

Hope Vale Aboriginal Shire Council

Refurbishment of former After School Care Infrastructure Project

Closing the Gap Priorities Fund

Date: January 2026
Our ref: GM12057

DOCUMENT CONTROL			
Project Name	HVASC Child Care Refurbishment	Project Number	GM12057
Client	Hope Vale Aboriginal Shire Council	Client Contact	Kerry-lee Bird
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05/02/2026	Draft v1	TB	KLB
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Table of Contents

i. Terms and Acronyms 4

ii. Applicant Details 4

Executive Summary 5

1. Background 5

2. Project Rationale 6

3. Project Scope and Milestones 6

4. Project Budget 8

5. Strategic Alignment 9

6. Risk Analysis 9

Appendix 1: Playground and Landscaping 12

Appendix 2: Architect Designs and Plans 13

i. Terms and Acronyms

Term/Acronym	Meaning
Council	Hope Vale Aboriginal Shire Council
CTGPF	Closing the Gap Priorities Fund
PCG	Project Control Group

ii. Applicant Details

Name of Applicant: Hope Vale Aboriginal Shire Council

ABN (Australian Business Number): 46 485 582 013

Address: Lot 1, 33 Muni Street, Hope Vale Queensland 4895

Legal Entity Type: Local Government

Key contact	
Name	Ms Kerry-Lee Bird
Role	Director of Social Services
Phone	07 4083 8000
Mobile	0407 174 419
Email	eo@hopevale.qld.gov.au
Address	1 Muni St, Hope Vale QLD 4895

Executive Summary

Hope Vale Aboriginal Shire Council (Council) represents a discrete Aboriginal community in east Cape York with 88.4% of residents identifying as Aboriginal and Torres Strait Islander people. Council is aiming to upgrade existing infrastructure and fitout a vacant facility to ensure that the 'George Bowen Memorial Community Kindergarten' continues to operate. A new landscaped and age-appropriate Playground (Appendix 1) will be installed outside the facility with a secure fenced perimeter. Additionally, this project will deliver an increased opportunity for local employment. Additionally, this provide will deliver an increased opportunity for local employment.

The vacant building is adjacent to the current George Bowen Memorial Community Kindergarten and next to the Hope Vale Primary School in this remote discrete community.

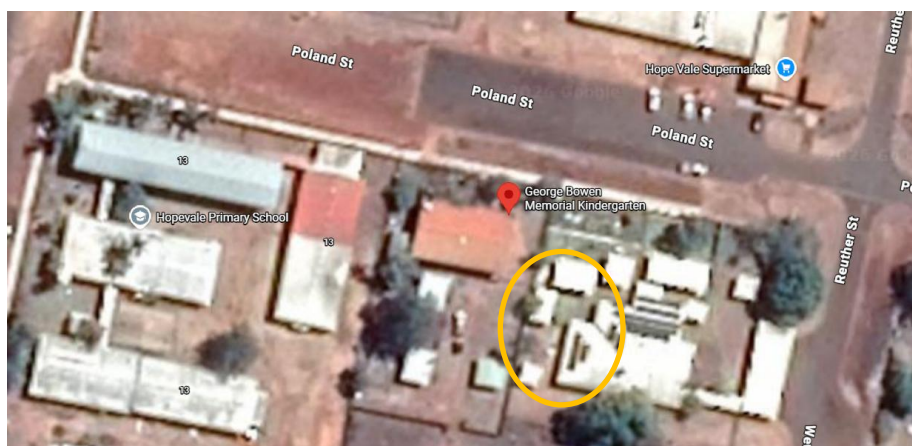


Figure 1: Location of vacant building proposed for After School Care.

1. Background

Hope Vale Aboriginal Shire Council (Council) is a discrete Aboriginal community located on the Eastern side of Cape York, 370km north of Cairns, 46 km's northwest of Cooktown and 2,045km north of Brisbane, covering an area of 110,000 hectares. Hope Vale is a remote Aboriginal community in eastern Cape York and the 'township' is governed by the Hope Vale Aboriginal Shire Council under a Deed of Grant in Trust (DOGIT), held for the benefit of Guugu Yimithirr Aboriginal people, their ancestors and descendants. Land outside the township is held by the Hope Vale Congress Aboriginal Corporation RNTBC, the prescribed body corporate for the Guugu Yimithirr people, who received Native Title Determination in 1997.

Hope Vale's population fluctuates between 850 to 1100 on annual basis, with approximately 88.4% of the population being of Aboriginal or Torres Strait Islander origin. The population is predicted to increase by 0.8% per year over 25 years.

Hope Vale community experiences intergenerational unemployment and cultural disadvantage. According to the ABS Census 2021, there was a 21% unemployment rate in Hope Vale. Consequently,

this project seeks to address the needs of the local community by enhancing opportunities for employment and social cohesion.

Council is recognised as one of the more financially stable Councils in Queensland. Their disciplined and planned approach has helped them to achieve steady progress over the past decade, resulting in well-coordinated financial management and strategic planning.

2. Project Rationale

Funding for 'childcare infrastructure upgrades' are rarely offered and cannot be sourced from other means. Additionally, Hope Vale is not part of the Deadly Kindies Program under State Delivered Kindergarten programs and Council is committed to reducing barriers for children accessing learning opportunities.

From a population of 906 people, Hope Vale has 103 children under 4 years and 105 children between ages of 5-9 years ([2021 Hope Vale, Census All persons QuickStats | Australian Bureau of Statistics](#)). Hope Vale faces significant socio-economic challenges, with a considerable percentage (21%) of its population on job seeker payments (ABS Census 2021).

Currently, the existing 'George Bowen Memorial Community Kindergarten' is licensed for 25 children of kindergarten age. Established in 1972, this facility no longer meets standards, has evidence of deterioration that makes it unsuitable environment and it has been impacted by 7 cyclones since 2011 necessitating high maintenance costs that strain Council resources. The new Kindergarten facility would be on the same familiar block of land in a vacant building and provide children with a new playground for holistic child development, offering vital opportunities for physical, social, cognitive and emotional growth through unstructured play.

3. Project Scope and Milestones

Specifically, the works being considered are summarised as follows:

- Full refurbishment of an existing unused building (former After School Care building, Appendix 2) to meet community needs.
- Internal Furniture Fit out for small kindergarten aged children.
- New Playground
- Old 'George Bowen Memorial Community Kindergarten' will be refurbished and repurposed to host visiting specialists who provide health care to children (Paediatricians, Occupational Therapists, Speech Therapists etc).

Table 1 – Project dates

Project start date	Construction commences	Project completion date
1/6/2026	30/07/2026	30/6/2027

Table 2 – Project milestones

Project Milestone	Dates	Key Activities
Procurement and RFT process	June-July 2026	Procurement of contractors for project works.
Substantial Upgrades	July 2026	Start of Renovation Works Internal
Substantial Upgrades	July 2026	Start of Renovation Works External
Playground installation	February 2027	Supply and Install of Playground equipment
Final Construction	April 2027	All renovation works to be completed by April 2027 for fit out and furnishing. Including works on the playground.
Internal Fit-Out and Furnishing	April 2027	After construction, the internal fit-out and furnishing of the internal spaces, laundry and facility will be carried out. This milestone marks the completion of these interior works.
Handover and Official Opening	June 2027	Opening and Hand Over of Kindergarten

4. Project Budget

Table 3 – Project Cost Breakdown

Project items	Total item cost
Construction costs - Total	\$ 450,000.00
Site Works - Total	\$ 30,000.00
Playground – New Equipment	\$ 190,000.00
Internal Furniture Fit out	\$ 50,000.00
Council Costs including Preliminaries, Contract Expenditure, external labour hire	\$ 50,000.00
Subtotal	\$ 770,000.00
Contingency 10%	\$ 77,000.00
Escalation 10%	\$ 77,000.00
Professional Fees	\$ 26 000.00
Total project cost (ex GST)	\$ 950,000.00

NOTE: All costs are GST-exclusive

5. Strategic Alignment

HVASC Corporate Plan 2025-2030 to ensure 'our service providers are local' (p.21) and deliver employment opportunities.

HVASC Planning Scheme Performance Outcome 9 (PO9) for 'Development for community uses such as educational establishments and childcare centres' (p.52) and PO15 for 'Childcare centres located to satisfy community expectations' (p.54).

This project aligns with Closing the Gap Outcomes:

- Outcome 3: Aboriginal and Torres Strait Islander children are engaged in high quality, culturally appropriate early childhood education in their early years.
- Outcome 4: Aboriginal and Torres Strait Islander children thrive in their early years.

6. Risk Analysis

This section provides a risk assessment summary with the following considerations articulated in Table 7 – Risk Assessment Matrix:

- Market conditions and the availability of resources when the project is tendered
- Conclusion of the design and specification
- Scope creep and design enhancements
- Implications of COVID
- Escalation in the current market

Risks will be scheduled for regular review throughout the life of the Project. Continuously reviewing the risk register allows for active monitoring of the effectiveness of mitigation strategies and the consideration and inclusion of new risks as they may arise.

Table 4 – Risk Assessment Matrix

RISK IDENTIFICATION			RISK EVALUATION			MITIGATION	
				Evaluation Pre-Mitigation Evaluation Post-Mitigation			
Risk Category	Risk Event	Cause of Risk	Risk Impacts	Likelihood	Consequence	Risk Level	Mitigation Strategies
Project Funding & Scope	• Insufficient project funding	• Unrealistic expectations from stakeholders • High costs associated with the delivery of infrastructure in remote locations	• Stakeholder dissatisfaction • Reduced scope delivered	C	5	E	▪ Ensure that the funding application captures realistic cost estimates for the project ▪ Allocate reasonable project contingencies ▪ Confirm the available budget in the work scope ▪ Confirm the scope of work with all stakeholders ▪ Engage qualified professionals to prepare cost estimates of concepts
				D	3	M	
	• Underestimation of project scope	• Inadequate project understanding • Limited design of the project	• Budget overruns • Reduced scope delivered	D	5	H	▪ Confirm the available budget in the work scope ▪ Confirm the scope of work with all stakeholders ▪ Combined allowance of 15% for Design and Construction Contingency
				E	2	L	
Project Delivery	• Unresolvable compliance/legislation requirements or latent conditions	• Unknown condition at commencement of the project i.e. environmental issues or changes to legislation.	• Delays in project delivery • Cost increases resulting in cost overruns • In the worst case scenario the need to withdraw the project	D	4	H	▪ Work scope and design phases designed to identify potential issues and obstacles early in the project delivery process ▪ Allocate reasonable project contingencies ▪ Liaise with the community and Council to identify any potential issues during the work scope phase of the project ▪ Ensuring the cultural heritage monitors are present for all works involving ground disturbance
				D	2	L	
				D	2	L	
	▪ Wet Weather Delays	▪ Wet season in Cape York	• Potential delays to the project • Potential cost overruns	A	4	H	▪ Schedule works in the dry season whenever possible ▪ Ensure that special conditions of the contract state that additional costs are not incurred for wet weather delays and risk is with contractor ▪ If construction is required to proceed over the wet season ensure that materials are freighted to the community
				C	3	L	
	▪ Unauthorised	▪ Unauthorised requests by Community	• Potential scope variations	B	3	H	▪ Contact the Contractor and advise them not to undertake any

	changes of scope	members for additional work.	and time overruns • Potential cost overruns	C	2	L	additional works without written authorisation from Councils authorised representatives
				D	2	L	

Qualitative Risk Analysis Matrix

Likelihood Scale	Consequences Scale	Level of Risk Scale
A - Almost Certain	1 – Insignificant	E – Extremely High
B - Likely	2 – Minor	H – High Risk
C - Moderate	3 – Moderate	M – Moderate Risk
D - Unlikely	4 – Major	L – Low Risk
E - Rare	5 – Catastrophic	

Likelihood		Consequences				
		Insignificant 1	Minor 2	Moderate 3	Major 4	Severe 5
Almost certain	A	M	H	H	E	E
Likely	B	M	M	H	H	E
Possible	C	L	M	M	H	H
Unlikely	D	L	L	M	M	H
Rare	E	L	L	L	M	M

Appendix 1: Playground and Landscaping

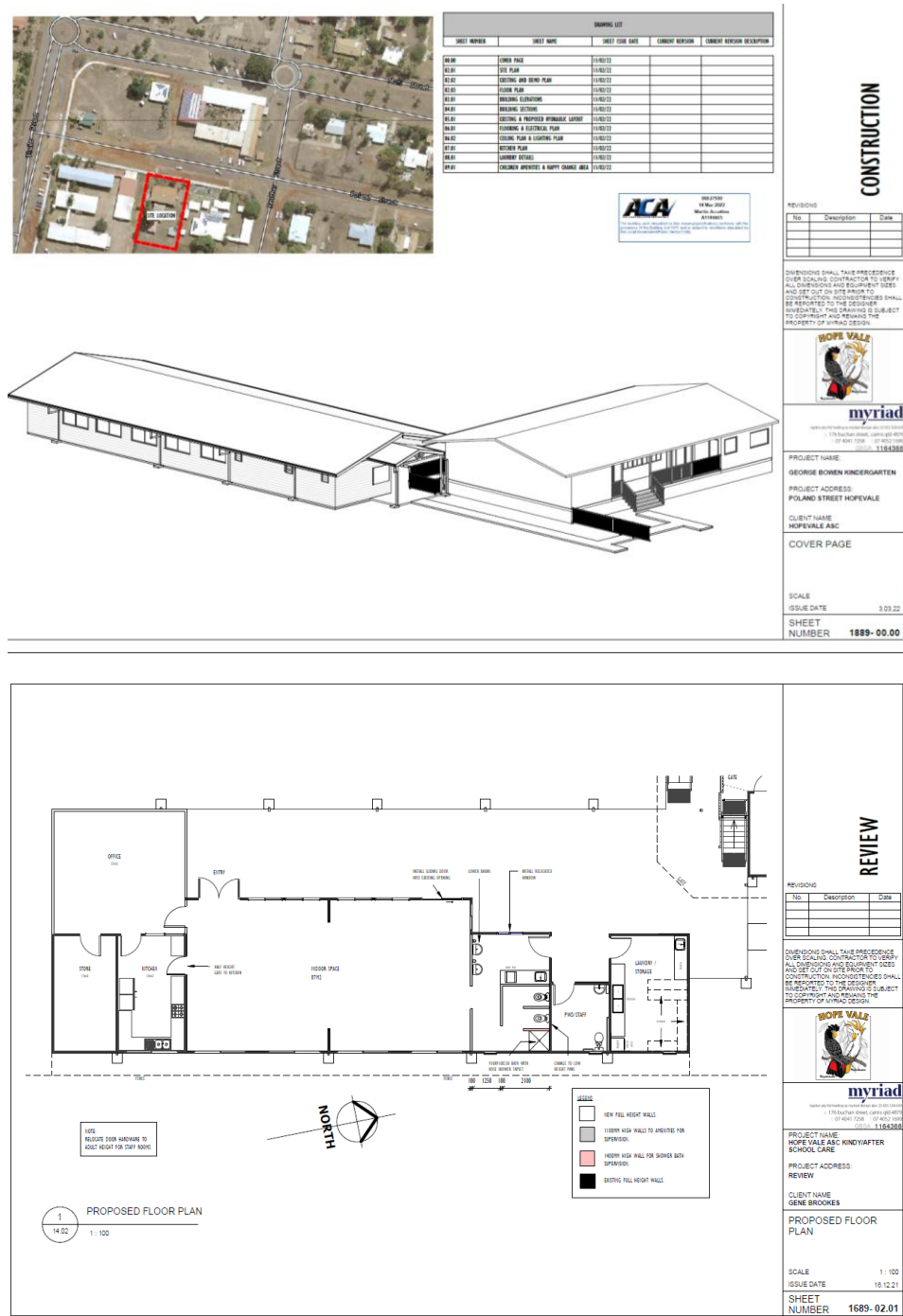


Vale Childcare
Site Plan

SCALE n.t.s @ A3
15/02/2019
DESIGNED BY: PLAYScape CREATIONS
REV B



Appendix 2: Architect Designs and Plans





t 07 3000 2148

e hello@peakservices.com.au

a Local Government House

25 Evelyn Street, NEWSTEAD QLD 4006

post PO Box 2230, FORTITUDE VALLEY QLD 4006

wearePeak.com.au

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