

# Lilydale Quarry Amendment C193 Proposed Community Centre and Active Recreation Precinct – (Prepared for Yarra Ranges Council by ASR Research)

## 1. Revised quantitative analysis of community infrastructure demand at Kinley

- The table below provides a quantitative analysis of community infrastructure demand based on the revised dwelling and population assumptions in the Ethos Urban Report 2020. The analysis has been confined to Council provided community infrastructure and the provision ratios used in the analysis are consistent with those used in the Ethos Urban Report.
- The revised analysis confirms that, on a quantitative basis, the Kinley Site would add:
  - Substantial demand for local and suburban district level infrastructure – e.g. 98 kindergarten places, 6 M&CH sessions, 132 childcare places, 0.5 neighbourhood houses/community centres, 2 football/cricket fields, 1.5 soccer fields, 0.5 fields for lower profile sports and 340m<sup>2</sup> of library floor space
  - Significant demand for sub-municipal and municipal level infrastructure – e.g. 0.1 aquatic centres, 0.1 art centres, 0.8 indoor courts.

| Infrastructure items                    | Provision ratio  | Demand 2041  |                 |
|---|--|--------------|-----------------|
|   |  | Kinley       | All of Lilydale |
|   |  | <b>7,600</b> | <b>31,000</b>   |
| 3 and 4-year old preschool (place)      | 1 place: 2 children aged 3 and 4 years                   | 98           | 209             |
| M&CH (session)                          | 1 nurse: 130 infants, 1 session: 13 infants (0 year old) | 6            | 28              |
| Long day childcare (place)              | 1 place: 6.8 children aged 0-6                           | 132          | 550             |
| Occasional care (place)                 | 1 place: 58 children aged 0-6                            | 12           | 54              |
| Neighbourhood house                     | 1 centre: 15,000 residents                               | 0.5          | 2.2             |
| Multipurpose community centre           | 1 centre: 15,000 residents                               | 0.5          | 2.2             |
| Centre based library floor space (sqms) | 45sqms: 1000 residents                                   | 340          | 1420            |
| Arts venue                              | 1 venue: 60,000 residents                                | 0.1          | 0.5             |
| Dedicated youth space                   | 1 venue: 15,000 residents                                | 0.5          | 2.0             |
| Football field                          | 1 field: 5,000 residents                                 | 1.5          | 6.3             |
| Cricket field                           | 1 field: 4,000 residents                                 | 2.0          | 8.5             |
| Soccer field                            | 1 field: 5,000 residents                                 | 1.5          | 6.3             |
| Tennis court                            | 1 court: 3,000 residents                                 | 2.5          | 10.5            |
| Lawn bowls green                        | 1 green: 10,000 residents                                | 0.8          | 3.2             |
| Field for lower profile sports          | 1 field: 15,000 residents                                | 0.5          | 2.2             |
| Indoor multipurpose court               | 1 court: 10,000 residents                                | 0.8          | 3.3             |
| Indoor aquatic/leisure centre           | 1 venue: 60,000 residents                                | 0.1          | 0.5             |

## **2. Community facility needs, Kinley Site and Lilydale**

### **2.1 Early years facilities**

- Kindergarten programs are delivered from dedicated kindergarten facilities (sessional kindergarten) and long day care centres (integrated kindergarten). 78% of the kindergarten population in Yarra Ranges attends sessional kindergarten. It is estimated that Kinley's 3 and 4yo population, at full development, will be around 196 children. 78% of this figure is 154 children. A licensed place at a sessional kindergarten provides for two children. Therefore, 77 licensed places will be required to meet this demand. This sessional kindergarten capacity should be provided locally at Kinley in the form of 2X33 place kindergarten rooms and a multipurpose room that can be used as a licensable education and care space (a minimum of 22 places).
- There is one M&CH centre in Lilydale – the 2 consultation room facility at the Lilydale Lakeside Children's Centre at the Box Hill TAFE site. There is currently demand for 16 M&CH sessions in Lilydale. Population growth in Lilydale will generate demand for 16 additional sessions (with 6 sessions from the Kinley Site). The existing centre at Box Hill TAFE (20 sessions) will not be able to satisfy this demand. An additional consultation space will be required. A suitable space for M&CH parenting programs and like activities will also be required. These should be provided in Kinley.
- Currently, there is an oversupply of long day childcare places in Lilydale. Population growth in Lilydale will generate demand for as many as 240 places (125 from the Kinley Site). The existing centres will be able to satisfy most of this demand. However, another centre may be needed. It is likely a private sector provider would develop this facility. It could be on the Kinley Site.
- One occasional childcare program operates in Lilydale - at the Lilydale Squash and Fitness Centre. A purpose occasional care space is also provided at the Box Hill TAFE site. Population growth in Lilydale will generate demand for 24 places (12 from Kinley). This demand could be met through the existing program at the fitness centre, the TAFE location and/or a licensable space at the community building in Kinley. A space for playgroup and other like children's programs will also be needed at Kinley.

### **2.2 Library and cultural facilities**

- There is one library in Lilydale - at the Box Hill TAFE Campus. This facility will not be large enough to cater for Lilydale (including Kinley) at full development. Provision options that could be considered are expanding the existing facility or establishing a library elsewhere in Lilydale. The current library site is not ideal as it is not centrally located. Also, it would be difficult to expand at the site. The best location would be a prominent site in the Lilydale Activity Centre. This location option was canvassed in the Lilydale Place Plan.
- There are two significant cultural facilities in Lilydale – the Lilydale Regional Museum which provides exhibition, function and display spaces and the Athenaeum Theatre which provides a 200-seat performance venue. The concept of developing a performing arts centre/community arts venue to serve the Yarra Ranges has been discussed for many years but no firm proposal has been developed. There are some heritage structures on the Kinley Site. The Ethos Urban Report 2020 indicates that one or more of these structures may be suitable locations for arts activities. The best location for and the

component elements of the arts venue/s would need to be determined through a detailed feasibility analysis.

### 2.3 Facilities for community agencies, service providers, community groups

- A dedicated youth hub is to be developed in Lilydale. The hub will provide a base for the various agencies and organisations that offer services to Yarra Ranges' youth population. A location for the hub has not yet been determined. A space that can be used for youth activities should be provided in Kinley.
- Lilydale does not have a neighbourhood house facility. Lilydale has an active community garden group. This group is seeking to establish a permanent garden facility in Lilydale which preferably is integrated with other community spaces. Lilydale's aged population will increase significantly over the next 20 years. Demand for facility-based activities such as men's shed, senior citizens groups, planned activity groups, University of the Third Age, friendship and other social support groups, delivered meals, allied health programs etc will grow. Spaces will be needed for these activities. Some of these spaces could be provided at Kinley.
- Council officers have indicated a need for a facility in Lilydale which accommodates external community service and health providers and groups (some visiting) which provide sub-municipal, municipal and potentially regional services. Officers have also identified the need for a community enterprise and co-working space. The best location for these facilities would be the Lilydale Activity Centre.
- The Lilydale Place Plan 2020 has confirmed the need for these spaces. In response to the Plan, Council is undertaking a masterplanning exercise for the Lilydale Train Station Precinct which encompasses the Lilydale Station, Melba Park, Olinda Creek and Lilydale Recreation Reserve. The masterplan will look at the feasibility of redeveloping the Precinct to incorporate facilities for community health and well-being, arts and culture, library services and community enterprise and co-working activities.

### 2.4 Summary of community facilities in Lilydale

- The table below provides a summary of the new or redeveloped community facilities that should be considered for provision in Lilydale and the potential/preferred locations for the facilities.

| Space/facility  | Description   | Potential locations                               | Preferred location/s   |
|---|---|---|--|
| 3/4yo kindergarten  | 2 licensed rooms, outdoor play area and associated infrastructure<br>Licensable multipurpose room | • Kinley  | • Kinley   |
| M&CH (consultation, parenting groups and other like programs) | Consulting room, waiting area and associated infrastructure<br>Multipurpose room                  | • Kinley  | • Kinley   |
| Occasional care   | Multipurpose room which is licensable as an education and care space                              | • Kinley  | • Kinley   |
| Playgroups and like activities                                | Multipurpose room   | • Kinley  | • Kinley   |
| Long day care   | Licensed rooms, outdoor plays area and associated infrastructure                                  | • Various locations in Lilydale, including Kinley | • Private provision, location/s to be determined by provider/s |

| Space/facility  | Description  | Potential locations  | Preferred location/s   |
|---|--|--|--|
| Library   | Display area, IT area, media rooms, study areas, work rooms etc                                | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>                                      | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>                                      |
| Base for external agencies, community enterprise/ co-working spaces   | Offices, meeting rooms, activities rooms and associated infrastructure                         | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>                                      | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>                                      |
| Spaces for: <ul style="list-style-type: none"> <li>– Neighbourhood house activities</li> <li>– Youth activities</li> <li>– Aged programs</li> <li>– Community groups</li> <li>– Community garden</li> </ul> | Offices, meeting rooms, activities rooms and associated infrastructure<br>Outdoor garden plots | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley</li> </ul>                      | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley</li> </ul>                      |
| Spaces for arts and cultural activities   | Offices, studios, meeting rooms, activities rooms and associated infrastructure                | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley (heritage buildings)</li> </ul> | <ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley (heritage buildings)</li> </ul> |

## 2.5 Proposed Multi-Purpose Community Centre on the Kinley Site

- The Ethos Urban Report 2020 makes provision for a community centre in Kinley comprising 2 kindergarten rooms, 2 M&CH consulting and 2 dividable activity rooms. The Report does not mention a land area for the community centre/early years centre on the Kinley Site. Earlier documents mentioned 0.55ha.
- Council should indicate that a more substantial facility than that proposed by Ethos Urban will be required to serve the local Kinley community. The community centre at Kinley should have the capacity to accommodate the following activities - kindergarten, M&CH, occasional care, neighbourhood programs, youth activities, visiting services, aged services, community garden and other general community programs. The spaces required for these activities are listed in the table below. A costing for the facility is provided in Appendix B.
- Council's consistent position has been that a minimum of 0.8ha should be provided for the community centre. It is recommended that Council holds fast to this position. 0.8ha is required to accommodate the proposed centre (around 0.6ha – see table below) and allow space for future expansion. It also is the land area commonly asked for by growth area LGAs for neighbourhood level community centres.

| Element                                   | Floor/land area m2 | Floor/land area m2 |
|---|--------------------|--------------------|
|   | Indoor             | Outdoor            |
| <b>Carparking/garden</b>                  |                    |                    |
| Public carparking                         |                    | 80 bays, 800m2     |
| Carparking compound for cars, small buses |                    | 3 bays, 45m2       |
| Access road/drop off point                |                    | 400                |
| Open space/garden area                    |                    | 300                |
| Bin storage compound                      |                    | 16                 |
| <b>Sub-total</b>                          |                    | <b>1560</b>        |
| <b>Kindergarten</b>                       |                    |                    |
| Front veranda                             |                    | 50                 |
| Foyer                                     | 30                 |                    |
| Main office                               | 25                 |                    |
| Room 1 – 33 place                         | 120                |                    |

| Element                                      | Floor/land area m2 | Floor/land area m2 |
|--|--------------------|--------------------|
|  | Indoor             | Outdoor            |
| Room 2 – 33 place                            | 120                |                    |
| Staff/meeting room                           | 25                 |                    |
| Shared kitchen                               | 20                 |                    |
| Shared storage                               | 30                 |                    |
| Shared staff/accessible toilet               | 12                 |                    |
| Shared children's amenities area             | 32                 |                    |
| Shared rear veranda                          | 0                  | 300                |
| Shared external storage                      | 40                 |                    |
| Shared outdoor play area                     | 0                  | 700                |
| Circulation 10%                              | 50                 |                    |
| <b>Sub-total</b>                             | <b>504</b>         | <b>1050</b>        |
| <b>Community Services Centre</b>             |                    |                    |
| Front veranda                                |                    | 50                 |
| Foyer/reception                              | 45                 |                    |
| Pram storage                                 | 20                 |                    |
| Amenities                                    | 25                 |                    |
| Kitchen                                      | 24                 |                    |
| Office/s                                     | 60                 |                    |
| Consulting room X3                           | 60                 |                    |
| Activity room 1 (dividable)                  | 120                |                    |
| Activity room 2 (licensable)                 | 80                 |                    |
| Activity room 3                              | 80                 |                    |
| Meeting room                                 | 30                 |                    |
| Storage                                      | 80                 |                    |
| Staff amenities/accessible toilet            | 20                 |                    |
| General amenities area including baby change | 45                 |                    |
| Rear veranda                                 | 0                  | 80                 |
| Licensed play area                           | 0                  | 200                |
| Other garden/play area                       | 0                  | 150                |
| Circulation 10%                              | 68                 |                    |
| <b>Sub-total</b>                             | <b>757</b>         | <b>480</b>         |
| <b>Community Garden</b>                      |                    |                    |
| Plots  |                    | 2000               |
| Sheds/toilet                                 | 60                 |                    |
| <b>Sub-total</b>                             | <b>60</b>          | <b>2000</b>        |
|  |                    |                    |
| <b>Total</b>                                 | <b>1337</b>        | <b>5090</b>        |

### 3. Sporting Reserves, Pavilion and Associated Infrastructure

#### 3.1 Recreation Reserve on Kinley Site

- The Kinley Site will generate demand for 2 football/cricket fields, 1.5 soccer fields, 2.5 tennis courts, 0.8 lawn bowls greens and 0.5 fields for lower profile sports.

| Infrastructure items           | Provision ratio           | Demand 2041  |                 |
|--------------------------------|---------------------------|--------------|-----------------|
|                                |                           | Kinley       | All of Lilydale |
|                                |                           | <b>7,600</b> | <b>31,000</b>   |
| Football field                 | 1 field: 5,000 residents  | 1.5          | 6.3             |
| Cricket field                  | 1 field: 4,000 residents  | 2.0          | 8.5             |
| Soccer field                   | 1 field: 5,000 residents  | 1.5          | 6.3             |
| Tennis court                   | 1 court: 3,000 residents  | 2.5          | 10.5            |
| Lawn bowls green               | 1 green: 10,000 residents | 0.8          | 3.2             |
| Field for lower profile sports | 1 field: 15,000 residents | 0.5          | 2.2             |

- The Ethos Urban Report 2020 makes provision for a 6.7ha active reserve. This includes the existing Heritage Field located in the Kinley development area. The plan for the reserve in the Kinley Estate, Open Space Strategy, 2020 (TCL) shows 2 ovals and 2 tennis courts. The Report does not address the demand for the lawn bowls green or the field for lower profile sports.
- Council supports the development of a 2 oval reserve in Kinley. It does not support the provision of tennis courts at the reserve. Incorporating the courts at the existing Lilydale Tennis Club is considered a better option. Council recommends that 2 netball courts be provided at the reserve.
- A 2 oval reserve would typically have the following facilities – 2 senior size ovals, buffer zones to adjacent properties, pavilion, spectator viewing areas, lights, external storage, access road/carpark, scoreboard, circuit path, play facilities and cricket nets (see table below for a list of the potential spaces and facilities at the Reserve. A costing for the facility is provided in Appendix C).
- 6.7ha is not large enough to accommodate these facilities. A suitably shaped 8ha (min) parcel is a more appropriate size for the reserve (see Appendix A for aerial views of a sample of existing reserves in Melbourne which contain multiple playing fields. Note they are all larger than 8ha).

| Component spaces at Recreation Reserve | Floor/land area m2 |
|--|--------------------|
|  | <b>Indoor</b>      |
| <b>Carparking and other</b>            |                    |
| Onsite public carparking               | 80 bays            |
| Access road                            |                    |
| Circuit path around main oval          |                    |
| Reserve fencing                        |                    |
| Park furniture                         |                    |
| BBQ facility                           |                    |
| Play facility                          |                    |
| <b>Playing field and courts</b>        |                    |
| Oval 1                                 | 160m/140m          |
| Oval 2                                 | 135m/115m          |
| Light towers (X8)                      |                    |
| Players/official shelters (X6)         |                    |

| Component spaces at Recreation Reserve          | Floor/land area m2 |
|---|--------------------|
|   | Indoor             |
| Scoreboards                                     |                    |
| Oval fencing                                    |                    |
| Barrier nets                                    |                    |
| Netball courts (X2)                             |                    |
| Light towers over netball courts (X6)           |                    |
| Players/official shelters (X6)                  |                    |
| <b>Pavilion</b>                                 |                    |
| <b>Football/cricket</b>                         |                    |
| Players changerooms (X4)                        | 140                |
| Players amenities                               | 100                |
| Umpires rooms                                   | 30                 |
| Preparation areas (X2)                          | 40                 |
| First aid/medical room                          | 15                 |
| Timekeepers/scorers area                        | 15                 |
| <b>Netball</b>                                  |                    |
| Players changerooms (X2)                        | 50                 |
| Players amenities                               | 40                 |
| Umpires rooms                                   | 20                 |
| Duty room                                       | 20                 |
| First aid/medical room                          | 15                 |
| <b>General</b>                                  |                    |
| Public amenities                                | 60                 |
| Accessible toilet                               | 8                  |
| Kitchen/canteen                                 | 30                 |
| Foyer   | 20                 |
| Bar/social/community room                       | 200                |
| Office/administration meeting room              | 25                 |
| External covered viewing area/hard surface area | 300                |
| Internal storage                                | 60                 |
| External storage                                | 40                 |
| Bin storage compound                            | 15                 |

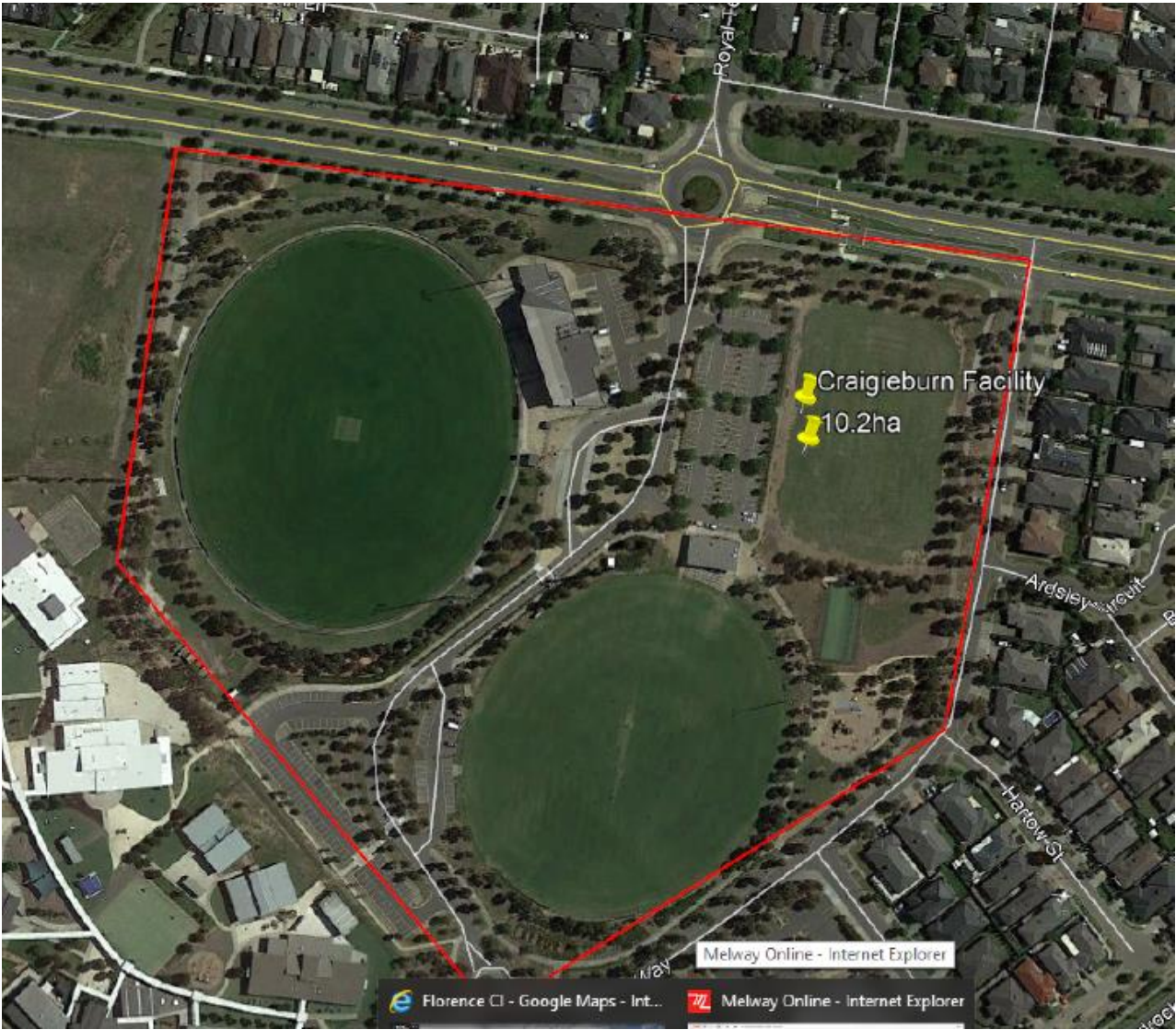
## Appendix A – Aerials of Multi-field Active Reserves

### South Morang – 9ha





Craigieburn – 10.2ha



Roxburgh Park – 8ha





Central Reserve Glen Waverley – 10ha



## Appendix B – Costings of Proposed Kinley Community Centre

### Site works

| Element      | Area m2 | Area m2 | Rate | Total  | Total         |
|--------------|---------|---------|------|--------|---------------|
|              | Indoor  | Outdoor | \$   | %      | \$            |
| Clearing     | -       | 6000    | 20   | 120000 |               |
| Earthworks   | -       | 6000    | 40   | 240000 |               |
| <b>Total</b> |         |         |      |        | <b>360000</b> |

### Carparking/garden

| Element                            | Area m2 | area m2         | Rate | Total  | Total         |
|------------------------------------|---------|-----------------|------|--------|---------------|
|                                    | Indoor  | Outdoor         | \$   | %      | \$            |
| Access road                        |         | 400             | 80   | 40000  |               |
| Carparking                         | -       | 800m2 (80 bays) | 3500 | 280000 |               |
| Carparking compound                |         | 45m2 (3 bays)   | 8000 | 24000  |               |
| Open space/garden area/landscaping | -       | 300             | 600  | 180000 |               |
| Bin storage compound               |         | 15              | 800  | 12000  |               |
| <b>Total</b>                       |         | <b>1560</b>     |      |        | <b>536000</b> |

### Kindergarten

| Element                        | Area m2    | Area m2     | Rate | Total  | Total          |
|--------------------------------|------------|-------------|------|--------|----------------|
|                                | Indoor     | Outdoor     | \$   | %      | \$             |
| Front veranda                  |            | 50          | 1200 | 60000  |                |
| Foyer                          | 30         |             | 2200 | 66000  |                |
| Main office                    | 25         |             | 2700 | 67500  |                |
| Playroom 1                     | 120        |             | 2300 | 276000 |                |
| Playroom 2                     | 120        |             | 2300 | 276000 |                |
| Staff/meeting room             | 25         |             | 2700 | 67500  |                |
| Shared kitchen                 | 20         |             | 5200 | 104000 |                |
| Shared storage                 | 30         |             | 2650 | 79500  |                |
| Shared staff/accessible toilet | 12         |             | 5200 | 62400  |                |
| Children's amenities area      | 32         |             | 5200 | 166400 |                |
| Shared rear veranda            |            | 300         | 1200 | 360000 |                |
| Shared external storage        | 40         |             | 1900 | 76000  |                |
| Shared outdoor play area       |            | 700         | 1000 | 700000 |                |
| <b>Circulation 10%</b>         | 50         |             | 2300 | 115000 |                |
| <b>Total</b>                   | <b>504</b> | <b>1050</b> |      |        | <b>2416300</b> |

**Community Services and M&CH**

| Element                        | Area m2    | Area m2    | Rate | Total  | Total          |
|--------------------------------|------------|------------|------|--------|----------------|
|                                | Indoor     | Outdoor    | \$   | %      | \$             |
| Front veranda                  |            | 50         | 1200 | 60000  |                |
| Foyer/reception                | 45         |            | 2200 | 99000  |                |
| Pram storage                   | 20         |            | 1000 | 20000  |                |
| Amenities                      | 25         |            | 5200 | 130000 |                |
| Staff/accessible toilet        | 20         |            | 5200 | 104000 |                |
| Kitchen                        | 24         |            | 5200 | 124800 |                |
| Office/s                       | 60         |            | 2700 | 162000 |                |
| Activity room 1 (dividable)    | 120        |            | 2300 | 276000 |                |
| Activity room 2 (licensable)   | 80         |            | 2300 | 184000 |                |
| Activity room 3                | 80         |            | 2300 | 184000 |                |
| Meeting room                   | 30         |            | 2300 | 69000  |                |
| Storage                        | 80         |            | 2650 | 212000 |                |
| Consulting room 1              | 20         |            | 2700 | 54000  |                |
| Consulting room 2              | 20         |            | 2700 | 54000  |                |
| Consulting room 3              | 20         |            | 2700 | 54000  |                |
| Amenities                      | 45         |            | 2700 | 121500 |                |
| Rear veranda                   |            | 80         | 1200 | 96000  |                |
| Licensed play area             |            | 200        | 500  | 100000 |                |
| Other garden/general play area |            | 150        | 200  | 30000  |                |
| <b>Circulation 10%</b>         | 68         |            | 2300 | 92000  |                |
| <b>Total</b>                   | <b>757</b> | <b>480</b> |      |        | <b>2226300</b> |

|                                 |     |                |
|---------------------------------|-----|----------------|
| <b>Construction cost</b>        |     | <b>5538600</b> |
| <b>Services</b>                 |     | 250000         |
|                                 |     | <b>5788600</b> |
| <b>Design contingency</b>       | 10% | 578860         |
|                                 |     | <b>6367460</b> |
| <b>Construction contingency</b> | 5%  | 318373         |
|                                 |     | <b>6685833</b> |
| <b>Costs escalation</b>         | 8%  | 534867         |
|                                 |     | <b>7220700</b> |
| <b>Consultants fees</b>         | 10% | 722070         |
| <b>Total</b>                    |     | <b>7942770</b> |

## Appendix C – Costings of Proposed Active Reserve

### Site works

| Element          | Area m2 | Area m2 | Rate | Total  | Total         |
|------------------|---------|---------|------|--------|---------------|
|                  | Indoor  | Outdoor | \$   | %      | \$            |
| Site preparation |         | 80000   | 4    | 320000 |               |
| <b>Total</b>     |         |         |      |        | <b>320000</b> |

### Carparking/landscaping/fencing

| Element                     | No | area m2/no/length | Rate   | Total  | Total          |
|-----------------------------|----|-------------------|--------|--------|----------------|
| Carparking                  |    | 80 bays, 800m2    | 3500   | 280000 |                |
| Access road                 |    | 1000              | 80     | 100000 |                |
| Circuit path                |    | 1800              | 85     | 180000 |                |
| Landscaping                 |    | 20000             | 30     | 600000 |                |
| Perimeter fencing and gates |    | 1800              | 100    | 180000 |                |
| Park furniture              |    | 40                | 2000   | 80000  |                |
| BBQ facility                | 1  |                   | 10000  | 10000  |                |
| Play facility               |    | 1                 | 300000 | 300000 |                |
| <b>Total</b>                |    |                   |        |        | <b>1730000</b> |

### Playing field and courts

| Element                      | No     | No      | Rate    | Total   | Total          |
|------------------------------|--------|---------|---------|---------|----------------|
|                              | Indoor | Outdoor | \$      | %       | \$             |
| Oval 1 with lights and fence |        | 1       | 1000000 | 1000000 |                |
| Oval 2 with lights           |        | 1       | 930000  | 930000  |                |
| Player shelters              |        | 6       | 10000   | 60000   |                |
| Netball courts with lights   |        | 2       | 140000  | 280000  |                |
| Player shelters              |        | 6       | 6000    | 36000   |                |
| Scoreboard (Oval 1)          |        | 1       | 50000   | 50000   |                |
| Scoreboard (Oval 2)          |        | 1       | 30000   | 30000   |                |
| Barrier nets                 |        | 4       | 20000   | 80000   |                |
| <b>Total</b>                 |        |         |         |         | <b>2466000</b> |

### Pavilion

| Element                  | Area m2 | Area m2 | Rate | Total  | Total |
|--------------------------|---------|---------|------|--------|-------|
|                          | Indoor  | Outdoor | \$   | %      | \$    |
| <b>Football/cricket</b>  |         |         |      |        |       |
| Players changerooms (X4) | 140     |         | 2200 | 308000 |       |
| Players amenities        | 100     |         | 5200 | 520000 |       |

| Element   | Area m2     | Area m2 | Rate | Total  | Total          |
|---|-------------|---------|------|--------|----------------|
|   | Indoor      | Outdoor | \$   | %      | \$             |
| Umpires rooms                                   | 40          |         | 3500 | 140000 |                |
| Preparation areas (X2)                          | 40          |         | 2200 | 88000  |                |
| Timekeepers/scorers area                        | 15          |         | 2200 | 33000  |                |
| First aid/medical room                          | 15          |         | 3000 | 45000  |                |
| <b>Netball</b>                                  |             |         |      |        |                |
| Players changerooms (X2)                        | 50          |         | 2200 | 110000 |                |
| Players amenities (X2)                          | 40          |         | 6000 | 240000 |                |
| Umpires rooms                                   | 20          |         | 3500 | 70000  |                |
| Duty room                                       | 20          |         | 2200 | 44000  |                |
| First aid/medical room                          | 15          |         | 3000 | 45000  |                |
| <b>General</b>                                  |             |         |      |        |                |
| Public amenities                                | 80          |         | 5200 | 416000 |                |
| Accessible toilet                               | 8           |         | 5200 | 41600  |                |
| Kitchen/canteen                                 | 30          |         | 5200 | 156000 |                |
| Foyer   | 20          |         | 2200 | 44000  |                |
| Bar/social/community room                       | 200         |         | 2700 | 540000 |                |
| Office/administration meeting room              | 25          |         | 2700 | 67500  |                |
| External covered viewing area/hard surface area | 300         |         | 1000 | 300000 |                |
| Internal storage                                | 60          |         | 2100 | 126000 |                |
| External storage                                | 40          |         | 1800 | 72000  |                |
| Bin storage compound                            | 15          |         | 800  | 12000  |                |
| Circulation 10%                                 | 100         |         | 2200 | 220000 |                |
| <b>Total</b>                                    | <b>1373</b> |         |      |        | <b>3638100</b> |

|                                 |     |                  |
|---------------------------------|-----|------------------|
| <b>Construction cost</b>        |     | <b>8154100</b>   |
| <b>Services</b>                 |     | 300000           |
|                                 |     | <b>8454100</b>   |
| <b>Design contingency</b>       | 10% | 845410           |
|                                 |     | <b>9299510</b>   |
| <b>Construction contingency</b> | 5%  | 464975.5         |
|                                 |     | <b>9764485.5</b> |
| <b>Costs escalation</b>         | 8%  | 781159           |
|                                 |     | <b>10545644</b>  |
| <b>Consultants fees</b>         | 10% | 1054564          |
| <b>Total</b>                    |     | <b>11600209</b>  |

