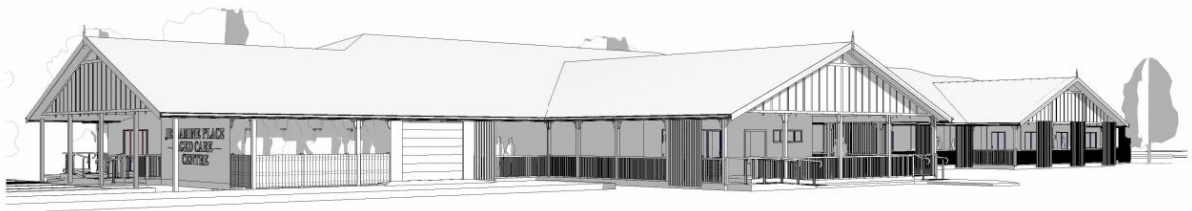


**Winton Community and Aged Care Services Inc
Presents**

Winton's Ageing in the Outback Strategy

Jessamine Place – Winton

Business Case



**Completing the Winton Aged Care Continuum through the building of
Jessamine Place a Supported Aged Care Accommodation Facility in the
Health and Wellbeing Precinct of Winton QLD**

Reviewed: March 2025

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Ageing in the Outback™

OUR VISION

Winton Community and Aged Care Services - Ageing in the Outback:

- To provide an advocacy group to ensure that infrastructure and service functions within the community meet the current and ongoing needs of the aged and disability service sectors therein.
- To provide facilities for aged care, respite care and dementia care in the Winton Community and further outlying areas as the need arises.
- To promote the cause of aged care, respite care, dementia and disability care in Winton and outlying areas.
- To own and facilitate the operation of care and community services within the catchment area and other areas as identified from time to time.

OUR VALUES

Community Control – We are committed to the principles and philosophies of community control as the best practice model for the establishment and delivery of a holistic approach to ageing in our rural and remote communities

Holistic Approach – We are committed in ensuring that our approach to Ageing in the Outback looks holistically at all consumers in the process as the recipients of services and their families.

Accountability – We take full responsibility for our behaviour, decision making and performance and have a mandate to undertake all of our work with accountability to all key stakeholders in the process.

Client Focus – We are committed to the clients that we intend to serve through the implementation of our strategies and the provision of advocacy services to assist our ageing and disability service consumers to access services within their community.

Empowerment – We are committed to create a culture that encourages people to exercise their judgement and initiative in pursuit of our organisational goals and in doing so improve people's ability to ensure that our Aged and Community Services Consumers including Disability and Palliative Care clients are receiving the relevant services to meet their needs now and into the future.

Teamwork – We encourage active collaboration to solve problems, make decision and achieve goals.

Confidentiality – We respect the confidentiality of all key stakeholders and others who interact with our organisation.

Cultural Respect – We are committed to working with our communities to ensure a culturally respectful environment that promotes safety, comfort tolerance and respect.

EXECUTIVE SUMMARY

Winton Community and Aged Care Services Incorporated (WCACS), was born out of a need to invigorate the Winton Aged Care Strategy established in 2014 with a focus on developing an Aged Care Continuum for the Winton Community and surrounding areas.

The Strategy was a collaboration of existing services with a focus on building the identified gap at the time which consisted of a Low Care/Assisted Living Facility known as 'Jessamine Place'. The Winton Ageing in the Outback Strategy will deliver an Aged Care Continuum for Winton to allow our community to age in place in familiar surrounds with people they know and love.

A public meeting was called in June 2019 to establish an Advisory Group. After a number of meetings, it was identified that there was a need to incorporate the entity to drive the project from a community controlled prospective which was consistent with the advice being received from a range of reference points. Now some five years along the organisation is well established and is working hard to raise funds and demonstrate that with infrastructure funding as outlined in this business case there is sustainability in the model and people are ready and able to support the model.

This process identified a number of factors that would need to be included:

- Expanding the scope to include Community and Disability services as a key component of the project – hence the 'Winton Community and Aged Care Service Inc. was established.
- Extending our reach in response to the increasing needs within our communities and establishing key connections with our neighbours in the Boulia and Diamantina Shire catchment areas (this remains a key priority for WCACS).
- Having established our Governance Processes through the Office of Fair Trading, the organisation also sought and received Public Benevolent Institution and Deductible Gift Recipient Status to further expand the scope and charitable opportunities to assist with fundraising locally and through philanthropic avenues.
- To develop a Strategy (formally undertaken in October 2020 by Western Queensland Primary Health Network (WQPHN) to describe and commit to the Ageing in the Outback Care Continuum for the Winton and district community..
- Identifying ongoing funding opportunities to undertake the planning, development and construction of Jessamine Place looking at both primary and secondary levels.

This Business Case describes the Jessamine Place Aged Care Facility Project, its outcomes, options available, economic and social benefits, financial information and funding requirements. The facility will be constructed in accordance with Australian Standards and will combine, administrative, aged care and communal areas.

For those committed to improving the Aged and Community Care Continuum and broader outcomes affecting the Aged and Disabled consumers in our Rural and Remote Communities, I strongly encourage you to embrace this plan and work with our Organisation to achieve our shared vision of 'Ageing in the Outback' within the Winton community.

Leisa Fraser

WCACS President

ABN 94 519 690 124

BACKGROUND

A facility for Winton's independent elderly and disabled - Diamantina Gardens - was constructed in 1992 in Winton. This facility houses 20 residents in single Independent Living Units and is currently at maximum capacity. The facility is located adjacent to the Winton Hospital.

In 2012 Gillies Consultancy Group in conjunction with the Winton Shire Council developed an Aged Care Strategy for the Winton community based on the need for more residential aged care services locally. Winton residents who currently require these services are needing to relocate to other regions for care, which ultimately places additional strain on those regions, and is an inconvenience for relatives where they are required to travel greater distances to visit loved ones.

With an ever-increasing need for a supported living aged care facility with disability services and dementia care in Winton, and with no forward movement by the Winton Shire Council on the Project over the following 5 years, the Community called for a Public meeting to be held in June 2019 to establish an Advisory Group.

On Sunday 24th November 2019 the Winton Community and Aged Care Advisory Group became an Incorporated Association. The entity is now known as the **Winton Community and Aged Care Services Incorporated (WCACS)**.

Meetings are held monthly at the 'Sixties and Better Meeting Room' in Winton, and is well attended by the Winton community. The WCACS has since identified a number of additional factors needing consideration including expanding the Corporations' reach to include the neighbouring Boulia and Diamantina Shires.

Land on which to build the facility was originally gifted by the Winton Shire Council but there were identified issues with this gifting and WCACS contacted Central West Hospital and Health Service (CWHHS) who have agreed in principle, subject to master planning to house the facility on CWHHS land which may be either on the Winton Hospital site or near the Winton Medical Practice within close proximity to Diamantina Gardens. This area has more recently been described as the Winton Health and Wellbeing precinct

Governance processes through the Office of Fair Trading and Public Benevolent Institution and Deductible Gift Recipient Status have since been established by the corporation.

This active Group along with members of the Winton community come together regularly to raise money for the Project. Fundraising has included Cake Stalls, Community BBQ's, Cash for Cans, donations made through local business donation deposit boxes, Prize Draws, small funding grants, funding from the Winton Shire Council and other donations made by the community and community members.

In October 2020 a formal 'Ageing in the Outback Strategy' was undertaken by the Western Queensland Primary Health Network (WQPHN) for the corporation. In 2021 a Draft Master Plan was developed and funded by the Winton Shire Council. The architectural drawings were funded by Chris Pritchard Architect free of charge and the local Combo Crafts organisation provided the funding to complete the quantity surveyors report in 2022. This project is shovel ready and once funding is approved work can be commenced immediately in relation to the infrastructure. The operational business plan has also been developed and is being currently reviewed due to the Aged Care Act changes ready to be introduced by 1 July 2025.

COMMUNITY SUPPORT

COMMUNITY FUNDRAISING

The Winton Community and Aged Care Services Inc organisation is 100% backed by community and has received a number of letters of support and undertakes regular fundraising activities as well as being the recipient of local fundraising efforts from other organisations. The demonstration of this commitment from Community is contained in these few photo collages.

Tillie & Pippa Mutton young girls from the Winton Community held a cake stall and gave half of their profits to WCACS organisation. They are pictured here with funding, Donation box and poster. A number of Fundraising brochure with local people on them have been developed and circulated and this one below shows Tillie & Pippa with their Father Jacob Mutton, Grandmother Karen Shaw and Great Grandmother Beryl Shaw.



WINTON COMMUNITY &
AGED CARE SERVICES

AGEING IN THE OUTBACK



**Jessamine
Place keeping
our families
together.**

**Click the QR
Code to find
out more.**



In June 2024 the Winton Diamantina Devils Football Club made WCACS – Jessamine Place the recipient of the Ladies Day Jersey Auction raising \$27,750 in funds pictured below in the media release from the day and the cheque presentation at the end of year Presentation night. There is also a film clip on the Winton Community and Aged Care Services Facebook Page telling more of the story.



In 2024 all of the Recycling of Containers at the Australian Age of Dinosaurs totalling \$852 was also donated to the Winton Community and Aged Care Services Inc – Jessamine Place project and the Executive and Members went up to the Jump Up to be presented with the funds.



The Outback Festival Gala Dinner under the Stars at the Winton Airport in 2023 also donated 50% of their profits to WCACS totalling \$7000 and the Committee were presented with the Cheque at a recent monthly Committee Meeting.



In many shops around town there are Donation Boxes that are collected regularly and each business has their unique way of encouraging collection of funds and the Drinks Stall at the 2023 Outback Festival supported by Shoprite Winton was also a fundraising venture.



There are also stickers and tea towels for sale that promote the concept of Ageing in the Outback and the Committee and individuals have taken part in other promotional activities in community to highlight the issue and the need on various levels.



LETTERS OF SUPPORT

Winton Shire Council

All Communications to:
The C.E.O.,
P.O. Box 288,
WINTON QLD 4735
AUSTRALIA
Telephone:(07) 4657 2666
Facsimile:(07) 4657 1342

25 March 2025

To Whom It May Concern

Winton Community and Aged Care Services Inc is a registered not-for-profit entity established in Winton in 2020. The organisations' primary focus has been to provide a continuum of care for people who are disabled or ageing in the Winton Community. The concept established by the organisation in conjunction with the Winton Shire Council many years ago clearly articulates through the Business Case the opportunities that this project will bring to our community. Winton's Ageing in the Outback Jessamine Place project will not only provide extended service delivery to a vulnerable cohort of individuals in our community but will increase the availability purpose built infrastructure with a focus on job creation and economic advancement.

A key part of the organisations' goals is to build a facility "Jessamine Place" which will serve as both Supported Accommodation as well as a Health and Wellbeing Hub to facilitate more Health Service delivery into the community including multi-purpose consultation rooms for Allied Health and even preventative Oral Health Services.

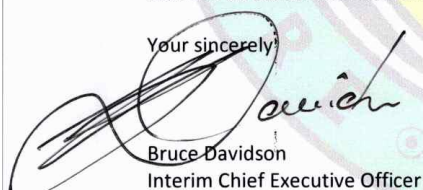
Council is assisting the organisation by advocating for the project and has also committed \$1million dollars of its own funds and hold \$38,000 being the proceeds of a public appeal for the project. The benefits that Jessamine Place and the broader Winton Community and Aged Care Services Ageing in the Outback Strategy brings to our community is the opportunity to co-locate all ageing and disability services as well as promoting opportunities for intergenerational interactions to occur in one central location.

The Project will:

- Enable expansion of the current aged and disability care services
- Assist in creating a stable and viable community within the community which will address the social and emotional needs of this vulnerable population and their family as the central focus.
- Demonstrate the benefits of co-locating facilities and operational efficiencies therein and,
- Increase the level of regional economic activity providing an industry in the community will can be marketed to not only our neighbouring shires but to the wider catchment areas where we can provide the safety and security that is not always available in the larger regional and metropolitan centres.

Winton Shire Council supports wholeheartedly this project and the opportunities that it will bring to our community through the establishment of a drought proof economic development opportunity that will be sustainable now and into the future.

Your sincerely



Bruce Davidson
Interim Chief Executive Officer

Winton Pharmacy
73 Elderslie Street
Winton, Qld, 4735
23/12/2024

To Whom It May Concern

Subject: Letter of Support for Winton's Jessamine Place Ageing in the Outback Project

I write this letter of support for Jessamine Place, the missing component of the aged care continuum for the Winton Community. Currently with Care in Home, Independent Living and the Multi-Purpose Health Service beds, there still exists a gap in services for people to be provided with supported accommodation including dementia services in the Winton Community. This service has been scooped up and there are plans in place for the facility, which will be known as Jessamine Place.

Jessamine Place will provide essential services and support to our ageing population, allowing people to live with dignity and independence. The Facility will be built in the Health and Ageing Precinct of Winton which will include the location of all services, including the Multi-Purpose Health Service, Diamantina Gardens (independent Living units), Medical Practice and Jessamine Place. There will be a blend of permanent and respite care and also accommodation when space is available, for people visiting the area who require accommodation with disability access.

The Jessamine Place Ageing in the Outback Project is a game-changer for the community, addressing the significant lack of affordable and accessible supported accommodation options in our area and will alleviate the issue that has been an ongoing concern for the community where people must leave the community for care.

By developing Jessamine Place, we can:

- Improve the quality of life for older adults in our community.
- Reduce the burden on families who are caring for ageing loved ones.
- Stimulate the local economy by creating jobs and attracting investment.
- Enhance our community's reputation as a caring and supportive place to live.

I urge you to consider this proposal favourably and support the development of Jessamine Place. Your support will make a significant difference in the lives of many older adults in our community.

Thank you for your time and consideration.

Sincerely,



Kieran Ludwick

Pharmacist/Owner

Winton Pharmacy 0746 571340



WINTON NEWSAGENCY & TRAVEL SERVICE

13TH December 2024

To Whom It May Concern

Subject: Letter of Support for Winton's Jessamine Place Ageing in the Outback Project

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I urge you to consider this proposal favourably and support the development of Jessamine Place. Your support will make a significant difference in the lives of many older adults in our community.

Thank you for your time and consideration.

Kind Regards,

Melanie Grant, Owner

CONTACT US

P: 07 46571 147

M: 0428 326 861

E: wintonnewsagency@gmail.com

VISIT US

74 ELDERSLIE STREET,

WINTON QLD 4735

OUR DETAILS

DC & MJ CONTRACTING PTY LTD T/A:

WINTON NEWSAGENCY & TRAVEL SERVICE

ABN 91627565575

ACN 627565575



3 December 2024

Leisa Fraser
Winton Community and Aged Care Advisory Group Inc
Winton Qld 4735

Dear Leisa

Re: Letter of support for Winton's Jessamine Place Ageing in the Outback Project

I am writing to express my strong support for Winton's Jessamine Place Ageing in the Outback Project.

As the Australian Age of Dinosaurs Museum, located 24km southeast of Winton in Central West Queensland, we are committed to preserving Australia's fossil past and inspiring future generations through our world-renowned collections. The Museum also houses Australia's first International Dark-Sky Sanctuary. Over the past 20 years, our visitation has grown significantly, reaching 59,148 visitors in 2021 and continues to increase annually. We expect this number to surpass 100,000 once our 7,000-square-metre Museum of Natural History (MNH) is completed.

As the Museum grows, so does the demand for infrastructure in Winton, including accommodation for older residents wishing to stay in the region. Currently, the region faces a significant shortage of suitable, affordable and accessible supported accommodation. The Jessamine Place project aims to address this critical gap by offering residential care, independent living units and respite care. These services will provide 24/7 support for individuals who need assistance with daily living, as well as private accommodation with access to communal facilities and short-term care for caregivers in need of a break.

Investing in supported accommodation for older adults is essential for the future growth and sustainability of our community. It will greatly improve the quality of life for older residents, ease the burden on families caring for elderly loved ones and stimulate the local economy by creating jobs and attracting investment. Additionally, expanding accommodation options will help diversify the region's economy and foster growth in the healthcare industries across the Outback. For the future of our community, these developments are required to ensure that Winton remains a vibrant and supportive place for residents of all ages.

I strongly encourage you to give favourable consideration to the Jessamine Place project. I am happy to provide further support and discuss this important initiative if needed.

Yours faithfully

Naomi Miles
Head of Development, Australian Age of Dinosaurs
+61 447 010 969
naomi.miles@aaod.com.au

Australian Age of Dinosaurs Museum of Natural History
Lot 1 Dinosaur Drive, The Jump-Up Dark-Sky Sanctuary, Winton Qld 4735
australianageofdinosaurs.com



Winton Community Garden
102 Elderslie Street, PO Box 243, Winton, 4735, QLD, 2ducksgarden@gmail.com

January 2025

To Whom It May Concern

Subject: Letter of Support for Winton's Jessamine Place Ageing in the Outback Project

We write this letter of support for Jessamine Place, the missing component of the aged care continuum for the Winton Community. Currently with Care in Home, Independent Living and the Multi-Purpose Health Service beds there still exists a gap in services for people to be provided with supported accommodation including dementia services in the Winton Community. This service has been scoped up and has plans in place for the facility which will be known as Jessamine Place.

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- Enhance our community's reputation as a caring and supportive place to live.

We urge you to consider this proposal favourably and support the development of Jessamine Place. Your support will make a significant difference in the lives of many older adults in our community.

Thank you for your time and consideration.

Sincerely,

Will Crawford, President Winton Community Garden

On behalf our members



Winton Men's Shed
Ramsay Street, Winton, PO Box 198, 4735, QLD, wmensshed4735@gmail.com

January 2025

To Whom It May Concern

Subject: Letter of Support for Winton's Jessamine Place Ageing in the Outback Project

We write this letter of support for Jessamine Place, the missing component of the aged care continuum for the Winton Community. Currently with Care in Home, Independent Living and the Multi-Purpose Health Service beds there still exists a gap in services for people to be provided with supported accommodation including dementia services in the Winton Community. This service has been scoped up and has plans in place for the facility which will be known as Jessamine Place.

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I urge you to consider this proposal favourably and support the development of Jessamine Place. Your support will make a significant difference in the lives of many older adults in our community.

Thank you for your time and consideration.

Sincerely,

Shane Mann, President Winton Men's Shed,

On behalf of Our Members

PROJECT SCOPE

PROJECT PURPOSE

The ultimate purpose of this project is to build a facility known as 'Jessamine Place', an aged care supported accommodation facility with dementia care, for residents within the catchment area of Winton and neighbouring Boulia and Diamantina Shires.

The Project will:

- Enable expansion of services,
- Assist in creating a stable and viable community,
- Demonstrate the benefits of co-locating facilities,
- Improve public amenity,
- Increase the level of regional economic activity,
- Address social and economic trends impacting the local and regional community, and
- Strengthen relations with neighbouring Shires.

Jessamine Place will provide care for up to 14 residents.

REGION IN SCOPE

The shires of Winton, Boulia and Diamantina form part of Outback Queensland and border the South Australian and Northern Territory Borders (refer to the figure below). The remote nature of their location brings with it the complexities of health service provision in a rural and remote setting. Winton Hospital and Multipurpose Health Service (MPHS) is the only acute health facility located within the shires. It includes two emergency, eight inpatient and six residential aged-care beds. Higher needs patients access a larger Residential Aged Care Facility in Longreach approximately 180 km away or can sometimes have to travel further to either Townsville (660kms one way) or Toowoomba (1200kms one way)

The region has very limited access to aged care accommodation – Diamantina Gardens in Winton is the central facility with 20 independent living units. Currently there is a great dependence on aged, dementia and disability care providers outside the region.

Community members identify that a significant amount of informal care is provided to older people by family, friends, neighbours and service providers. The implication is that these carers need to be supported as well in these informal yet critical roles.

Winton – located in Central Western Queensland on the Landsborough Highway, 178 km north-west of Longreach and approximately 1350 km from Brisbane. It has a regional population of approximately 1,157 people and covers an area of 53,813 sq/km.

Boulia – located approximately 360 km west of Winton in the Channel Country. It encompasses the communities of Boulia and Urandangie. It has a regional population of approximately 496 people and covers an area of 60,905 sq/km.

Diamantina – located in the far western corner of Queensland, bordering Northern Territory and South Australia. It is Queensland's second largest shire covering an area of 94,730 sq/km. It has a regional population of approximately 292 people.

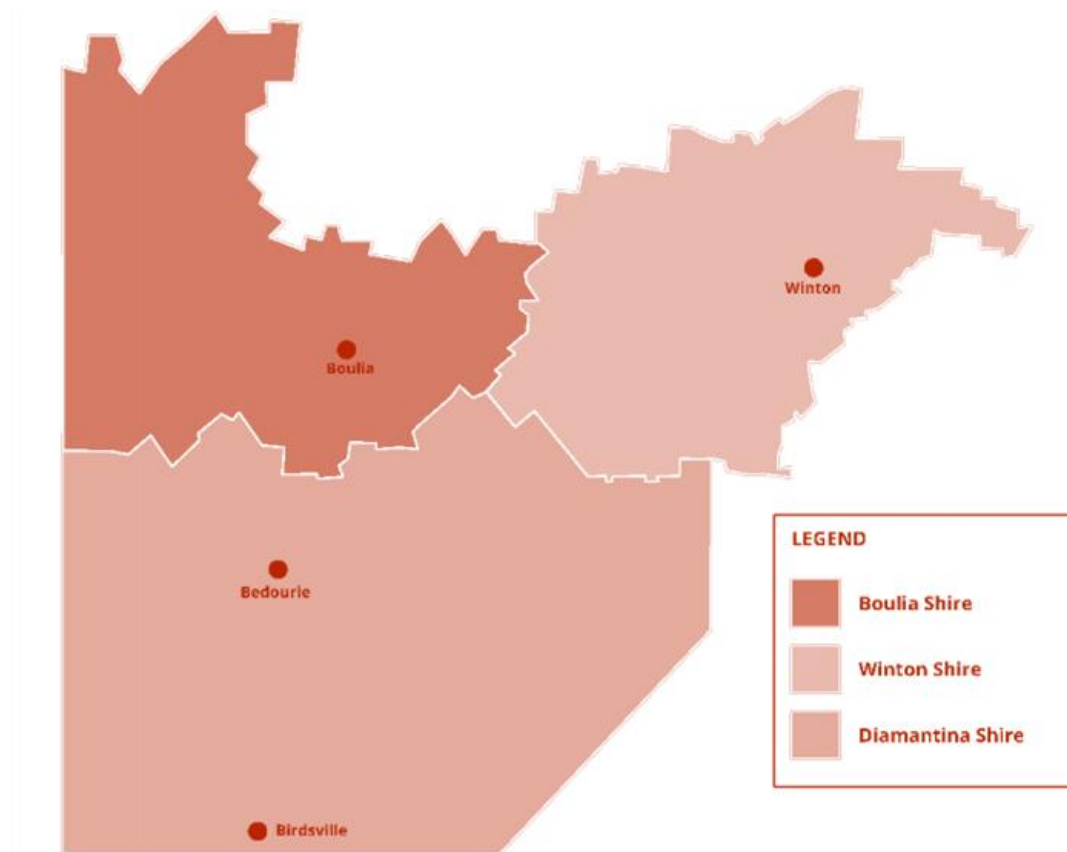


Figure 1. Catchment Area

The Strategy undertaken in 2020 by Western Queensland Primary Health Network (WQPHN) identified, that by 2030 a projected 32 people over the age of 65 and 13 people over the age of 85 will have dementia across Winton, Diamantina and Boulia Shires.

The impact of a person only having access to dementia-specific accommodation outside the region has significant impact, not only on individuals and their families but also on the broader community.

It was also identified that many families attempt to get services and support in the home before they cannot support their family member. By this time, needs are usually more complex and an out-of-region option is more likely required.

LOCATION

The proposed location for the construction of **Jessamine Place** is on the Hospital Reserve SP197815 (refer to Figure 2 below), which is situated in the north-west corner of Winton, with the main entry/exit being either off Bloomfield Street or via the Main Hospital entrance off Oondooroo Street.

The proposed site is located close to Diamantina Gardens, Winton Medical practice and the Winton Hospital and multipurpose health services see below. See Figure 3 below.



Figure 2. Proposed locations of *Jessamine Place*

Figure 3. Location overlay of Lot 2 SP159872 & SP197815



FACILITY DESIGN

The current building design is at the concept / schematic stage, where further internal changes can be easily incorporated in any future plans.

Jessamine Place has been designed and will be constructed in compliance with the Queensland Mental Health Act, the Design Guidelines for Queensland Residential Aged Care Facilities, and all other relevant Australian legislation, standards and guidelines.

The facility will provide a high quality of care and accommodation, and protect the health and well-being of all care recipients.

The *Jessamine Place* Aged Care Facility design that is subject to a successful approval has been based on more recently constructed aged care facilities in Outback Queensland and is approximately 1530 m² (Refer to Figures 7, 8 and 9 below).

The proposed works include the construction of a new standalone building comprising of 14 bedrooms each with an ensuite, consult and meeting rooms, common area, kitchen, laundry, plant/storage areas and necessary staff areas etc.

The table below summarises the proposed floor plan areas:

Floor Plan Areas	Floor Plan Areas
Reception	Holding Room / Store
Managers Office	Cleaner/s Area
Additional Office	Nurse Station
Comms MSB room	Common Room
Consult Room 1	Kitchen
Consult Room 2	Staff Rest
Meeting Room 1	Staff Toilet
Meeting Room 2	Storage Areas x 4
Laundry	Verandah's
Storeroom	Ambulance Bay
Plant Room	Plant Room (Outside)
Public Toilet x 2	Additional Covered Areas
Bedrooms x 14	

The Main Building (fully enclosed area) is approximately 1,530 m². The total under-roof area which includes the unenclosed verandah, ambulance bay, entry/exits, plant room and additional covered areas is approximately 1,745 m².



Figure 4. Proposed Supported Aged Care Accommodation Facility (Source: Jessamine Place Master Plan)

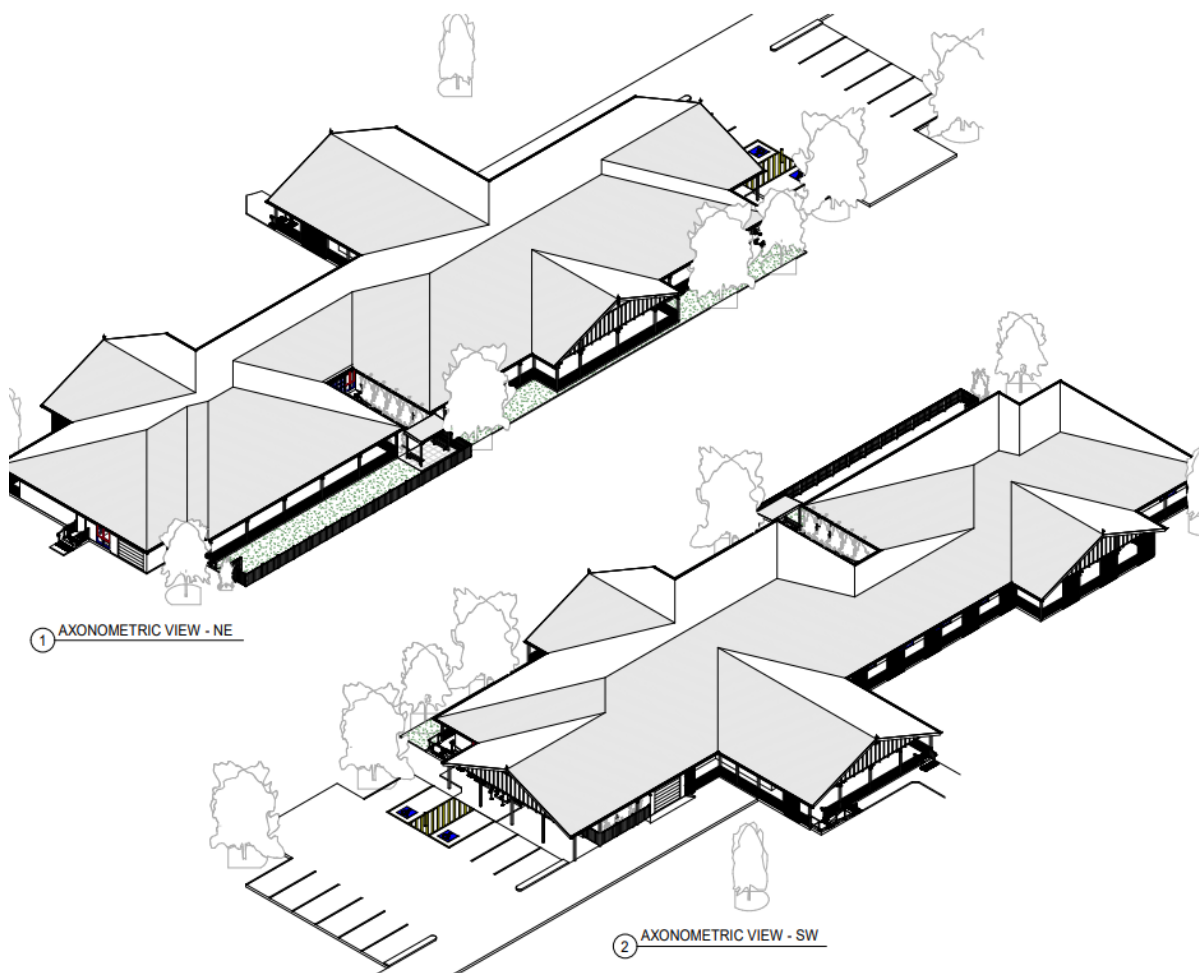


Figure 5. Axonometric Views

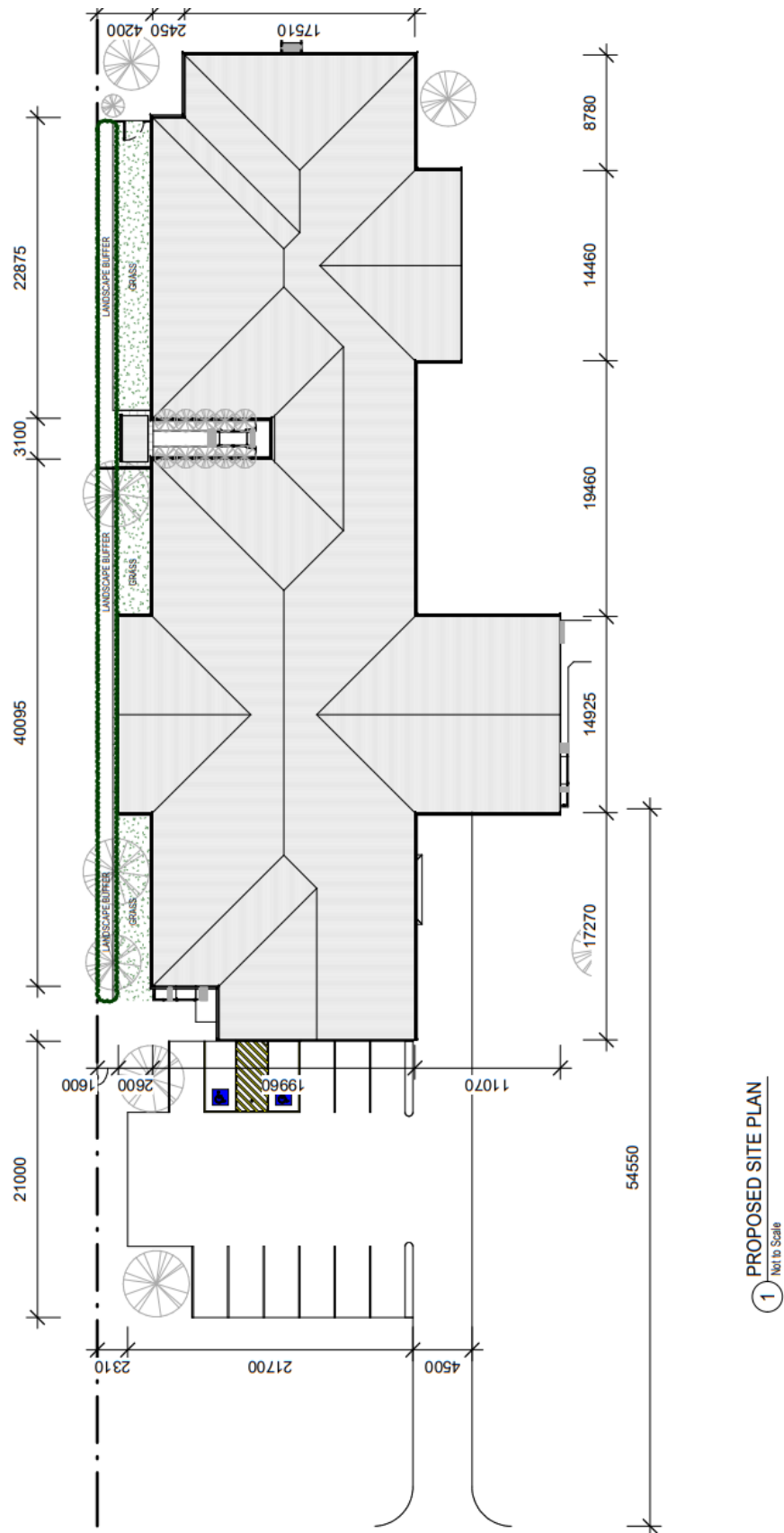


Figure 6. Proposed Site Plan

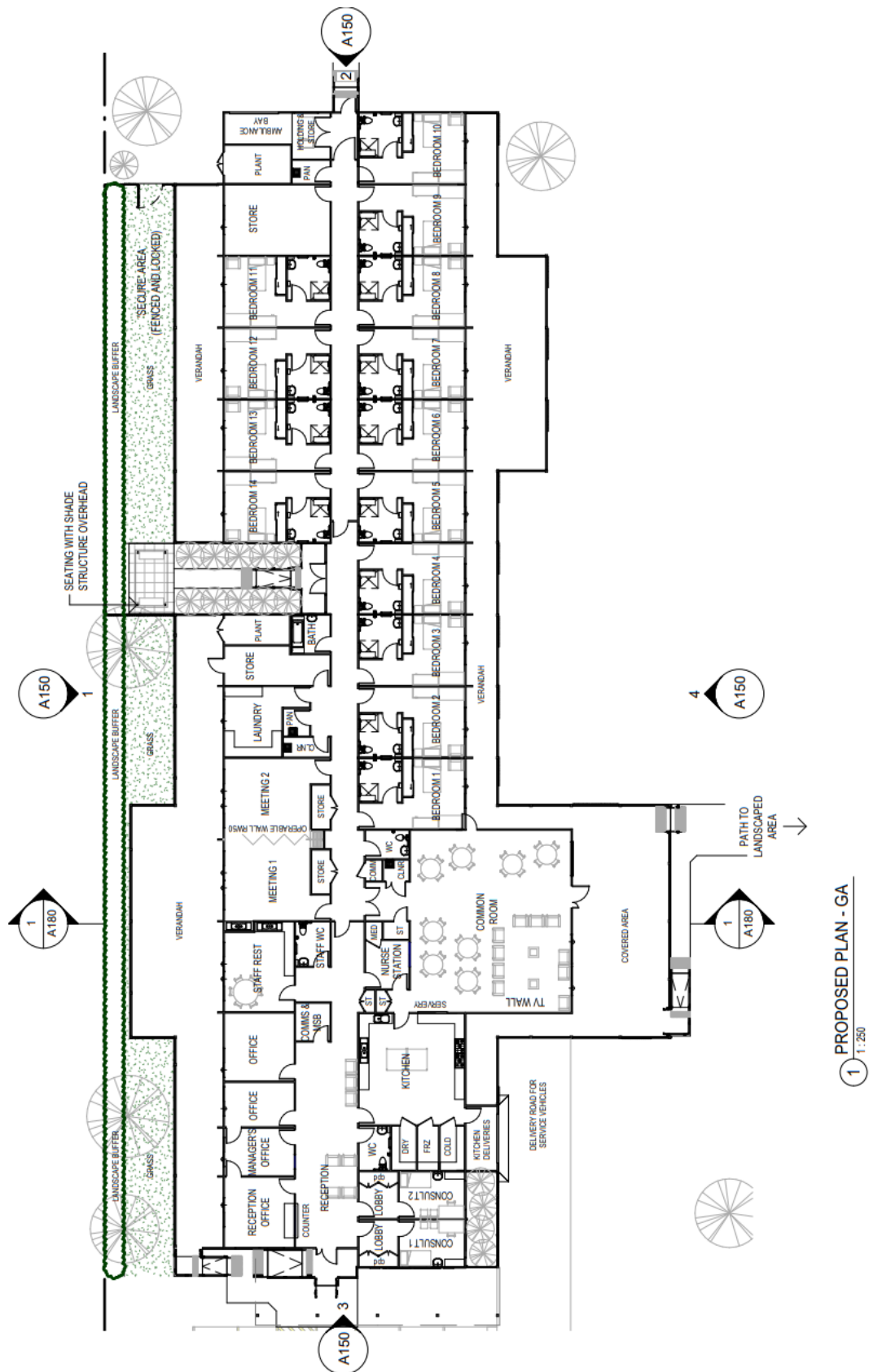


Figure 7. Proposed Plan

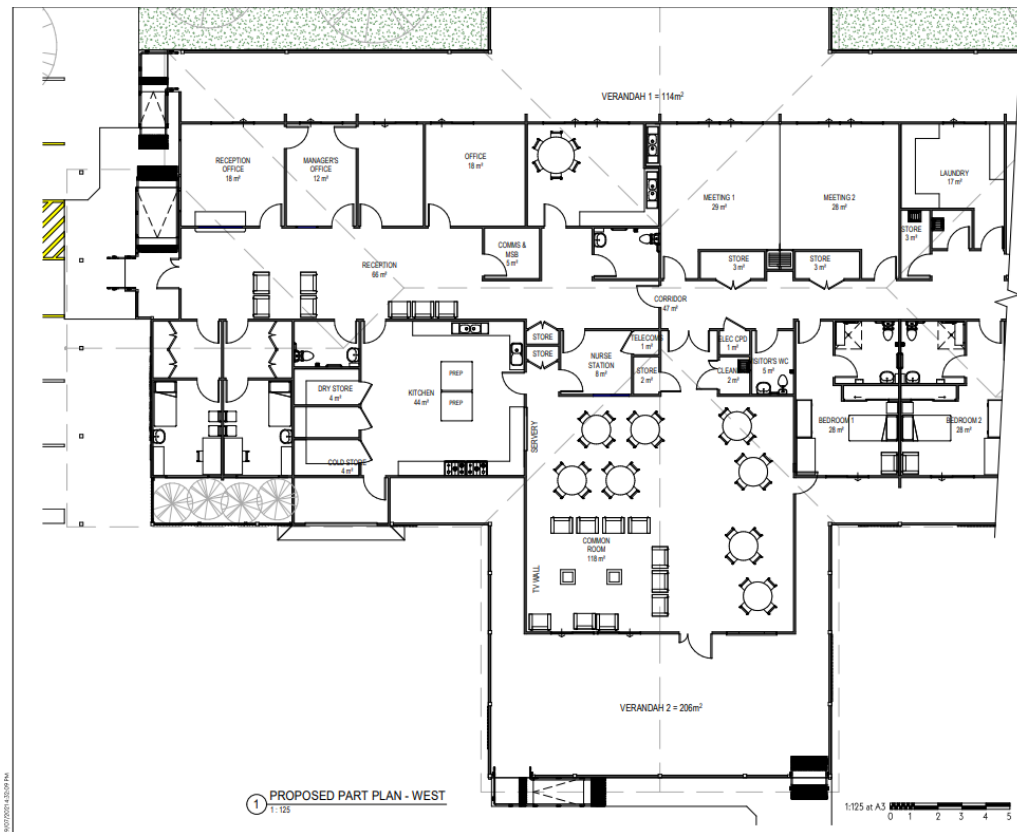


Figure 8. Floor Plan - West

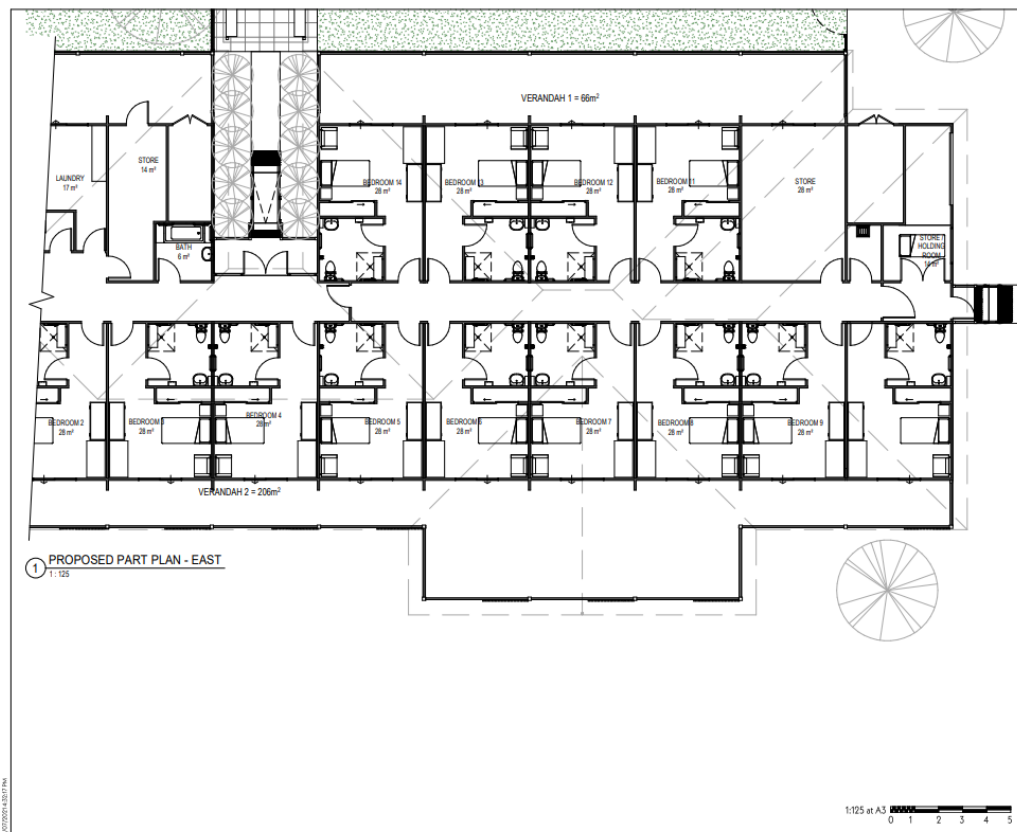


Figure 9. Floor Plan - East

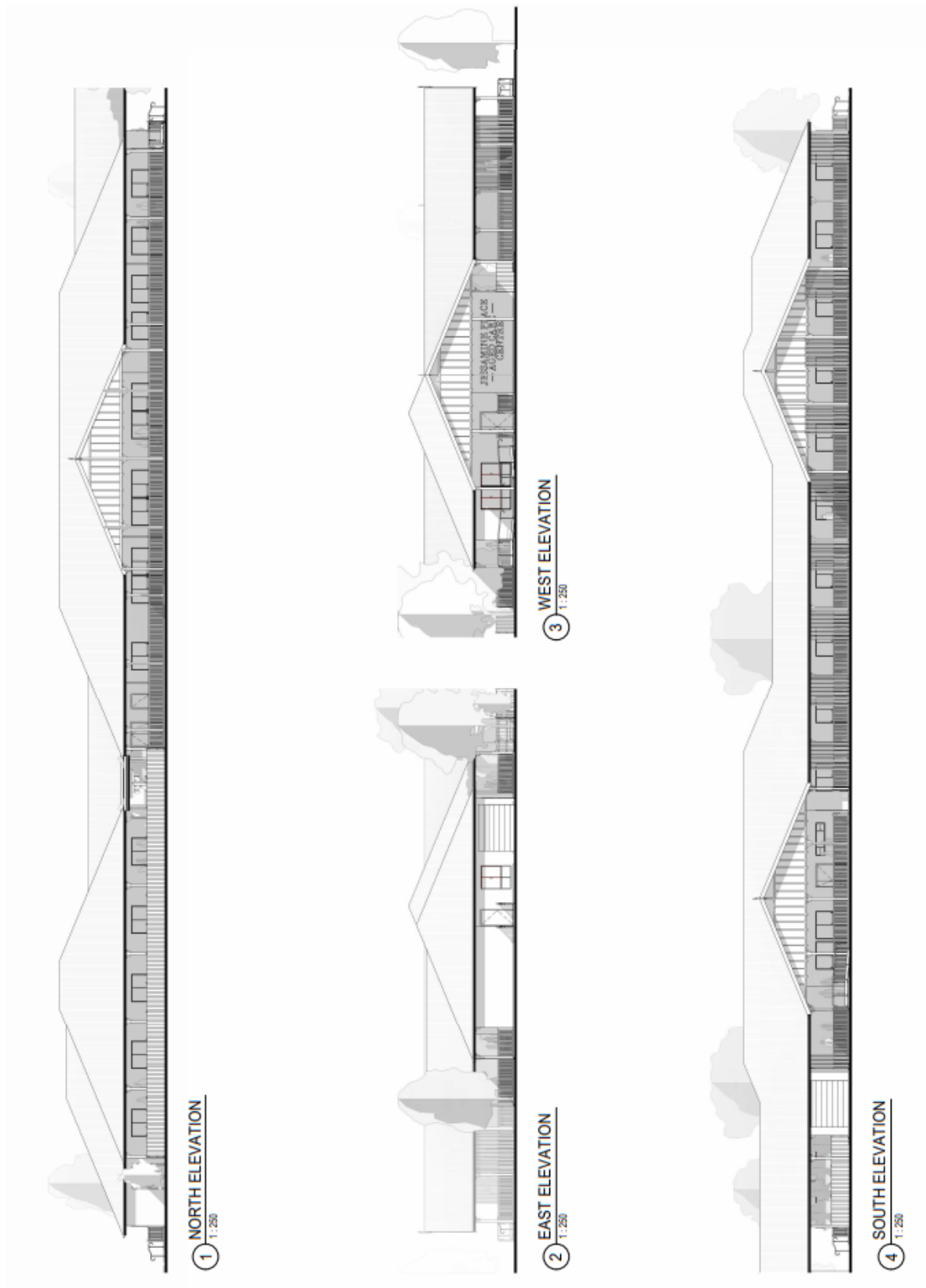


Figure 9. Elevation Drawings

PROJECT RISK

The following is a non-exhaustive list of risks that are relevant to the decision to progress with the Jessamine Place Aged Care Supported Accommodation Facility Project:

Risk Category	Risk
Financial	Failure to secure adequate funding for the Project
Financial	Inaccurate capital cost estimates/contingencies if funding not used within timeframe
Financial	Budget exceeded
Financial	Inadequate provisioning for additional staffing during the construction stage.
Financial	Contractors go out of business
Operational	Project unable to source adequate equipment
Operational	Operational management change issues
Reputational	Negative impact via media / public comment
Reputational	Project objectives differ from community expectations
Governance	Delay in reporting and acquitting any funding received
Governance	Contractor non-compliance with legislation
Governance	Inability to obtain approval for the Facility.
Governance	Inability to meet Project timeframes.
Legal	Project quality not to specification.
Legal	Design and engineering failure.
Legal	Meeting Project milestones
Legal	Risk of litigation, public liability and professional negligence
Work Health and Safety	Principal contractor not adhering to safety standards
Environmental	Negative impact on the environment
Environmental	Extreme weather conditions

Prior to the Project commencing, a detailed Project Risk Assessment with identified risk mitigation strategies will be undertaken.

ASSESSMENT OF OPTIONS

The lack of local end-of-life and dementia care was a key theme identified by all stakeholders. The impact of a person only having access to dementia-specific accommodation outside the region has significant impact, not only on individuals and their families but also on the broader community.

There is also a strong community demand for community-based services wherever possible. Some community members have indicated that friends and family members would move back to Winton if more aged care services and accommodation were available.

Considerable consultation has been undertaken on a way forward, to design and construct a facility that will enable our elderly to remain in Winton.

The following two options were assessed for this Project:

Option	Benefit	Implication	Cost
1. Do Nothing	No financial cost No interruption to current services	<ul style="list-style-type: none"> Community expectations and needs not met. Missed opportunity to provide essential community infrastructure and services. Indicates lack of commitment in the community. Missed opportunity to create jobs. Missed opportunity to enhance community connectivity. Missed opportunity to boost local and regional economies. Missed opportunity to expand social support services. Locals only having access to care outside the region. Families separated from their loved ones. Loss of economic development opportunities for local business as people leave town or travel to visit community member and shop out of town. 	\$0
2. Complete the Project (Modular Build)	<ul style="list-style-type: none"> Meets community needs and expectations. Provides access to services which are currently not available. Care patients able to remain in their community and close to other family members. Creates job opportunities. Increases opportunities for enhanced quality of life and community connection. Supports local and regional economies. 	Minor disruptions during construction and less costs in relation to being able to build offsite and transport with local contractors assisting in installation.	\$7.86M
3. Complete the Project (Build on Site)	<ul style="list-style-type: none"> Meets community needs and expectations. Provides access to services which are currently not available. Care patients able to remain in their community and close to other family members. Creates job opportunities. Increases opportunities for enhanced quality of life and community connection. Supports local and regional economies. 	Minor disruptions during construction other than the ability to acquire accommodation for workers during the tourist season. There would also need to be additional time and travel costs allocated for construction workers. Also costs associated with freight supplied to site.	\$11.5M

PROJECT FINANCIALS

FUNDING REQUIRED

WCACS in consultation with the Winton Shire Council, initially engaged a Quantity Surveyor to prepare a detailed Master Plan and Project cost estimate for the construction of Jessamine Place and more recently the WCACS as undertaken two reviews with the Quantity Surveyors.

The most recent Cost Report was completed in July 2023 and is based on the current Architectural Plans the Project Scope and modular:

- 14 Bed Aged Care Centre Building,
- External Works and Services – Include site preparation, roads and pavements, fencing, landscaping and external services.

The estimated total Project cost amounts to \$7,860,000 excluding GST. For further details refer to attachment 1 – Master Plan Cost Report.

INCLUSIONS

The Cost Plan includes the following:

- Trade Works,
- Locality Factor for Winton (40%),
- Design Contingency (5%),
- Head Contractor's Preliminaries and Margin (12%),
- Construction Contingency (5%),
- Escalation (5%) – 6 months @ 6% p.a. based on construction commencement in January 2024,
- QLeave Levy (0.575%) • Statutory Fees and Charges (1%) • Consultant Fees (12%)

CURRENT FINANCIALS

Based on the WCACS balance as at the end of May 2023 and the monies held in trust by the Winton Shire Council for the Project, the following table outlines the potential sources of funding and funding amounts required for the Project.

Funding	Amounts
Winton Shire Council	1,000,000.00
WCACS Fund Raising , Philanthropic Donations and other donations	283,396.00
Funding – Government grants	
Low interest Government loan Option	
Cash at bank	1,283,396.00

To progress the Project, it is estimated that the WCACS will require funding of approximately 7.86 million based on the 2023 figures this will need to be adjusted due to inflation. The funding assessment provided is indicative only and will need to be updated once further clarity of the cost of construction, the cash balance at the time of construction commencement and the payment arrangements with future contractors has been determined.

The funding assessment assumes that funding can be obtained through Government Grants and low interest Government loans to undertake the Project.

PROJECT TIMEFRAMES & KEY MILESTONES

The target timeframe for the Project is as follows:

Activities / Milestones	Timeframe (Estimate)
Finalise construction design	1 months
Development application / approval	3 months
Grant agreement	2 weeks
Call for and award tender	1 month
Site works and preliminaries	3 months
Construction of facility – with wet season contingencies	8 months
External works	2 months
Final inspection / handover	1 week
Official facility opening	December 2024
Audit / Acquittal	1 week

A detailed Project Management Plan will be developed as part of the Tender Process.

PROJECT MANAGEMENT

The WCACS will be responsible for the Projects administration, financial obligations and implementation.

The WCACS will employ a Project Engineer who will be responsible for defining the Projects parameters, overseeing the Project, making strategic decisions in relation to issues and problems that may arise during construction of the Project and providing Project status reports to the WCACS.

A Project Manager will also be employed and will be responsible for the delivery of the Project and accomplishing the Project objectives including:

- Establishing clear and achievable objectives and timelines,
- Proactively managing the project day-to-day,
- Ensure quality, time scope and cost are within the Project parameters,
- Adapt the Project specifications to mitigate risks and issues,
- Deliver the Project in accordance with the specification, and
- Providing daily reports to the Project Engineer.

The WCACS intends to engage suitably qualified contractors to undertake all components of the Project. Contractors will be required to submit applications upon opening of the tender process detailing their experience, knowledge, qualifications and capabilities.

The Project team (being the WCACS, Project Engineer and Project Manager), is anticipated to have weekly meetings to discuss the Project's progress against milestones and the proposed budget throughout the construction phase.

GOVERNANCE AND LEADERSHIP

The establishment of the WCACS Inc. which has community representation and Council support demonstrates the measures taken to strengthen the community-Council relationship. The Winton Shire Council's commitment to undertake a Project Master Plan, agreement to provide funding and the initial agreement for the land contribution to the Project is evidence to this. Furthermore the recent agreement by CWHHS to provide the land subject to master planning and explore potential brokerage arrangement for other key services evidences the collaborative approach of the project.

Planning and development for this project has involved the engagement of experts, risk analysis, budgetary considerations and planning for asset management. These proactive measures are paramount in determining the most appropriate facility that will accommodate and deliver maximum benefit to the community.

The WCACS is committed to this Project which is evidenced through the establishment of the WCACS Inc, submission of funding applications and through the engagement of consultants for the preparation of design, strategic and planning documents.

LOCAL HERITAGE AND CULTURE

WCACS recognises the contribution both local amenity and visitation plays in promoting and protecting our local heritage and culture.

The WCACS acknowledges and encourages community awareness of the traditional owners the Koa People, and their land on which Jessamine Place will be situated.

COMMUNICATIONS AND PUBLIC RELATIONS

This Project will provide fair and reasonable opportunity to regional businesses in its planning, tendering and contract management stages, through advertisement locally and regionally.

Considerable consultation has been undertaken to date with the community to ensure that the facility will meet the needs and expectations of the community.

External advertising and press releases require the approval of the President / committee. The WCACS has ensured to inform the community and other stakeholders of all public meetings and consultation times through advertisement in the Winton Herald and on the WCACS Facebook page.

The WCACS Group has the undivided support from the Winton Shire Council and the Winton community, in the construction and establishment of Jessamine Place.

The proposed Project is not anticipated to disrupt in any way, Winton or neighbouring Shire community developments or other existing services.

The WCACS will undertake further public consultation requirements prior to commencement of construction of Jessamine Place.

CONCLUSION

Through consultation and investigation and the development of strategic and other planning documentation, the WCACS has clearly identified the enormous benefits in constructing the supported accommodation aged care facility we refer to as 'Jessamine Place' in Winton.

A Masterplan is in progress and will provide further details on benchmark performance, demographic information, local and regional impacts, projected occupancy and aged care needs.

"Being able to receive care in their local community and close to family and friends ensures their final years can be comfortable, and in familiar home surroundings."



ATTACHMENTS

Attachment 1 – Master Plan Cost Report Summary

Description	Modular	<i>Traditional</i>
Construction Works	\$ 6,482,000.00	\$ 9,498,000.00
Design Contingency (5%)	\$ 324,000.00	\$ 475,000.00
Subtotal	\$ 6,806,000.00	\$ 9,973,000.00
Cost Escalation - 6 months (5%)**	\$ 340,000.00	\$ 499,000.00
Subtotal	\$ 7,146,000.00	\$ 10,472,000.00
Professional Fees (5%)	\$ 357,000.00	\$ 524,000.00
Construction Contingency (5%)	\$ 357,000.00	\$ 524,000.00
Total {Excluding GST}	\$ 7,860,000.00	\$ 11,520,000.00

Attachment 2 – Jessamine Place Master Plan Extracts:



1. Jessamine Place – Site



2. Jessamine Place – Site Fixed



3. Jessamine Place - Facility Entry 1



4. Jessamine Place – Private Area



5. Jessamine Place – Deck Area



6. Jessamine Place - Park



7. Jessamine Place – Entry 2



8. Jessamine Place – Aerial Northeast View



9. Jessamine Place – Aerial Southeast View



10. Jessamine Place – Aerial Southwest View



11. Jessamine Place – Aerial Northwest View



12. Jessamine Place – Aerial Northeast View