10yrs \$90, Netsetgo 5-7yrs \$60
Bindoon Singers	No annual membership \$3 per visit				
Bindoon Tennis Club		\$60			
Chittering Art Society.	No annual Fee				
Chittering Junior Football Club	\$90-\$170				Auskick \$90, Junior \$130, Youth \$170
Chittering Valley Progress Association	No Membership fee				
IHC Playgroup	\$5				\$40 per term/child
Lower Chittering Cricket Club		\$130	\$75		
Muchea Netball Club	\$220	\$230			Net set go 8-10yrs \$100, Uniform \$35
South Midlands Netball Association					Not provided
South Midlands Polocrosse Club	\$305	\$465	\$10		
Wannamal Community Centre	10	25		50	Additional fees for sports \$30 Bowls and Tennis
Wannamal Indoor Bowling Club		\$55			
Wannamal Tennis Club		30			

The membership fees for all clubs are low and restrict the ability of clubs to fund new facilities and services. The fees do not reflect current "user pays" philosophies, with the exception of Polocrosse, Netball and Football, and Council needs to assist clubs in the setting of appropriate fees to ensure future existence and progress.

7.2.3 Facilities Used

Clubs were asked which facilities and buildings they currently used:

Facility	
Bindoon And Districts Agricultural Society	Bindoon Oval and Town Hall once per year
Bindoon and Districts Historical Society	Bindoon Museum
Bindoon And Districts Little Athletics	Bindoon school oval, jump pit
Bindoon Chattering Retiree's	Chinkabee complex
Bindoon Netball Association	Gingin Regional facility, Chinkabee Courts and Muchea Courts
Bindoon Singers	Bindoon Town Hall
Bindoon Tennis Club	Chinkabee tennis courts, lights and shed with cupboards
Chattering Art Society.	Agricultural society office Bindoon
Chattering Junior Football Club	Muchea Oval, clubrooms and facilities
Chattering Valley Progress Association	Chattering Valley hall, kitchen, bar and oval
IHC Playgroup	IHC school hall
Lower Chattering Cricket Club	Lower Chattering Hall
Muchea Netball Club	Muchea Netball Courts, storeroom and clubroom
South Midlands Netball Association	Gingin Regional facility, Chinkabee Courts and Muchea Courts
South Midlands Polocrosse Club	Sandown Park Muchea
Wannamal Community Centre	Wannamal hall, tennis courts, playground, oval and walk trail
Wannamal Indoor Bowling Club	Wannamal Community Hall
Wannamal Tennis Club	4 x synthetic Tennis courts and lights, undercover tennis shed and storage

7.2.4 Major maintenance over next 10 years

All clubs were asked to identify if they believed their facilities will require major maintenance or development within the next 10 years and if so what works are required, the responses are as follows:

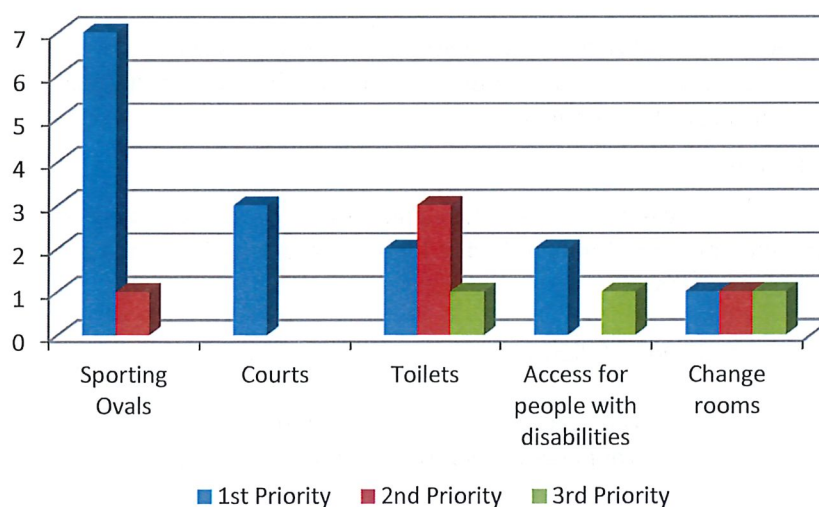
	Yes	No	Requirements
Bindoon And Districts Agricultural Society		x	
Bindoon and Districts Historical Society	x		Expansion to donated house for artifacts storage and display building in 2017
Bindoon And Districts Little Athletics		x	
Bindoon Chattering Retirees	x		General repairs due to wear and tear
Bindoon Netball Association	x		Resurfacing of courts
Bindoon Singers		x	
Bindoon Tennis Club	x		Resurfacing of courts
Chattering Art Society.	x		We need a permanent home , art gallery and workshops rooms
Chattering Junior Football Club	x		Require a secondary oval, canteen refurbishment and Patio/Wet weather protection

Chittering Valley Progress Association	x		New tennis courts in Chittering valley, hall ongoing maintenance, disabled facilities and showers
IHC Playgroup	x		Require a purpose built building for playgroup
Lower Chittering Cricket Club	x		Bigger change rooms , showers and disabled toilet
Muchea Netball Club		x	
South Midlands Netball Association	x		Ensure courts are resurfaced
South Midlands Polocrosse Club	x		Permanent yarding, ongoing maintenance , top dressing of grassed area
Wannamal Community Centre		x	
Wannamal Indoor Bowling Club		x	
Wannamal Tennis Club	x		No detail provided

The IHC Playgroup and Chittering Art Society are looking for new facilities whereas the bulk of responses focus on maintaining their existing facilities to ensure their currency for use.

7.2.5 Priority Facility Listing

A list of 20 facilities was given and the clubs were asked to rank them in order of what they thought was the most important.



It is recognised that each club has very specific needs for their sport/activity e.g. tennis courts, squash courts etc. However the main generic priorities were identified as:

- ⇒ Sporting Ovals
- ⇒ Courts
- ⇒ Toilets
- ⇒ Access for People with Disabilities
- ⇒ Change rooms

7.2.6 Ability to pay

All groups were asked if they would be able to make a financial contribution as a club to development of facilities for your activities.

The responses were:

Yes	1
No	16

The next question asked whether they thought people would be prepared to pay higher fees for participation in order to fund improved facilities.

The responses were:

Yes	5
No	11
Unsure	1

Would you use the facility if developed?

Yes	5
No	10
Unsure	2

7.2.7 Additional Comments

Some clubs made additional comments as follows:

South Midlands Polocrosse Club - Have concerns over the threat to their facilities if a regional centre was located at Sandown Park. They believe the site is not big enough for all parties and feel that equine activities should remain separate from other sports due to safety reasons, but are not against a regional centre for other non equestrian sporting activities.

Muchea Netball Club - Whilst happy with their existing facilities they would like to see development of an indoor mixed/social multipurpose hall for badminton, netball, basketball which would supplement existing club structures.

7.3 Public Workshops

A series of public workshops were scheduled throughout the Shire at a variety of times and locations to allow the community the opportunity to find out more about the project and provide their input into the identification of needs.

The workshops were scheduled as follows

<u>Muchea Hall</u>	Monday 4 July 2016	6:30pm – 8:30pm
	Thursday 7 July 2016	12:30pm – 2:30pm
<u>Lower Chittering Hall</u>	Saturday 2 July 2016	10am – 12pm
<u>Bindoon Shire Chambers</u>	Monday 4 July 2016	12:30pm- 2pm
	Thursday 7 July 2016	6pm – 8pm

The workshops were not well attended with 13 people total attending but did provide an opportunity to provide information on the study and the findings to date.

General agreement was gained from all attendees and further information gained on individual requirements.

7.4 Individual Interviews

A couple of in person and telephone interviews have been conducted with identified key stakeholders namely the Shire of Swan and Netball WA, a summary of these discussions is as follows;

7.4.1 Shire of Swan

Information has been sought from the Shire of Swan into the potential developments within the Bullsbrook area.

Specific details were sought as follows:

1. What facilities are currently located in Bullsbrook as the development of any facilities at the proposed site will likely "pick up" some Swan residents within the catchment.

Response

Pickett Park has a range of facilities – Pickett Park Hall, Sports Club, lawn bowls, skate/BMX park, sports field and a new community centre/library is currently under construction. We also have several small buildings including the Bullsbrook Kindergarten and Lowery Park Hall (on old land sales office) and there is a golf course as well.

2. What plans for community facilities are there for Bullsbrook.

Response

No other plans until the land is developed for residential purposes, then there could be some additional sports fields and pavilions – perhaps a renovation of the outdoor youth elements.

3. Are there any identified gaps in your service provision within Bullsbrook.

Response

None at this stage. All our facilities are designed for mixed use.

4. Are there any groups pushing the council for facilities.

Response

Not really, because we have standards of provision that guide development of these.

5. Any other information you think is important in my deliberations for the Shire of Chittering.

Response

There is a thought that the area will increase from 5,000 to 20,000 residents in Bullsbrook. This will require additional facilities as mentioned in 2.

7.4.2 Netball WA

Information has been sought from Netball WA in terms of defined needs and some understanding of the sports current participation rates and trends in participation.

The decline of the regional competition resulting in Muchea Netball being linked with Wanneroo Region is a concern and would be much better placed within the Shire of Chittering along with the Gingin competition..

7.5 Summary

The response from the community consultation has resulted in the defining of needs from the general community as well as the sporting community.

Some common elements have been highlighted and will now be considered in the proposed redevelopment.

These elements include:

- Sporting Ovals (Senior)
- Gymnasium/Fitness Area
- Sportsman's Clubhouse/kitchen/functions
- Children's Activity Centre
- Multi use courts
- Multipurpose centre

8. DEVELOPMENT RATIONALE

In order to meet the expressed needs of the community and to cater for the diverse population identified during the consultation and demographic analysis there is a need for a facility to cater for the following activities:

- Additional sporting activities
- Fitness and physical activity program
- Baby boomer quality programs
- Designed for safety and security
- Access
- An integrated development of a variety of community services
- Social “community places”
- Environmentally sustainable.

Functional areas required are:

Internal

- New indoor multi use sports hall containing two courts minimum
- Gymnasium containing fixed equipment
- Aerobics / Activity Room
- Function room which has a capacity to be used as a whole or 2-3 extra meeting rooms for smaller groups (20, 50, and 50 capacity)
- Café as a central hub and appropriate lounge area
- Storage
- Toilets/showers (male/female and disabled) to cater for internal and external users but maintaining building integrity out of hours
- Children’s activity area /crèche
- Secure outdoor playground
- Car parking
- Disability access throughout
- Office area/reception

External

- Two senior size ovals (Football/cricket/soccer/hockey)
- 6 x multi use courts (netball/basketball/tennis)
- Picnic area including BBQ’s tables seating
- Playground
- Outdoor fitness equipment
- Overflow caravan/camping area (access to internal toilets/showers)

Stage Two

- Library
- One stop council office

The proposed development is to integrate with external facilities and be linked into the existing school and other developments in the area

Jill Powell &
associates

SHIRE OF CHITTERING

**REGIONAL SPORTS & COMMUNITY CENTRE
FEASIBILITY STUDY
PHASE TWO**

OCTOBER 2016



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1 PROJECT BACKGROUND AND BRIEF

The Shire of Chittering is located north of Perth, with an area covering 1,220km², primarily non-urban and with its boundary only 56km from Perth CBD.

The Shire services the town sites of Muchea, Bindoon and Wannamal along with the localities of Mooliabeenee, Upper Chittering and Lower Chittering.

The aim of the Regional Sports & Community Centre feasibility study is to consider all alternatives in order to establish the most effective investment of funds.



The proposed site is shown above with the approximate site boundaries marked in blue.

The study's objectives are:

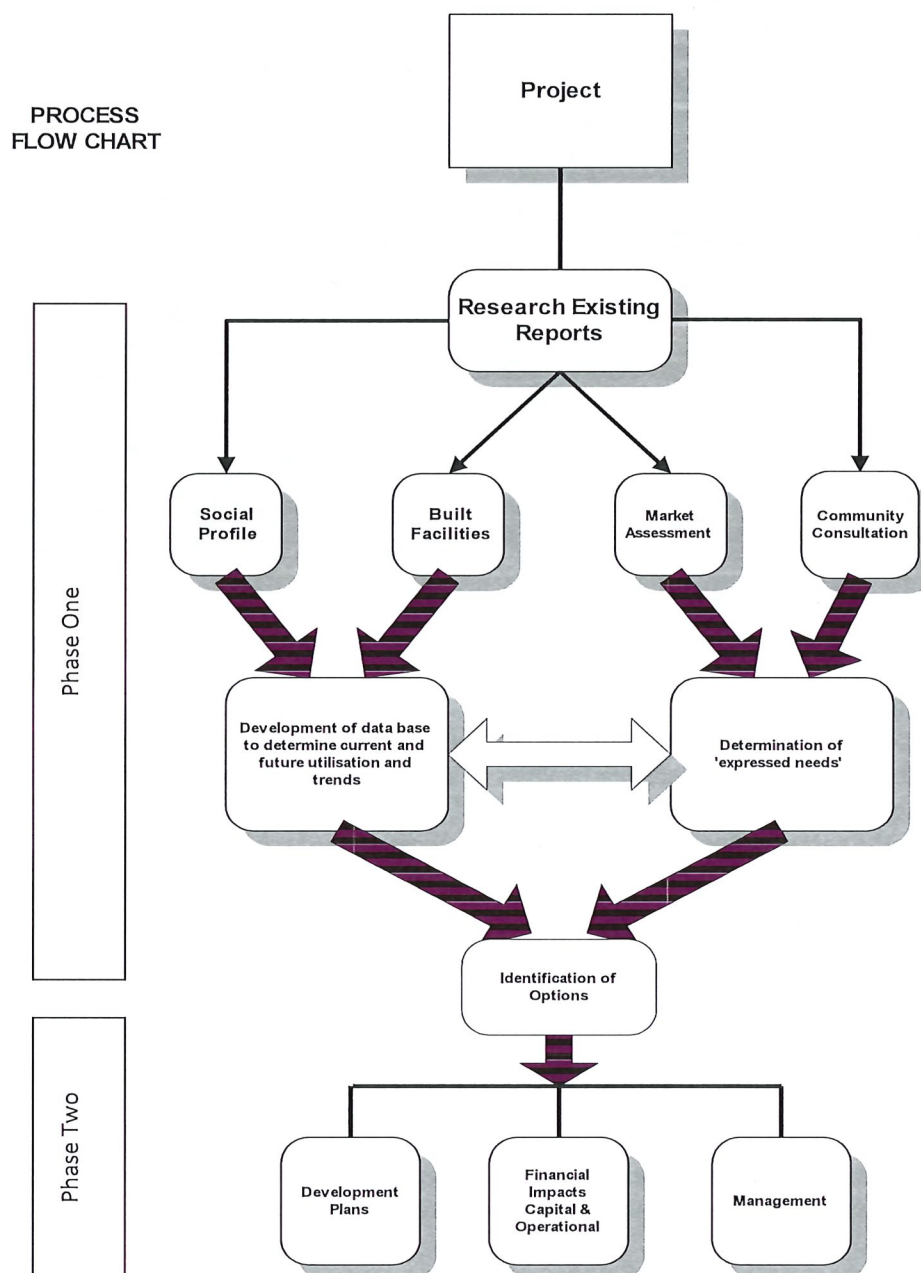
- The assessment of the suitability of a 10 hectare green field site in Lower Chittering and possible consolidation of existing facilities in the southern part of the shire into a regional sporting hub.
- Identify the social and economic benefits of co-locating the facilities
- Identifying any issues and constraints the project may encounter including community response to the proposed project.
- Identification of any major environmental or physical constraints the proposed site may have.
- To critically assess options available and provide Council with both an appropriate model and sufficient information to make an informed decision about whether to proceed with the development of the Regional Sports & Community Centre.

The Regional Sports & Community Centre will be designed to provide for the future sporting and community requirements of the residents within the Shire of Chittering.

2 PROJECT METHODOLOGY

The report has concentrated on seven key areas of investigation and includes:

- Review of Previous Reports and existing information
- Development of a social profile
- Assessment of participation trends and statistics
- Facility inventory condition and use
- Community Consultation
- Plan development
- Financial aspects
- Management options



3 SUMMARY OF PHASE ONE

Phase one of this report concentrated on five key areas of investigation and includes:

- Review of Previous Reports and existing information
- Development of a social profile
- Assessment of participation trends and statistics
- Facility inventory condition and use
- Community Consultation

3.1 Review of Reports

The review of previous planning studies and reports identified that substantial research and planning has been undertaken to date by the Shire of Chittering. The review highlighted the need for additional facilities to cater for the increase in population within the Shire. Further it has identified the direction of the Shire of Chittering and allows any proposals to be structured to meet the needs of the community as well as the Shires Strategic Plan. The specific detail contained within each report was considered when determining the specific needs and functional areas in any proposed Regional Sports and Community Centre.

3.2 Social Profile

- ❖ The demography of the study area (Shire of Chittering) as at the 2011 Census indicates that the population comprises 4,428 people, with a distribution of 50.8% male to 49.2% female.
- ❖ A total of 47.2% of the population are under 39 years of age which, when one compares this to the participation trends, would indicate that the study area has a highly active community.
- ❖ The over 50 year age groups account for 35.4%
- ❖ The Shire of Chittering area has a lower population in the 15-24 and 25-44 age group with higher numbers in the 0-14 and 45-65 age groups. This is important when one considers the type of developments required
- ❖ The Lower Chittering area contains the highest population with 1,558, Bindoon 1,063, and Muchea 1,018.
- ❖ The median age in the southern part of the shire is younger than the northern portion with median ages in Lower Chittering 40 and Muchea 39 compared to Bindoon 45 and Wannamal 46
- ❖ The majority of the population is Australian born. This is important when the participation trends are taken into account, as the highest participating category of people in recreational activities are Australian born with a participation rate of 57.6%.
- ❖ Of the overseas born in Chittering England has 12.5% followed by New Zealand 2.8%, Scotland 1.3%, South Africa 0.9% and Netherlands 0.8%.
- ❖ In terms of language spoken at home 92% of the Chittering population speak English whereas Dutch 0.6%, German 0.5%, Italian 0.4% French 0.2%, and Afrikaans 0.2%, were the other most common languages which is important when considering any marketing campaigns.
- ❖ The Shire of Chittering, based on the median band projections is expected to have an increase in population to 7,290 by 2026.

3.3 Participation Trends

The participation trends were collated for adults and children and provided a picture of the type of activities and frequency of participation.

The top ten activities by participation rates are:

- Walking for exercise
- Fitness/Gym
- Jogging/Running
- Swimming/Diving

- Cycling/BMX
- Golf
- Tennis (indoor and outdoor)
- Soccer (outdoor)
- Netball (indoor and outdoor)
- Basketball (indoor and outdoor)

The activities highlighted above cannot be undertaken within the Shire due to a lack of facilities.

These participation rates will be utilised to assist in the development of functional areas to ensure they cater for the participation of the community in relevant activities.

3.4 Facility Inventory

It is clear that in terms of volume of facilities the Shire Chittering is reasonably serviced, in that most sports wishing to participate have a facility. It should be noted that not all sports are active in the area and, whilst it could be that there is no demand, the lack of facilities could limit people's choices. However the quality and location of some facilities needs some attention.

Gaps in service provision are evident in terms of a senior sized oval as currently no senior cricket or football can be played within the shire, additionally there are no spaces for indoor sport or fitness gym equipment.

The growth in population is expected to place increased demands on the existing facilities as most are currently operating at capacity.

Additional facilities will be required within the Muchea/Lower Chittering area with the additional population. At the same time the existing facilities will be need to be maintained to a high standard to retain their currency with the community.

3.5 Consultation

The response from the community consultation has resulted in the defining of needs from the general community as well as the sporting community.

Some common elements have been highlighted and will now be considered in the proposed redevelopment.

These elements include:

- Sporting Ovals (Senior)
- Gymnasium/Fitness Area
- Sportsman's Clubhouse/kitchen/functions
- Children's Activity Centre
- Multi use courts
- Multipurpose centre

4.1 Development Rationale

In order to meet the expressed needs of the community and to cater for the existing and future population there is a need to develop facilities to ensure better use of resources with facilities that are multi use and capable of being shared by a number of users rather than a stand alone facility.

The identified needs and the following design criteria have formed the base for the development of conceptual plans for the proposed facility.

4.2 Design Criteria**4.2.1 Multi Use**

It is essential that the overall development and each component have as much flexibility of use as possible without seriously impacting on the functional design requirements and having risk management aspects in mind.

4.2.2 Design

The functionality, operational and maintenance characteristics of the built environment are to be paramount to aesthetics.

4.2.3 Capital Cost

The design is to be cost effective and utilise building materials and methods suitable for the area.

4.2.4 Staged Development

The development is to be capable of being constructed in two or more discrete stages with the function of the development stages capable of being managed effectively on a "stand alone" basis, in response to funding and budgetary constraints.

4.3 Identified Functional Elements

Based on the demographic analysis, facility inspections and consultation the following design elements have been identified as the basic requirements to develop a new facility to meet the needs.

- New indoor multi use sports hall containing two courts minimum
- Gymnasium containing fixed equipment
- Aerobics / Activity Room
- Function room which has a capacity to be used as a whole or 2-3 extra meeting rooms for smaller groups (20, 50, and 50 capacity)
- Café as a central hub and appropriate lounge area
- Storage
- Toilets/showers (male/female and UAT) to cater for internal and external users but maintaining building integrity out of hours
- Children's activity area /crèche
- Secure outdoor playground
- Car parking
- Disability access throughout
- Office area/reception

External

- Two ovals (Football/cricket/soccer/hockey) 1 x senior size and 1 x junior size
- 6 x multi use courts (netball/basketball/tennis)
- Picnic area including BBQ's tables seating
- Playground
- Outdoor fitness equipment
- Overflow caravan/camping area (access to internal toilets/showers)

4.4 Design Response

The proposed facilities are the result of detailed consultation, research and analysis and are based on the need to provide West Australia's regional areas with facilities of quality commensurate to the Metropolitan area. In response site plans and layout plans have been developed and are attached.

(Site Plan SK01/C, and Layout Plan SK02/C are attached as separate documents)

Detailed descriptions of the varying elements are outlined below:

4.4.1 Main Sports Hall (1565m²)

The Main Sports Hall is designed as a multipurpose space which can be used for a range of sports and multi marked with 2 netball courts, 2 basketball courts, 2 volleyball courts, 6 badminton courts, all with the appropriate run offs to allow for competitive matches to be held as well as social games.

The courts have an allowance for seating along the length of the court for spectators and match officials

4.4.2 Aerobics/Activity Rooms

A total of two activity rooms have been provided for of identical size as follows:

- Activity Room 1 – 88m² (Total area includes store)
- Activity Room 2 – 88m² (Total area includes store)

The activity rooms provide for larger and smaller classes and all have independent access off passages. The activity rooms have been provided with storage within the room itself ensuring ease of access.

4.4.3 Gymnasium (200m²)

The gymnasium is a significant size and located adjacent to change rooms with access off the main central passage. It is envisaged that this area would have a range of fixed and moveable equipment to allow for a range of exercise and fitness programs.

4.4.4 Crèche (155m²)

A crèche is provided for with dual access off the central foyer and from the external entry to allow for use beyond the operational hours of the Centre. The crèche includes within the total area its own toilet facilities, nursing mothers' room, kitchen and storage. Direct access to an external secure playground (82m²) is provided. Facing north, the playground will enjoy winter sun and with covered areas to protect children during the summer period.

4.4.5 Function Room (300m²)

A large function space with bar facilities is included. Located adjacent to the main oval, the function space provides for views from within the centre for football and cricket games. This space also enjoys direct access to the covered external viewing area.

4.4.6 Office (42m²)

A secure central office is provided within clear sight of the reception and the central spine to assist in the day to day operation of the centre.

4.4.7 Reception (14m²)

A reception area is provided on entry to the facility. The area is a secure area with the ability to secure by means of door and security grilles when not in use for the sports hall.

4.4.8 Kitchen (85m²) and Cafe

As an extension of the reception counter, a café is provided. This arrangement provides for operational efficiency, minimising the staff required to run the centre in both busy and quiet periods. The kitchen is linked directly to the café servery for efficient operations, and has an external servery to cater directly to patrons viewing or participating in external activities.

4.4.9 Circulation Spine

Patrons enter the complex into a central access spine that allows easy and direct access to all facilities. The entry space also flows effortlessly into the café seating area, providing an inviting social

setting for all patrons of the centre, allowing for social interaction, contributing to community engagement and a sense of ownership.

4.4.10 First Aid Room (17m²)

A First Aid /Medical room is provided to allow for a single bed and supplies which has direct access to ambulance attendance via the service courtyard.

4.4.11 Change Rooms and Toilets (Sports Hall)

Small change rooms have been provided to service the indoor sports and gymnasium. These have been kept to a minimum as use patterns in other similar type facilities indicate that the majority of people play their sport then go home for showers.

Male and female toilets are provided for off the main central corridor across from the function room and outside the sports hall. Two Universal Access Toilets which contains a shower cubicle and bench are also provided for in the same location (It should be noted an additional Universal Access Toilet has been provided within the crèche area, with access through the Nursing mothers room).

4.4.12 Change Rooms and Toilets (Oval and caravan parking)

Two senior change rooms of 142m² to cater for football teams, cricket teams etc as well as two junior change rooms , two massage rooms and a separate umpires change room. These facilities can easily cater for full use of the ovals concurrently.

Male and Female public toilets are also provided, with a shower included in the Universal Access toilet to cater for caravan patrons and the general public.

4.4.13 Storage

A total of three storage areas have been provided for with the two largest (75m² and 63m²) attached to the main sports hall. A third store room of 47m² has external access to the oval.

4.4.14 External

A range of different external activity areas are included, all listed below:

- Two ovals (Football/cricket/soccer/hockey) 1 x senior size and 1 x junior size
- 6 x multi use courts (netball/basketball/tennis)
- Picnic area including BBQ's, tables, seating
- Playground
- Outdoor fitness equipment
- Overflow caravan/camping area (access to internal toilets/showers)

4.5 Future Facilities

In addition to the functional elements identified in the study, council believes the site suitable for the possible provision of:

- Library
- One stop council office

4.6 Potential Staged Development

In order to assist in the development of the total concept, the plans can clearly be split into a staged development as follows:

Sporting Community Centre Stages

1. Development of a multipurpose sport and recreation centre
2. Development of new external playing areas including ovals and multi use courts
3. Development of landscaping, picnic areas and all other external works

Future Facility Stages

- ⇒ Library
- ⇒ Council Office

5 USAGE ESTIMATES

As with any facility development, a key factor to consider is the potential usage levels and types.

Two methods of estimation are considered as valid and are discussed below, these being:

- Participation Rate Projection (Exercise, Recreation and Sport Survey (ERASS))
- Community Consultation Method.

5.1 Participation Rate Projection (Exercise, Recreation and Sport Survey (ERASS))

As stated previously in this report the Exercise, Recreation and Sport Survey (ERASS) aimed at determining data on the participation rates of the community in sport and physical activity.

The results of this survey identified that 27% of persons had participated in sport or physical activities organised by a club or association in the week prior to the survey period. A number of these activities would have been conducted indoors such as basketball, netball and aquatic activities.

If this figure is representative of the study area the following attendances would be evident from the study area:

$$4428 \times 27\% = 1195 \text{ per week}$$

In order to take into account of the range of use of the facility the following activities could/should be evident at the proposed facilities. Based on the current participation rates evident in these activities, if this is represented within the Shire of Chittering, the following numbers would utilise the facilities on a weekly basis.

Activity	Percentage	Number'000
Aerobics/fitness	17.4	770
Running	7.4	327
Tennis	3	132
Australian Rules Football	1.2	53
Netball	2.2	97
Cricket(Outdoor)	1.2	53
Basketball	2.2	97
Soccer (Outdoor)	2.4	106
Martial Arts	1.2	53
Badminton	0.5	22

Based on the above table, if this figure is representative of the study area 1710 persons per week would use the facilities:

It should be noted that these figures only take into account the potential usage in organised activities and with the development of the new centre, additional usage would be experienced in informal activities such as walking, social functions and organised group bookings and could well see the number double.

These estimates are based on the 2011 population of 4,428 and will rise as the population increases. For example the estimated 2016 population is 5400 therefore the estimate of use would be 1458 per

week. Should the population projections be accurate by the year 2026 with a population of 7,290, estimated usage would increase to 1,968 per week.

5.2 Community Consultation Method

During this study a consultation process was undertaken that allowed the community to indicate their needs for future development.

Of the 15.2% response rate 88% of them stated there was a need for more recreational and social facilities within the shire. A further 76% of the respondents stated they would use the new facilities.

If these responses are indicative of the total population this would equate to the following utilisation estimate:

$$15.2\%/76\% = 11.5\% \times 4428 = 509 \text{ persons per week}$$

Similar to the participation rates these estimates are based on the 2011 population of 4,428 and will rise as the population increases. For example the estimated 2016 population is 5,400 therefore the estimate of use would be 621 per week. Should the population projections be accurate by the year 2026, with a population of 7,290 estimated usage would increase to 838 per week.

5.3 Participation Estimates Summary

Estimating the potential use of any new facilities is difficult to ensure accuracy but it is possible to define certain usage based on existing participation rates throughout Australia as there are no obvious reasons for the Shire of Chittering community to differ dramatically from the rest of Australia, participation per week is expected to be within the range of 650 -1200 rising to 1500-2000 by 2026.

The facility is expected to raise its levels of participation in line with the increase in population.

6 MANAGEMENT

6.1 Management Options

Overview

The issue of management is critical to the successful performance of facilities. Management issues cannot be left as “last item” consideration in the planning and development process: rather they must be identified at the inception stage of a project.
“Getting it right”

The desired operational philosophy of the facility will be either strengthened or threatened depending on the management system adopted.

Management planning should occur concurrently with the facility design process to ensure the type of management can be accommodated and operational philosophy's can be met.

“Good management is the single most important component of any leisure facility. Excellent facilities will never achieve their optimum with poor management. Yet dynamic, creative management can turn a poorly planned and poorly designed facility into something close to a great success”.
(Marriot, 1986)

The outcomes for a recreation facility can be set along the continuum of benefits defined as either social and/or financial. Dependent on the identification of the desired outcomes an appropriate management system can be selected. The desired outcomes need to be determined in conjunction with other philosophical answers to the following questions:

- ⇒ What level of use or ownership is required by the Shire, community groups and the general community?
- ⇒ Will a membership system be implemented and what categories will apply?
- ⇒ Will some areas be made available for sub-lease or exclusive use?
- ⇒ What type of pricing structure is envisaged?
- ⇒ Is an operating subsidy acceptable?

These questions form the basis of determining the operational philosophy but it should be recognised that this list is not exhaustive.

Once the philosophical base has been determined it will be possible to recommend a management system to ensure achievement of the desired outcomes.

6.2 Management Systems

There are four principle Management Systems currently utilised in the management of recreational facilities. Subtle changes can be made to these base systems to tailor a system specific to the Shire's needs.

These base systems are;

- ⇒ Direct Management
- ⇒ Contract Management
- ⇒ Lease
- ⇒ Committee of Management

In order to assess the merits of each system a brief description is given for each system.

6.2.1 Direct Management

The Direct Management system would mean the Shire would take full responsibility for the day to day operations. This would give full control over the facility, controls the utilisation, and ensures the implementation of desired policies. Although this is the most common method of management in Australia the majority of these facilities operate with large operating deficits. However, it should be noted that the two most profitable centres in Australia are managed this way.

The crucial aspect in this system is the need for a specialised staff which may not be compatible with the Shire's future plans.

6.2.2 Contract Management

An individual, community organisation, or commercial organisation is contracted to manage the facility for a fixed period. The responsibilities are clearly outlined in the contract.

In this system the Shire would retain the responsibility for maintenance of the building plant and capital equipment. A fixed fee is negotiated to operate the centre with all operating revenue retained by the Shire. The Shire would not have any control over the centre on a day to day basis. The majority of swimming pools in country WA are managed in this way. The difficulty in this system is the lack of control on the financial performance and can lead to large deficits which would remain the responsibility of the Shire.

6.2.3 Lease

The basic element in a lease agreement is a legally binding document between the Shire (the lessor) and the management (the lessee). A lease is between two legal entities and gives rights over the centre for a specified time in return for a rent. The lease document would clearly define the rights and responsibilities of both the lessee and the lessor, and penalties would be imposed for any breach of conditions. The lessee would be given freedom to operate the centre in the terms of the lease which, unless stipulated within the lease, would prevent the Shire from impacting on the day to day operation. It would be difficult to withdraw from the agreement without the consent of the lessee. It may be that a lease, if well construed, would limit the financial liability on the Shire but it will also restrict the ability to pursue a certain ethos or philosophy.

6.2.4 Committee of Management

A committee of management is formed to oversee the management of the centre. Clearly defined limits are set on both financial and social measures. The committee is directly responsible to the Shire. This method would enable all organisations involved in the funding of the centre to have a say in the day to day operations. It would be important to set detailed terms of reference for the committee to ensure that the level of responsibility and limits on authority are clearly understood and adhered to. The profits from the centre are usually retained in the community. The placement of an independent management separate from the Shire may provide more flexible management and maintain the community ethos of the Chittering region.

6.3 Selecting a Suitable Management System

The four management systems outlined can be seen as alternatives on the previously described continuum. At one end of the continuum is direct management and at the other is the lease. The

determination of an operational philosophy will certainly affect the type of management system selected.

As identified in the previous chapter the weekly attendance is likely in the initial stages to be between 650-1200 and as such it would be difficult to recommend that the Shire undertake a direct management approach at the outset.

A number of country community facilities operate successfully by indirect management by the creation of a community committee charged with the responsibility for operating the facility in the best interests of the community.

Although this is the recommended option at this stage, it should be noted that any population growth will impact on the facilities use and, as such, the Shire needs to ensure that should growth provide an increase in the user base then it would be appropriate to review the management structure and the possibility of undertaking direct management.

The community management committee needs to ensure that the full range of activities are allowed for by the inclusion of specific representatives from the Chittering Sport and Recreation Committee, Chittering Youth Council, seniors representatives and children's representatives.

Support services need to be provided by the Shire and it could well be that a financial subsidy may be required to assist the operation of the centre.

6.4 Proposed Management Structure

It will be proposed that, whilst it be acknowledged that the individual sports will be managed independently, the facility will require the formation of a joint facility committee with 1 representatives from each group, that is, 1 from Football Club, 1 from Netball Club, 1 from Hockey Club, 1 from the Tennis Club and 1 from the Cricket Club and as new facilities are developed additional members be added. In its initial stages the committee should also include a council representative who would withdraw once council is happy that the facility is functioning satisfactorily.

A review of other management structures and models in place in other areas has been undertaken and we are of the opinion that the most successful models are those which have a clearly defined purpose and direction and incorporate commitment from all those involved.

The Management Committees prime responsibility would be to discuss issues of policy, funding priorities and events, which would impact on other areas e.g. end of year events, competitions, change-over periods, attendance figures and their implications, major Shire events etc. and development of the Terms of Reference, need to take this into consideration.

Council will need to play a key active role in the implementation for the initial two years but should gradually withdraw once the users are comfortable with the change.

6.5 Draft Management Committee Terms of Reference

⇒ The purpose of the Management Agreement

The Management Agreement is based on the resident groups being able to discuss and agree utilisation and safe access to the facility. The groups will be expected to manage the facility and pay all operating costs.

- **The overall scope and period of the arrangement**

The management of a building constructed on Shire land (by either the shire or the community) provides the committee with responsibilities to maintain the quiet enjoyment of the surrounding premises. Whilst the security of tenure provides for the users in terms of use, it is not in any way provided to enable exclusion of the community from its use.

- **The exact area and nature of the managed area or the function to be managed**

A description and plan of the demised managed area should be attached to the Terms of Reference to clearly delineate area of responsibility.

The use of the facility to be clearly detailed and the restrictions on use to be stated, such as not to carry on a business from the premises, no sleeping on the premises, not to store chemicals, inflammable liquid etc,

- **The exact nature of any financial arrangements, including a schedule for required payments by any party, annually in advance.**

The base managed area fee is for the facility. Whilst the Shire may choose to waive this fee, it should be determined to allow for a full knowledge of the cost to the Shire.

All managed area fees to be tied to the Consumer Price Index and definition of the CPI.

The payment of all utility costs (water, power, rubbish collection etc) shall be met by the Management Committee.

- **The responsibilities of all parties in relation to major and minor maintenance, including the requirement for a maintenance schedule**

The Management Committee to keep and maintain the premises in good tenantable repair and condition.

In essence the Shire shall be responsible for all structural maintenance and the Management Committee responsible for all minor/day to day maintenance and more specifically as contained within the Maintenance Schedules attached as an appendix to the managed area.

The Management Committee will have a responsibility for the prompt reporting of all items of major maintenance and acts of vandalism to the Council.

The Management Committee shall not be permitted to erect any signs without the approval of the appropriate Shire officers.

Alterations shall not be made to the premises without the prior written consent of the Shire.

- **The responsibilities of all parties in relation to all forms of insurance, including building, contents, workers compensation and public liability.**

The Management Committee shall be responsible for contents, workers compensation and public liability insurance and will need to provide proof of cover on demand.

The Shire shall insure the building as an asset of the Shire.

- **Any other specific legal requirements that the Shire wishes to ensure are dealt with. For example occupational health and safety, consumption of alcohol etc.**

Need to include reference to the State Government's legislation regarding "No Smoking" in public buildings

To permit the Shire right of entry to view the condition of the premises.

The consumption of alcohol on the premises is subject to the approval of the Council and the Licensing Court whose requirements must be met.

- **The ability of the Management Committee to sub let or manage any function or area granted under the agreement.**

The sub leasing of the facility is subject to Shire approval and as such the procedure needs to be described within the managed area document. This does not preclude the casual hiring of the facility to other community groups which is permitted and encouraged.

- **Any programming or service requirements**

Community use clause example

To encourage the maximum use of the premises by Community organisations when not being used by the Management Committee and to liaise closely with the Shires Booking Officer for this purpose and not to attempt to place any restrictions on the use of the premises by others except by reason of a prior booking.

Hire Charges

That it will not at any time increase the hire charges for the use of the premises without the prior written consent of the Shire. It is agreed that all such charges collected by the Management Committee are the property of the Management Committee.

- **Reasons for termination of the agreement by any party**

A standard notice period needs to be determined that the Shire is happy with. This period is generally of a minimum of three months from the date of notice in writing.

- **Dispute resolution.**

A standard clause contained within any managed area addresses any matters of dispute resolution and referral to an independent arbitration body.

6.6 Management Summary

The management of the Regional Centre is a key element in the successful operation of the facility for the community. The Regional Centre has an opportunity to provide a vital community service to the community.

The preferred option clearly provides an opportunity for all community groups to commence discussions on an equal footing with the aim being the “best” outcome for the community as a whole.

6.7 Recommended Management Option:

That:

- ⇒ **The Shire of Chittering appoints a Management Advisory Committee to ensure all parties’ interests are accounted for in the implementation phase;**
- ⇒ **The Shire indirectly manage the centre as a business unit of Council; and**
- ⇒ **Utilise the expertise of local community associations in the conduct of sporting, recreational and cultural programs within the centre.**

7 RISK ANALYSIS

As part of this study APP has been engaged to undertake a high level Risk Assessment of the proposed facility. The three components of the assessment as identified in the Risk Management - Principles and Guidelines Standard AS/NZS ISO 31000:2009 are:

- Risk Identification – identify sources of risk, areas of impacts, events and their causes and their potential consequences.
- Risk Analysis – involves consideration of the causes and sources of the risk, their consequences and the likelihood the risk will occur.
- Risk Evaluation – making decisions based on the risk analysis about which risks need treatment and priority

Table 1 identifies the risk categories and the action required.

Table 1 – Risk Categories

Very High	Extreme risk, immediate action required
High	High risk senior management attention needed.
Mod	Moderate risk management responsibility must be specified.
Low	Low risk, manage by routine procedures.

7.1 Workshop

As part of the assessment, Councillors and key Shire employees were invited to a Risk Workshop at the Shire of Chittering on 18 October 2016 to provide valuable local input into identifying risks and establishing mitigation measures to potentially reduce risks to a manageable level.

APP facilitated the workshop and has established a Risk Register (see Annexure A). The register is divided into three primary stages of development.

Stage 1 - Feasibility

- Needs
- Planning – Community – Political
- Environment
- Services – Utilities
- Feasibility

Stage 2 – Funding – Design - Approvals

- Funding
- Design

Stage 3 – Construction (to be reviewed following detailed design)

- Cost
- Construction
- Sustainability
- Quality Assurance
- Occupational Safety & Health

7.2 Summary

Stages 1 and 2 were assessed which resulted in the identification of 27 risks. An evaluation process was undertaken for each risk and then mitigation actions were established for each one. Three risks have been established as Moderate and one identified as a High risk. These are summarised below in Table 2.

It is important to note that the risks identified may not comprise all risks or potential risks to the project.

The Group agreed that the Risk Register is a dynamic document and is to be reviewed on periodic basis, particularly entering new stages or when new risks that are higher than low are identified.

Table 2 – Identified Risks Exceeding Low Risks

Identified Risk	Consequence if not Addressed	Mitigation Proposed	Risk Rating After Mitigation Measures
Internal political intervention does not support the facility	Development is stalled or stopped	No mitigation was proposed as it was considered unlikely to occur and would be addressed at the time of occurrence	Moderate
External political support ceases	Development is stalled or stopped	Maintain links with Politicians adjoining local authorities and sporting associations such as DSR, Lotterywest, Royalties for Regions	Moderate
Not submitting Grant application	Project is stopped	Forward planning and discussion with Grant Authorities and other opportunities like memberships, club participation etc as alternate back-up for funding source	Moderate
Reticulated water unavailable	Limitation of recreational facilities	Investigate alternative methods and sustainable outcomes	High

(A detailed Risk Register is provided as a separate document –Chittering Risk Assessment)

8 ENGINEERING SERVICING

A detailed servicing investigation of the site has been undertaken by Porter Consulting Engineers. The feasibility servicing investigation is based on servicing the site with power, communications, water, wastewater and drainage and is based on a desktop study of existing services, aerial imagery and information readily available online. No geotechnical investigations were available at the time this investigation was undertaken.

The report provides details on the following aspects:

- Landform
- Land Use
- Indicative Servicing Construction Costs
- Earthworks and Clearing
- Water Supply
- Wastewater
- Firefighting
- Roads and Pavements
- Drainage
- Power
- Communications
- Fencing
- Gas
- Landscaping

8.1 Conclusion

Based on the information available, with the exception of water supply, there does not appear to be any significant engineering factors that would prevent the development of the proposed Chittering Regional Sporting Complex.

However, the supply of water in the quantities required to support the Sporting Complex is a high risk item and requires further consideration.

Porter Consulting Engineers advise that indicative costs provided are an Opinion of Probable Costs only, and will require further review once more detailed design work has been undertaken. The costs developed by the consulting engineers have been reviewed by the quantity surveyor, with the figures expressed in the financial report Chapter 9.

The reader should be satisfied that they are appropriate for their use. Porter Consulting Engineers does not accept liability or responsibility for their interpretation or use.

(The full report is provided as a separate document Engineers Report and Costings)

9 FINANCIAL

9.1 Capital Costs

Capital costs based on the concept plans provided in chapter 4 and Engineering advice provided in Chapter 8 have been developed by Ian Silver Cost Planning Intelligence

Ref	Buildings	Unit	Qty	Rate \$	Amount \$
1	Multi Purpose Centre	m2	1610	3000	4,830,000
2	Courts and Storage	m2	1775	1500	2,662,500
3	Library/Council Office	m2	1000	3950	3,950,000
4	Change rooms	m2	405	3850	1,559,250
					13,001,750
	Playing Fields				
5	Main Oval - Stolons including reticulation and natural drainage	m2	18500	17	314,500
6	Junior Oval - Stolons including reticulation and natural drainage	m2	12500	17	212,500
7	Lighting to ovals	Item	1	385000	385,000
8	Cricket wicket	No	2	7500	15,000
9	Seating plats to main oval viewing area	m2	485	385	186,725
10	Roofing to outdoor viewing area	m2	605	275	166,375
					1,280,100
	External Works				
11	Roads and car parking	m2	17000	110	1,870,000
12	Pedestrian paving	m2	2000	95	190,000
13	Caravan bays including power and water	No	33	16500	544,500
14	Picnic area including BBQ, tables, bench seats etc	No	2	65700	131,400
15	Children's playground area including equipment	No	2	145000	290,000
16	Outdoor fitness track including equipment and shelters	Item			151,444
17	Tennis courts complete with fencing and lighting	No	6	85000	510,000
18	Provision for landscaping and reticulation to general areas	m2	51725	30	1,551,750
19	Way finding and signage	Item	1	75000	75,000
					5,314,094
	Site Works				
20	Top soil strip	m3	76000	2	152,000
21	Cut to fill	m3	17000	16	272,000
22	Clay layer shaping	M2	59000	250	147,500
23	Imported sand fill	m3	20300	30	609,000
24	Imported clayey gravel fill	m3	4300	25	107,500
25	Stabilisation	m2	76000	0.40	30,400
26	Provision of rock excavation	m3	250	185	46,250
27	Post construction Geotech	Item	1	5000	5000
28	Retaining walls	m2	125	500	62,500
29	Pitched banks	m2	4000	85	340,000
					1,772,150
	External Services				
30	Stormwater disposal allowance	Item			225,000
31	Sewer disposal system - Assume on-site	Item			350,000
32	Site fire service mains	Item			135,000
33	Site water supply and reticulation	Item			111,000
34	Water storage tanks/pumps	Item			425,000
35	External electrical MSB, sub-mains, general lighting, etc				400,000
					1,646,000
	External Works Siteworks and Services Preliminaries				
36	Site establishment	Item			10,000
37	Site supervision	Item			83,200
38	Survey and set out	Item			25,000
39	Dust management	Item			50,000
40	General preliminaries	Item			35,000
					203,200
	Total Current Construction Cost				23,217,294

41	Headworks charges –Power and Water	Item			750,000
42	Design Contingency			10%	2,321,729
43	Construction Contingency			5%	1,276,951
44	FF & E to building facilities	Item			910,123
45	Allowance for professional fees			10%	2,553,902
46	Escalation excluded – Current rates			0	0
	Total Current Cost Budget				31,029,999

Exclusions:

GST

Fencing

Future escalation in construction costs

Electronic Scoreboards and Video Stadium Screens

Grounds equipment

Subject to funding availability, the total cost could be split into distinct phases as outlined below:

1. Development of ovals
2. Development of Multipurpose Centre
3. Development of courts
4. Landscaping, picnic area, fitness track, playgrounds
5. Development of Library/Council Office

Further staging can be developed through the detailed design stage and costings to ensure appropriate level of development and economies.

9.2 Grant Funding Availability

A review of existing funding opportunities has revealed that three main sources of assistance are currently available and these are the Community Sporting and Facilities Fund, DSR Lotterywest and Royalties for Regions.

9.2.1 Community Sporting and Facilities Fund, DSR

Through CSRFF, the State Government invests \$12 million annually towards the development of high quality physical environments in which people can enjoy sport and recreation.

Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

The type of projects which will be considered for funding include:

- Change rooms and ablutions.
- Clubrooms including social space, kitchen, administration areas and viewing areas. Please note that these areas have a minimal impact on physical activity and would be considered a lower priority.
- Floodlighting projects.
- New Playing surfaces—ovals, courts synthetic surfaces etc.
- Resurfacing of existing sports surfaces. It is expected that facility managers will budget for these items as part of the ongoing operation of the facility, frequently over 7 to 10 years, and will be considered a low priority for funding. If supported a resurfacing project may attract a reduced funding percentage.
- Sports storage.

Three types of grants are available small grants, annual grants and forward planning grants. The Chittering Regional Centre would be eligible for a Forward Planning Grant.

Forward Planning Grant

\$166,667–\$2,000,000 will be allocated to the large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.

Examples of forward planning projects:

- multipurpose leisure/recreation centre
- swimming pool – new or major upgrade including heating to allow increased use
- construction of large synthetic fields
- playing field construction
- clubroom – new or major upgrade
- large ablution block/change rooms

The maximum standard CSRFF grant approved will be no greater than one-third of the total estimated cost (excluding GST) of the applicant's project.

Some applications will be eligible for up to one half of the project cost. This eligibility will be measured against key development principles. Applicants will have to show their eligibility through Part 3 of the application form. Meeting Development Bonus criteria will not automatically ensure the applicant is eligible for 50% of the project cost.

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

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

9.2.2 Lotterywest

Lotterywest grants aim to assist community organisations to turn their ideas into reality. The grants are made as an investment, not only in the future of the organisation, but in the future of the Western Australian community as a whole.

Lotterywest grants should make a difference to a community. Their preference is for proposals that have come from, or been embraced by, a community, that will involve a wide cross section of people and will enhance the quality-of-life of Western Australians.

Sopecific grant categories are many but the one most relevant to this project is the Community Space Outdoor Grant which states:

“What we can support

- Creation of skate parks
- Development of playgrounds
- Memorials marking our culture, heritage and community sentiment
- Design of community gardens to promote sustainable living
- Earthworks, play equipment and shade facilities
- Temporary infrastructure that may make public spaces more welcoming for people”

<http://www.lotterywest.wa.gov.au/grants/grant-types/community-spaces>

9.2.3 Royalties for Regions

The Regional Grants Scheme (RGS) is a Royalties for Regions (RfR) initiative, administered by each of the nine Regional Development Commissions (RDC). This Scheme seeks to improve economic and community infrastructure and services in regional Western Australia by helping to help attract investment, increase job opportunities and assist in improving the quality of life in the regions. The RGS is a contestable funding round with grants available from \$50 001 to \$300 000. Royalties for Regions focuses on delivering benefits to regional WA through six objectives:

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

Additionally the Country Local Government Grant is a further avenue for funding. The Country Local Government Fund (CLGF) was formed as part of the Government's commitment to fund the regional local government infrastructure backlog.

Since 2008-09 over \$360 million has been invested through CLGF to support over 1600 projects for individual local governments, as well as to over 140 strategic projects by groups of local governments.

CLGF overall aims are to:

- Address infrastructure needs and support capacity building
- Improve the financial sustainability of country local governments through improved asset management
- Provide financial assistance to regional local governments that choose to amalgamate voluntarily
- Assist groups of country local governments to fund regionally significant infrastructure projects

10 PROGRAM /FACILITY SUSTAINABILITY MATRIX

As part of the Department of Sport and Recreations decision making guide a Program /Facility Sustainability rating system has been developed with a range of aspects for consideration including:

- Social Well being
- Catchment Dynamics
- Community and Stakeholder Engagement
- Policy
- Location
- Design
- Environment
- Operations
- Funding Availability

A detailed rating assessment specific to each question has been provided to allow the matrix to be completed. Ratings are in essence 1-4 with 1 being poor and 4 being the top rating.

The ratings are then averaged across the matrix to finish with a Sustainability Rating.

The completion of the matrix for the proposed Chittering Regional Centre resulted in a sustainability rating of 3.57. (The full completed matrix appears on the following three pages)

The lowest rating area was contained within the Operations area due to the nature of the facility and the location.

The Decision making guide summed up the justification of need as follows:

“Need can be justified if you can answer YES to (and provide evidence to support) all of the following questions:

- *Are there real provision gaps in the study area?*
- *Does the audit indicate existing facilities and programs will not meet the demands of the population?*
- *Is the population profile suited to the nature of the proposed facility or program?*
- *Do local participation rates and population forecasts suggest that existing facilities/programs are inadequate?*
- *Does the comparison of population to standards indicate an under supply?*
- *Does the proposal have the general support of the local community?”*

The completion of all of the necessary areas of investigation clearly allows us to state the need has been justified.

SUSTAINABILITY MATRIX

1.0	Social Wellbeing	13%	Criteria
1.1	To what extent will this facility/program proposal enhance the social wellbeing of the community?	4	
1.2	To what extent will this facility/program add to the sense of community?	4	
1.3	To what extent will this facility/program bring different parts of the community together?	4	
1.4	To what extent will this facility/program cater for all age groups?	4	
1.5	To what extent will this facility/program cater for both genders?	4	
1.6	To what extent will this facility/program address known social issues in the catchment population?	4	
1.7	To what extent will this facility/program increase participation rates?	4	
1.8	To what extent will this facility/program cater for the disadvantaged in the catchment population?	4	
Social Wellbeing Subtotal		4	
2.0	Catchment Dynamics	9%	
2.1	How well do existing and projected participation rates match the proposed facility's/program's function?	4	
2.2	How distinct is the catchment population for this facility/program from other facilities or programs?	4	
2.3	How well does the target population of the proposed facility/program match the age profile of the existing catchment population?	4	
2.4	How well does the income profile of the catchment population reflect the income vs. participation profile of the proposed facility/program?	4	
2.5	How well does the cultural flavour of the proposed facility/program mirror the catchment population?	4	
Catchment Dynamics Subtotal		4	
3.0	Community and Stakeholder Engagement	12%	
3.1	To what degree does the local community (nearby residents) support the proposed facility/program?	4	
3.2	To what degree does the catchment population support the proposed facility/program?	4	
3.3	How likely is the local council(s) to support development of the proposed facility/program?	4	
3.4	How likely is the state government (DSR) to support development of the proposed facility/program?	3	
3.5	How likely is the state sporting association(s) to support development of the proposed facility/program?	4	
3.6	How well have the needs of special interest groups been interpreted and included in the planning process?	4	
3.7	How secure is community group/potential tenants' commitment to using the proposed facility/program?	2	
3.8	To what extent have Indigenous and non-indigenous heritage impacts been addressed?	2	
Community and Stakeholder Engagement Subtotal		3.37	

4.0	Policy	7%
4.1	How well does the proposed facility comply with the recommendations of Liveable Neighbourhoods?	3
4.2	To what extent does the facility promote the objectives of Network City?	4
4.3	How well does the facility/program meet DSR's SD4 policy guidelines?	4
4.4	How well does the facility/program meet relevant local government policies?	4
4.5	How well does facility/program development of this kind support the local authority's Corporate plan?	4
4.6	To what extent does the proposed facility/program comply with regional community facility and service development strategies?	4
4.7	To what extent does the proposed facility/program reflect the WA State Sustainability Strategy?	4
4.8	How well does this facility/program proposal reflect other State government's initiatives?	4
Policy Subtotal		3.87
5.0	Location	13%
5.1	To what extent does the location and design of the facility integrate with the surrounding urban fabric?	4
5.2	How accessible is the facility/program via public transport?	
5.3	How accessible is the facility/program for pedestrians and cyclists?	3
5.4	To what degree does the standards gap analysis indicate a need?	4
5.5	How readily will local schools and education institutions be able to access the proposed facility or program?	4
5.6	What degree of visibility and exposure will this facility/program have within the local community?	3
5.7	To what extent will the facility/program generate activity that will enhance community safety?	4
Location Subtotal		3.66
6.0	Design	12%
6.1	How strong are the synergies between the potential user groups at present?	3
6.2	To what degree does the design of the facility/program allow for flexibility and changing function?	4
6.3	To what extent does the proposed facility/program allow for shared use?	4
6.4	To what degree does the design incorporate ESD (ecologically sustainable design) principals?	4
6.5	To what degree will this facility allow for passive surveillance to enhance community safety?	3
Design Subtotal		3.6

7.0	Environment	7%	
7.1	To what degree will the proposed facility/program provide opportunities for alternative transport modes?	4	
7.2	To what degree will the proposed facility enhance the physical environment?	4	
7.3	To what degree will the facility/program accommodate community based environmental programs?	4	
7.4	To what degree will the facility assist in minimising waste to the environment?	3	
	Environment Subtotal	3.75	
8.0	Operations	15%	
8.1	To what extent will the facility/program be able to recover operating costs from user fees?	2	
8.2	To what extent are other parties able to contribute to operating costs?	2	
8.3	To what extent will this facility/program facilitate full time use (all hours, all seasons)?	4	
8.4	To what extent will this facility/program provide local employment opportunities?	3	
	Operations Subtotal	2.75	
9.0	Funding Availability	12%	
9.1	What is the likelihood of the capital cost of the project being fully funded?	3	
9.2	To what degree does the Council have adequate reserves set aside for this purpose?	4	
9.3	What is the likelihood of financial (capital and management) contributions from more than one local government?	2	
9.4	What is the likelihood of financial contributions from other entities (<i>e.g. state, not for profit sector, developer contributions</i>)?	3	
9.5	What level of priority does the host local authority ascribe to this facility/program?	4	
	Funding Subtotal	3.2	
10.0	Sustainability Rating	100%	3.57

11 SUMMARY

Phase two of the Shire of Chittering Regional Sports and Community Centre Study has centred on five key areas of enquiry, these being

- Development of site plans and floor plans
- Engineering Service Assessment
- Risk Analysis
- Usage and Management analysis
- Capital costs for the development

Each of these avenues of enquiry has addressed the specific requirements of the project brief as well as additional information where it was considered necessary.

The development of a Regional Centre is a major undertaking and, whilst some issues still need resolution, it can be seen that the Regional Sport and Community Centre would meet a number of known needs. The proposed development has also identified the potential development of a library and a one stop council office, to cater for the expected growth in population, particularly within the southern half of the Shire.

The construction costs are substantial, but we are of the opinion that a staged development can and should be implemented to achieve the overall master plan.

Cost Plan No.2



Project: Chittering Sports Complex
Building: Stage 1

Details: Budget

Auto code	Description	Quantity	Unit	Rate	Total
	Stage 1				
1	Clubhouse	568.2	m2	3,400.00	1,931,778
2	Multi-purpose Hall	2,215.9	m2	1,650.00	3,656,219
3	Rugby/Hockey pitch - Stolons, retic, drainage	9,314.4	m2	24.00	223,545
					5,811,541
	External Works				
4	Roads and car parking	4,254.0	m2	110.00	467,940
5	Pedestrian paving	631.3	m2	95.00	59,975
6	Pergola over walkway	50.0	m2	165.00	8,250
7	Wayfinding and signage	1.0	Item	30,000.00	30,000
8	Landscaping provision	3,000.0	m2	17.00	51,000
					617,165
	Siteworks				
9	Top soil strip	8,714.0	m3	5.00	43,570
10	Site filling	10,220.0	m3	30.00	306,600
11	Excavation	2,500.0	m3	35.00	87,500
12	Open drain diversion	430.0	m3	35.00	15,050
13	Sundry site works	1.0	Item	115,000.00	115,000
					567,720
	External Services				
14	Stormwater system	1.0	Item	80,000.00	80,000
15	On-site sewer	1.0	Item	50,000.00	50,000
16	External fire service	1.0	Item	45,000.00	45,000
17	External water service	1.0	Item	25,000.00	25,000
18	Water tanks and pumps	1.0	Item	65,000.00	65,000
19	Fire tanks and pumps	1.0	Item	300,000.00	300,000
20	External communications	1.0	Item	25,000.00	25,000
21	External electrical - MSB, lighting, etc	1.0	Item	40,000.00	40,000
					630,000
	Total Construction Cost				7,626,427
	Budget Items				
22	Design contingency	10.0	%		762,643
23	Construction contingency	5.0	%		381,321
24	Provision for headworks				100,000

Cost Plan No.2



Project: Chittering Sports Complex

Details: Budget

Building: Stage 1

Auto code	Description	Quantity	Unit	Rate	Total
25	Allowance for professional fees	10.0	%		838,907
26	Escalation povision - Excluded	0.0	%		0
27					
	Total Current Cost Budget - Stage 1a				9,709,298
28	GST	10.0	%		970,930
GFA: 0.00 m2					10,680,228



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Valuation Report

Part Lot 8017 Muchea East Road
Lower Chittering, Western Australia 6084

File Ref: 8667544



VALUATION REPORT



Part Lot 8017 Muchea East Road Lower Chittering, Western Australia 6084

Prepared For	Shire of Chittering
Report Purpose	Market Value purposes
Valuation Date	6 March 2018
Our Reference	8667544
Client Reference	PO24895

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Level 1, 130 Hay Street, Subiaco WA 6008

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1. Instructions
2. Certificate of Title LR3165 68

1.0 Valuation Summary

1.1 Instructions

Instructing Party	Alan Sheridan, Shire of Chittering
Client / Authorised Party	Shire of Chittering
Client Reference	PO24895
Valuation Purpose	Market Value purposes - <i>Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically unsuitable for this purpose.</i>

1.2 Property Details

Property Address	Part Lot 8017 Muchea East Road, Lower Chittering, Western Australia 6084
Property Description	The portion of land, the subject of this valuation is of an irregular shape, forming a proposed site area of 3ha. The proposed lot is generally level and cleared throughout.
Parent Title Reference	Lot 8017 Deposited Plan 400412 Volume LR3165 Folio 68
Tenure Type	Freehold
Registered Proprietor	Status Order/Interest: Reserve under Management Order. Primary Interest Holder: Shire of Chittering.
Total Parent Site Area	10.1317 ha
Total Proposed Site Area	3.0000 ha (subject of this valuation)
Encumbrances	Refer section 6.2 for details on encumbrances.
Existing Zoning	Parks and recreation.

Assumptions & Recommendations:

Verifiable Assumptions	<ul style="list-style-type: none"> The instructions and information supplied contain a full disclosure of all information that is relevant All values expressed within this report are exclusive of GST unless otherwise noted. The Valuation is prepared based on the Assumptions Conditions and Limitations appended to the rear of this Report.
Critical Assumptions	<ul style="list-style-type: none"> In accordance with your instructions, we have valued the proposed Lot of 3 hectares, whilst assuming a zoning of "Rural Residential" inline with surrounding land uses. We have valued the proposed lot on the basis that the Management Order has been removed from this portion of land and has been valued on the basis of unencumbered freehold, with vacant possession. The value detailed within this report is subject to the specific assumptions made in accordance with your instructions and a different value may apply if sold without these assumptions being applied. Assuming an individual Certificate of Title for the subject proposed lot of 3 hectares has been issued.
Assumptions Requiring Further Consultancy	<ul style="list-style-type: none"> Nil

Part Lot 8017 Muchea East Road
Lower Chittering, Western Australia 6084
Our Reference: 8667544



1.3 Key Valuation Outputs

Market Value Rate \$91,667 per hectare

1.4 Valuation Details

Market Value As Is:

Market Value with Vacant Possession subject to the assumptions within this report: **\$275,000**

This valuation is exclusive of GST

Interest Valued	Fee simple with vacant possession subject to the assumptions within this report
Date of Inspection	6 March 2018
Date of Valuation	6 March 2018
Date Issued	13 March 2018
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories

Doug Shorten AAPI CPV
Senior Valuer
API No: 75639 WA Lic No: 44826
Inspecting Valuer

Valuation Summary

*This Valuation Summary has been prepared with acknowledgement by the client that it is a synopsis of the property and the valuation on the understanding the client is familiar with the property or have taken their own investigations and due diligence on the property. A more detailed valuation report can be provided if required. All information obtained and researched on the property has been retained on our files for future reference if required. This report is provided on the basis and understanding that this report is only to be used for the specified purpose, and is specifically **not suitable for mortgage security purposes**. Should a financier be provided with a copy of this report we request the financier refer the client back to us or instruct us to prepare a valuation for mortgage security purposes.*

Third Party Disclaimer

This report has been prepared for the private and confidential use of our client, Shire of Chittering for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon Property Group Australia or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.

2.0 Instructions

Instructions have been received to undertake a valuation of the property as per the details below.

Instructing Party	Alan Sheridan, Shire of Chittering
Property Address	Part Lot 8017 Muchea East Road, Lower Chittering, Western Australia 6084
Date of Instructions	1 March 2018
Client / Authorised Party	Shire of Chittering
Valuation Purpose	Market Value purposes - <i>Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically not suitable for this purpose.</i>
Specific Instructions	<p>Assessment of the Market Value of the proposed lot as at the Date of Valuation, being in accordance with your instructions to assess the market value of the proposed lot, being a portion of Lot 8017 and comprising an area of 3 hectares as detailed within this report for inclusion within a Funding Submission.</p> <p>In addition, our valuation of the proposed lot of 3 hectares is subject to the following assumptions:</p> <ul style="list-style-type: none"> • Disregarding the existing zoning and assuming a zoning of "Rural Residential" in accordance with surrounding land uses. • Assuming the Management Order has been removed from the subject proposed lot and has been valued on the basis of unencumbered freehold, with vacant possession. • Assuming an individual Certificate of Title for the subject proposed lot of 3 hectares has been issued. <p>The value detailed within this report is subject to the specific assumptions made in accordance with your instructions and a different value may apply if sold without these assumptions being applied.</p>
Documentation Provided	<p>Information we have been provided with and relied upon in undertaking our valuation includes:</p> <ul style="list-style-type: none"> • Instructions; and • Proposed Site Plan.
Scope of Work	<p>The scope of work undertaken by the valuer in completing the valuation has included:</p> <ul style="list-style-type: none"> • Collation of information from relevant parties regarding the subject property; • Undertaking our own research regarding the subject property; • An inspection of the property and measurement of buildings where required; • Undertaking market research of similar properties; • Preparation of valuation calculations; and • Preparation of this report.
Compliance	Our valuation has been prepared with reference to the Australian Property Institute Practice Standards and Guidance Notes.

A copy of our instructions is attached to this report.

3.0 Basis of Valuation & Definitions

This valuation has been prepared in accordance with definitions and Valuation Applications of the International Valuation Standards Council (IVSC) and endorsed by the Australian Property Institute.

Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
Highest & Best Use	Market Value is based on the highest and best use of the asset that may not necessarily be the existing use. Highest and Best Use is <i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued"</i> .
Market Value As Is	"Market Value As Is" means a valuation that provides the Market Value of the property as it currently exists. In this instance, we have valued the proposed lot 'As Is' subject to the specific assumptions noted within this report as per your instructions.
Special Interest	No account has been taken of a higher price that may be paid by a purchaser with a 'special interest' in acquiring the property, such as an adjoining owner. In these circumstances the price paid by a special interest purchaser may not meet the definition of Market Value as the purchaser may be acting 'with compulsion'.
Forced Sale	Our valuation reflects market conditions as at the Date of Valuation but does not contemplate a <i>"forced sale"</i> of the property, reflecting circumstances where a seller is under compulsion to sell and/or a proper marketing period is not available. The price obtainable under a Forced Sale situation may not satisfy the definition of Market Value.

4.0 Date of Valuation

Valuation Date	6 March 2018
Date of Inspection	6 March 2018
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

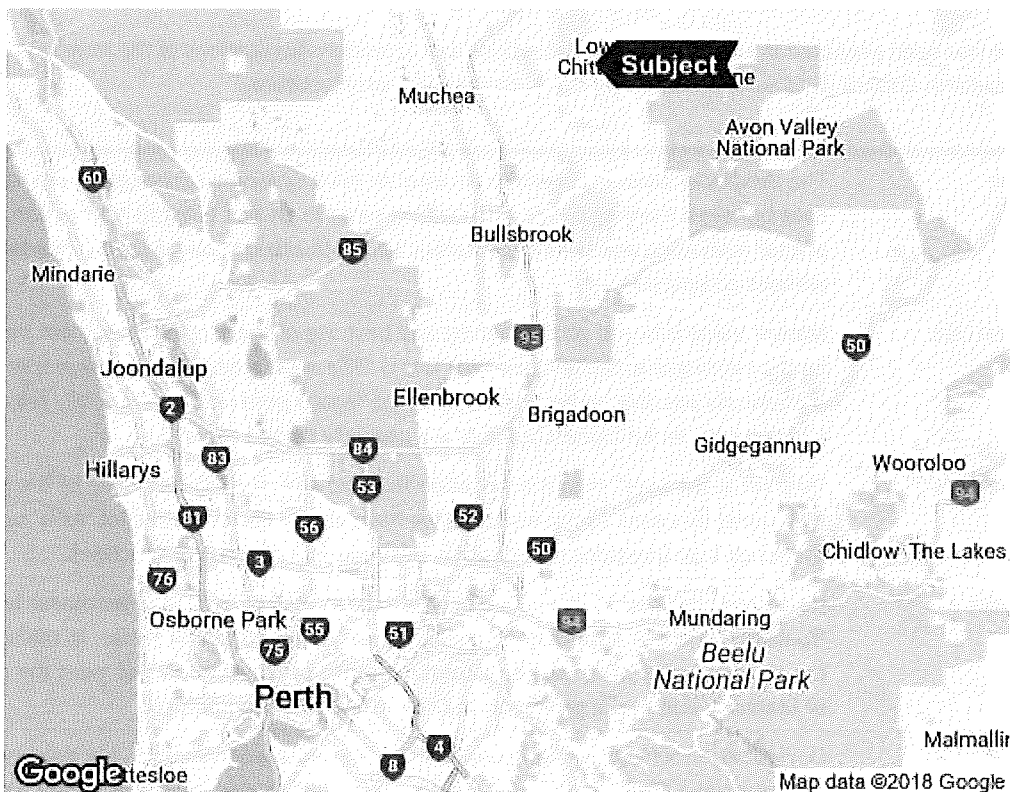
5.0 Location

Location	Lower Chittering is an established rural and rural residential locality located approximately 45 kilometres northeast of the Perth Central Business District, which is primarily accessed via the Great Northern Highway.
Neighbourhood	Surrounding development generally comprises old to modern style single residences of average quality on small to large rural land holdings, numerous new small land holding rural subdivisions are in the area. Limited community infrastructure is provided with a full complement of community infrastructure being provided at Midland some 55 kilometres south of in Perth.

Part Lot 8017 Muchea East Road
Lower Chittering, Western Australia 6084
Our Reference: 8667544

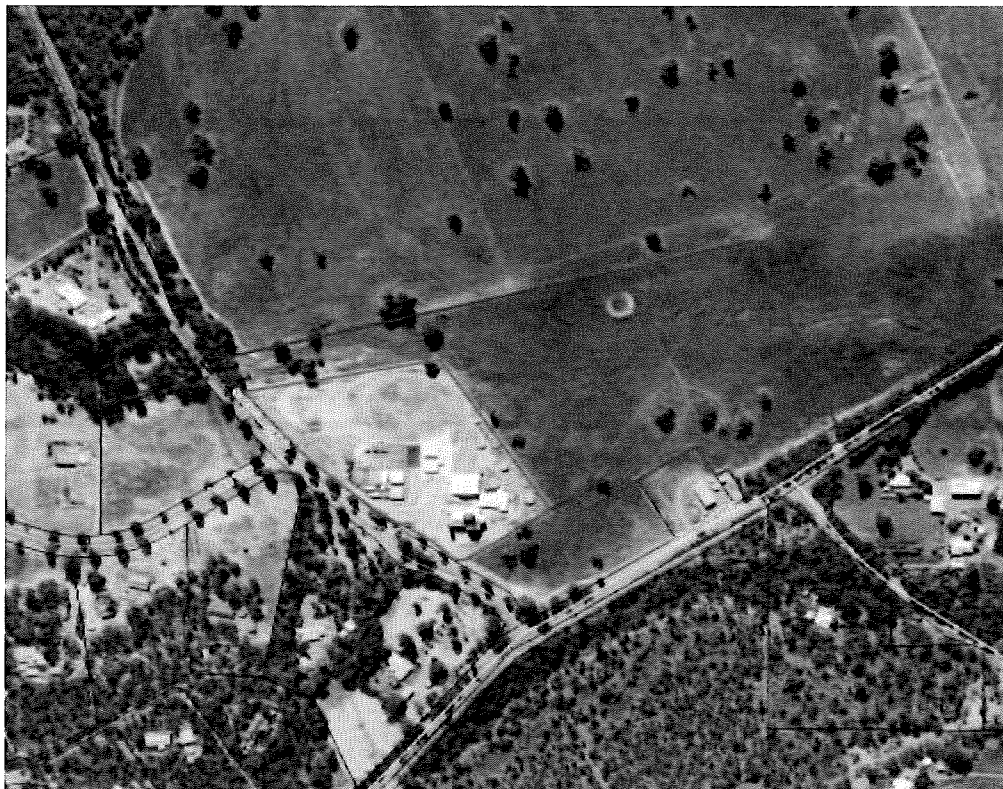


Location Map



Sourced from Google Maps

Specific Location Map (Parent Site)

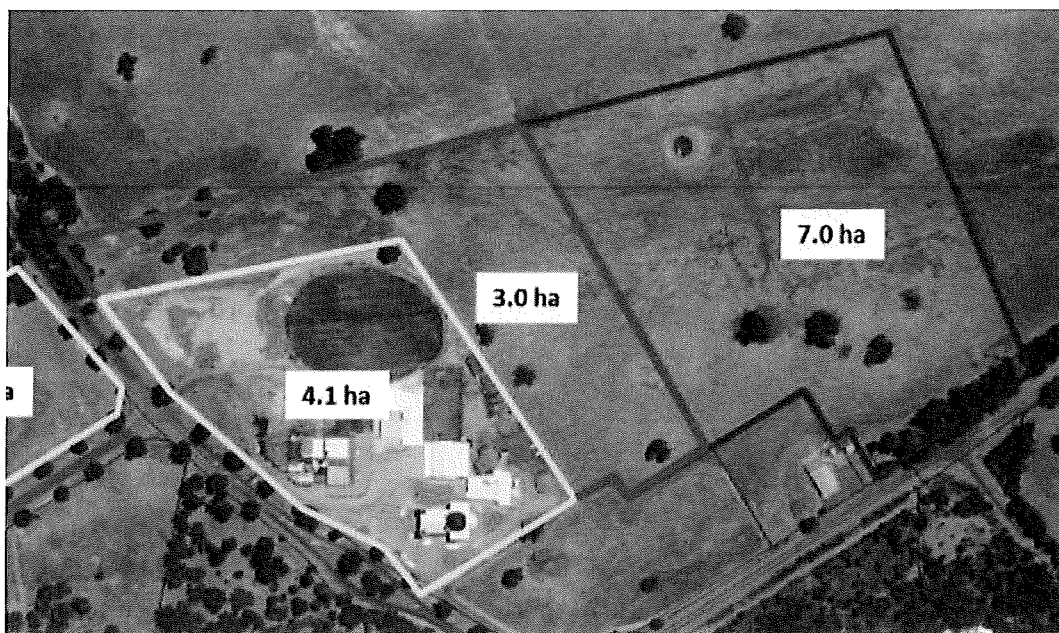


Sourced from Landgate

Part Lot 8017 Muchea East Road
Lower Chittering, Western Australia 6084
Our Reference: 8667544



Specific Location Map (Proposed Site – Blue Line)



6.0 Tenure

6.1 Title Particulars (Parent Site):

Title Reference	Tenure	Registered Proprietor	Title Area
Lot 8017 Deposited Plan 400412 Volume LR3165 Folio 68	Freehold	Status Order/Interest: Reserve under Management Order. Primary Interest Holder: Shire of Chittering.	10.1317 ha
Total Site Area			10.1317 ha

6.2 Easements, Encumbrances & Other Interests Noted on Title

- Encumbrances**
- N181382 Reserve 52220 for the purpose of public recreation. Registered 23 November 2015.
 - Management Order N181383. Contains conditions to be observed. Registered 23 November 2015.

The above interests registered against the subject parent site relate to the site being zoned "Parks and Recreation", restricting the site for the designated purpose of "Public Recreation" only. The Management Order has been issued in favour of the Shire of Chittering.

Our valuation has been assessed assuming the proposed Lot is unaffected by the above noted registered interests in accordance with your instructions. We have assumed an unencumbered freehold title of the proposed lot. We have not searched with other Government or relevant entities to ascertain whether any other encumbrances exist over the subject property. Our valuation specifically assumes there are no instruments registered on the Certificate of Title between the date of searching and the Date of Valuation.

7.0 Planning

Regional Planning	Not applicable - Outside of Metropolitan Region Scheme.
Local Government Area	Shire of Chittering
Planning Scheme	Town Planning Scheme No. 6
Current Zoning	Parks and recreation.
Existing Use	Vacant Land
Permitted Uses	Single House is a permitted use with a number of discretionary uses also permitted under the existing zoning.
Zoning Effect	Existing use conforms.
Heritage Issues	Building Heritage - Not listed. Aboriginal Heritage Sites - Not listed.
Zoning Comment	As per your instructions, we have assumed the proposed Lot of 3 hectares, the subject of this valuation has a zoning of "Rural Residential".

8.0 Site

8.1 Parent Site Details

Site Description	The overall parent site, of which the subject property forms part, comprises an irregular shaped internal allotment with an undulating slope throughout.
Street Frontage	47 metres - Santa Gertrudis Drive. 127.89 metres - Muchea East/Chittering Roads.
Dimensions	The shape and dimensions of the property are shown on the Title plan.
Source of Site Area	The site area has been obtained from the online Cadastral Plan and plan provided by the Shire of Chittering.
Parent Site Area	10.1317 ha
Proposed Lot Area	3.0000 hectares
Identification	The property has been identified by reference to Title search statement in conjunction with online Cadastral Plan.

8.2 Services

Services	Electricity and telephone services are available. Mains water, sewerage, gas is not available. Domestic water supply from onsite water collection, septic tank sewerage treatment and bottled gas to be supplied as required.
-----------------	---

Part Lot 8017 Muchea East Road
Lower Chittering, Western Australia 6084
Our Reference: 8667544



9.0 Photography



10.0 Environmental Issues

10.1 Environmental Hazards

Flooding/Inundation

The site appears to have reasonable site run-off drainage and does not appear to be subject to flooding during normal climatic conditions.

Landslip

The property is not within a publicly known landslip area however this could be confirmed by obtaining copies of relevant searches from the Council and other authorities should this be considered necessary.

Subsidence	The property is not within an area which is publicly known to be subject to subsidence however this could be confirmed by enquiries from the Council and other authorities should this be considered necessary.
Bushfire Risk	<ul style="list-style-type: none"> Online database searches with the Department of Fire & Emergency Service Bushfire Prone database suggest that the subject property is within a Bushfire Prone Area. It must be noted that the registered proprietor may be required to undertake a bushfire attack level (BAL) assessment. People intending to develop and/or build may be affected by this through the potential development of the site and limit the specific construction material that can be used. It must be recognised that we are not experts in this field. Should it subsequently transpire that an expert report establishes that there is a Bushfire Prone risk we reserve the right to review this valuation.

10.2 Contamination Commentary

Current Use	Vacant Land
Past Use	Vacant Land
Site Contamination	Based on our site observations, current and past uses along with surrounding uses, contamination of the site is considered unlikely.
API List of Potentially Contaminating Activities	The current and past uses are not listed on the API List of Potentially Contaminating Activities, Industries and Land Uses.
Contaminated Sites Register	<p>On 1 December 2006 the Contaminated Sites Act (2003) took effect and the Department of Environment and Conservation have made available a database of known or suspected Contaminated Sites.</p> <p>However, this Database does not provide a guarantee that the subject land or adjoining land is not contaminated, only that there is no known contamination present.</p> <p>A search of the Contaminated Sites Database indicated that the property is not listed as being contaminated.</p>
Environmental Audit	We have not been provided with an environmental audit, nor are we aware of the property being affected by soil contamination. We have not investigated the site beneath the surface or undertaken vegetation or soil sampling.
Contamination Assumption	Our valuation has been based upon the assumption (that there are no actual or potential contamination issues affecting the property, the contamination is contained and the extent of any contamination does not prevent continuation of the existing use of the subject property).

10.3 Asbestos

Asbestos Register	Not applicable, vacant land.
Inspection Observations	As the property is vacant land there does not appear to be any asbestos products upon the land which could contribute to health risks. We cannot however comment as to whether there is any asbestos material buried on site.

10.4 Acid Sulphate Soils

Acid Sulphate Soil Risk	An inspection of the property and search of available databases reveals that the property appears to have a medium to high risk of ASS being present. However it must be recognised that we are not experts in this field.
Acid Sulphate Soil Free Assumption	We are not experts in this area and therefore, in the absence of an environmental consultant's report concerning the presence of ASS on the subject property this valuation is made on the assumption that the property is unaffected by ASS. Should it subsequently transpire that an expert report establishes that there is an ASS risk we reserve the right to review this valuation.

11.0 Occupancy and Lease Details

Occupancy Status	Vacant possession
-------------------------	-------------------

12.0 Perth Residential Property Market Commentary

12.1 Summary of Historical Market Conditions

Timeframe	Key Factors
2012-2013	<ul style="list-style-type: none"> Falling interest rates; Low stock levels of properties on the market; Increasing capital values; Significant trade-up activity flowing from strong first home buyer activity; and Signs of some uncertainty in the local economy, stemming from the resource sector and political environment.
2014-2015	<ul style="list-style-type: none"> Increasing stock of properties on the market; Slowing demand; Soft first home buyer activity, stemming from changes to the FHOG in July 2014; Slowing net inward migration to WA on back of resource industry decline; and Low rental demand and resultant ease in current rental market.
2016	<ul style="list-style-type: none"> Continued low interest rate environment; High levels of stock on the market; Low rental returns and high levels of vacancy; Lending policy changes attempting to restrict investor activity; Continued uncertainty in the local economy, with declining mining investment, and fiscal restraint at a federal level. Construction of housing has slowed due to a decrease in sales rates and an oversupply, with fewer developments expected to commence in 2017 compared to previous years.

2017

- Unemployment at elevated levels
- Price pressures are a key concern for local economy
- Weak population growth
- Banks providing accommodative interest rates
- Banks have imposed stricter lending policy and requirements for investors in an attempt to slow investment lending and adhere to the governance and regulation of the Australian Prudential Regulation Authority (APRA)
- Market indicators are showing early signs of having reached the bottom of the cycle though commentators are indicating a slow rate of recovery.

12.2 Key Residential Property Market Indicators

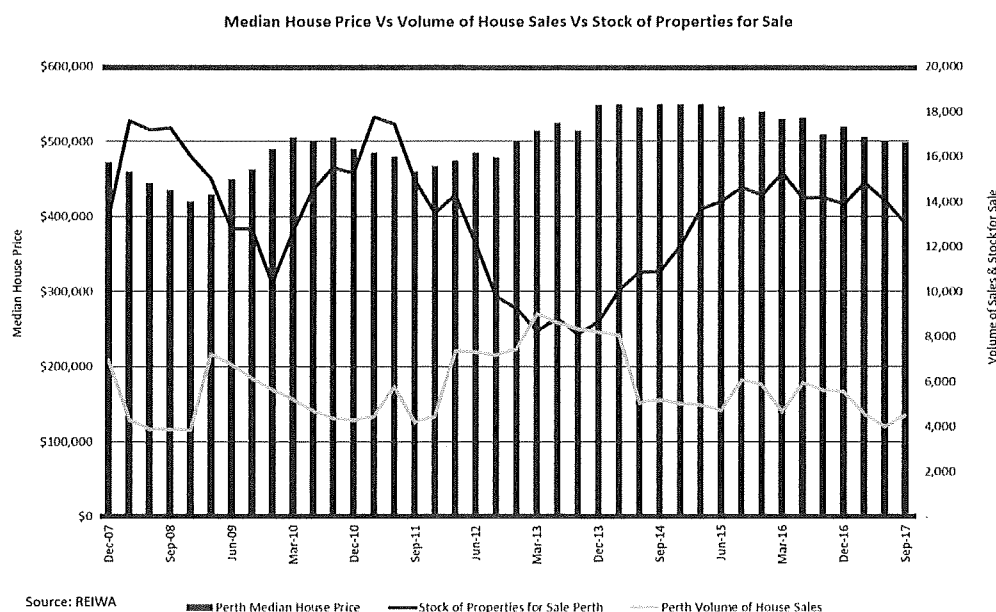
A summary of the most recently published Perth metropolitan residential property market performance indicators are provided below:

Indicator		September 2017 Quarter	Change 3 months	Forecast
Median House Price	↓	\$499,000	-0.2 %	➡
Median Unit Price	↓	\$395,000	-4.13%	➡
Median Weekly Rent	➡	\$350	0%	➡
Vacancy Rate	↓	6.90%	-5.48%	➡
Average Selling Days	⬆	70 days	+2 day	↓
Stock of Properties for Sale	↓	13,036	-7.13%	➡

Source: Real Estate Institute of Western Australia (REIWA)

12.3 Current Market Synopsis

Median House Price



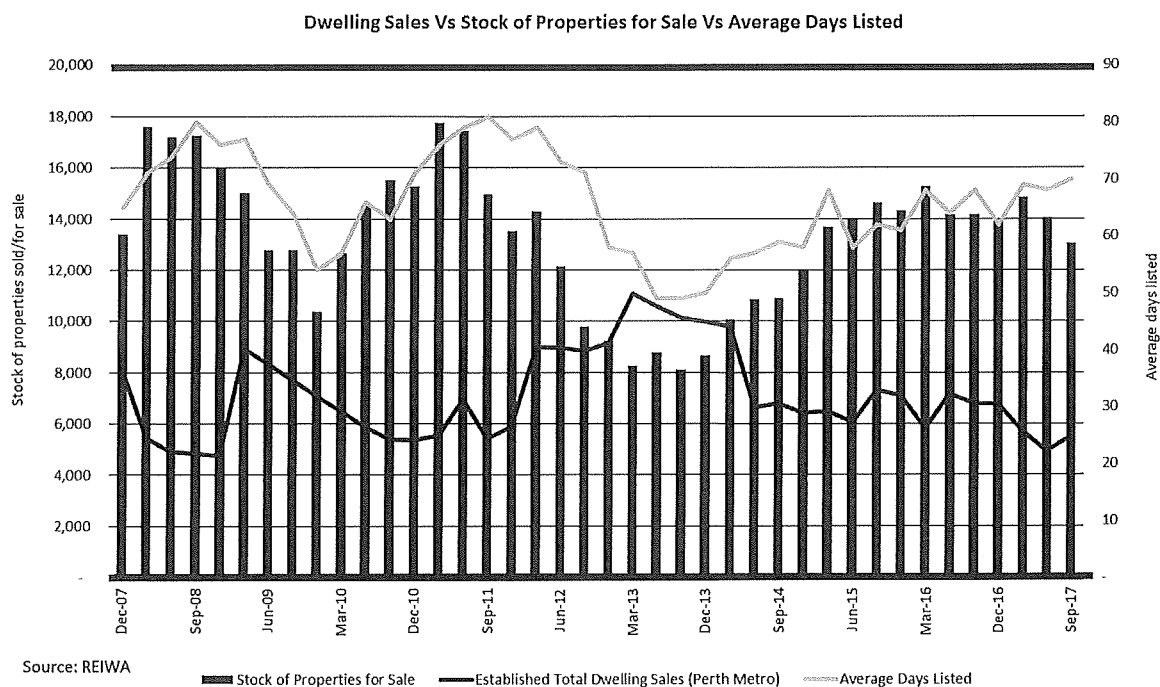
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In accordance with the latest preliminary statistics produced by REIWA for the September 2017 quarter, the Perth median house price decreased 0.2% from the June 2017 quarter from \$500,000 to \$499,000. The Perth median house price remains below the 5 year and above the 10 year average of \$528,313 and \$499,069 respectively.

Preliminary statistics for the volume of Perth house sales during the September 2017 quarter display an increase of 12.75% from the June 2017 quarter, reflecting 4,000 to 4,510 sales. The quantum of Perth house sales is currently below the 5 and 10 year average levels of 5,819 and 6,071 respectively.

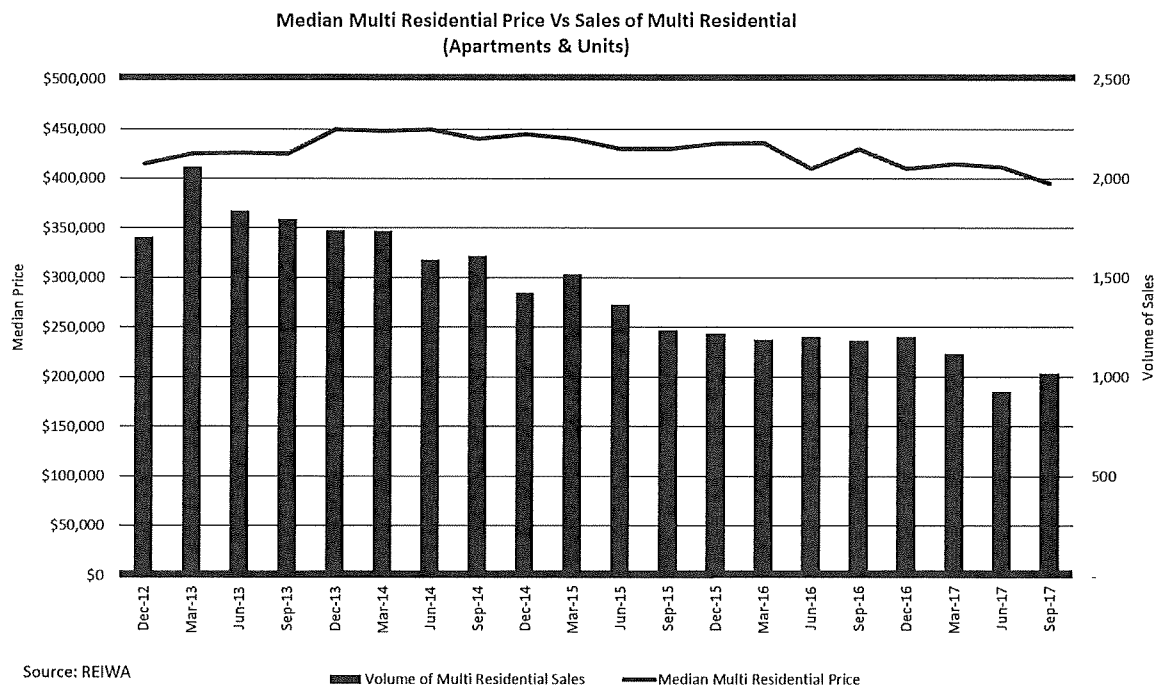
Volume of House Sales and Stock of Property on the Market



Listing stock in Perth has decreased by 7.13% from the previous quarter, with 13,036 properties on the market during the September 2017 quarter. Current levels are above the 5 year average however, are below the 10 year average of 12,148 and 13,332 respectively.

The average number of days listed on the market increased from 68 days in the June 2017 quarter to 70 days in the September 2017 quarter. The average number of listing days is above the 5 year and 10 year average of 61 days and 66 days respectively.

Multi-Residential Dwelling Market



Preliminary statistics for the volume of Perth unit sales during the September 2017 quarter reflect a 9.82% increase from the revised June 2017 quarter statistics, from 927 to 1,018 sales. The level of sales within the September 2017 quarter is well below the 5 and 10 year average levels of 1,435 and 1,362 respectively.

Historically, the Perth median multi-residential price had remained relatively stable since the September 2014 quarter confined within a spectrum of \$395,000 and \$445,000. Preliminary statistics released by REIWA reflect that the September 2017 quarter Perth median multi-residential price has remained in this spectrum, albeit at the lower end of the range with a slight decrease from the June 2017 quarter to \$395,000 or a 4.13% decline. The Perth median multi-residential price is below the 5 year average of \$428,388 and the 10 year average of \$409,075.

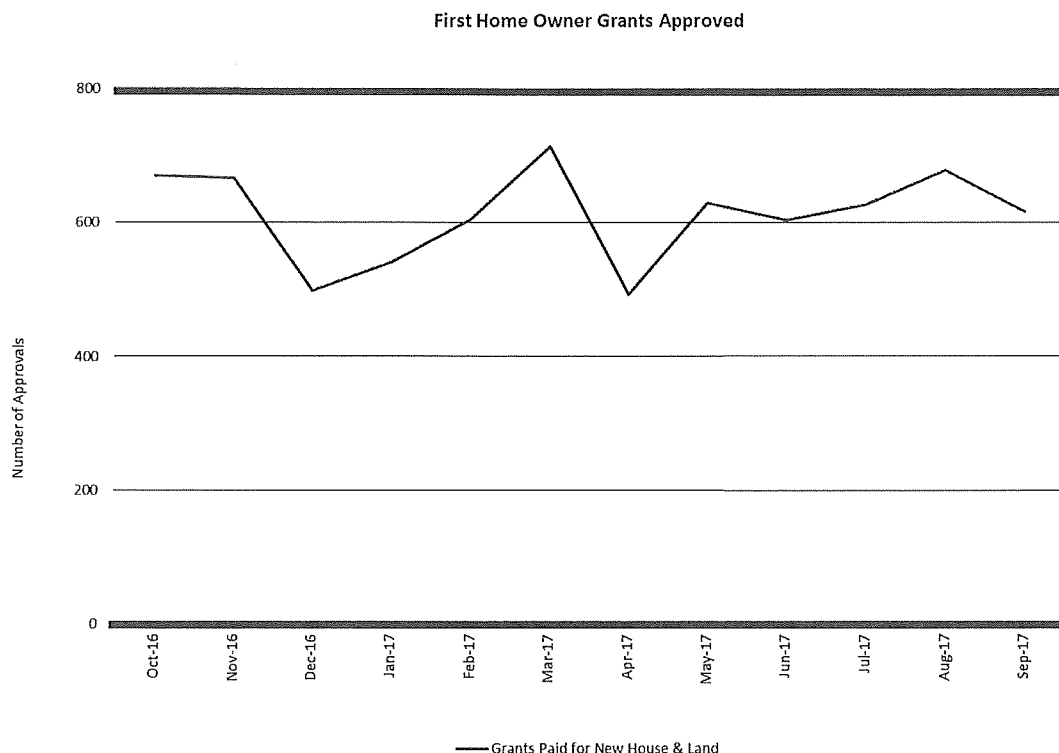
Perth had experienced a substantial growth of multi-residential construction throughout 2014/2015 and into the beginning of 2016. As a result of this, purchasers have been provided with a greater number of alternative options throughout 2016 and 2017, resulting in possible extended selling time frames and incentives being offered in the market. Anecdotal evidence suggests that this increase in construction of multi-dwelling developments has somewhat slowed with a number of developments now being deferred. Despite this, the market is still considered to be showing signs of oversupply as softening market demands are considered to have outpaced the slowdown in new construction. Elevated levels of multiple dwelling supply and softening market conditions for apartment accommodation has led to a softening in capital values across this market. Developers may experience an increased risk of settlement default on pre-sale contracts as a result of falling capital values during the construction phase of active developments.

This coincides with advice from real estate agents, reporting a continued increase in supply, softening in the level of enquiry and buyer demand for 'off the plan' apartments. Furthermore agents indicate there is reasonable demand for completed apartments provided they are a good quality product in desired locations close to public transport, amenities, are designed well, provide good quality shared facilities, are priced competitively and tailored to the owner occupied market. We understand there is currently significant buyer reluctance to projects that are yet to commence construction and as such offer limited certainty as to their actual construction or completion date. This risk also

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appears to be impacting on lending conditions with banks and second tier lenders seemingly tightening their lending criteria on construction finance for proposed apartment developments.



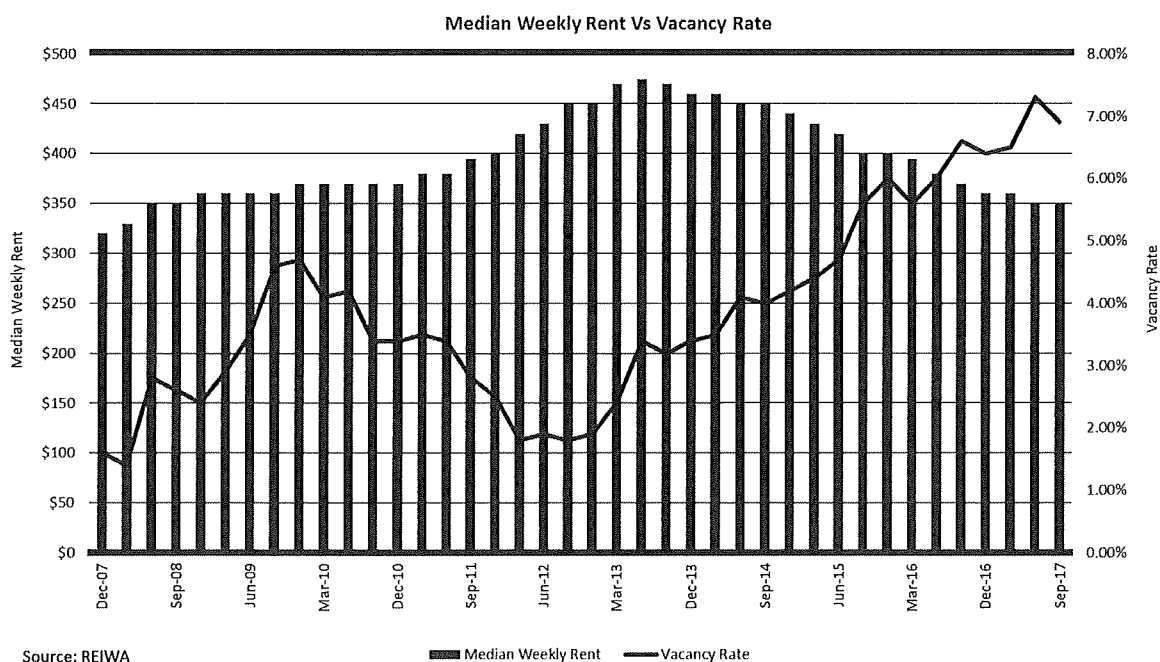
In accordance with data released by the Department of Treasury, 1,931 First Home Owner Grants were paid in the September 2017 quarter compared to 1,732 grants paid in the previous quarter reflecting a 11.49% increase.

The Western Australian Government introduced a First Home Owners Grant (FHOG) boost of \$5,000 in addition to the \$10,000 First Home Owner Grant with the boost taking effect January 1st 2017. This applied to new homes up to the value of \$750,000 and to contracts for the purchase or construction of new homes including 'off-the-plan' apartments if construction is completed prior to 30th June 2019. The boost scheme was originally scheduled to cease on the 31 December 2017. The boost scheme ceased earlier than scheduled on the 30 June 2017.

The First Home Owners Grant does not currently offer any incentives for the first home buyer when purchasing an established home. However, first home owners buying an established or new home, or building a new home, may be eligible for the First Home Owner Rate ('FHOR') of duty. The First Home Owner Rate of duty provides a concessional rate of transfer duty which will apply if the value of the dutiable property is below certain thresholds.

The Government have announced that from 1 July 2018 individuals will be able to apply to withdraw voluntary contributions made to super after 1 July 2017 for a first home deposit. Voluntary contributions include undedicated (non-concessional) personal contributions, deducted (concessional) personal contributions and salary sacrifice contributions. Voluntary contributions of up to \$15,000 made in the financial year count towards the amount that can be released. The maximum amount that can be released is \$30,000 of personal contributions plus an associated deemed earnings amount. Concessional contributions and earnings that are withdrawn will be taxed at marginal rates less a 30 per cent offset.

Perth Rental Market



The Median Weekly Rent for the Perth Metro Region remained the same in the September 2017 quarter as the previous quarter at \$350 per week. This is following a declining trend since the September 2013 quarter. The vacancy rate decreased to 6.90% in the September 2017 quarter from 7.30% in the June 2017 quarter. The current vacancy rate remains above both the 5 and 10 year averages at 4.81% and 3.89% respectively (rounded).

These adjustments within the Perth rental market are considered reflective of the current weakening migration trends; slowing resource sector; increase in unemployment; and softening business confidence levels.

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13.0 Market Evidence

13.1 Sales Evidence

In forming our opinion of value we have had regard to various sales transactions, a selection of which are detailed below:

Property 162 Morley Road, Lower Chittering, WA

Sale Price \$260,000

Sale Date 08-Aug-17

Site Area 2.003 ha

Zoning Rural Residential



Property Description A vacant rural lifestyle allotment of 2ha with a moderate slope upwards towards the rear. Sale shows \$129,792/per hectare.

Comparability Comprised a smaller site, with a relatively steep gradient. Inferior overall.

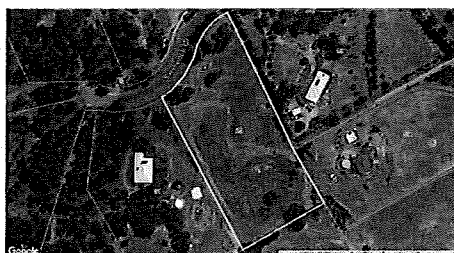
Property 29 Simmental Grove, Lower Chittering, WA

Sale Price \$286,000

Sale Date 19-Jul-17

Site Area 2.000 ha

Zoning Rural Residential



Property Description Vacant, slightly irregular shaped, mainly cleared internal allotment of 2ha. Sale shows \$143,000/per hectare.

Comparability Comprises a relatively regular shaped site, being generally level throughout, whilst comprising a smaller area. More favourable shape in comparison, with a lower value considered to apply to the subject.

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Property 144 Holstein Loop, Lower Chittering, WA

Sale Price \$355,000

Sale Date 03-Jul-17

Site Area 4.140 ha

Zoning Rural Residential



Property Description Comprises a vacant cleared internal allotment of 4.14ha. Sale shows \$85,749/ per hectare.

Comparability Comprises a regular shaped and larger lot, whilst having a steadily declining gradient towards the rear boundary. Comparably a superior property, given the larger size, with a lower value to apply to the subject property.

Property Lot 116 Citron Way, Lower Chittering, WA

Sale Price \$290,000

Sale Date 20-May-17

Site Area 2.000 ha

Zoning Rural Residential



Property Description A vacant mainly cleared internal allotment with a slight rise to the rear boundary of 2ha with valley views. Sale shows \$145,000/per hectare.

Comparability Comprises a smaller, relatively level and regular shaped lot. Considered to set the upper limit of the market value range applicable to the subject property.

Property 45 Chardonnay Drive, Lower Chittering, WA

Sale Price \$275,000

Sale Date 27-Nov-17

Site Area 2.713 ha

Zoning Rural Residential



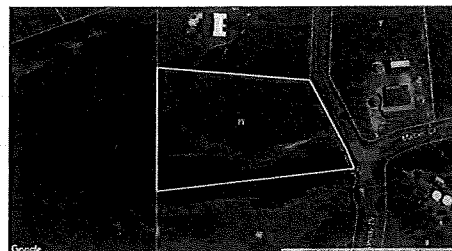
Property Description Comprises an elevated vacant section of 2.713 hectares, having distant city views. Sale shows \$101,364/per hectare.

Comparability Comprises a slightly smaller site, having a cross gradient which allows for distant city views. Considered to provide an indication of market value for the subject property after adjusting for the points of difference.

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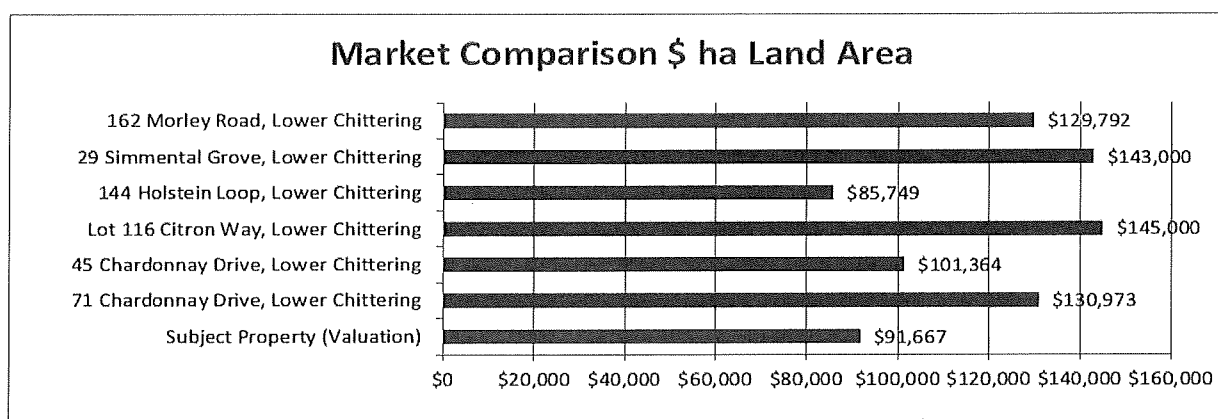
Property	71 Chardonnay Drive, Lower Chittering, WA
Sale Price	\$270,000
Sale Date	10-Aug-17
Site Area	2.062 ha
Zoning	Rural Residential



Property Description Comprises an elevated vacant section of 2.0615 hectares, having distant city views. Sale shows \$130,973/per hectare.

Comparability Comprises a smaller site, with a degree of elevation and distant city views. Considered to provide a guide to value for the subject property.

Sales Evidence Conclusions:



Sales Analysis Summary				
Address	Sale Price	Date	Land Area	\$ pha Land
162 Morley Road, Lower Chittering	\$260,000	Aug-17	2.00 ha	\$129,792
29 Simmental Grove, Lower Chittering	\$286,000	Jul-17	2.00 ha	\$143,000
144 Holstein Loop, Lower Chittering	\$355,000	Jul-17	4.14 ha	\$85,749
Lot 116 Citron Way, Lower Chittering	\$290,000	May-17	2.00 ha	\$145,000
45 Chardonnay Drive, Lower Chittering	\$275,000	Nov-17	2.71 ha	\$101,364
71 Chardonnay Drive, Lower Chittering	\$270,000	Aug-17	2.06 ha	\$130,973
Subject Property (Valuation)	\$275,000	Mar-18	3.00 ha	\$91,667

14.0 Valuation Methodology & Conclusions

14.1 Adopted Valuation Approach

The most appropriate method of valuation for a property of this nature is direct market comparison.

This valuation method is the most frequently used method and involves comparison of the property to be valued with sales of similar properties. Comparisons can be made in many forms including straight comparison, or analysis on a rate per area basis (such as rate psm, or rate per ha of land). Points of difference are taken into account by the valuer including the location of the properties, differences in size and quality of accommodation, land areas etc.

Due regard has been given to sales of comparable properties, as discussed under the market evidence section of this report.

In determining the Market Value of the subject property pursuant to a Direct Comparison approach we confirm having undertaken an investigation into the sales of similar sites within the local surrounds as a primary source of comparison and extending into other locations with similar locational and zoning characteristics.

In accordance with your specific instructions, we have assessed the market value for the proposed lot of 3 hectares, forming an irregular shaped and generally level parcel of land. In addition, as per your instructions we have disregarded the existing parks and recreation zoning and assumed a zoning of rural residential inline with surrounding land uses, thus we have analysed sales of a comparable size and underlying rural residential zoning from within the surrounding locality.

The sales evidence within this report illustrates a value range of \$260,000 to \$355,000 and \$85,749/pha to \$145,000/pha, with variances generally attributable to the factors such as shape, topography, zoning, size and location etc.

In assessing an appropriate rate for the subject property we have had regard to various factors including, but not limited to, the following:

- Size, shape and topography of the site;
- Locality;
- Price bracket;
- Current state of the immediate property market, which is currently experiencing soft market conditions;
- Condition of the Perth rural residential market;
- State of local and national economies; and
- Comparison to available confirmed market evidence.

Taking the above into consideration, we consider the value of the proposed lot on a vacant possession basis (vacant land) to fall within the range of \$270,000 to \$300,000, reflecting \$90,000/per hectare to \$100,000/per hectare of land area. Given the irregular shape of the subject proposed lot, we would anticipate a value towards the lower end of the range to apply in this instance. Our calculations are in accordance with the below:

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Direct Comparison Valuation Method (rate per Land Area)			
			Market Value
Land Area:	3 ha	@ \$90,000	\$270,000
	3 ha	@ \$95,000	\$285,000
	3 ha	@ \$100,000	\$300,000
Indicates Total Market Value:		<i>Rounding</i>	\$275,000

14.2 Valuation Reconciliation & Conclusion

Valuation Reconciliation

Valuation Reconciliation	
Market Approach (Direct Comparison Land Value)	\$275,000
Adopted Valuation:	\$275,000

Having regard to the above calculations, and after taking into account both the positive and negative attributes of the property, from an objective and unbiased, yet balanced point of view, we are of the opinion that the Market Value of the proposed lot is \$275,000.

15.0 Goods & Services Tax

Treatment of GST	All amounts and values expressed in this report are exclusive of GST unless otherwise specified.
Recommendation	If there is any uncertainty as to the treatment of GST then we recommend you seek advice from a qualified accountant regarding the nature of any potential transaction or services supplied, the GST status of the parties involved, and confirmation of any potential GST liability.

16.0 Valuation

16.1 Market Value - Vacant Possession

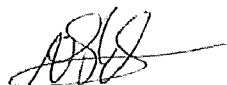
We are of the opinion that the Market Value of the freehold interest of the proposed lot with vacant possession for market value purposes, as at 6 March 2018 subject to the comments and assumptions in this report, is:

\$275,000

(Two Hundred and Seventy Five Thousand Dollars)

Interest Valued	Fee simple with vacant possession, subject to the assumptions within this report.
Date of Inspection	6 March 2018
Date of Valuation	6 March 2018
Date Issued	13 March 2018
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Signatories



Doug Shorten AAPI CPV

Senior Valuer

API No: 75639 WA Lic No: 44826

Inspecting Valuer

Important

This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.

17.0 Assumptions, Conditions & Limitations

Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Asbestos Disclaimer	<i>We are not experts in the identification of Asbestos and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no: asbestos material present; health risk from asbestos within the property; or there is any material expense relating to the repair, management or replacement of asbestos materials in the foreseeable future. Should an expert's report establish that there is an asbestos related health risk or a requirement to undertake asbestos remediation works then we reserve the right to review this valuation.</i>
Building Services Disclaimer	<i>No documentation or certification has been sighted to verify the condition of building services, and we have assumed that all building services are: adequate in specification; in good operational condition; and satisfactorily maintained.</i>
Encroachments	<i>The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the valuer should be consulted to assess any effect on the value stated in this report.</i>
Environmental Disclaimer	<i>This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Full Disclosure Disclaimer	<i>Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith, is not in any way misleading or deceptive, contains a full disclosure of all information that is relevant, there are no undisclosed agreements in place that affect the property and the sale price includes GST. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.</i>
Future Value	<p><i>Any comments are made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate.</i></p> <p><i>Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals</i></p>
Geotechnical	<i>We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.</i>
Heritage Disclaimer	<i>Our valuation has been assessed having regard to the nature of any buildings on the property and any known heritage listings. However we have not obtained formal confirmation of heritage listings beyond what is available in the public domain and identified in this report. Our valuation assumes, unless otherwise specified, that any heritage issues (including Aboriginal) do not impact on the continued and/or highest and best use of the property. If there is doubt in relation to such issues we recommend written application be made to the relevant authorities.</i>
Identification	<i>The property has been identified as per details provided within this report. The identification comments are not provided in the capacity of an expert, and a surveyor (not a valuer) would be able to confirm the identification of the property and/or any encroachments by way of undertaking a site survey.</i>

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Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the assumptions within this report then this may have an impact on the market value of the property and we recommend this valuation be referred back to the Valuer for comment.</i>
Market Change	<i>This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or factors that the Valuer could not have reasonably become aware as at the date of the Report). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.</i>
Market Evidence Information Availability	<p><i>In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market evidence information and any other information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to:</i></p> <ul style="list-style-type: none"> <i>• Personal details of parties involved in transactions (including the relationship of the parties);</i> <i>• Information on recent transactions that are yet to become public knowledge; and</i> <i>• Copies of leases or contracts to confirm rents or prices and to ascertain whether or not rents or prices are inclusive or exclusive of GST.</i>
Native Title Assumption	<i>We are not experts in native title or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.</i>
Planning Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. Should the addressee require formal confirmation of planning issues then we recommend formal application be made to the relevant authorities to confirm planning details.</i>
Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Site Survey Disclaimer	<i>This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert, however, are based on our inspection of the property and review of the Certificate of Title plans. Should the addressee require absolute certainty in relation to the site area, dimensions or possible encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site detail adopted in this valuation, the survey should be referred to the valuer for comment on any valuation implications (including amendment of our valuation if considered necessary).</i>
Structural Disclaimer	<i>This report is not a structural survey and no advice is given in any way relating to structural matters. Any opinion given as to the condition of the improvements on the property is not given in the capacity as an expert. A structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or pest infestation (or damage from pest infestation) of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report. This valuation assumes the building is structurally sound; that building services are adequate and appropriately maintained; the building complies with applicable Council, building, health, safety and fire regulations, laws, bylaws, rules, licences, permits and directives; and is free of asbestos or other defects, unless specified otherwise. Should an expert's report establish that there is any damage of the varieties noted above then we reserve the right to review this valuation.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Shire of Chittering for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon Property Group Australia or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>

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**Title and Unregistered
Instruments**

For the purpose of this report we have assumed that the title information provided to us is correct. Our Valuation has been assessed assuming the property is only affected by encumbrances noted on Title with the exception of registered instruments (eg. mortgages or caveats) that are normally and expected to be discharged prior to transfer of the property. If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the title, they may affect the assessment of value. If there are errors or omissions found to exist on the title documents we should be notified and we reserve the right to review our valuation.

Appendices

1. Instructions
2. Certificate of Title LR3165 68

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Attachment 3



APPENDIX 1

INSTRUCTIONS

WESTERN



AUSTRALIA

REGISTER NUMBER 8017/DP400412	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

VOLUME FOLIO
LR3165 68

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997
NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 8017 ON DEPOSITED PLAN 400412

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: SHIRE OF CHITTERING OF POST OFFICE BOX 70 BINDOON WA 6502
(XE N181383) REGISTERED 23/11/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. N181382 RESERVE 52220 FOR THE PURPOSE OF PUBLIC RECREATION REGISTERED 23/11/2015.
N181383 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. REGISTERED 23/11/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP400412
PREVIOUS TITLE: 2735-887
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF CHITTERING
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: N181382 CORRESPONDENCE FILE 00500-2015-01RO

Self-Supporting Loan Agreement

Shire of Chittering

Immaculate Heart College Limited



McLEODS

Barristers & Solicitors

Stirling Law Chambers | 220-222 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

Email: estevenson@mcleods.com.au

Ref: ES:CHIT-44168

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Details

Parties

Shire of Chittering

of PO Box 70, Bindoon, Western Australia
(Shire)

Immaculate Heart College Limited

ABN 70 147 801 590
care of PO Box 8, Bullsbrook, Western Australia
(Debtor)

Background

- A At the request of the Debtor, the Shire has agreed to borrow the Principal from the Treasury Corporation (**Treasury Loan**).
- B The Debtor has agreed to meet all of the Shire's costs in repaying the Treasury Loan.
- C This Agreement sets out the terms of the agreement between the Shire and the Debtor in regard to the Treasury Loan and its repayment.

Agreed terms

1. Defined terms and interpretation

1.1 Defined terms

In this Agreement, unless the contrary intention appears:-

Agreement means this deed as supplemented, amended or varied from time to time;

Business Day means a day on which trading banks are open for general banking business in Perth;

Commencement Date means the date the Facility becomes available for use as a recreational facility;

Date of Advance means the date specified in **Item 1** of the Schedule;

Event of Default means those events specified in **clause 9**;

Facility means the Lower Chittering Sport and Recreation Facility;

Instalments means the instalment as specified in **Item 5** of the Schedule;

Interest means interest accrued on the Loan at the Interest Rate;

Interest Rate means the rate set out in **Item 4** of the Schedule;

Land means the land specified in **Item 6** of the Schedule;

Loan means the loan of the Principal to the Debtor granted pursuant to **clause 2** of this Agreement;

Month means a calendar month;

Operating Costs means the operating and maintenance costs for the Facility specified in clause 7.3 and Item 9 of the Schedule;

Payment Date means a date for the payment by the Debtor to the Shire of an Instalment specified in **Item 5** of the Schedule;

Period of Loan means the period of the loan set out in **Item 3** of the Schedule;

Permitted Purpose means the purpose stated in **Item 7** of the Schedule;

Principal means the amount to be advanced as set out in **Item 2** of the Schedule;

Schedule means the schedule attached to this Agreement;

Treasury Corporation means the Western Australian Treasury Corporation;

Treasury Loan means the loan agreement to be entered into between the Shire, as borrower, and the Western Australian Treasury Corporation, as lender for the Principal to be annexed hereto as **Annexure 1** once executed; and

Use Rights means the rights specified in **Item 8** of the Schedule.

1.2 Interpretation

- (1) In this Agreement, unless the context otherwise requires:
 - (a) part, clause and paragraph headings and underlinings or both shall not affect the construction of this agreement, and references to parts, clauses, paragraphs and schedule are to be construed as references to the same in this Agreement;
 - (b) a reference to an Act of Parliament shall include any regulations rules, by-laws and orders made under the Act, and shall include any amendment re-enactment variation or extension thereof or statutory provision substituted therefore;
 - (c) references to any agreement, document or instrument shall be deemed to include references to the agreement, document or instrument as amended, varied, supplemented or replaced from time to time;
 - (d) words and expressions importing the singular number include the plural number and vice versa, words and expressions importing natural persons include any company, corporation or other body corporate, partnership, joint venture, association trust unincorporated association or any government, government authority, agency or instrumentality of whatsoever nature or kind and howsoever named or called and vice versa; and
 - (e) where anything is required to be done by a certain day or date which does not fall on a Business Day that thing is required to be done by the next Business Day immediately following the day or date by which the thing is otherwise required to be done by.
- (2) In this Agreement, reference to the Shire and the Debtor shall be deemed to be references to or include, as appropriate their respective successors, transferees and assigns.

2. Condition Precedent

The Parties agree that this Agreement is conditional upon the Shire:

- (a) complying with section 3.59 of the *Local Government Act 1995* prior to entering into any agreement constituting a major land transaction for development of the Facility;
- (b) locating a satisfactory water source for use in the operation of the Facility; and
- (c) otherwise determining in its sole discretion to proceed with the project to construct the Facility on the Land.

3. Agreement to Raise Loan

The Shire covenants and agrees to:

- (a) enter into the Treasury Loan; and
- (b) lend the Principal to the Debtor on the Date of Advance,

upon and subject to the terms and conditions of this Agreement.

4. Construction of Agreement

The Parties agree that this Agreement is a loan agreement and the relationship between the Shire and the Debtor is one of creditor and debtor.

5. Application of Principal

The Debtor and the Shire agree that the Principal is to be used solely for the Permitted Purpose.

6. Repayment of Loan

The Debtor agrees with the Shire to:

- (a) pay to the Shire the Principal and Interest, by way of the Instalments and without the Shire issuing any notices in regard to such amounts;
- (b) comply with all of the terms and conditions of the Treasury Loan as if it was the borrower and the Shire was the lender named within the document;
- (c) pay to the Shire any amount charged to the Shire by the Treasury Corporation as a penalty which is charged as a result of an act or omission of the Debtor, including but not limited to a penalty for early repayment of the Principal, or a penalty for late payment of a payment due under the Schedule;
- (d) without affecting the Shire's right to take any other action permitted by this Loan Agreement, if any of the Instalments specified in **Item 5** of the Schedule are not paid by the due dates described in **Item 5**, the Debtor shall pay to the Shire:
 - (i) where late payment does not generate an overdraft with the Shire's bank, interest calculated daily on the amount due at the '90 day Bank Bill Swap Rate' plus two percent (2%), and
 - (ii) where late payment does generate an overdraft with the Shire's bank and the incurring of overdraft penalties and fees, interest as calculated above plus the amount of any overdraft penalties and fees incurred by the Shire that are directly relevant to late payment of the amount due;
- (e) furnish to the Shire at least once each calendar year during the Period of Loan a financial report (required to be audited annually) sufficient to keep the Shire fully informed with regard to the Debtor's overall financial condition;
- (f) notify the Shire in writing immediately on becoming aware of the occurrence of an Event of Default; and
- (g) inform the Shire in writing immediately on becoming aware of circumstances or any matter which has resulted in or would be likely to result in a material adverse

change in the financial condition of the Debtor, and/or which might affect the Debtor's capacity to meet any payment of an Instalment on a Payment Date.

7. Additional Repayments & Early Discharge of Loan

The Debtor may only make additional capital repayments, including the early retirement of the debt, if:

- (a) the Treasury Corporation consents to the additional capital repayment or repayments, as required by the terms and conditions of the Treasury Loan; and
- (b) the Debtor is responsible for any costs or penalties incurred by the Shire from the Treasury Corporation in respect of the early discharge or additional capital repayments.

8. Use Rights and Operating Costs

8.1 Use Rights

On and from the Commencement Date, the Shire must grant the Use Rights to the Debtor.

8.2 Operating Costs

The Debtor must make an annual contribution to the Operating Costs of the Facility. The Operating Costs contribution is to be calculated on the basis of the formula set out in **Item 9** of the Schedule and will be payable within 30 days of receipt from the Shire of the audited statement of the operating costs for the preceding financial year together with the calculation of the Debtor's contribution. The Shire may charge any interest set out in its annual budget under section 6.1(3) of the *Local Government Act 1995*, in accordance with that section, on any outstanding payment of the contribution.

8.3 Review of Use Rights and Operating Costs

- (1) The Shire agrees to undertake a review of the Use Rights and operating costs provisions in consultation with the Debtor on an annual basis from the second anniversary of the Commencement Date, and (if the Shire deems it necessary) consider mechanisms to reduce the annual operating costs for the Facility and potential 'in-kind' contributions by the Debtor.
- (2) Any variation to the terms of the Use Rights and Operating Costs provisions under this Agreement will require the written and signed agreement of the parties.

9. Events of Default

There shall be an Event of Default if:-

- (a) the Debtor fails to make payment of an Instalment on the relevant Payment Dates and fails to rectify that default within 14 days of the Payment Date;
- (b) the Debtor is in breach of any of its covenants, agreements and obligations set out or implied in this Agreement and fails to rectify that breach within 14 days after receiving notice to rectify the breach from the Shire;

- (c) a receiver or receiver manager is appointed in respect of any part of the property of the Debtor, or the Debtor falls under any external control;
- (d) the Debtor enters into any scheme or arrangement with its creditors;
- (e) any judgement on a debt is given or entered against the Debtor and the Debtor is unable to reasonably satisfy the Shire that the Debtor can satisfy the judgment debt;
- (f) the Debtor ceases to be incorporated under the *Corporations Act 2001* (Cth) as a company limited by a guarantee; or
- (g) the Treasury Loan is terminated, for any reason whatsoever,

then and in any of those cases, the provisions of **clause 10** will become operative.

10. Default Powers

10.1 Remedies

The Principal (or so much as shall be then owing) together with all Interest accrued (and any penalties or charges for payment) shall become immediately due and payable and be paid by the Debtor to the Shire, and the Shire may exercise its powers under this clause.

10.2 Shire may cancel Use Rights

The Shire may withdraw the Use Rights and only permit the Debtor to use the Facility under the standard terms and conditions available to the general community. With the exception of any amount owing, or having accrued at the date of any such cancellation, the Debtor's obligations under **clause 8.2** will cease on that date.

10. Preservation of rights of Shire

To the extent permitted by law, neither the liabilities of the Debtor nor the rights of the Shire are affected by anything which might otherwise affect those rights or liabilities at law or in equity including, without limitation, one or more of the following (whether occurring with or without the consent of the Debtor or Shire):

- (a) the Shire granting time or other indulgence or compounding or compromising with, or wholly or partially releasing the Debtor in any way;
- (b) laches, acquiescence, delay, acts, omissions or mistakes on the part of the Shire or another person;
- (c) any variation of a right of the Shire, or material alteration of a document, in respect of the Debtor;
- (d) a judgement against the Debtor; or
- (e) the acceptance of repudiation or other termination.

11. No Merge

The rights of the Shire to repayment of the Principal and Interest arising in any way (including without limitation, under a negotiable instrument or another contract with the

Debtor) does not merge with the Debtor's undertaking to pay the Principal and Interest under this Agreement.

12. No Assignment

The Debtor is not entitled to assign any of its rights or obligations under this Agreement without the written consent of the Shire, which may be withheld in its absolute discretion.

13. Notices

All notices, requests, demands, waivers, consents, appointments or other communications in connection with this Agreement are to be addressed to the recipient and sent to the address of the recipient or to any other address that a party may designate as its address by notice to the other party, notwithstanding this provision the Debtor is obliged to notify a change of address to the Shire.

14. Fees Costs and Expenses

The Debtor agrees to pay:

- (a) all costs associated with the raising of the Treasury Loan;
- (b) all legal charges and other expenses incurred by the Shire in connection with the preparation, execution, registration and implementation of, or any amendments to, this Agreement and any duty that may be payable in regard to it;
- (c) all moneys which the Shire may expend or become liable for:
 - (i) in demanding, recovering and receiving payment of any sums of money due to the Shire under this Agreement;
 - (ii) in executing or in exercising or attempting to exercise any right or remedy of the Shire under this Agreement; or
 - (iii) arising out of any default of the Debtor to perform or observe any obligation under this Agreement,

upon demand for such fee, costs or expense being made by the Shire to the Debtor in writing.

15. Severability

Any provision in this Agreement which is prohibited or unenforceable will be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Agreement.

16. Credit Act

Nothing conferred or implied in this Agreement will be deemed to secure payment of any moneys or the performance of the Debtor under or in respect of any "regulated contract" or "regulated Agreement" as defined in the *Credit Act* 1984.

17. Exclusion of Moratorium Legislation

The provisions of any Act or any proclamation of the Commonwealth of Australia or of the State of Western Australia which:

- (a) extend or postpone the date of payment of moneys owing under mortgages or charges; or
- (b) reduce the rate of interest; or
- (c) generally abrogate, nullify, postpone or otherwise affects any other conditions of securities,

will not apply to any term or condition contained or implied in this Agreement or any other right of the Shire in relation to the Principal.

Schedule

Item 1 Date of Advance

15 June 2020.

Item 2 Principal

(a) Principal:

One million six hundred and twenty five thousand dollars (\$1,625,000.00).

(b) Drawdown:

The Principal is to be drawn down on the dates and in the amounts set out below –

15 June 2020	\$625,000
15 December 2020	\$500,000
15 March 2021	\$500,000

Item 3 Period of Loan

Twenty (20) years commencing on the Date of Advance.

Item 4 Interest Rate

The Interest Rate specified in the Treasury Loan.

Item 5 Instalments

The Instalments shall comprise repayment of the Principal and Interest on the dates and in the amounts specified in the Treasury Loan repayment schedule.

The Debtor will pay to the Shire the instalments 7 days in advance of each date in the Treasury Loan repayment schedule, and the Shire will pay the Treasury Corporation in accordance with that schedule.

Item 6 Land

Lot 100 on Deposited Plan 415682 being the whole of the land in Crown Land Title Volume LR3170 Folio 325.

Item 7 Permitted Purpose

The construction of the Facility on the Land.

Item 8 Use Rights

8.1 Definitions

The following definitions apply for the purpose of this Item 8 -

Authorised Users means:

- (a) an agent, employee, contractor or invitee of the Debtor; and
- (b) any person visiting the Facility with the express or implied consent or authority of any person mentioned in paragraph (a) (which for the avoidance of doubt includes any pupil of the Debtor using the Facility for a School Activity or School Event or at the direction of the Debtor or its Authorised Users);

Function Centre means the function centre within the Facility;

Indoor Courts means the indoor basketball courts within the Facility;

Playing Fields means the rugby/hockey field and football oval within the Facility;

School Activities means sporting and recreation activities for pupils at Immaculate Heart College;

School Day means between 8:30am – 3:30pm each day that pupils attend Immaculate Heart College during the School Year;

School Events means award nights, graduation ceremonies, concerts and theatre arts productions held by Immaculate Heart College; and

School Year means the period in the academic year in which pupils are scheduled to attend school at Immaculate Heart College.

8.2 Minister for Lands Consent

The grant of Use Rights under this Agreement is subject to and conditional on the prior approval of the Minister for Lands under the *Land Administration Act 1997*. A copy of the Minister for Lands consent is annexed hereto as **Annexure 2**.

8.3 Use Rights

The Shire, subject to the terms and conditions outlined in this Item 8 and in consideration of the Debtor's Covenants under this Agreement, grants to the Debtor the use rights provided under this Item 8.3.

8.3.1 Right to use Indoor Courts and Playing Fields

The Debtor will have the following rights to use the Indoor Courts and Playing Fields at the Facility for School Activities without charge –

- (1) right to use 50% of the active floor space of the Indoor Courts (for example use of one of the two indoor basketball ball court areas) each School Day;

- (2) if the remaining 50% of the active floor space of the Indoor Courts have not been booked by any other party, the Debtor may also use this space during each School Day;
- (3) right to use the Playing Fields each School Day for playing time equivalent to at least 4 School Days per week; and
- (4) if at any other time during the week the Playing Fields have not been booked by any other party, the Debtor may use the Playing Fields during each School Day.

8.3.3 Use of Function Centre

Where the Function Centre has not been booked by another party or reserved for use by the Shire, the Debtor may book and use the Function Centre for School Activities during a School Day.

8.3.4 Storage Space

- (1) Subject to Item 8.3.4(2), the Shire will permit the Debtor to use a storage area within the Facility (as allocated by the Shire) for the storage of the Debtor's educational equipment.
- (2) The Debtor must not itself or permit a person to store any dangerous compound or substance on or within the Storage Space or the Facility, otherwise than in accordance with the following provisions:
 - (a) any such storage must comply with all relevant statutory provisions and this Agreement;
 - (b) all applications for the approval or renewal of any licence necessary for such storage must be first approved by the Shire;
 - (c) the Shire may within its absolute discretion refuse to allow the storage of any particular dangerous compound or substance within the Storage Area or on the Facility; and
 - (d) upon the request of the Shire, the Debtor will provide a manifest of all dangerous compounds or substances stored within the Storage Area or Facility.

8.4 Priority Booking Arrangement

- (1) Subject to Item 8.4(2), the Shire agrees to provide the Debtor with priority preferential booking access for up to 10 evening School Events at the Facility in each School Year.
- (2) The parties agree that the following terms and conditions shall apply to the priority preferential booking access –
 - (a) all bookings must be made by the Debtor in advance, by 15 January for the following school year;

- (b) the Debtor must use its best endeavours to request booking dates as soon as it identifies the dates required for School Events; and
- (c) if the Debtor requires any additional booking/s in excess of the 10 evening School Events permitted under Item 8.4(1), the Debtor must obtain written approval from the CEO of the Shire. The CEO may reasonably withhold approval if another party has a prior booking for the booking date requested.

8.5 Terms and Conditions

The following terms and conditions will apply to the Use Rights provided under Item 8 -

- (1) except where otherwise provided in Item 8 –
 - (a) the rights to use the Facility will be in conjunction with other users of the Facility and will be subject to the Facility's booking terms and conditions and any other conditions of use or entry; and
 - (b) when hiring or booking other facilities within the Facility:
 - (i) no priority access will be provided;
 - (ii) no guarantee shall be provided as to the availability of these areas for hire; and
 - (iii) all bookings shall be subject to the standard casual facility hire booking process and conditions for the booking of amenities and facilities within the Facility;
- (2) the Debtor must on each occasion and after each use, leave every part of the Facility in good condition, free from any waste, rubbish, dirt, disrepair or damage and where the Debtor defaults in complying with this clause, will pay to the Shire upon demand, any and all reasonable costs incurred by the Shire in cleaning and restoring the Facility to condition those areas were in at the beginning of the period of use, to the Shire's satisfaction;
- (3) the Debtor shall be responsible for any damage caused to the Facility and any fixtures and fittings located within the Facility, when such damage is caused by the Debtor or its Authorised Users or related to the Debtor's use of the Facilities. To assist in the determination of the responsibility and/or cause of damage, the Shire will conduct an inspection of the Facility every Friday afternoon and Monday morning during the School Year and prepare a report for the parties; and
- (5) in the event of default of the Agreement by the Debtor, the Shire may exercise its powers under clause 10.2 of the Agreement to withdraw the Use Rights. If the Shire exercises its powers under clause 10.2, the Debtor will not be entitled to any form of compensation for loss or damage as a result of the Shire's withdrawal of the Use Rights.

8.6 Indemnity and Release

- (1) The Debtor will use the Facility at its own risk and releases to the full extent permitted by law, the Shire and the Minister for Lands from:
 - (a) any liability which may arise in respect of any accident or damage to property, the death of any person, injury to any person, or illness suffered by any person, occurring on the Facility or arising from the Debtor's use of or access to the Facility; and
 - (b) loss of or damage to the Facility or personal property of the Debtor or any of its Authorised Users.
- (2) The Debtor agrees to indemnify the Shire and the Minister for Lands from and against all claims, demands, writs, actions and suits of any kind which may be brought or made against the Shire or the Minister for Lands as a result of the Debtor's use of or access to the Facility.
- (3) The Debtor agrees that the Shire will not be responsible for, or liable in any way in regard to, any property of the Debtor, or its Authorised Users, that might be brought onto the Facility as a result of the Debtor or Authorised Users' use of the Facility.
- (4) The indemnity and release by the Debtor continues after the expiration or earlier determination of this Agreement in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Agreement.

8.7 Insurance

- (1) The Debtor agrees with the Shire to effect and maintain:
 - (a) with reputable insurers, noting the Shire's rights and interests in the Facility, adequate public liability insurance for a sum of not less than \$20,000,000.00, in respect of any one claim or such greater amount as the Shire may from time to time reasonably require, so as to insure the Shire against all claims which may be made against the Shire by any person arising out of any defect in or use of the Facilities by the Debtor;
 - (b) a policy of employer's indemnity insurance including workers' compensation and volunteers insurance in respect of all persons employed by the Debtor who are in, on or about the Facility; and
 - (c) a policy of insurance in respect of any fittings or equipment or property of the Debtor kept in or used within the Storage Areas or the Facility.
- (2) In respect of the insurances required by Item 8.7(1) the Debtor must:
 - (a) on demand supply to the Shire details of the insurances and give to the Shire copies of the certificates of currency in relation to those insurances;

- (b) promptly pay all premiums and produce to the Shire each policy or certificate of currency and each receipt for premiums or certificate of currency issued by the insurers; and
 - (c) notify the Shire immediately:
 - (i) when an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or
 - (ii) when a policy of insurance is cancelled.
- (3) The Debtor must not do or omit to do any act or thing or bring or keep anything on the Facility which might:
 - (a) render any insurance effected under clause 8.7 on the Facility, or any adjoining area, void or voidable; and
 - (b) cause the rate of a premium to be increased for the Facility or any adjoining area.
- (4) The Debtor must report to the Shire in writing and in an emergency verbally:
 - (a) any damage to the Facility of which it might be aware; and
 - (b) any circumstances of which they are aware and which are likely to be a danger or cause any damage or danger to the Facility or to any person who is lawfully using or may lawfully use the Facility.
- (5) The Debtor agrees with the Shire that it shall be responsible to pay any excess payable in connection with the insurances referred to in Item 8.7.
- (6) The Debtor acknowledges that it is responsible to obtain all relevant insurances to cover any damage and/or theft to its property. The Shire does not take any responsibility for the loss or damage of the Debtor's property.

8.8 No Assignment of Use Rights without consent

The Debtor must not assign any rights under this Agreement, without the prior written consent of the Shire, the Minister for Lands and any other persons whose consent is required under the terms of this Agreement or at law.

Item 9 Operating cost calculation

9.1 Definitions

The following definitions apply for the purpose of this Item 9 –

Annual Operating Cost means the annual operating and maintenance costs of the Facility incurred by the Shire for each financial year; as evidenced by the audited statement of operating costs;

Authorised Users means:

- (a) an agent, employee, contractor or invitee of the Debtor; and

- (b) any person visiting the Facility with the express or implied consent or authority of any person mentioned in paragraph (a);

Debtor's Proportion of Use means the Debtor's proportion of use each year (expressed as a percentage) and the corresponding liability of the Debtor in relation to the financial obligations under this Agreement, as calculated in accordance with Items 9.2 and 9.3;

Fixed Annual Operating Cost means a fixed 25% of the Annual Operating Cost for the Facility incurred for the preceding financial year; and

Variable Annual Operating Cost means the Debtor's share of the Annual Operating Cost for the Facility calculated in accordance with the Debtor's Proportion of Use of the Facility during the preceding financial year and capped at a maximum of 25% of the Annual Operating Cost.

9.2 Debtor's contribution for Annual Operating Costs

- (1) The Debtor must contribute and bear up to 50% of the Annual Operating Cost for the Facility, in the manner set out below -
 - (a) the Debtor will pay to the Shire the Fixed Annual Operating Cost; and
 - (b) the Debtor will pay to the Shire its share of the Variable Annual Operating Cost,in accordance with clause 7.2 of the Agreement.
- (2) The parties agree that the Debtor's contribution to the Annual Operating Cost for the Facility will be capped at a maximum of \$100,000.00 until the second anniversary of the Commencement Date.

9.3 Calculation of the Debtor's Proportion of Use of the Facility

The Debtor's Proportion of Use for each financial year during the term of the Agreement shall be calculated as follows –

No. of hours of use by the Debtor or its Authorised Users for the year
Total hours of use available for the Facility in that year.

Signing page

EXECUTED

day of

2020

THE COMMON SEAL of the **SHIRE OF CHITTERING** was hereunto affixed in the presence of -

Chief Executive Officer

(Print full name)

President

(Print full name)

THE COMMON SEAL of IMMACULATE HEART COLLEGE LIMITED (the Debtor) was hereunto affixed in accordance with clause 19 of its Constitution in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the company indicated under his or her name:

Office Holder Sign

Office Holder Sign

Name: _____

Name: _____

Address:

Address:

Office Held:

Office Held:

Annexure 1 -Treasury Loan

Annexure 2 – Minister's Consent