

Clearview Christian College Ltd

ABN 17 643 980 287

Project Plan

Multisport Centre

**1 Canoe Point Road
Tannum Sands QLD 4680**



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1 Project Scope

1.1 Scope of Works

The scope of work includes the detailed design and construction of a multisport complex at Clearview Christian College in Tannum Sands. The multisport complex will accommodate a wide variety of sports and recreation activities, including weightlifting, virtual sports, basketball, netball, futsal, tennis, volleyball, and more. This new facility is intended to meet the current and future requirements of Clearview Christian College, as well as other nearby schools, sports and recreation clubs, and community groups. The key components of the multisport complex are described below.

- > **Multisport court:** The centrepiece of our project is a versatile multisport court that will accommodate a wide range of sports and activities. This court will serve as the central hub for physical education, training, and community sports events. It measures 37m x 24m, with a roof covering the entire area. The roof's ridge point measures at 8.3m, tapering down to 7.3m at the court's edges. The court will be equipped with lighting to facilitate sports activities during night-time and evenings.
- > **Gym & virtual sports:** Adjacent to the multisport court is a dedicated gym and virtual sports area that is approximately 19.4m x 7.25m in size. The room will be equipped with a variety of cardio, functional fitness and weightlifting equipment, as well as provisions for virtual sports training equipment. These facilities will ensure that students, community sports clubs and high-performance units have state-of-the-art equipment for training in their chosen field. Initial provisions for virtual sports activities will include fibre optic infrastructure, HDMI inputs and outputs, networking cabling, ducting provisions, and Wi-Fi.
- > **Storage:** To accommodate sports equipment and supplies, we have designated a storage area measuring approximately 7.25m x 10.2m in size.

As a newly established regional school founded in 2023, Clearview Christian College has no purpose-built sporting infrastructure. The successful execution of a multisport complex would significantly elevate our school's sporting facilities and enhance sports access and opportunities for the college's students. The multisport complex would also enhance physical activity and sports participation across the wider community, providing state-of-the-art facilities for other schools, local sports and recreation clubs, and community groups.

Our project's scope embodies a holistic approach designed to meet our objectives and deliver a valuable asset to Tannum Sands at large. We aspire to create an inclusive and vibrant space that encourages active participation in sports and strengthens our community's bonds. By offering a wide array of sporting opportunities and promoting physical activity, we aim to foster a healthier, more connected, and engaged community while driving positive economic activity within the local area.

2 Key Consultants

Clearview Christian College has engaged Prizm Engineering for project management and engineering design services to oversee the engineering, procurement, and construction of the multisport centre. We have also partnered with BEAT Architects to develop preliminary concept designs.

3 Project Need

3.1 Catering for the growing demand in new and existing sports

Key Takeaway: State-wide activity trends and local sports group data indicate a growing demand for new and existing sports in Boyne Tannum. Notably, an opportunity for increased participation was identified for basketball, soccer, netball, tennis, virtual sports, volleyball, and weightlifting – all of which can be accommodated by the proposed multisport centre.

Based on a review of state-wide physical activity and sports participation trends, and membership data from local sports and recreation groups, the key findings of the Needs Analysis revealed a growing demand for both new and existing sports in the Boyne Tannum Region (Multisport Centre Needs Analysis, pp. 3-14.)

In comparison to state-wide participation trends, it was found that the following sports have room for growth in Boyne Tannum: Australian football, basketball, cricket, football (soccer), golf, netball, tennis, touch football, virtual sports, volleyball, and weightlifting. Of these sports, the following sports can be facilitated by the proposed multisport centre: basketball, football (soccer), netball, tennis, virtual sports, volleyball, and weightlifting.

Table 2-1 indicates the estimated potential growth for each sport accommodated by the multisport centre.

Table 3-1 Local Physical Activity and Sports Participation Potential

Sport	Current Club Participation in Boyne Tannum	State-Wide Participation Rate (Children aged 0-14, 2021-2022)	Potential Participation (2234 children aged 0-14 in Boyne Tannum)	State-Wide Participation Rate (Adults all ages, 2021-2022)	Potential Participation (7825 adults aged 15-14 in Boyne Tannum)	Potential Participation (All ages)	New Players
Basketball	0	5.4%	121	4.0%	313	434	434
Football / Soccer	350	15.8%	353	5.3%	415	768	418
Netball	300	5.9%	132	2.8%	219	351	51
Tennis	140	6.7%	150	4.9%	383	533	393
Virtual Sports	0	0.2%	4	4.7%	368	372	372
Volleyball	0	1.2%	27	2.0%	157	183	183
Weightlifting	0	0.0%	0	1.7%	133	133	133
TOTAL							1984

When considering the club sports accommodated by the multisport centre, Table 1 shows there are approximately 1984 community members disengaged from club sports in comparison to state-wide participation trends. This is equivalent to 19.7% of the Boyne Tannum community and does not include statistics where the current level of club participation is unknown. This data indicates there is a strong demand for multipurpose sporting infrastructure to support both existing and new sports within the region.

Additionally, a Sports and Physical Activity Survey conducted at Clearview Christian College (Multisport Centre Needs Analysis, pp. 3, 42-43) revealed that 52% of students were currently not participating in a club sport, and of those students, 66% were interested in joining a local sports or recreation club in the future. This data demonstrates that while club sports participation at the College is low, students are not disinterested in physical activity and sports participation and would benefit from new sporting infrastructure that increased active pathways into community sports.

3.2 Providing infrastructure that will support our diverse community.

Key Takeaway: Local demographic and health characteristics data underscores the need for sports facilities that address the diverse requirements of various age groups, abilities, family structures, and income levels. The proposed multisport centre is designed with specific consideration for accommodating school-aged children, youth, the expanding senior population, single-parent families, and accessibility for individuals with disabilities.

Data from the Australian Bureau of Statistics and the Boyne Island Tannum Sands Community Profile by Gladstone Regional Council indicates a need for sports facilities that cater for a diverse community of all ages, abilities, family structures, and incomes (Multisport Centre Needs Analysis, pp. 2-3, 12). In particular, the proposed multisport centre should be purpose-built to cater for school-aged children and youth, the growing senior community, single-parent families, and disability access.

- > With almost 30% of the population aged 0-19 (Multisport Centre Needs Analysis, p. 2; see also ABS, 2021), there is a strong demand for sports and recreation facilities and services to support primary and secondary school children.
- > The growing senior community in Boyne Tannum (Multisport Centre Needs Analysis, p. 2; see also ABS, 2021) indicates that residents are ageing in place. There is a growing need for facilities and services that enable residents to remain healthy, active, independent, and socially included as they age.
- > There is a significant representation of young people who require assistance with core activities in Boyne Tannum, particularly in the 5–14-year age group (Multisport Centre Need Analysis, p. 3, see also ABS, 2021). Consideration should be given to accessibility when planning and designing new sports and recreation infrastructure. This data emphasises the need for accessible and inclusive sports to accommodate people of all abilities.
- > With an increasing proportion of single-parent families and over two thirds of the employed community working over 35 hours per week (Multisport Centre Need Analysis, p. 3, see also ABS, 2021), there is a strong demand for community-accessible sports facilities with flexible timing, especially outside of school hours and on weekends.

3.3 Community Health, Wellbeing and Economy

Key Takeaway: The proposed multisport centre would deliver physical, mental, social, and economic benefits to the Boyne Tannum community.

The health and economic benefits from physical activity, sports participation and shared community sporting infrastructure are well understood within society and supported by a substantial body of literature.

In 2018, Sport Australia partnered with KPMG and La Trobe University to investigate the impact, benefits, and value of community sport infrastructure in Australia. The study quantified the value of community sport infrastructure across Australia to be at least \$16.2b, with \$6.3b worth of economic benefits, \$4.9b worth of health benefits, and \$5.1b worth of social benefits. The report found the following about the health, social, and economic benefits of community sporting infrastructure:

- > Health benefits: Communities with high physical activity and sports participation experience reduced incidences of several chronic diseases, mental illness, and other risks such as falling or drowning. As a result, this leads to greater quality of life for individuals within the

community and benefits the whole health system due to savings resulting from the reduced incidence of health issues.

- > Social benefits: Facilitating participation in physical activity and sports participation contributes to increased social inclusion, community pride, increased levels of trust, reduced crime and antisocial behaviour and overall community satisfaction. These benefits are derived by users of the facility, through both the sports activity and the broader social connection created at community sports facilities. They are also derived by the wider community who are advantaged by improvements to the urban environment.
- > Economic benefits: The provision of community sports infrastructure has a positive impact on individual productivity, volunteering, employment and general economic activity.

3.4 Overcoming barriers to physical activity and sports participation.

Key Takeaway: Insufficient physical activity among Queenslanders highlights an opportunity to transition disengaged individuals into community sports. To address barriers to participation, the proposed multisport centre project aims to establish an accessible, versatile sports facility that accommodates a wide range of sports, ages, and abilities.

Data from the Report of the Chief Health Officer of Queensland (2021, 2022) and the Queensland Sport, Exercise and Recreation Survey (2018, 2019) revealed that – overall – Queenslanders are not participating in sufficient physical activity. There is a strong opportunity to overcome barriers to participation and to transition people who are disengaged from sport and physical activity into community sports and recreation groups.

Some of the key barriers to participation identified in the Multisport Court Needs Analysis (pp. 9-13) are outlined in **Table 3-2** below (see also AusPlay, 2022; Australian Sports Foundation, 2023).

Table 3-2 Barriers to Participation Overview

Barriers to Clearview Christian College Students	<ul style="list-style-type: none"> > Lack of confidence in their ability > Lack of confidence in their physical appearance > Not having enough time / too many commitments
Barriers to Students (Parent-Related)	<ul style="list-style-type: none"> > Not enough time / too many commitments > Work commitments > Expense / costs > Having to care for other children > No car or transport issues
Barriers to Adults	<ul style="list-style-type: none"> > Poor health / injury > Other > Not enough time / too many other commitments > Not a priority > Increasing age / too old
Barriers to Clubs	<ul style="list-style-type: none"> > Declining participation rates > Increasing cost of living > Running costs and threat of closure due to insolvency > Disproportionate pressure on small clubs in regional areas
Barriers to Schools	<ul style="list-style-type: none"> > Curriculum pressures > Teacher capability > Teacher resources (time) > Cost to students > Equipment and facilities

To overcome challenges like lack of confidence, time, interest, and costs, one effective solution is to establish a convenient, affordable, engaging, and versatile sports facility within the community.

Clearview's Multisport Centre project aims to do just that. By introducing an accessible sports facility, this project eliminates geographical and infrastructural limitations. Moreover, the Multisport Centre caters to a diverse range of sports, age groups, and abilities, broadening the opportunities for community members to participate in physical activities they may not have previously considered.

Furthermore, Clearview's proposed initiative addresses participation barriers faced by regional schools and local sports clubs. Nearby regional schools can utilise the multisport centre for physical education activities and inter-school competitions, fostering student engagement and overall wellbeing. Additionally, this project addresses the challenges confronted by small community clubs, highlighting the importance of shared infrastructure in alleviating financial constraints, and ensuring the longevity of these local clubs.

3.5 Providing a community facility for night-time and wet-weather use.

Key Takeaway: A review of existing sports infrastructure in Boyne Tannum found that local state schools have good facilities but limited access for the community. Most other facilities lack night-time and wet-weather options and struggle to accommodate new sports due to design and availability limitations. The proposed multisport centre project aims to bridge these gaps by providing a community facility that is equipped for night-time and wet-weather use.

Clearview Christian College has conducted a comprehensive analysis of sporting infrastructure within 5km of the College, including Boyne Island State School, St Francis Catholic Primary School, Tannum Sands State High School, Tannum Sands State School, Tannum Tennis Association, Bray Park Pump Track and Skate Park, BITS Saints AFL Club / BITS Cricket Club, BITS Golf Club, BITS Football Club (soccer grounds) and BITS Bowls Club (Multisport Centre Needs Analysis, pp. 16-24).

The facilities were assessed based on the following criteria:

- > Community Accessibility
- > Wet-weather capability
- > Night-time capability
- > Sun safety
- > Capacity for new players
- > Capacity for new sports

We found that local state schools offer well-equipped sporting facilities suitable for sun-safe, wet-weather, and night-time use. However, these schools are generally not open to permanent or ongoing facility hire or have onerous hire procedures. This limitation hinders efforts to promote physical activity and sports participation in the broader community and prevents us from achieving a collective impact.

Furthermore, apart from local state schools, other sports infrastructure lacks adequate provisions for night-time and wet-weather usage and struggles to accommodate new sports or groups due to design limitations or availability issues.

Overall, the design gaps in local sporting infrastructure impede physical activity and sports participation in the Boyne Tannum community. Clearview's multisport centre project effectively addresses this issue by providing the necessary facilities and equipment for students to engage in various sports during night-time and wet weather use.

3.6 Improving sports performance preparation for the Brisbane 2032 Olympic and Paralympic Games.

Key Takeaway: The virtual sports area within the proposed multisport centre equips athletes with cutting-edge simulation technologies, enabling realistic training scenarios, data analysis, and strategy enhancement, providing a competitive edge for the Brisbane 2032 Olympic and Paralympic Games.

Moreover, coaching services extended by state sports associations elevate athletes' preparation by offering tailored guidance, a valuable resource often limited in regional settings like Boyne Tannum.

The proposed multisport centre includes a dedicated virtual sports area to ensure that students, community sports clubs and high-performance units have state-of-the-art equipment for training in their chosen field. This virtual facility would offer advanced simulation technologies, allowing athletes to engage in realistic training scenarios, analyse their performance data, and refine their strategies. Athletes would have the opportunity to practice in various virtual environments that mimic the specific conditions of their respective sports, enabling targeted skill development and strategy refinement. This innovative approach would provide athletes with an edge by offering tailored, data-driven training experiences, enhancing their overall performance readiness for the games.

QUT and Griffith University have played a pivotal role in aiding the College to conceptualise a virtual sports area that enhances readiness for the Brisbane 2032 Olympic and Paralympic Games. Through their expertise, they have contributed to the design of a cutting-edge facility, highlighting the importance of flexible space design and the integration of essential infrastructure, including TV, data, and power systems.

Furthermore, in support of the proposed multisport centre project, several state sports associations have offered coaching services or expressed their willingness to assist with coaching (Multisport Centre Needs Analysis, pp. 32-33, 39). Coaching services provided by state sports associations could significantly enhance sports performance preparation for the Brisbane 2032 Olympic and Paralympic Games. Local athletes would benefit from personalised guidance, skill refinement, and strategic planning to optimise their performance, which wouldn't normally be accessible in a regional location like Boyne Tannum.

4 Project Partners

To maximise our ability to increase physical activity and sports participation within the region, Clearview Christian College has partnered with eleven state sports associations, seven local clubs, seven Gladstone-based clubs, two nearby schools and seven local community groups.

State Sport Associations	<ul style="list-style-type: none"> > Basketball Queensland > Boccia Queensland > Football Queensland > Handball Queensland > Hockey Queensland > Netball Queensland > Queensland Weightlifting Association > Sporting Wheelies > Table Tennis Queensland > Tennis Queensland > Volleyball Queensland
Boyne Tannum Sport Clubs	<ul style="list-style-type: none"> > BITS AFC > BITS Cricket Club > BITS Golf Club > Boyne Tannum Sharks Football Club > Curtis Coast Dolphins Netball Association > Tannum Boyne Seagulls Rugby League Football Club > Tannum Tennis Association
Gladstone Sport Clubs	<ul style="list-style-type: none"> > Gladstone Martial Arts Academy > Gladstone Netball Association > Gladstone 6-a-side soccer > CQ Spirit Football > Souths Hockey Club > Special Olympics Gladstone
Nearby Schools	<ul style="list-style-type: none"> > Miriam Vale State School > Benaraby State School
Community Groups	<ul style="list-style-type: none"> > MyCity Church > Port City Christian Church > Lifestyle Church > Boyne Tannum Scouts > Girl Guides Boyne Tannum > Zumba for Fun and Fitness > Perfect Fit Training Solutions

4.1 Projected Annual Use

After consulting with our project partners, we anticipate that these groups will collectively attract around 900 distinct users to the multisport centre each year. When factoring in repeated usage throughout the year, this is expected to contribute to a cumulative annual user count of approximately 18,000.

5 Project Timeframes

Key Project Milestones	Start date	End date
Grants / Funding Process	1/08/2023	01/05/2024
Environmental and Planning Approval	15/09/2023	07/02/24
Preliminary Designs	18/09/23	13/12/23
Detailed Designs	14/12/23	16/01/24
Execution	05/04/24	18/08/25
Project Close-Out	18/08/25	05/09/25

6 Project Site

Street address	1 Canoe Point Road Tannum Sands
Lot and Plan	Lot 131 CTN 1818
Town/ suburb	Tannum Sands
Postcode	4680
Longitude (To 6 decimal places)	Start: 151.36534 E
	Finish: 151.36737 E
Latitude (To 6 decimal places)	Start: 23.94079 S
	Finish: 23.93951 S

6.1 Land Ownership

MyCity Church Ltd owns the site and it has been licensed to Clearview Christian College from October 1, 2022 - December 31, 2047, with a further 25-year option period for the college (see the attached Clearview Christian College Licence Agreement). The license grants the college the primary right to use the property, except during reserved times outside school hours on Sundays and Friday nights. Section 4 of the licence agreement ensures the college's right to reasonable use and access during operational hours, with a commitment to ensuring efficient service operation during these hours (Licence Agreement, p. 24).

Section 6.3 of the Licence agreement deals with owners' consent. Owner's consent must be given for building works, and this consent cannot be unreasonably refused. The owner's consent for this project has been received; a key stipulation on the owner's consent is that community hiring must be in place for ten years after completion of the project.

6.2 Permitted Use

The zoning of the project site is classified as Community Facilities – Educational Facilities. For more information regarding zoning, please refer to Section 3 of the Multisport Centre Site Analysis Report (pp. 3-11).

A pre-lodgement meeting was held with the Gladstone Council on the 29th of August 2023. In this pre-lodgement meeting, Clearview was advised that a material change of use (MCU) will be required if there is community use of the proposed multisport centre. However, if the infrastructure is used exclusively by the school and complies with specific provisions and design requirements, an MCU may not be required.

We are scheduled to meet with the council again through a deputation on the 4th of September 2023. The outcome of this meeting will determine our next steps. Depending on the council's decision, we may need to adjust the project scope, modify the project, restrict it to school-only use or cancel the project altogether.

6.3 Native Title Impact

The project site is freehold land and is not subject to any Native Title considerations.

6.4 Land Interests and Issues

Please see Sections 4-5 of the Multisport Centre Site Analysis Report (pp. 12-22) for a thorough review of civil engineering and environmental interests and issues that impact the project site. A summary of the key interests and issues is provided below.

- > **Encumbrance:** There is a mortgage held over the property.
- > **Flood mapping (pp. 12-13):** Flood mapping revealed that the site is resilient to river flooding.
- > **Treated Water Service Infrastructure (p. 13):** The existing infrastructure servicing the site is an 80mm asbestos cement pipe running along the western site boundary. This is fed by a 150mm uPVC line at the intersection of Caledon Street and The Oaks Road, south of the site. As part of the Development Application, a fire services test will be conducted to ensure that the current pressures and volumes are present.
- > **Wastewater Service Infrastructure (p. 13):** There is a 150mm diameter sewer main running along the western site boundary. This main drains to an existing pump station on The Oaks Road (SPS TAN 04). Preliminary advice from Council has indicated that the existing network has capacity to accept flows from the site and no upgrades to the external network would be required.
- > **Electricity Infrastructure (p. 13):** Energy Queensland (EQ), formally Ergon Energy, owns and operates all electrical supply network assets within the development area. All new electrical supply equipment and cables will need to be installed in accordance with EQ requirements; AS3000 specifications and standards; and Council Engineering Standards and Drawing.
- > **Gas Network Infrastructure (p. 14):** APA Group is the main service provider regulating the production, storage, and distribution of gas for the site. A review of Dial Before You Dig information shows that there is no existing gas services in the vicinity of the site.
- > **Communications Network (p. 14):** There is currently NBN infrastructure servicing the existing buildings on the site. This infrastructure is expected to be sufficient to supply the proposed sporting infrastructure. Mobile network coverage in the area is well-served with 5G covering the entire site under the Telstra network. Other network providers may vary.
- > **MNES search (p. 16):** Based on the findings of the MNES self-assessment, the proposed Multi Sport Court project would not constitute a significant impact and no further assessment is required.
- > **RV map (pp. 16-17):** In areas that are mapped as Category X on the PMAV and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. In areas that are mapped as Category B on the PMAV, where vegetation is regulated under Queensland's vegetation management framework, clearing can only occur if it is exempt clearing work or undertaken in accordance with an accepted development vegetation clearing code or development permit. The proposed multisport centre project may require vegetation

clearing. Legislative requirements related to vegetation clearing will be discussed in with Gladstone Regional Council during lodgement.

- > **Protected Plants and Flora Survey trigger map (pp. 18-19):** - The site is not mapped within a high-risk area on the protected flora trigger map. No protected flora species are recorded by the Wildlife Online search tool within the search area. Fauna assessment and/or breeding places assessment will be required prior to clearing to identify potential animal breeding places for fauna species listed under the NC Act. A species management program may be required for clearing fauna breeding places (e.g., hollow-bearing trees, nests, burrows).
- > **DES wildlife online databases (p. 19):** No works are proposed within a mapped biodiversity area. There is a turtle buffer zone on the site, allowances will have to be made regarding lighting levels and direction and tree line buffers.
- > **DAF waterways (pp. 19-20):** The site is not mapped as containing any waterways for waterway barrier works by the Department of Agriculture and Fisheries (DAF) Queensland waterways for waterway barrier works mapping.
- > **Bushfire overlay (p. 20):** The project will need to demonstrate compliance with the Bushfire Overlay Code of the planning scheme. Development within vegetation categorised as Medium Potential Bushfire Intensity will require setbacks from vegetation. Buildings will need to comply with the AS3959 construction of buildings in bushfire-prone areas code. However, a significant portion of existing vegetation has already been removed, which mitigates risk in this area and may lower the bushfire rating.
- > **Acid Sulphate Soils (p. 21):** Given the site potentially supports Acid Sulphate Soils, a geotechnical investigation may be required to determine the presence of Acid Sulphate Soils. Further discussion of geotechnical site conditions is provided in Section 7 of this report. Works will need to demonstrate compliance with the Acid Sulphate Soils Overlay Code of the planning scheme.
- > **Erosion-prone area (p. 21):** Works within the erosion-prone area must comply with 'State Code 8: Coastal Development and Tidal Works. To comply with this code, and unless the works cannot be located elsewhere, works must avoid this area.
- > **Cultural Heritage (p. 22):** The Cultural Heritage Database and Register desktop search indicates that several cultural heritage artefacts, being shell middens, have been recorded within the search area. The site is not mapped as containing any heritage points by the planning scheme or the DA mapping.

7 Infrastructure Ownership and Management

7.1 Infrastructure Ownership

The proposed infrastructure will be owned by Clearview Christian College with the ongoing maintenance and responsibility for operations being handled directly by the College.

7.2 Infrastructure Management

Please see the attached Multisport Centre Operational Management Plan for details on how the College intends to manage ongoing maintenance, operations, and shared community use of the infrastructure.

A short summary is provided in **Table 6-1** below.

Table 7-1 Infrastructure Management Overview

Maintenance

A sinking fund will be established using whole of life cost estimates that are set out in the attached operational management plan. Maintenance costs will be partially offset by a small hire fee.

Operational

Relevant sections of the Operational Management Plan:

- > Section 2.2: Developing and Implementing Annual Budgets and Financial Reporting (p. 4).
- > Section 8: Asset Management Plan (p. 10).

Operational costs will be mitigated by prioritising long-term hire agreements over casual user agreements. Additionally, the implementation of digital locking systems will enable users to access and exit facilities during hire periods without the requirement for additional staffing, further contributing to cost savings.

Relevant sections of the Operational Management Plan:

- > Section 1: Overview of Operational Management Plan (pp. 1-3)
- > Section 2.3: Facilitating and Administering Facility and Court Bookings (pp. 4-6)
- > Section 3: Human Resources / Staffing (p. 7)

Arrangements for ongoing use of the infrastructure

Failure to facilitate ongoing use arrangements was considered as a risk in the risk register (see Section 10 of this project plan). As a proactive response, a mitigation strategy has been implemented. This strategy involves the development of binding agreements with the landholder to guarantee continued community access after completion. It also includes the implementation of periodic reviews and the incorporation of community feedback into the decision-making process regarding hire agreements.

Relevant sections of the Operational Management Plan:

- > Section 2.3: Facilitating and Administering Facility and Court Bookings (pp. 4-6)
- > Section 2.4: Fees and Charges Objectives (p. 6)
- > Section 2.5: Pricing Structure (p. 6)
- > Section 2.6: Operational Hours (p. 6)
- > Section 2.7: Use Case (pp. 6-7)
- > Section 4: Increasing Sporting Participation (pp. 7-8)
- > Section 6: Increasing Community Sport Capacity, Opportunities and Pathways (p. 9)

For more details on the development of binding agreements with the landholder, please see the Owner's Consent outlined in Appendix B.

8 Project Budget

Quantity surveyor estimates are being finalised by Prizm Engineering, but preliminary estimates are approximately \$1.9 Million for the multisport centre (eligible costs under the Go for Gold initiative) and \$1.8 Million for road and footpath upgrades (ineligible costs under the Go for Gold initiative).

Table 8-1 Multisport Centre Costs

Item	Cost
Preliminaries and General	\$222,755.00
Preparation of Site	\$24,431.19
Earthworks	\$28,314.40
Concrete Work	\$288,891.48
Gym	\$261,915.11
Structural Steelwork	\$146,740.43
Metalwork	\$137,694.97
Roofing and Roof Plumbing	\$180,949.21
Electrical and Mechanical	\$96,937.46
Signage	\$43,182.43
Specialist Equipment	\$157,784.23
Landscaping	\$16,278.34
Contingency (15%)	\$240,881.14
TOTAL	\$1,846,755.38

Table 8-2 Road and Footpath Costs

Item	Cost
Preliminaries and General	\$130,000
Road Upgrades (350) \$3500 L/m	\$1,225,000
Footpath Upgrades (\$400 l/m	\$400,000
TOTAL	\$1,755,000