

## Roebourne Recreation Precinct Options

### Overview

#### Purpose

The purpose of this paper is to provide Executive Management Team (EMT), for their consideration, three possible options for the redevelopment of the Community and Education Precinct as recommended within the *Roebourne Structure Plan*. The uncertainty of the future direction of the Roebourne Community Aquatic Centre (RCAC) provided the particular emphasis for the development of the options.

These options have been developed to consider holistically the available open space for community recreation purposes ensuring alignment and integration of with the Community and Education Precinct as recommended within the *Roebourne Structure Plan*.

These approaches adhere to the design guidelines outlined in the *Shire of Roebourne: Play space standards 2013*, particularly aligns to the hierarchy of a Level 2 – District Space (Type B1) which incorporates the following:

- Large playground with 5 + play activities;
- Toilets;
- Off street car parking for 10 – 20 cars;
- Shade structures for play space and seating areas;
- Lighting for sports in the evening;
- Path network for pedestrians, cycle and landscape;
- BBQ and picnic facilities;
- Outdoor gym equipment<sup>1</sup>;
- Reticulation;
- Seating for social gatherings;
- Oval area for organised sports<sup>2</sup>.

#### Background

Recently the Roebourne Structure Planning project pinpointed a defined 'Educational & Community Precinct' and also identified with realignment of the existing main road the availability of additional community space. Presently this precinct provides Roebourne's educational and recreation services, essentially this area is seen as a hub for the community to meet socially predominately at the basketball courts.

The Shire's Planning and Leisure teams have progressed their respective areas of responsibility in this space, however utilising a collective and integrated design approach. To assist in the development of this integrated design approach and to ensure continuity external consultants UDLA (who led the community consultations for the Planning team's *Roebourne Structural Plan* project) took the lead role in facilitating community consultations. Representatives from the Shire's Community team attended all arranged community consultations sessions.

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<sup>1</sup> Outdoor gym equipment has not been incorporated into the developed options as community consultations did not identify as a focus area.

<sup>2</sup> Oval area for organised sports are not incorporated into the developed options to ensure no duplication of existing facilities available for community use in Roebourne.

In 1993 the RCAC was opened, as an initiative of the Ministry for Education in conjunction with the local community and the Shire of Roebourne. The initiatives' aim was to encourage school attendance and improve primary health outcomes. Over the ensuing years the RCAC has faced management and operational issues and has mostly struggled to meet its aim.

Several technical reports have been commissioned throughout the 2007 – 2011 period and divulged that the complex was in poor structural and operational condition. In 2012 and again in early 2013 the Department of Health (DoH) undertook assessments and the Shire was notified there were a number of compliance issues. Shire officers responded to DoH advising of the Shire's desire to continue to operate the complex during the 2013/2014 summer season whilst direction is sought from council as to its future vision for RCAC. Minimum compliance was achieved and the complex has opened for the current summer season recently. In August 2013 Council resolved:

- Note the RCAC is not economically viable to repair in its present deteriorated state;
- Note the attempts to secure sufficient funding for the replacement of the RCAC have not been successful;
- Authorised the Chief Executive Officer to commence planning to seek alternative options for the redevelopment of the RCAC site and to develop a scope of works to inform future planning for Council's consideration;
- Authorised the Chief Executive Officer to initiate negotiations with the Department of Lands and Regional Development and the Department of Education with the objective of consolidating the land required for the RCAC into the adjoining Civic Purpose Reserve R339095 Lot 760.

## Community Consultation

Since 2007 the community and key stakeholders has been previously consulted regarding the structural and operational issues of the RCAC, broadly capturing their feedback concerning whether replacement of the RCAC complex was seen as necessary by the community. Consultations have continued to identify the community's desire to retain a pool facility in Roebourne for the harsh weather, increased health outcomes and social benefits for the community. There is much published research to indicate that regular immersion in sanitised water, such as a chlorinated swimming pool, can greatly improve skin, ear, nose and throat health.

Throughout September and October 2013 a further phased and collaborative approach was undertaken to capture community consultation as follows:

### Opportunities and Directions Concept Phase (September 2013)

Within the concept phase a series of seventeen (17) pre-arranged and several opportunistic community consultation sessions were undertaken with Roebourne's key stakeholders and residents. The focus of this phase was to discuss the context, site understanding, opportunities and directions. Stakeholders consulted were provided with a broad view of the overarching *Roebourne Structure Plan*, outlining the cascading Roebourne Community and Education Precinct with a focused discussion regarding the Recreation Precinct. Verbal and hard copy presentation outlined the planning process to be undertaken, current and future proposed land use, known drainage, road network proposals and the known issues with the pool.

In order to manage community expectations the Shire's representative communicated the following key message/s within each session:

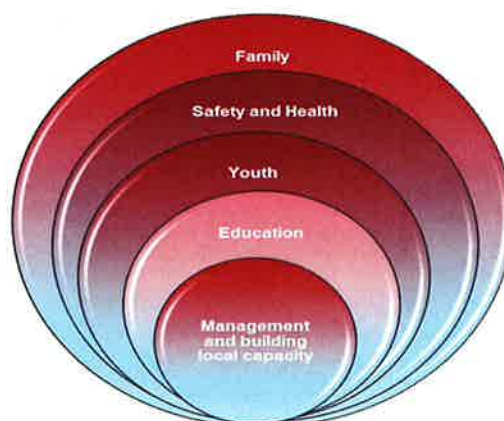
- Council has requested that three (3) option/s be developed for their consideration at November 2013 meeting. This is not a cost cutting exercise, but rather recognises there is significant costs required for the ageing RCAC. This provides a timely opportunity to consider holistically the recreational precinct and identify what aspects that the stakeholders would like to see incorporated into the option/s as funds will stay in Roebourne.
- In the councils 2013/2014 budget there is funding approved for a skate park (\$600,000) and outdoor kitchen (\$165,000) in Roebourne and this is an opportunity to consider the most appropriate design and location within the precinct. It should be noted that the outdoor kitchen component is to be progressed in conjunction with 'West Pilbara Communities for Children, Regional Development Australia Pilbara and concept and design is being developed in consultation with local groups.
- That all three developed options would incorporate a phased implementation to allow a gentle build-up of a concept over time and council budget cycles i.e. short (1 - 3years); medium (3 - 6 years) and long term (6 - 10 years).
- Shire aims to consider how resources could be maximised in the town and to assist Roebourne to retain its identity, and provide sustainable community infrastructure that meets community needs.

### *Themes and findings*

Roebourne's key stakeholders and residents were keen to share their views about what they want and need. The RCAC provides opportunity for some climate relief during harsh Pilbara summers and is seen as a necessary community asset that more importantly signifies the town as a town. Roebourne town location was determined by water, where the 'fresh water meets the salt' and became evident through community consultation that there is cultural significance of water bodies within Aboriginal culture. Historically Aboriginal people associate memories of learning/teaching with water and believe it to be a teaching tool. As children they had to be taught which track to take to get to the water and at the waters edge there was a strong memory of extensive teaching and learnings.

Predominately, any redevelopment of Roebourne needs a motivated and mobilised local community to get behind it to ensure acceptance, ownership and sustainability. There is a collective view that there is positive changes and attitudes in Roebourne and progress can be seen in many aspects. The proposed phased approach could provide a valuable lesson whereby all people are aware that respect and care for what has been developed is required and there is adequate time between planned phases to demonstrate appropriate behaviour before the commencement of the next construction phase.

Five key themes emerged from the community consultation and these aligned to those that emerged from community consultation undertaken for the Regional Office, Department of Education in 2010/2011. All feedback and finding received were collated and can be categorised into five key themes.



## 1. Family

The theme of family came through in every session and the importance of family as the central nucleus and the pool also resonated to be fundamental to family gatherings. The community and recreation precinct is seen as a space to shared with family and needs to promote as an environment whereby families gather and share recreation and learning times. Multiple areas should include a large cook up area and several smaller areas to accommodate where groups of all age groups and families can gather to share meals cooked in open fire pits. Yarning circles constructed using flat rocks in circle formations could provide to sit on for yarning. These yarning circles have multi use for many groups (men, women, family, children, youth, elder, family etc.) as an outdoor informal education and culture space.

Currently RCAC is seen as a hub for the community, a place where families meet and people gather in the hot months. Participants highlighted that RCAC was the only venue in Roebourne that restricted children's (up to 10 years old) admission to only those that were accompanied by an adult, and it was acknowledged that this encouraged participation together as families and the subsequent adult supervision and role modeling.

The RCAC currently is used for the delivery of Learn to Swim classes for all ages and many Wickham mothers utilise this service rather than drive to Karratha. The RCAC design is conducive to the needs of families and the disabled as the shaded beach entry provides ease of access for wheelchairs as well as for elderly, babies and toddlers. It was suggested that the approved option should seek to minimise duplication of public assets but rather compliment the Shire's asset portfolio i.e. Wickham pool is suitable for deep water program and has a lap/fitness focused and Roebourne as a leisure and family pool.

## 2. Safety and Health

Participants share the view that the recreation precinct should be a safe place for all, particularly children, whether they are alone or with others. A place where family members or carers can be confident knowing that is where the children are and that they are in a safe environment, particularly on occasions where it is unsafe for them to go home due to domestic issues. Perimeter fencing, where necessary, should meet legislative requirements to ensure safety and compliance but not impair the aesthetics to present an appealing and inviting precinct to residents, passing motorists and visitors. Low level landscape plantings could be utilised to enhance the street scape and to minimise the affects of dust storms within the recreation precinct.

Redevelopment options should include mechanisms to maximise surveillance of the public open space, it was suggested the inclusion of closed circuit television (CCTV), however it was noted that these are not appropriate for swimming areas. Concerns were raised about the current limited lighting of the areas surrounding the community hall (50c) and the school oval area. Some recognised and have previously shared with local children the need to understand that there is consequence to their actions e.g. if you destroy (ging) the lights on the oval then there are no lights for everybody – young, old and elderly. Lighting options would need to be of robust construction and have proven use within a like environment to ensure sustainability and longevity. Solar and motion sensor model could minimise ongoing operational costs. A series of well lit linked shared pathways, varied by design and construction materials, through the precinct to encourage both visual and pedestrian connection between the precinct areas as well as maximising passive surveillance of the area and enhance greater integration of available open space and to other services located close to the precinct. Bollards (large rocks strategically placed) could be installed to stop unauthorised vehicle access.



The recently established men's group is starting to make some traction and thirty-five local men attended the previous months evening meeting. These local men (agency representatives, elders, mature and young fathers) are generating ideas and strategies to implement to assist and guide Roebourne's improved community development. One generated idea is soon to be implemented includes that a couple of local men accompany Roebourne Police Officer/s on their patrols in an effort to gain greater understanding of the issues relating to youth and children, while providing informal guidance to them as a role model and it is envisage that this will assist local youth to not view police in such an authoritarian role but rather a support role.

RCAC, current environment is not safe to leave belongings so swimmers put their money and valuables into a paper cup and hand into the pool office whilst in the pool. It was recommended that options may incorporate coin operated lockers as an appropriate risk management strategy to allow staff to focus on their core roles and responsibilities.

The Roebourne Community Hall (50c) is an ageing facility that has no cyclone rating and that has already been extensively renovated back in the 2008. Council may consider its demolition and replacement with a multi use facility to include a cyclone rated community hall that doubles as a cyclone shelter for the eastern corridor. The new facility could be utilised for increased facilitated activities e.g. skating, ten pin bowling. Dependent on the site location this facility it could share an ablution block (internal and external toilets etc.) with a new pool complex reducing construction, ongoing maintenance and cleaning costs.

There is significant research available that supports that Aboriginal towns that have a pool experience an increase in children's primary health outcomes. Local first hand experience indicates that there is greater prevalence of conditions below in the off swimming season. Highly chlorinated pools assists:

- In treating and minimising skin complaints i.e. spread of scabies;
- beneficial effects on children's hearing;
- eye health;
- sinus complaints;
- in decreasing the spread of hair lice (nits)

General health and well being is enhanced through physical activity and a redeveloped recreation precinct may encourage a range of increased physical activities within the community. Additional the pool assists with general personal hygiene It was noted that there is currently a boot camp being facilitated and it was suggested a recreation precinct would promote that these activities are available within the community and provide for greater numbers to participate.

### **3. Youth**

The population of Roebourne is approximately 95 – 96 percentage Aboriginal with the majority aged between 0 – 24 years. Some activities facilitated by Non Government Organisations (NGOs) locally based, are well received by children however it was noted that there appears a definite drop in involvement and participation by the age of 12 year old as their focus seems to change towards alcohol, drugs and sex. Youth engagement leads to reduction in crime and vandalism so particular focus needs to target activities to capture youth as they are seen as role models for younger children through learnt behaviours and this is the next generation. Additionally it was noted that increased motorist complaints have been received about children/youth riding motor biked/quad bikes across the main road and this group would benefit from the construction of a dedicated track. Any activities would need to designed and constructed using robust and appropriate materials and

methods. Some suggestions that could be incorporated into the redevelopment options include:

- Pool
- Splash Water Park that compliments a pool complex;
- Motorbike quad circuit;
- BMX tracks;
- Skate park;
- Shared pathways complete with skateable items;
- Adventure and nature play;
- In-ground trampolines;
- Digital projection for cultural learnings etc.
- Ball sports.

The basketball courts are well used, predominately by older youth and as younger siblings or family members generally accompany them to this venue there is limited activities to occupy this younger age group and when boredom sets in and vandalism appears to rise. BMX, pumps track and skate paths may be beneficial for this young age group.

A water body is vital in the harsh Pilbara climate, providing local children and residents with a pastime that encourages increased physical activity that minimises boredom and hopefully reduces acts of crime and vandalism. When queried whether local children could or would access other local suburban pool, for example Wickham pool should the Roebourne pool close, participant stated that Roebourne is their home and where they live and that they have no connection to Wickham so they wouldn't consider accessing other pool facilities. Furthermore it was noted that RCAC admission fee was less expensive than other suburban pool facilities and that admission to Wickham pool is not permitted if correct swimwear is not worn, due to the social economics many of the Roebourne children do not own dedicated swimwear and culturally do not feel comfortable displaying their bodies in 'swimwear'.

The Department of Education does not permit teachers to reside in Roebourne due to perceived safety issues and they recognise that teaching in Roebourne is a hard gig and suggested that this decision may change in the future however it will be influenced by the decreased in crime and a perception of increased safety. It was a collective view that currently there is a people disconnect in Roebourne as generally within Aboriginal towns teachers that live in the town facilitate and supervise out of school activities e.g. coach football or life saving duties at the local pool providing a greater opportunity to link with the children, community and local families in a different setting.

It was suggested that with the development, establishment and maintenance of a 'sporting coach' turn over program there may be access to an untapped resource in the Wickham fly in/fly out mining staff, who have available time in the evenings and possess valuable role models qualities for young people. It was further suggested that liaison should occur with the Institute of Sports to determine whether there is any interest to implement their involvement in other programs to be facilitated locally.

#### **4. Education**

The RCAC has previously supported the "no school – no pool" policy and the recently transformation to "go to school, free pool" that has been implemented in Roebourne in an effort to assist in increasing school attendance. Pool attendance has decreased over the past few years this can be directly attributed to the reduction of the school's use of the facility for organised activities such as learn to swim classes, end of term/year celebrations, swim carnivals and games and support events due to the loss of relevant expertise within physical education of teacher rotations. Additionally, previously the RCAC was locally managed and there has been a reduction of organised community events at the RCAC, e.g.

BBQ nights and the private hiring out of the facility at night and the use of season passes etc. It was noted that there were opportunities to increase pool patronage through the extension of pool opening hours to later in the evening and through joint initiatives between agencies. All agencies servicing the Roebourne community need to be involved in developing opportunities as these will assist them to achieve their core business outcomes.

With an innovative and clever design the precinct could become an integrated space providing a welcoming outdoor recreational space as well as an accessible informal education and learning space for where people celebrate and share local skills and stories.

A small community garden has been established and is progressing well within the school grounds. It is envisaged that each class will plant and tend a plot within the school terms and then the produce will be used to teach the benefits of healthy eating and cooking techniques. It was proposed that a larger community garden could be duplicated and bush tucker planted into the recreation precinct in close proximity to a community kitchen to allow family and community groups to reinforce the benefits of healthy eating, cooking techniques that children have experienced at school and cultural learning opportunities.

## **5. Management and building local capacity**

Many opportunities are being progressed within Roebourne, however to some, this progress needs to be harnessed to ensure that available opportunities come together to ensure a coordinated and integrated approach that provides a supportive and nurturing focus. It is estimated that within Roebourne there is sixty-seven services providers facilitating the delivery of some four hundred programs, without appropriate governance and integration there appears significant duplication of service/programs delivery and fierce competition for funding and participants.

Key stakeholders highlighted for sustainability of the revitalisation and normalisation of Roebourne it is essential to identify ongoing training and employment placements for local residents. It is seen that this is the key corner stone to 'normalisation' to build the internal capability and long term capacity to provide ongoing management and employment for local residents. There needs to be alignment between the Shire's "Tracks and Trails" project that has capacity to tap Roebourne into the tourism industry. Therefore, all developed options will consider the ongoing management to ensure sustainability and financial outlay.

The notion that the RCAC would be demolished without replacement with a similar or better facility would be seen as an unpalatable option by the community. Each developed option will require significant capital component and it was noted by some key stakeholders that this should not be the sole responsibility of the Shire but rather the town would benefit from a partnership investor model. The question was not whether Roebourne should progress the redeveloped recreation precinct but rather which partners/investors and agencies have core business with direct alignment to the successful outcomes that will be achieved through this redevelopment. Refer attachment 2.

## **Design Scenarios Phase (Oct 2013)**

This design phase was an extremely valuable opportunity to discuss the initial findings and key themes with participants to ensure that they agreed and felt empowered that their input was being heard and understood. A verbal and hard copy presentation outlined the key themes that emerged and through the use of precedent photos it provided the chance to gather beneficial feedback on what types of aspects, may be appropriate for inclusion into the options to be developed.

It was strongly supported that children/youth should be included within concept phases for any skate scapes. Local artworks designs and images could be incorporated into the precinct and

children/young would benefit from involvement in these stage to enhance the feeling of ownership of the precinct and ongoing respect for property.

To reflect what has been communicated within all community consultation sessions that it would not happen overnight it would be a phased approach, all three options would have phased implementation to include short (1-3 years), medium (3-6 years) and long term (6 - 10 years) to allow a gentle build-up of a overall concept over time.

### **Design Options Phase (Oct – Nov 2013)**

Design Options phase considered the feedback gathered from both the Opportunities and Directions Concept and the Design Scenario phases, analysed the key themes and researched aspects and reflected on prior learnings that may work to integrate the developed options that most closely aligned to community think. The design options include the positioning of aspects to determine appropriate integration of the precinct and includes the following into each option:

- Researched and considers prior learnings;
- Costed;
- Identifies possible funding sources;
- Identifies future development/business opportunities.

Ultimately it is Councils decision what design option gets approval, however to allow them to make an informed decision all our options / overall report provide the details of the community consultation undertaken, the outcomes, key themes, rationale and alignment to key themes that supports how the options are put together, pros/cons, costings and ongoing operational costs etc.

### **Available Options**

Three possible options have been developed with consideration to the key themes emerging through community consultation and following liaison with other Shire jurisdictions within a similar geographic. To provide variation for completeness one of the option does not include any type of water body. However the two remaining options do incorporate a water body. Each option would have phased implementation 1 - 3 years, 3 - 6 years and 6 - 10 years and would be complimented by detailed lighting design, chilled water bubblers and bike racks and the use of local art work.

For each option we have endeavored to identify possible training/development programs and future employment opportunities for local Roebourne residents. Regardless of which option is approved it will be necessary to develop a strategy that establishes and continues to build resident/stakeholder usage of the dedicated education/recreation/ community precinct to allow it assist in addressing of social and primary health issues within Roebourne.

### **Costs**

UDLA have developed *Preliminary Opinion of Probable Costs* for each option and include particular assumption regarding the construction phases. Following council approval of an option for further progression additional calculation relating to the ongoing management (labour and non labour) will be developed for each phase. Refer attachment 4 – *Preliminary Opinion of Probable Costs (UDLA)*.



## Option 1 – Redeveloped recreation precinct with Pool Complex

Option 1 includes extensive redevelopment of the recreation and community precinct to include the construction of a new pool complex. Refer figure one. Key features include the following:

**Phase 1** commences with the planting of a vegetated buffer along the North West Coastal Highway offering an aesthetically pleasing entrance to Roebourne, providing safety, separation between areas. RCAC continues to be utilised throughout the current season and in parallel the design and planning commences for a slightly smaller new pool set within a smaller pool complex than the current pool precinct. In the off swim season the site is secured and demolition of the existing RCAC and admin/abolition block with commencement of construction to follow.

To guarantee the feeling of a fully integrated precinct a circuit of multi-use shared pathways suitable for walking, riding, running, scooters, skating (complete with skatable items throughout), pushing a pram will be created on the eastern side of the primary school and between the community hall. These will incorporate built in nodes nestled under existing tree canopies for several simple yarning circles (sitting rocks in a circular form) and a single sand fire pit surrounding by flat sitting rocks. Additionally there will be natural shaded pockets for adventure/nature play for the younger children. A 'Cook up' area with shaded seating adjacent to the lawn and dotted and bush tucker plantings will provide the amenities to share meals and encourage for family and larger group gatherings and meetings.

Project signage will be erected to provide anticipated timeframes for phased construction and key features of each phase. Investing and funding partner's logos will be included in the signage design to allow community and visitors to gain a greater understanding of what can be achieved through successful partnerships for future development.

**Phase 2** provides for the extension of the circuit of multi-use shared pathway into the area south between the school and Community Hall linking up with the existing pathway through to the basket ball courts, incorporating additional bush tucker planting and distinctive yarning circles. Landscape treatment to the south of the oval site including shade trees, yarning circles and low native plantings.

A small family lawn will be constructed, with access to another simple community kitchen area and along side it will be a multi-use court (rebound wall, ground slab and inground power source). This multi-use court has wrath of uses to include, but not be limited to:

- Sports i.e. Hand ball;
- Youth hand out area;
- Set up site for local bands where families/community can sit on the lawn area to enjoy music;
- Local Art or information display area;
- Cross agency uses i.e. health information and immunisations;
- School holiday program area for facilitated children activities;
- Fresh food and cooking demonstrations and tastings.

Within this phase the Shire will facilitate a lifecycle evaluation and cost benefit analysis of the Community Hall to consider upgrade or replacement of the facility (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities). The construction of the pool complex complete with aesthetic pleasing and welcoming fencing that displays the facility to visitors etc. will be finalised within this phase. The inclusion of BBQ and shaded seating through the pool surrounds will provide a central hub for families to gather together to cool off and share a meal.

**Phase 3** provides for the augmentation of a holistic integrated community and recreation precinct with the extension of multi-use shared pathway and yarning circles on the south side of the oval to heighten the use of defined pedestrian traffic movement. Guided by the outcomes of the Phase 2's lifecycle evaluation and cost benefit analysis of the Community Hall building this option will finalise with the design and construct upgrade/new (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities) community hall that doubles as Cyclone evacuation centre incorporating internal/external toilet facilities.

### Ongoing management and building local capacity opportunities

Option 1 provides several opportunities for training and ongoing employment opportunities for local residents. These opportunities could be further explored with partners/investors following council's endorsement of one option but the following were initial suggestions:

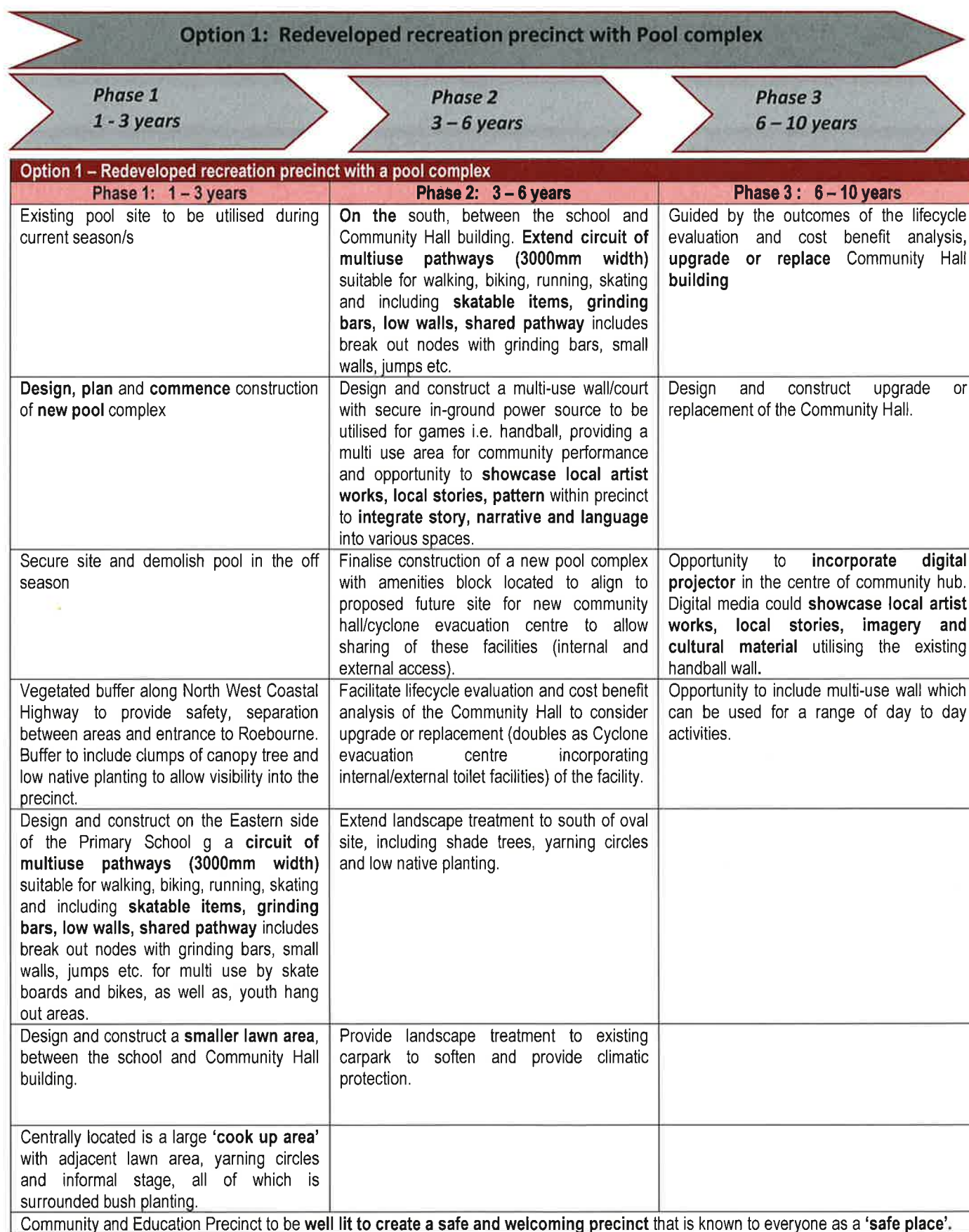
	Training	Future employment
Aquatic Centre Management	Y	Y
Retail operations	Y	Y
Administration	Y	Y
Customer Service	Y	Y
Food preparation and handling (Pool kiosk)	Y	Y
Landscape and Horticulture	Y	Y
Cleaning and waste management	Y	Y
Public marketing, media and promotions	Y	Y
Tourism (tracks and trails)	Y	Y
Bronze medallion, life saving	Y	Y
Learn to swim instructor	Y	Y

### Conclusion

This option incorporates the majority of key features that represent the views of the Roebourne residents and stakeholders which would be welcomed by the locals. Additionally it also addresses the research proven notion that regular immersion in sanitised water, such as that experience by use of a swimming pool has can greatly improve ear, nose and throat health and the opportunity for continuation of the successful "go to school – free pool" policy that aims to reduce school absenteeism and truancy.

This option provides for family as the nucleus and the central water body that is so special to Aboriginal people and their ongoing learning/teaching opportunities. Roebourne community will have a welcoming, shared recreation and community space that aims to encourage greater use of shared public open spaces with amenities by families and community for safe and enjoyable recreation and learning activities. Additionally this option provides the most training and development opportunities, together with long term employment for local residents which will provide for longevity of the precinct.

Figure One: Option 1



## Option 2 – Redeveloped recreation precinct with a Splash Pad

Option 2 includes the phased redevelopment of the precinct with the inclusion of a Splash Pad to provide a well lit welcoming, and safe multi-use community and recreation space. It is envisaged that this option would be implemented through a phased approach over a ten year period. To increase the sense of ownership and respect of the community development, residents of Roebourne will be involved and collaboratively consulted in the overall design concept, construction and finishing stages. Refer figure Two.

Research has been undertaken with several other jurisdictions who have implemented a splash pad within their local shires and they are happy to share extensive lessons learnt that in relation to design, construction and management and have shared that predominately Splash Pads are very well received and utilised by local residents. Key features include the following:

**Phase 1** essentially it commences with the demolition of the existing RCAC and admin/abolition block within the first phase given its structural issues and deteriorated state. This site will then be cleared and levelled ready for the construction of a splash pad (similar size as the one in the Karratha Leisure) with permeable fencing surrounding the splash pad and plant/maintenance room facilities. A small lawn area adjacent to the splash pad with shaded seating options. To guarantee the feeling of a fully integrated precinct a circuit of multi-use shared pathways, suitable for walking, riding, scooters, running, skating (complete with skatable items throughout), pushing a pram will be created with built in nodes nuzzled in under existing tree canopies for several simple yarning circles (sitting rocks in a circular form) and a single sand fire pit surrounding by flat sitting rocks. Additionally there will be natural shaded pockets for adventure/nature play for the younger children. A 'Cook up' area with shaded seating adjacent to the lawn and dotted and bush tucker plantings will provide the amenities to share meals and encourage for family and larger group gatherings and meetings.

Project signage will be erected to provide anticipated timeframes for phased construction and key features of each phase. Investing and funding partner's logos will be included in the signage design to allow community and visitors to gain a greater understanding of what can be achieved through successful partnerships for future development.

**Phase 2** provides for the extension of the circuit of multi-use shared pathway into the area between the current Community Hall, the school boundary line linking up with the existing pathway through to the basket ball courts. This extension will incorporate additional bush tucker planting and distinctive yarning circles.

An additional smaller family lawn will be developed, with access to another community kitchen area and along side it will be a multi-use court (rebound wall, ground slab and inground power source). This multi-use court has wrath of uses to include, but not be limited to:

- Sports i.e. Hand ball;
- Youth hand out area;
- Set up site for local bands where families/community can sit on the lawn area to enjoy music;
- Local Art or information display area;
- Cross agency uses i.e. health information and immunisations;
- School holiday program area for facilitated children activities;
- Fresh food and cooking demonstrations and tastings.



Within this phase the shire will facilitate a lifecycle evaluation and cost benefit analysis of the Community Hall to consider upgrade or replacement of the facility (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities).

**Phase 3** provides for the augmentation of a holistic integrated community and recreation precinct with the extension of pathways and yarning circles on the south side of the oval to heighten the use of defined pedestrian traffic movement. Guided by the outcomes of the lifecycle evaluation and cost benefit analysis of the Community Hall building undertaken in phase 2 this option will finalise with the design and construct upgrade/new (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities) community hall that doubles as Cyclone evacuation centre incorporating internal/external toilet facilities.

### Considerations

Some shires have experienced difficulties in the initial period of operation and some have required expensive upgrades of equipment after a relevant short period of time due to poor or uninformed purchase choices. There was consensus that there is real benefit from fully researching the design and construction prior to construction to minimise ongoing maintenance and labour costs. While it is not a legislative requirement to fully fence a stand alone splash pad most Shire's have opted to do this within construction or shortly thereafter for various reasons i.e. vandalism (back packer sleeping on sun sails or to keep wide life out). Extensive cleaning and water quality testing throughout the day and associated chemicals ensure a significant ongoing operational cost. Maintenance staff on call 7 days per week for unplanned maintenance and vandalism is another cost to be incorporated into ongoing operational costs.

### Ongoing management and building local capacity opportunities

Option 2 provides some opportunities for training and ongoing employment opportunities for local residents. These opportunities could be further explored with partners/investors following council's endorsement of one option but the following were initial suggestions:

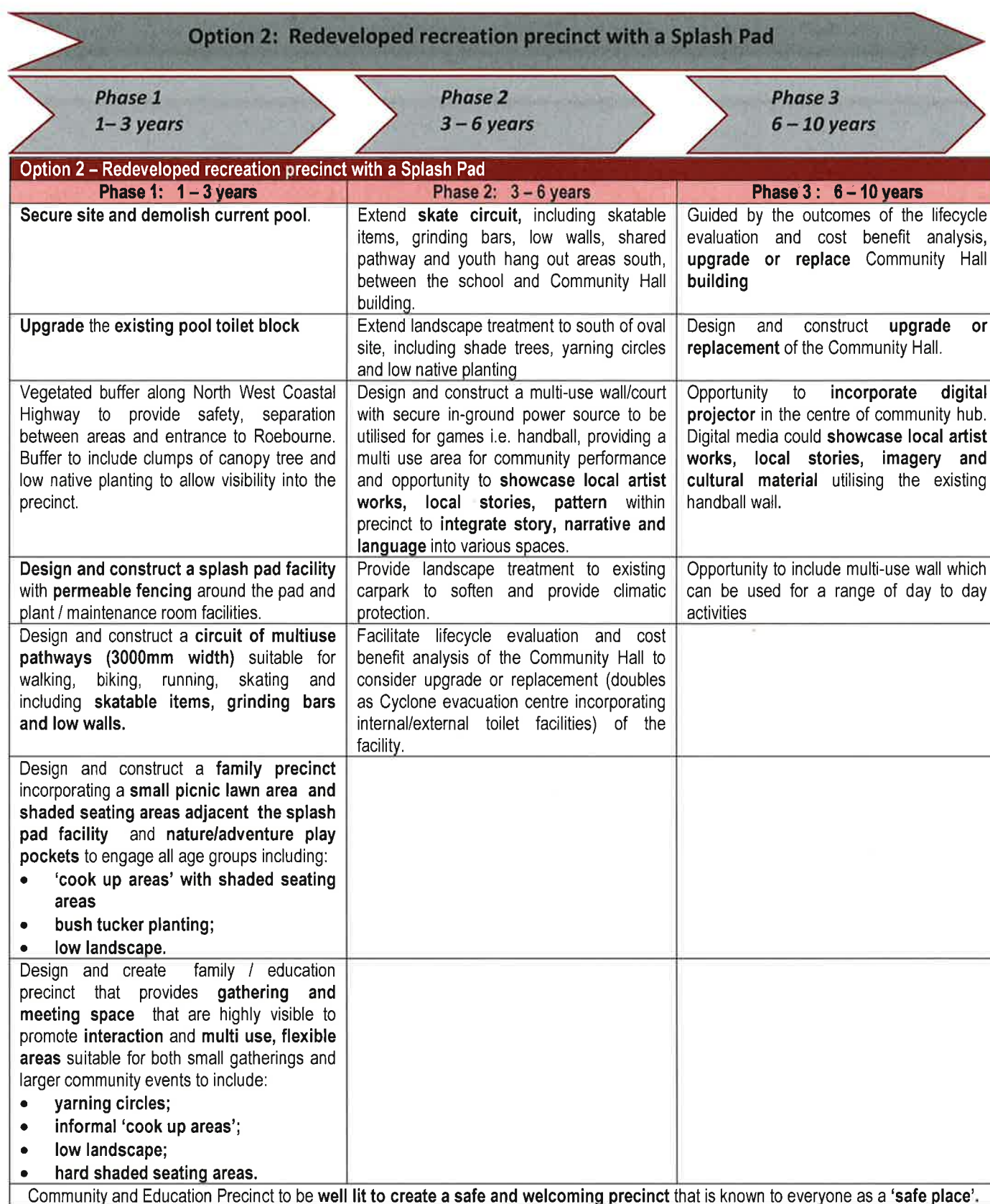
	Training	Future employment
Landscape and Horticulture	Y	Y
Cleaning and waste management	Y	Y
Public marketing, media and promotions	y	Y
Tourism (tracks and trails)	Y	Y

### Conclusion

While this option incorporates many key features that could provide a shared recreation and community space with an aim to encourage greater use of shared open spaces with amenities by families and community for safe and enjoyable recreation activities. The splash pad fails to provide a venue that meets the research proven notion that regular immersion in sanitised water, such as that experience by use of a swimming pool has can greatly improve ear, nose and throat health. Additionally a splash pad has limited appeal to people other than children or those people accompanying young toddlers.

It was suggested that a splash pad would fall short of community expectation and may not be considered a viable long term alternative to a pool however would be very well utilised if it was incorporated into a pool complex allowing for activities for all ages.

Figure Two: Option 2



### Option 3 – Redeveloped recreation precinct with a meandering skate scape

Option 3 includes the extensive redevelopment of the precinct to ensure a safe, well lit and welcoming community and recreation space that has multiple uses. It is envisaged that this option would be implemented via a phased approach over a ten year period. Residents of Roebourne will be involved in the overall design concept, construction and finishing stages to enhance the feeling of ownership and respect for what will be developed collaboratively with and for the local community. Refer figure Three. Key features include the following:

**Phase 1** essentially it commences with the demolition of the existing RCAC and admin/abolition block within the first phase given its structural issues and deteriorated state. This site will then be cleared and levelled ready for the construction of a medium size central lawn kick about area that is complimented by a natural shaded pockets for adventure/nature play for the younger children. A 'Cook up' area with shaded seating adjacent to the lawn and dotted and bush tucker plantings will provide the amenities to share meals and encourage for family and larger group gatherings and meetings. To guarantee the feeling of a fully integrated precinct a circuit of multi-use shared pathways, suitable for walking, riding, running, scooter, skating (complete with skatable items throughout), pushing a pram will be created with built in nodes nestled under existing tree canopies for several simple yarning circles (sitting rocks in a circular form) and a single sand fire pit surrounding by flat sitting rocks.

Project signage will be erected to provide anticipated timeframes for phased construction and key features of each phase. Investing and funding partner's logos will be included in the signage design to allow community and visitors to gain a greater understanding of what can be achieved through successful partnerships for future development.

**Phase 2** provides for the extension of the circuit of multi-use shared pathway into the area between the current Community Hall, the school boundary line linking up with the existing pathway through to the basket ball courts. This extension will incorporate additional bush tucker planting and distinctive yarning circles.

An additional smaller family lawn will be developed, with access to another community kitchen area and along side it will be a multi-use court (rebound wall, ground slab and inground power source). This multi-use court has wrath of uses to include, but not be limited to:

- Sports i.e. Hand ball;
- Youth hand out area;
- Set up site for local bands where families/community can sit on the lawn area to enjoy music;
- Local Art or information display area;
- Cross agency uses i.e. health information and immunisations;
- School holiday program area for facilitated children activities;
- Fresh food and cooking demonstrations and tastings.

Within this phase the shire will facilitate a lifecycle evaluation and cost benefit analysis of the Community Hall to consider upgrade or replacement of the facility (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities).

**Phase 3** provides for the augmentation of a holistic integrated community and recreation precinct with the extension of pathways and yarning circles on the south side of the oval to heighten the use of defined pedestrian traffic movement. Guided by the outcomes of the lifecycle evaluation and cost benefit analysis of the Community Hall building undertaken in

phase 2 this option will finalise with the design and construct upgrade/new (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities) community hall that doubles as Cyclone evacuation centre incorporating internal/external toilet facilities.

### Ongoing management and building local capacity opportunities

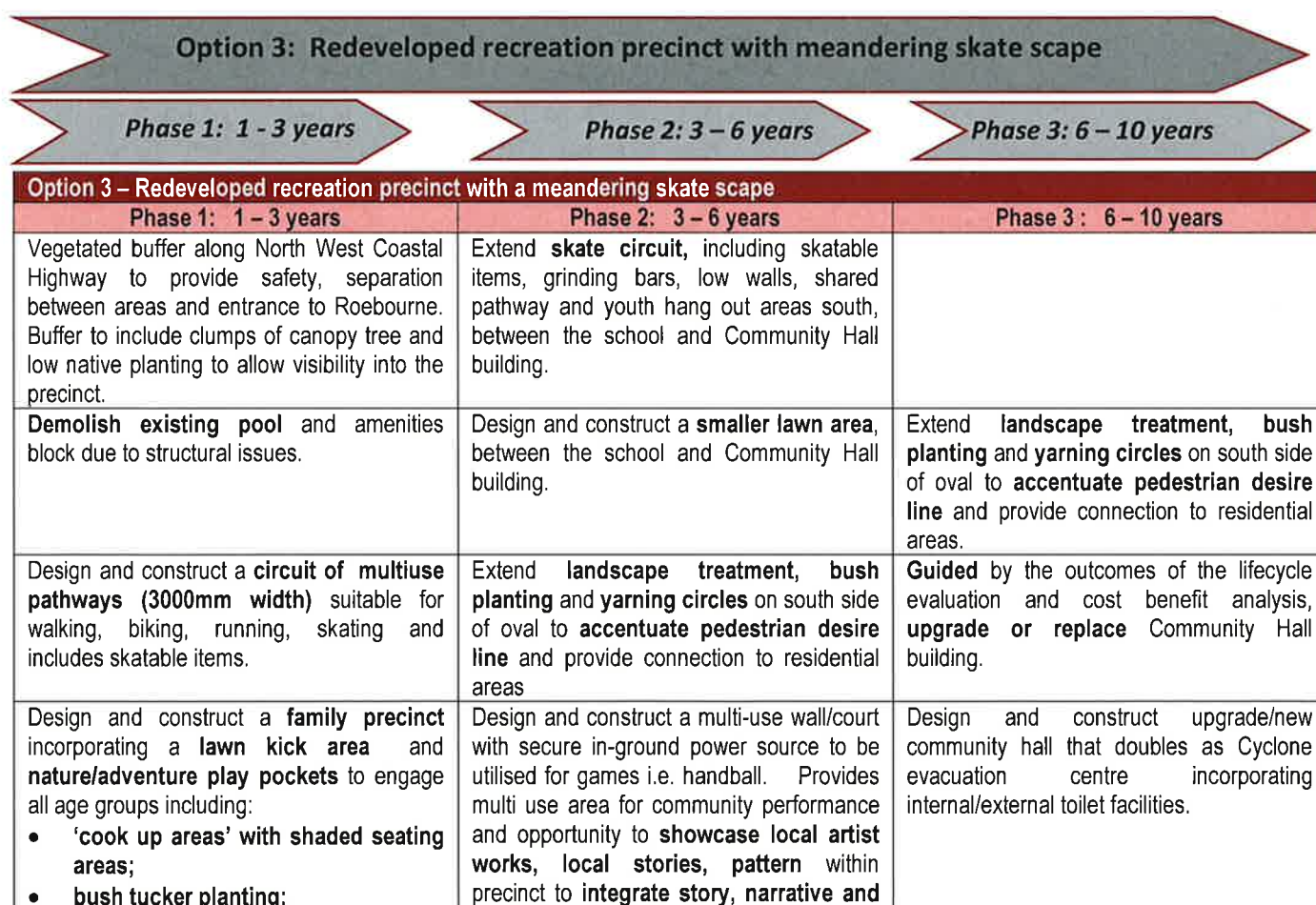
Option 3 provides some opportunities for training and ongoing employment opportunities for local residents. These opportunities could be further explored with partners/investors following council's endorsement of one option but the following were initial suggestions:

	Training	Future employment
Landscape and Horticulture	Y	Y
Cleaning and waste management	Y	Y
Public marketing, media and promotions	y	Y
Tourism (tracks and trails)	Y	Y

### Conclusion

Whilst this option incorporates many key features that could provide a shared recreation and community space with an aim to encourage greater use of shared open spaces with amenities by families and community for safe and enjoyable recreation activities without a water body will fall short of community expectation. Feedback gathered via extensive community consultation over several rounds and varying projects, it is clear that this option would be highly opposed by Roebourne residents and stakeholders and not enough to dispel their belief that to lose the pool, seen as a town asset, will be just another loss of another Roebourne's asset.

Figure Three: Option 3





<ul style="list-style-type: none"> <li>• <b>low landscape.</b></li> </ul>	<b>language</b> into various spaces.	
Design and create family / education precinct that provides <b>gathering and meeting space</b> that are highly visible to promote <b>interaction</b> and <b>multi use, flexible areas</b> suitable for both small gatherings and larger community events to include: <ul style="list-style-type: none"> <li>• <b>yarning circles;</b></li> <li>• <b>'cook up areas' with hard shaded seating areas.</b></li> <li>• <b>low landscape.</b></li> </ul>	Facilitate <b>lifecycle evaluation and cost benefit analysis</b> of the Community Hall to consider upgrade or replacement of the facility (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities).	Opportunity to <b>incorporate digital projector</b> in the centre of community hub. Digital media could <b>showcase local artist works, local stories, imagery and cultural material</b> utilising the existing handball wall.
	Soften car park with native planting to provide climatic relief.	
Community and Education Precinct to be <b>well lit to create a safe and welcoming precinct</b> that is known to everyone as a <b>'safe place'</b> .		

## Attachment 1 – Roebourne Community Consultation Feedback

### Participants

Les Andrews (Police)	Erica Prosser (Roebourne School)	Michael Nikakis (PCYC)
Garry Bailey (Councillor)	Vince Adams (Woodside)	Vic Bettesworth (TAFE)
Evan Maloney, Adrian Ellson (NYFL)	Yvette Kelly (Pilbara Mental Health and Drug Service)	Amanda Honneck (Regional Development Australia)
Monteza Heard, Janice Guinness (MHS)	Pilbara Development Commission (Perth)	Sue Cuneo (Department of Education)
Paul Stenson (Ngarluma Aboriginal Corporation)	Graeme Presland, Lesley Rowe (FAHSCIA – South Hedland ICC)	Ruth Ellis (Roebourne Visitor Centre)
Susan Shirtlift (Ngarliyarndu Bindirri Aboriginal Corporation)	Michelle Adams (Wiru-murra Yindijbarndi Aboriginal Corporation)	Julie Penman, Vicki Nesgos, (Family Support Yaandina)
Lorrain Samson, Violet Samson, Wendy, Josie (Roebourne Art Group)	Joan and Bernie Maddison, Lin, Maryam, Caroline, Casey Juluwarlū	Anna Wood, Emma Dumbrell, Villia Ice (Yaadinna)
Allery Sandy, Beth Smith, Aileen Sandy, Joannah Willis, Max Coppin, Melissa Sandy, Marlene Harold, Rickie Sandy, Wendy Darbi, Emily Sandy, Celia Sandy, Cao –Ella Smith, Lisa-Maree Rod (Yindbarndi Art Group)		Evan Maloney, Peter Sheppard, Arnold Lockyer, Vince Adams, Michelle Adams, Simon Surich, Cherylea Walker, David Evans, Adrian Ellson, Allery Sandy (NYFL Board Meeting)

### Feedback

- 95 - 96 % of Roebourne population is aboriginal and the average age is 6 – 10 years. Roebourne is a town and needs to consider and treated like a town rather than an aboriginal community.
- Many opportunities are currently being progressed and all opportunities need to come together with support and nurturing towards a collective approach.
- The old village (near the cemetery) was raised 3 years ago. Local people wanted it to remain where it was originally located (down by the river) but feel they weren't listened to.
- 50c hall – the old community hall was moved up from the river to the old village and then a new community hall (50c) was built and it was not well received by the community.
- A community garden has been established, after several moves it is now located within the school boundaries. It is progressing well and it is envisaged that each class will have a bed to plant and tend and then will learn healthy cooking techniques.
- The pool is vital to the community, it is a hub for the community to gather in the hot months, a place where people meet. Children attendance after school is determined by the no school, no pool policy.
- The pool provides something for children of Roebourne to do and assists in minimising boredom and other not so good activities.
- PCYC holds a disco/dance each Friday evening and these are well attended by the younger children up to about 12 years old. After 12 years they seem to not attend activities at the PCYC as their focus changes towards drugs, alcohol and sex.
- Any recreation precinct options would require secure lockers. These might be coin operated and possible work like a shopping trolley that returns the coin after use.
- No surveillance cameras in the swimming area would be appropriate.
- Options need to build in sufficient staff to man the pool, possibly community security/safety officers
- Open access (see through fencing) to allow people to view the facilities from the road to make it more inviting and promote the facility.
- Motor bike/quad bike track would be beneficial as children/youth are often seen riding these across the highway etc. and complaints received.
- Wickham, Point Sampson and Roebourne currently don't have a cyclone rated facility if the 50 c hall was replace with a new community centre this could double for this purpose. Additionally a community centre could share abolition block with the pool facility.
- Current schools use by date was 15 years ago, a new school is required however currently isn't included within government estimates so probably at least 10 – 15 years away.
- Water drainage problems experience on the school site in heavy rain, becomes a lake. Apparently only became an issue following the construction of the covered area. Investigation have been undertaken to explore this issue, however no cause or resolution has been identified.
- In any redevelopment of Roebourne, need to mobilise and motivate the local community to ensure acceptance and therefore sustainability.
- FMG owns a block of land across from the school and there are rumors that they plan to develop a job centre.
- Any option needs to include flat rocks for sitting on to yarn.
- There is significant research and first hand experience that supports the aboriginal towns that have a pool have increased health outcomes. Highly chlorinated pools assist:
  - In treating and minimise the spread of scabies
  - beneficial effects on children's hearing
  - eye health

**Feedback**

- sinus complaints
- Spread of hair lice (nits)
- These are much more prevalent in the off swimming season
- Should Roebourne not have a pool it is envisaged that bus loads of Roebourne children will attend the Karratha Leisureplex each afternoon after school and this may have it own set of issues to be managed.
- There is a people disconnect In Roebourne as teachers etc. do not live within Roebourne. Generally teachers is aboriginal towns take on the roles of sports coaches and life savers etc.
- Community feels they are consulted
- Pool attendance could be increased through joint initiatives such as children that come to school get reduced pool admission fee. This may be funded by Department of Education or Health Department may come to the party given the increased health outcomes of pool attendance??
- Input from all agencies need to be involved to develop options that assist in achieving their core business issues for Roebourne. Need to develop and maintain collaborative better relationships.
- Should a new community hub be developed this could be used for other recreational activities such as roller skating and ten pin bowling etc.
- Multi purpose hall could double a cyclone shelter for the eastern corridor.
- In options Basketball courts could be located adjacent to younger children activities to allow for multi age activities is close proximity
- More pump tracks
- Need a heavy haulage bypass.
- For attendance to Wickham pool correct swimwear is required – Roebourne children do not have this and are therefore not allowed entry.
- Entry to Karratha Leisureplex pool and Wickham pool is more expensive than Roebourne pool entry.
- There is know issues between Wickham and Roebourne children/youths and choose not to come together to avoid conflicts.
- Travel time and cost to get to Karratha Leisureplex or Wickham.
- Multi use structures i.e. park benches that also double as skate tricks etc.
- Safety, Respect and Education are key considerations for Roebourne.
- There will be a pool in all three options, a community in this climate can not be without a pool.
- The real question is how it will be funded. Rio Tinto have paid for the pools for both Karratha and Wickham but nothing has come to Roebourne as they do not house their employees within Roebourne.
- Children's health benefits can not be overlooked and healthy hearing allows for better education outcomes.
- Need to consider type of pool and how different activities can be integrated into the overall recreation precinct to provide real benefits for all members of the community.
- Once appropriate holistic options have been develop need to highlight how these can be funded.
- Roebourne's Aboriginal Corporations are quite wealthy through local resource development and these may be potential investment partners in the redevelopment of Roebourne for the families of Roebourne.
- Roebourne need to be promoted and marketed as a town for "families".
- Attitudes of the aboriginal corporation need to change to regarding their role in the redevelopment and normalisation of Roebourne.
- Pool design needs to mean something to Aboriginals i.e. Water Serpent where the fresh water meets the salt water.
- Cultural ideas aligned to the design of options to be meaningful
- Roebourne kids need to be involved in the design of a skate park (Convict Skate Park Builder).
- Options need motion sensitive lighting and surveillance (not in pool area). Surveillance is available should it be required and could be wiped every 24 hours.
- There is average of 14 people living in each Roebourne house.
- Community kitchens need to be designed large enough to cater for large groups eating together, could include open sand pit fires.
- Sandwich and cold drink vending machines could provide a commercial opportunity, whilst providing a better healthy eating option for children and an alternative to BP chip and chicken wings.
- Touch large indestructible furniture that has ready and convenient access to a sulo/wheelie bins.
- Chilled water bubblers scattered throughout.
- Big screen that indigenous TV could be display on or movies etc.
- Digital project could be housed within the roof line of the hub structure and projected onto a static screen.
- Wireless wifi accessible throughout options to allow learning and education activities to progress.
- Swimming – Institute of sport, touch association may be interested to become involved
- FIFO at Wickham would be encouraged to participate in provision of sporting coach roles. Sporting coach turn over program could be developed and implemented to progress this initiative.
- Used to be able to hire out the Roebourne Pool complex @ night for private functions. Why did it stop??
- Pool facility currently closes about 5 pm - needs to have extended opening hours to allow for hot balmy evenings and bored children
- Roebourne should be a marketed and promoted a place of cultural tourism. Trail of Roebourne- tell the story timeline from establishment to current day
- Options need to allow space for second chance education in an informal manner.
- Used to be able to purchase season passes for Roebourne pool, this worked particularly well for families to budget the expense but also

**Feedback**

- increased adhoc attendance.
- Kitchen area need to have acacia xiphophlia available for wood for the sand pit fire as this burns hot and long.
- 50c hall was build in the 1980s
- Pool was constructed approximately in the late 1980 to early 1990s. Construction was commenced by one pool builder however this company went broke so after a break the construction was taken over by another pool builder mid way. There were rumours at the time about the consistency of the construction work.
- Pool needs longer opening hours to allow maximum usage by the local residents.
- The youth centre has business hours from 8.30 – 4.00pm and children can attend after school only from approx. 2.00 – 4.00 pm.
- In ground trampolines could be incorporated into the options
- Pool currently caters for women and children however culturally men can't go into (use) the pool if women are in it. Need to be a separate areas for men to swim and women and children. Currently attend with families and they remain out of the water and cook the BBQ under little shade.
- Swim season could easily be extended in Roebourne given the climate here – possibly August – March.
- Previous plans were created to develop the river precinct – will this align to the track n trails project?
- Within the new Ngarluma Aboriginal Sustainable Housing (NASH) precinct there is currently 7 houses built and 3 under construction and six blocks of land have been sold.
- Plans are complete and construction is to commence shortly for an Elders village, containing ten fully self contained cottages.
- The building currently housing their office and the adjacent building are to be demolished and new buildings constructed. Prior to the demolition and construction phase NAC office will be temporarily relocated to Karratha.
- A new building is to be constructed cr Queen and Scholl Streets as well.
- Cultural Community Centre building has commenced
- There is two oval in town.
- Roebourne needs a pool to provide something for children to do. The established school holiday programs have resulted in significant reduction in vandalism and crime.
- Within any development options for the recreation precinct need to consider how things get managed and maintained
- NYFL have approach the Shire of Roebourne to introduce a program whereby local take over the rubbish collection for Roebourne and it was approved. The Shire has recently undertaken an inspection of work of this program and have been comfortable with the outcomes. This program provides local jobs for local people.
- Active sport and recreation is here in Roebourne however the only option available currently are basketball, football and the pool.
- There are plans to net the basket ball court in the off season to provide a venue for residents to play indoor cricket.
- Within the recreation precinct options there are training and further employment opportunities for lifeguard, retail (kiosk), pool management traineeships. Options should include Yaadina Youth Centre to complete the design and provide an integrated precinct.
- Possible inclusions water park, BMX track – things that encourage family environment. The precinct could create a community space.
- Safety of children is the most important issues. Basketball court need to be incorporated with pool into one facility. Basketball lights go off at 9.00pm. Everything should close at the same time to encourage children to go home. Mr Whippy continues to drive streets with music playing till 11 – 12 at night and this makes it difficult to get children into bed.
- Speed humps are needed in front of the basketball court, trucks and traffic speed through that section and the road is so close to the courts.
- A temporary pop up kitchen provides services down at the basketball court in the evening.
- There is a lot of strangers in town, they seem to be here during the day and return in the evening.
- Safety type roles – shared learnings
- The amphitheatre is too far to walk to at night for the children/youths etc.
- Need to implement recycle bins to teach children to recycle (one bin each for glass, tins, rubbish)
- Local children/youth could be involved in the development of structures in metal work classes at school etc.
- Safety concerns for local children and speed humps are required in local street where car hoon. This issue has been raised with the Shire on numerous occasions – no response received.
- Linkage to tracks and trails
- Beach entry for toddlers etc.
- Will progress development of a letter of support to retain the pool and send to Shire of Roebourne CEO.
- In the past the school used the pool for learn to swim classes, end of term/year celebrations, school carnivals, games and sport events however in recent year this doesn't appear to be occurring. Sue suggested that the reason for this related to change in teacher etc. and where difference expertise lies, difference ideas and approaches and changes in pool management
- Dept of Education is progressing pathways to employment.
- Teachers are current not permitted to live in Roebourne, this may change in the future however this will be gauged on whether there is a decrease in crime and a decrease in children roaming the streets.
- 202 students enrolled in the Roebourne school
- Men are seen at the end of the line, they aren't involved to the extent that they probably should be.
- Education means freedom to make life choices and this is the message that we are trying to instil in the children of Roebourne. Education, local knowledge and engagement assist him to do his job and be a role model for community. Every 2<sup>nd</sup> Friday Woodside attends the school and discusses topics with the children. There has been much positive feedback received for this program. UDLA and SOR will



**Feedback**

- accompany to talk to children about recreation precinct.
- Home is where learnings (money, food and social behaviour) in a family unit. Recreation precinct need to be a space that families can enjoy and that unites the community.
- There has been a 15% drop in crime in the last 10 years and now Police live in the community and residents has access to 24 hr call out services.
- Currently about 40 children at high risk.
- Resources (programs etc.) already exist in Roebourne however there need to be greater integration and connection to make a different. Siloed services allow for people to use the system and sometimes to get lost within the various systems. If a child gets banned from one service that ban should flow through other services - One out all out.
- Significant \$ were spent last year on Roebourne School, however kids can finish year 12 and still cant read and write. Need to consider what is the appropriate way (education method) for knowledge and stories to be passed down through generations.
- Numerous health providers in town but all work in silos and this doesn't help Roebourne people's health outcome. Currently there is 117 on the waiting list for dialyse.
- NYFL have developed a good model for community consultation and it works. It has 1500 members. It recognises the benefits in developing capabilities within the local people.
- Within Roebourne there are 67 service providers providing 400 programs. There is much duplication of programs and competition for funding and program participants.
- There has been a decrease on Roebourne people on Centrelink programs as they have got jobs.
- Government hierarchy or bureaucracy caused administrated burden for service provider to seek funding sources.
- In recent years there was commitment made at ministerial level to work together towards rejuvenation of Roebourne – What happened to it?
- Difference languages groups in town.
- Program current run to teach and assist participants to manage and budget their money
- Roebourne is so over having thing done to us....we need to be given the funding and skills to do it for ourselves.
- High rates of smoking, alcohol and other drugs use in Roebourne
- Shire of Roebourne funds many agencies (Non Government Organisation NGO) maybe funds need to go to the corporation for them to disburse to minimise duplication.
- Believes that building buildings won't fix Roebourne, current planned development will fail.
- Need to clean up the town before any real progress can be made in Roebourne.
- Not sure whether pool is used to capacity currently.
- Many service providers in Roebourne however there is little to no integration of service provision. Many qualified locals reside in Roebourne however appear to be overlooked for available jobs. Often staffing that come to Roebourne are very junior with the theory but lack life experience to draw from
- Services and pathways between providers are unclear. Services may be of benefit if anyone knew that they existed in Roebourne.
- Corner block next to front entrance is owned by FMG and they plan to build in 2014 to house VTEC.
- Masterplan development for TAFE has been developed and will occur in stages. Currently seeking funding form 'Royalties for Regions' for stage 1 which will include additional parking, new industrial training facility, removal and replacement of demountable buildings.
- Currently provide work ready programs for Chevron, Rio Tinto, FMG and enrolments come from Roebourne and Karratha.
- When the pool is open there is a notable difference of children roaming the streets.
- In the past 6 years has seen change in Roebourne, notable less people walking the streets during the day and many have gone through the TAFE and got jobs.
- PDC work towards the vision the Pilbara City's Project. Initiatives are visionary therefore providing flexibility for opportunities to happen within planning context. Also works towards place activation, providing towns where people choose to live and work. Investment opportunities.
- Previous discussion and acknowledgment of Roebourne as an Aboriginal Community, therefore decisions were made in line with this attitude. Now, shift to Roebourne as a Town and again shift in management.
- Planning of Roebourne should look at the wider context of the Eastern Corridor, to ensure there is not a duplication of services, infrastructure.
- Note the key differences of each Town – purpose, function, connection (E.g. Wickham as a service town, where majority of people live due to working for Rio Tinto).
- From a planning perspective set up a flexible structure plan that allows opportunities to happen, connectivity between Towns, builds upon identity) .
- Discussion of recent shift in Aboriginal Agency becoming active and strong Corporations within the Town (YAC, NAC, NYFL etc). PDC noted ideal scenario of the 3 strong Aboriginal Corporations, YAC, NAC and NYFL working together.
- Duplication of facilities and opportunity to work collaboratively – Example of Art Spaces.
- Roebourne Art Group - want a new Art Space.
- NYFL – plans for new cultural precinct.
- YAG – essence, spirit and attitudes of group and facilities is overwhelming, however the building is not inviting for a visitor to enter.
- Example of disconnection and lack of networking between local groups.
- 'Communities have a role in the decision making process, there for its about Local Government allowing communities to move forward'*

**Feedback**

- Shift conversation to empower, support and assist Aboriginal Corporations.
- Questions to be asked: How can we support you to assist in the ongoing management of proposed facilities?
- Importance of community involvement in engagement process to develop appropriate scenarios.
- Subsequent funding.
- Tangible ways PDC can be involved within the process.
- PDC chair the steering committee (Agencies, Stakeholders and Invite to Local Government)
- Funding of Eastern Corridor initiatives (Current funding of infrastructure e.g. Newman Arts Centre, Karratha Leisure Centre...).
- Shift of investment - Push for initiatives which are backed by community. Previously there was significant investment that was Karratha centric, now there has been shift to focus on the Eastern Corridor and reduction to critical infrastructure. Shire coming in line with business thinking.
- Shift in thinking of the role of community – How are they involved? Ongoing management and investment and work towards changing the dynamic.
- Approach to planning in PDC perspective.
- Flexible planning to ensure options are not precluding opportunities.
- Unfortunately communities taking action often stems from a wrong decision causing a response to take action.
- UDLA's expressed concern about this attitude and what message that sends to the community.
- Possible approach is to step back to what is the purpose of this space and key principles work on allowing opportunities to happen.
- Population dispersal should be more focused on developing the Eastern Corridor.
- Wickam run by Rio. Reduce FIFO component and encourage staff to live in Wickam to build sense of community.
- Dispersed growth is required to keep the towns alive with their own unique identity.
- Housing: Similarities between Broome and Karratha. Karratha is set up as major hub and infrastructure.
- Wickam / Roebourne become self-sufficient towns. Larger block sizes align with how the blocks are currently being used. However it's also important to provide 'choice' by offering block size diversity.
- The mens group is continuing to strengthen and grow organically. Numbers have increased from 12 – 25 – 35 people. Precedent example of Roebourne governance that is driven by the people. Men are leading by example and seen as role models for younger men/boys which are encouraged to participate in sessions.
- This is an attitude change that is required in Roebourne.
- Men's group is organically providing a succession plan of knowledge sharing being passed onto younger generations.
- Mens Group Name is language – means 'men coming together.'
- Police representatives attend as citizens in their own time.
- Next mens group is the 14th of October.
- Men involved in Patrol.
- Men going out on patrol with Les and the police team, similar to the Noongar Patrol / Rangers program.
- This is not about policing, rather providing guidance, mentoring and role models.
- Incorporate a mens space within the town, such as Gym or Mens shed. This could be a safe refuge offering accommodation, people to take to for guidance and be alcohol free.
- Services workers, such as teachers need to be living in town.
- Wickham needs a high school
- Roebourne pool is an important family amenity
- Roebourne hospital is run by nurses, with Doctor one day per week. Example there is no one to under take stitches and must be transferred to Nickol Bay. Police or an ambulance typically takes the patients which places a strain on resourcing.
- Celebrate Roebourne cultural and history identity. Opportunity to arrange cultural tours by local elders through town and surrounding area. This could include overnight camps and showcase Roebournes living knowledge
- Improve the visual aspect of Roebourne. We refer to the education / community precinct as the heart however its vacant barren land with no amenity.
- Family and Youth are most important principles
- Pool should be a family precinct, with mens / womens / deeper paddle area / integrated splash. A water feature is a must within the town. The space could involve familys and all ages, therefore a integrate pool / splash would be more beneficial.
- Broome Precedent with hard shade cover
- Rock seating and circles
- Signage – alcohol free area
- Functional seating – that allow multiple families to sit and gather – rather than 1 on rectangular bench
- Lighting – Reflector lighting and agree important to switch off at one time
- Inclusion of art within landscape features. Involve artists and also children with metal work at school
- Families are beginning to resettle back into Roebourne
- Roebourne has a unique culture and identity
- Importance of teachers living within the town and contributing after hours. Teaching is a lifestyle
- Lack of housing.
- Block size should reflect and fit lifestyle. Design of house / block size need to capture nucleus of family unit which includes extended family

**Feedback**

- Provide opportunity for outside / inside living
- Retail and Commerce Opportunities include hair dresser, mechanic, bakery, financial literacy skills training, management of living, support assistance with health and education
- Encourage a change in attitude to encourage first payment allocations are set aside for power, water, food and then subsequent money for leisure. Change the attitude of welfare dependency. Breakdown down of families causes a breakdown of health and cyclic effect
- Health programs. Understanding that when a person is not well (drinking / smoking) they won't make good choices
- Community Precinct should be accessible, welcoming and attractive. Encourage a sense of pride
- Pool has cultural significance of a water body. Water is integrated with learning. Aboriginal culture understands the landscape through tracks or song lines many of which trace journeys to significant water bodies. These tracks or pathways and the central water body are important learning tools and knowledge sharing opportunities.
- Include native planting and shade around swimming.
- Pool should be fenced but soften with planting
- Incorporate native plants / bush food as a teaching tool.
- Murujuga Shelter – people feel comfortable and associate with style. Like that it is surrounded by trees
- Rock seating
- Integrated skate pathway with multiple spaces for various age groups / families and open access
- Lighting turned off at 9pm
- Ongoing management / involvement of community – important in building respect and pride
- Incorporate activities and management options / vested funding e.g. holiday program including basketball, swimming, camping. Holiday programs reduce the rates of crime from 120 to 0
- Important to increase Aboriginal involvement and opportunity to be 'back on country'
- Aquatic centre / pool needs to be provided due to Roebourne climatic conditions. Ties back to programs / management opportunities
- Hypothetical scenario of bussing children out of town. 'You lose the sense of community, as soon as you bus people out'
- Traditional language boundaries follow water bodies
- A pool is absolutely paramount to the community of Roebourne
- In addition to the need for a pool due for climatic reasons a pool also provides education, recreation and management value.
- Additional benefits of a pool are the health benefits (proven research into the health benefits to Aboriginal communities with a pool). If a pool is removed it's only taking funding and resources from the health money bucket.
- Management approach which becomes an 'enabler' and can also generate revenue
- NAC currently spending \$70,000 per month on programs for locals, education sponsorship and business development. NAC has 850 members and has a member services programs which provides financial assistance for law and culture, funerals and health / culture.
- Capacity building starts with strong relationships
- Need to make sure the precinct is sustainable and appropriate approach to ensure ongoing management, 'value adding' to precinct
- Local government to play a supportive and facilitation role.
- Currently the agencies are operating in silo rather than a collective approach.
- In addition increase the meaningful buy in between local government and community. To explain this philosophy Paul gave an example of previous history of Alice Springs Education model. Multiple schools were located in close vicinity. All had similar facilities and offered similar education structure. Paul wrote to the DoE and noted the duplication of facilities and the opportunity to develop a new singular education facility utilizing resources and capacity. It was also noted the system was not providing students with adequate skills to continue studies at the best of their ability. There the school developed a system that was a staged approach rather than progression determined by age. The school also held additional year of education prior to entering college to better equip students.
- Paul noted that this is the type of interrelated and multifaceted approach need for the precinct – thinking outside the box to get the best outcome.
- SoR / NAC / NYFL to work together on management opportunities for vested funding opportunities, employment opportunities, building local skills and capacity.
- Acknowledgement from project team that NYFL are leading the way and a precedent in giving back to the community and providing opportunity to build local capacity and foster skills.
- Agreed on dispersal method to build eastern corridor.
- Provide long term employment and business opportunities. NYFL are currently establishing businesses on Roe Street; a Nursery at the front of block and tyre shop at the back.
- The pool is a community and family area, which also offers sports and skills training e.g. life saving.
- Roebourne is a hurting community which has dropped off the map. We want our town to have our own facilities e.g. a bank, coffee shop etc. However it's not about the money it's also about the feeling and pride within the community. We need to look at management and partnership opportunities which go further than money value to providing employment opportunities through Nurseries, landscaping / maintenance / management and opportunities which enable career progression.
- Preferred community precinct elements include cook up area which is shaded. Shelter – 'Yudda' Murujuga shelter. Rock circles. Native plants.
- NYFL are working on a motorbike track to prevent random and uncontrolled motorbike riding through town
- Lighting – going free.
- Opportunity to link precinct with Tracks n Trails network providing bush tucker, heritage and learning opportunity.



**Feedback**

- Character, heritage.
  - Each town within the Eastern Corridor has its own entity.
  - Roebourne being a town of culture, history, tourism, important not to lose Roebourne's identity, rather strengthen this character throughout the town. For example: artists should be telling the kids how to paint.
  - Eastern Corridor town identity:
    - Wickham – Service Town
    - Cossack – Living history
    - Samson – Holiday village
  - Design houses to embrace the environment. E.g. house design which allows doors to be opened and the breeze comes through, don't use colour bond. Units are not appropriate as they don't accommodate large families and are typically used for sleeping only.
  - Extreme sport – trekking in mid-Summer with a survival aspect.
  - Start the idea of jobs from schooling, humbugging kids out of school.
  - Heart of Roebourne has been the BP.
  - Wickham pool will not be used by locals as an uncomfortable facility for Roebourne children.
  - Pool with integrated splash pad.
  - NASH commercial precinct should be tied in with Education / Community Precinct.
  - Careful NASH new commercial precinct doesn't take away from town centre / street.
  - Consideration should be given to how the town structure services the community facilities.
  - Take steps to managing education/community precinct by increasing accountability / responsibility. First step is to look after Stage 1. Once this is achieved then Stage 2 should commence.
  - Give the precinct a significance that goes beyond just a facility.
    - Steps at a time could also be undertaken by developing one meeting place at a time.
  - Kids have pulled up and broken the paving at the basketball courts – minimize this type of vandalism by encouraging ownership.
  - Precinct needs to be rolled out with the community.
  - Roebourne is a safe place. We need to lose the persona.
- 
- Beach entry and incorporated splash pad.
  - Currently running a 'Go to school, free pool policy'.
  - Cook up areas, provide sand 500 – 1000mm deep to bury kangaroo.
  - Like the Murujuga shelter, however think the Broome shelter would be more appropriate in the precinct. Murujuga shelter has high burn / fire potential from the kids and is made by drying leaving and replacing annually.
  - Currently random and uncontrolled access throughout town including 4 wheelers.
  - Inclusion of fitness items.
  - Provide a sandy open area under trees to be used for NAIDOC celebrations. Incorporate screen at the back of dance area which is called a 'Yutha'.
  - Dancing area can be used for celebrations but also on a daily basis for training and practicing dance
  - Realigning school boundary.
  - Opportunity to talk to Erica and potential realign school boundary by pushing back to the assembly area. Fire pit in NE corner is currently used for NAIDOC so this would allow celebrations to occur in precinct.
  - Agreed the idea of a shared multi use pathway is good. Important to have shared use for bikes, pedestrians as well as skate boards and scooters.
  - Lighting is important and agreed off at 9pm is a good idea. Most children will be on the street after lights out however at least this will give them the choice.
- 
- Block size to accommodate 2 – 3 families and lifestyle. Most families also have multiple cars and potential a boat, therefore the block should also allow these to be stored at rear and kept out of sight.
  - Potential management or partnership opportunity with Kuruma mob, located in Tom Price.
  - Acknowledgement that people will go to Karratha to do their main shopping.
  - Town requires infill development that centralizes the town and accentuates the retail / heritage / commercial hub and main street.
  - People are travelling from Wickham to Roebourne visit the doctor. Roebourne needs a full time doctor rather than 2 days per week.
  - Services are currently not running properly. There is no Homes West office in Roebourne. Opportunity to find an office space in the main street or run as a 'hot desk' which could be shared with other service providers.
  - Home West is providing new houses however maintenance problems are regularly occurring e.g. leaking tap. As there is no Homes West office people are referred to the Pilbara Community Legal Service however this department doesn't deal with these issues so the Aboriginal people are brushed off. Skills required to resolve issues are beyond the capacity of the people. This is further exemplified by the extended resolution time, meaning more resources and time are required to fix the problem.
  - Importance of increasing the value of education. However we must acknowledge that Roebourne requires a new school, however to obtain this there needs to be an increase in attendance.
  - Town needs sprucing up.
  - Heavy haulage route is important for the community for health and safety reasons. Trucks are damaging edges of memorial, clipping trees, damaging kerbs and edges of roads and street treatment.
  - Celebrate Roebourne's old building and heritage and anchor with the amphitheatre and proposed cultural centre.



**Feedback**

- Acknowledge that this area is the social heart but there's nothing there and run down facilities. Suggestion of busing children to Wickham pool would encourage a split between areas. Who would look after the children whilst not at the pool?
- Acknowledgement that peoples response would be 'we live in Roebourne, why would we want to go elsewhere to use the pool?'
- Observation the pool may not being used to full potential due to change in management and programs offered.
- Need for teachers to be living in Roebourne to provide assistance with coaching and after school programs.
- Preferred features:
  - Robust furniture and shelters
  - Skate scape – allow for bikes, scooters, novelty BMX tracks, area should be shared and interactive
  - Deflector lighting. Lighting currently run by Western Power and is dull due to wrong type of globes. Lights off at 9pm are important to provide a choice. Lights off and signal to go home or stay mingling on the street.
  - Shade structure incorporating art.
  - Management structure which promotes accountability and responsibility.
- Provide e-learning and wifi opportunities.
- Recent change which is enabling economic diversity.
- Draw on tourism component and showcase areas rich cultural, heritage and artistic diversity.
- Opportunity to integrate meeting places / education facilities / conference facilities.
- Developing methodology to manage wealth.
- Agreement with the direction presented on the Community / Education precinct.
- Concern over NASH commercial development and taking retail / commercial businesses from the town centre.
- Elders Yarning on the 10th of November, important to present precinct and discuss issuing of taking away from the town centre through proposed commercial opportunities at NASH.
- Considers youth to be aged 30 and below. Gunja and speed are an issue within Town and a drug / alcohol counsellor is needed.
- Supermarket in Wickham is having difficulty stocking food to meet growing demand. Regularly one takes the last lettuce, or there's no fresh produce / meat on a Friday due to the truck running 'half an hour late.' Recounted conversations with staff stating they had a long day, due to being out back unloading the delivery truck because they couldn't get the stock on the selves fast enough.
- Police should be spread out around town.
- Teachers and services providers living in town. If we provide activities for the youth after school and on weekend they are more likely to be tired and go home to sleep and get food. This allows them to be rested and more likely to attend school.
- Agreed with dispersal population model focusing on decentralisation.
- Karratha has higher break in statistics in comparison with Roebourne. Need a safety light on the top of Mount Welcome
- Highway is a major barrier and safety concern. Shire needs to provide a transport hub outside of town which is a space for truck drivers to unhook, is safe and secure, incorporates fuel and toilet amenities. Currently the space opposite the primary school is unregulated and regularly used, regardless of signage installed by the Shire.
- Should integrate beach entry, splash pad and be naturalistic.
- Preferred features:
  - Cook up area and fire pits
  - Skate scape - will 'come alive in Roebourne. Noted the predicted change which leads to pride and ownership as well as increased education.
- Multiuse outdoor space will be important for families and engaging multiple ages. The precinct can be used as a teaching tool for accountability / responsibility and will help get the pride back in the community.
- Native planting – low grasses and canopy trees to maintain visibility.
- Deflector lights.
- Opportunity to integrate the Cossack Train within the park which is currently at the Shire Depot.
- 'Ongoing management / involvement is the easy part.' Start by talking and rounding up the kids to get their involvement. Look for community champions.
- 15min slot to run through powerpoint presentation. Overall agreement on the direction of presentation material.
- Management opportunities and developing local skills e.g. life saving.
- Key precedent pools to review:
  - Wadeye
  - Mudajulu (Ayers Rock) Pool incorporates lap area for workers and rehabilitation, lagoon, family area and shallow entry.
  - Bidyadanga
  - Precedent Youth precinct – Margaret River
- Incorporate scooter areas for 3 year olds so they can be involved with older children.
- Incorporate physical skill development within play.

## Attachment 2 - Core business with direct alignment

Organisation	Purpose/Aim/Goal
Ngarluma Aboriginal Corporation	Ngarluma Tharndu Karrungu Maya Ltd (TRANSLATION) is a charitable trust which holds, divests and invests funds for the charitable purposes of Ngarluma People (the Trust). The Trust holds a majority of funds in a future fund, which is used to develop a strong financial foundation in creating a future for Ngarluma People and Country. The Trust has developed a Members Services Unit (MSU) to manage applications for emergency assistance and direct benefits payments in general, which seek to alleviate poverty and promote the health and education of Ngarluma People. The Trust is always scrutinising the ways in which funds can be used to benefit the Ngarluma community, in particular developing a sustainable future for Ngarluma children, and the daily operations of the MSU as to how best meet the immediate needs of the Roebourne community
Ngarluma and Yindibarndi Foundation Ltd	<ul style="list-style-type: none"> <li>• creating and operating initiatives for social, cultural, economic, business and educational development;</li> <li>• creating and operating initiatives for better health and wellbeing;</li> <li>• developing, maintaining and providing assistance for education, advancement and training;</li> <li>• preserving and enhancing the spoken languages of the Ngarluma and Yindjibarndi people. Developing literacy programmes in those languages and developing literature and art consistent with the culture;</li> <li>• Developing business enterprises, assist in evaluating business opportunities, acquiring business and management skills and helping to develop successful business enterprises;</li> <li>• developing, encouraging, maintaining and supporting social development programmes</li> </ul> <p>Joint venture partnerships are sought by the Foundation as investment opportunities and to develop training and employment opportunities for Indigenous people.</p>
Department of Education, Western Australia	Better health outcomes linked closely to improved educational abilities for children and young people, helping them reach their full potential.
Department of Health, Western Australia	Improved primary health outcomes for aboriginals through increase physical activity.
Department of Aboriginal Affairs, Western Australia	Improve life opportunities for aboriginals
Department for Child Protection and Family Support, Western Australia	Child safety and family support services to Western Australian individuals, children and their families
Department of Commerce, Western Australia	Works with the community to ensure high standards of safety and protection for workers and consumers, and promotes and fosters innovative industries, science and enterprise.
Commissioner for Children and Young People, Western Australia	<p><i>Reconciliation Action Plan for the Year 2013 – 2015 Our vision</i></p> <p>The Commissioner and her staff are committed to working together with indigenous children, young people, their families, carers and communities towards closing the gap and to ensure that they enjoy the same life opportunities as other Australian children.</p>
Department of Corrective Services (DCS), Western Australia	<p>Prisoner Employment Program (PEP) teams prisoners up with paid employment, education or work experience with the hope they will continue this employment or training once released.</p> <p>Improves a prisoner's chance of getting a job, an apprenticeship or a TAFE course when they are released. The program also means prisoners can develop skills and support networks on the outside, making it easier for them to successfully re-enter the community.</p>
Department of Regional Development, Western Australia	
Department of Sport and Recreation, Western Australia	Lead agency responsible for the implementation of government policy and initiatives in sport and recreation to that contribute to the healthy lifestyle of Western Australians by increasing physical activity in the community through sport and recreation
Police Service, Western Australia	Children and youth more engaged in meaningful recreation activities may reduced crime and vandalism

## Attachment 3 – Collated Options

Option 1 – Redeveloped recreation precinct with a pool complex		
Phase 1: 1 – 3 years	Phase 2: 3 – 6 years	Phase 3: 6 – 10 years
Existing pool site to be utilised during current season/s	On the south, between the school and Community Hall building. <b>Extend circuit of multiuse pathways (3000mm width)</b> suitable for walking, biking, running, skating and including <b>skatable items, grinding bars, low walls, shared pathway</b> includes break out nodes with grinding bars, small walls, jumps etc.	Guided by the outcomes of the lifecycle evaluation and cost benefit analysis, <b>upgrade or replace</b> Community Hall building
<b>Design, plan and commence</b> construction of <b>new pool complex</b>	Design and construct a multi-use wall/court with secure in-ground power source to be utilised for games i.e. handball, providing a multi use area for community performance and opportunity to <b>showcase local artist works, local stories, pattern</b> within precinct to <b>integrate story, narrative and language</b> into various spaces.	Design and construct upgrade or replacement of the Community Hall.
Secure site and demolish pool in the off season	Finalise construction of a new pool complex with amenities block located to align to proposed future site for new community hall/cyclone evacuation centre to allow sharing of these facilities (internal and external access).	Opportunity to <b>incorporate digital projector</b> in the centre of community hub. Digital media could <b>showcase local artist works, local stories, imagery and cultural material</b> utilising the existing handball wall.
Vegetated buffer along North West Coastal Highway to provide safety, separation between areas and entrance to Roebourne. Buffer to include clumps of canopy tree and low native planting to allow visibility into the precinct.	Facilitate lifecycle evaluation and cost benefit analysis of the Community Hall to consider upgrade or replacement (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities) of the facility.	Opportunity to include multi-use wall which can be used for a range of day to day activities.
Design and construct on the Eastern side of the Primary School g a <b>circuit of multiuse pathways (3000mm width)</b> suitable for walking, biking, running, skating and including <b>skatable items, grinding bars, low walls, shared pathway</b> includes break out nodes with grinding bars, small walls, jumps etc. for multi use by skate boards and bikes, as well as, youth hang out areas.	Extend landscape treatment to south of oval site, including shade trees, yarning circles and low native planting.	
Design and construct a <b>smaller lawn area</b> , between the school and Community Hall building.	Provide landscape treatment to existing carpark to soften and provide climatic protection.	
Centrally located is a large ' <b>cook up area</b> ' with adjacent lawn area, yarning circles and informal stage, all of which is surrounded bush planting.		
Community and Education Precinct to be <b>well lit to create a safe and welcoming precinct</b> that is known to everyone as a ' <b>safe place</b> '.		
Option 2 – Redeveloped recreation precinct with a Splash Pad		
Phase 1: 1 – 3 years	Phase 2: 3 – 6 years	Phase 3: 6 – 10 years
<b>Secure site and demolish current pool.</b>	Extend <b>skate circuit</b> , including skatable items, grinding bars, low walls, shared pathway and youth hang out areas south, between the school and Community Hall building.	Guided by the outcomes of the lifecycle evaluation and cost benefit analysis, <b>upgrade or replace</b> Community Hall building
<b>Upgrade the existing pool toilet block</b>	Extend landscape treatment to south of oval site, including shade trees, yarning circles and low native planting	Design and construct <b>upgrade or replacement</b> of the Community Hall.
Vegetated buffer along North West Coastal Highway to provide safety, separation between areas and entrance to Roebourne. Buffer to	Design and construct a multi-use wall/court with secure in-ground power source to be utilised for games i.e. handball, providing a	Opportunity to <b>incorporate digital projector</b> in the centre of community hub. Digital media could <b>showcase local artist</b>

include clumps of canopy tree and low native planting to allow visibility into the precinct.	multi use area for community performance and opportunity to <b>showcase local artist works, local stories, pattern</b> within precinct to <b>integrate story, narrative and language</b> into various spaces.	<b>works, local stories, imagery and cultural material</b> utilising the existing handball wall.
<b>Design and construct a splash pad facility</b> with <b>permeable fencing</b> around the pad and plant / maintenance room facilities.	Provide landscape treatment to existing carpark to soften and provide climatic protection.	Opportunity to include multi-use wall which can be used for a range of day to day activities
Design and construct a <b>circuit of multiuse pathways (3000mm width)</b> suitable for walking, biking, running, skating and including <b>skatable items, grinding bars and low walls</b>	Facilitate lifecycle evaluation and cost benefit analysis of the Community Hall to consider upgrade or replacement (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities) of the facility.	
Design and construct a <b>family precinct</b> incorporating a <b>small picnic lawn area</b> and <b>shaded seating areas adjacent the splash pad facility</b> and <b>nature/adventure play pockets</b> to engage all age groups including: <ul style="list-style-type: none"> <li>• <b>'cook up areas' with shaded seating areas</b></li> <li>• <b>bush tucker planting;</b></li> <li>• <b>low landscape.</b></li> </ul>		
Design and create family / education precinct that provides <b>gathering and meeting space</b> that are highly visible to promote <b>interaction</b> and <b>multi use, flexible areas</b> suitable for both small gatherings and larger community events to include: <ul style="list-style-type: none"> <li>• <b>yarning circles;</b></li> <li>• <b>informal 'cook up areas';</b></li> <li>• <b>low landscape;</b></li> <li>• <b>hard shaded seating areas.</b></li> </ul>		
Community and Education Precinct to be <b>well lit to create a safe and welcoming precinct</b> that is known to everyone as a <b>'safe place'</b> .		
<b>Option 3 – Redeveloped recreation precinct with a meandering skate scape</b>		
<b>Phase 1: 1 – 3 years</b>	<b>Phase 2: 3 – 6 years</b>	<b>Phase 3: 6 – 10 years</b>
Vegetated buffer along North West Coastal Highway to provide safety, separation between areas and entrance to Roebourne. Buffer to include clumps of canopy tree and low native planting to allow visibility into the precinct.	Extend <b>skate circuit</b> , including skatable items, grinding bars, low walls, shared pathway and youth hang out areas south, between the school and Community Hall building.	
<b>Demolish existing pool</b> and amenities block due to structural issues.	Design and construct a <b>smaller lawn area</b> , between the school and Community Hall building.	Extend <b>landscape treatment, bush planting</b> and <b>yarning circles</b> on south side of oval to <b>accentuate pedestrian desire line</b> and provide connection to residential areas.
Design and construct a <b>circuit of multiuse pathways (3000mm width)</b> suitable for walking, biking, running, skating and includes skateable items.	Extend <b>landscape treatment, bush planting</b> and <b>yarning circles</b> on south side of oval to <b>accentuate pedestrian desire line</b> and provide connection to residential areas	<b>Guided</b> by the outcomes of the lifecycle evaluation and cost benefit analysis, <b>upgrade or replace</b> Community Hall building.
Design and construct a <b>family precinct</b> incorporating a <b>lawn kick area</b> and <b>nature/adventure play pockets</b> to engage all age groups including: <ul style="list-style-type: none"> <li>• <b>'cook up areas' with shaded seating areas;</b></li> <li>• <b>bush tucker planting;</b></li> <li>• <b>low landscape.</b></li> </ul>	Design and construct a multi-use wall/court with secure in-ground power source to be utilised for games i.e. handball. Provides multi use area for community performance and opportunity to <b>showcase local artist works, local stories, pattern</b> within precinct to <b>integrate story, narrative and language</b> into various spaces.	Design and construct upgrade/new community hall that doubles as Cyclone evacuation centre incorporating internal/external toilet facilities.
Design and create family / education precinct that provides <b>gathering and meeting space</b> that are highly visible to promote <b>interaction</b>	Facilitate <b>lifecycle evaluation and cost benefit analysis</b> of the Community Hall to consider upgrade or replacement of the	Opportunity to <b>incorporate digital projector</b> in the centre of community hub. Digital media could <b>showcase local artist</b>



and <b>multi use, flexible areas</b> suitable for both small gatherings and larger community events to include: <ul style="list-style-type: none"> <li>• <b>yarning circles;</b></li> <li>• <b>'cook up areas' with hard shaded seating areas.</b></li> <li>• <b>low landscape.</b></li> </ul>	facility (doubles as Cyclone evacuation centre incorporating internal/external toilet facilities).	<b>works, local stories, imagery and cultural material</b> utilising the existing handball wall.
	Soften car park with native planting to provide climatic relief.	
Community and Education Precinct to be <b>well lit to create a safe and welcoming precinct</b> that is known to everyone as a <b>'safe place'</b> .		

# Attachment 4 – Preliminary Opinion of Probable Costs (UDLA)

Roebourne Option 1 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)					14th October 2013
Option1 Redeveloped Recreation Precinct With A Pool Complex					
Stage 1 (1 To 3 Years)					
No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
1.01	Site Project Management and Mobilisation/Demobilisation (includes existing pool)	1	Allow	\$400,000.00	\$400,000.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	\$3.00	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	\$50,000.00	\$50,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	\$8.50	\$58,650.00
1.05	Demolition (includes existing pool, amenities, plant equipment and plant room)	1	Allow	\$600,000.00	\$600,000.00
	<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				<b>\$1,150,230.00</b>
<b>2.00</b>	<b>SERVICES</b>				
2.01	Connection of potable water and to drinking fountain	1	item	\$40,000.00	\$40,000.00
2.02	Connection of power	1	item	\$60,000.00	\$60,000.00
	<b>TOTAL - SERVICES</b>				<b>\$100,000.00</b>
<b>3.00</b>	<b>IRRIGATION</b>				
3.01	Headwork's for potable water connection and water fees	1	item	\$40,000.00	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	\$30,000.00	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	3,275	m2	\$5.00	\$16,375.00
3.04	Ongoing drip irrigation to all tree planting	1,540	per tree	\$25.00	\$38,500.00
3.05	Ongoing pop up sprinklers to lawn areas	1,340	m2	\$18.00	\$24,120.00
	<b>TOTAL - IRRIGATION</b>				<b>\$148,995.00</b>
<b>4.00</b>	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
	<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>				<b>\$104,000.00</b>
	<b>TOTAL PRELIMINARIES</b>				<b>\$1,503,225.00</b>
<b>5.00</b>	<b>HARD LANDSCAPE</b>				
	<b>Central Activity Area (Total Area = 5,100m2)</b>				
5.01	Supply and install dual use footpath/bike track 3m wide = approx 283m in length	850	m2	\$160.00	\$136,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	\$60.00	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	490	m2	\$60.00	\$29,400.00
5.04	Supply and install in situ concrete to break out skate areas	90	m2	\$160.00	\$14,400.00
5.05	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, tree domes etc)	1	Allow	\$150,000.00	\$150,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	\$300.00	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	\$80.00	\$8,000.00
					<b>\$412,800.00</b>
	<b>Pool Facilities (Area = 1600 m2)</b>				
5.08	Supply and install concrete/paving to pool area (within fenced pool area)	620	m2	\$200.00	\$124,000.00
5.09	Supply & place (1/3 'bury in') Pilbara Boulders	20	tonne	\$300.00	\$6,000.00
5.10	Supply and construct swimming pool and associated plant room, equipment etc (Swimming Pool = 350 - 400m2) Plant room to be located underground to minimise vandalism	1	Allow	\$6,000,000.00	\$6,000,000.00
5.11	Supply and install fencing around the pool facility	285	lm	\$200.00	\$57,000.00
					<b>\$6,187,000.00</b>
	<b>TOTAL - HARD LANDSCAPE</b>				<b>\$6,599,800.00</b>
<b>6.00</b>	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
	<b>North West Coastal Highway Buffer (approx. 18m wide and 290m length (extends beyond precinct block)</b>				
6.01	Supply and plant local revegetation buffer mix plants (average 1 per 2m2)	2,440	tubestock	\$8.00	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	\$15.00	\$36,600.00
6.03	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	1,220	24-100 Lt bag	\$125.00	\$152,500.00
					<b>\$208,620.00</b>
	<b>Central Activity Area (Total Area = 5,100 m2)</b>				
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	1,255	m2	\$30.00	\$37,650.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	1,255	m2	\$30.00	\$37,650.00
6.06	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	310	24-100 Lt bag	\$125.00	\$38,750.00
6.07	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	835	300mm pot	\$40.00	\$33,400.00
					<b>\$147,450.00</b>
	<b>Pool Area (Area = 1600 m2)</b>				
6.08	Import and spread organic bush mulch to planting areas (75mm depth)	40	m2	\$30.00	\$1,200.00
6.09	Import and spread organic topsoil to planting areas (75mm depth)	1,400	m2	\$30.00	\$42,000.00
6.10	Supply and plant lawn	1,340	m2	\$20.00	\$26,800.00
6.11	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	10	24-100 Lt bag	\$125.00	\$1,250.00
					<b>\$71,250.00</b>
	<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				<b>\$427,320.00</b>
<b>7.00</b>	<b>NOMINATED FURNITURE ITEMS</b>				
	<b>Central Activity Area</b>				
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	18	items	\$9,000.00	\$162,000.00
7.02	Supply, delivery and installation of bike racks	2	items	\$1,000.00	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	\$4,000.00	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	\$8,000.00	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	\$8,000.00	\$16,000.00
7.06	Supply and install concrete benches	8	items	\$4,000.00	\$32,000.00
7.07	Supply and install shade shelters	2	item	\$80,000.00	\$160,000.00
7.08	Supply and install CCTV (Allowance 2)	2	allowance	\$10,000.00	\$20,000.00
					<b>\$412,000.00</b>
<b>8.00</b>	<b>Pool Area (Area = 1600 m2)</b>				
8.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	7	items	\$9,000.00	\$63,000.00
8.02	Supply, delivery and installation of litter bin enclosure	2	items	\$4,000.00	\$8,000.00
8.03	Supply, delivery and install of Drinking Fountain	1	fountain	\$6,000.00	\$6,000.00
8.04	Supply and install table	3	items	\$5,000.00	\$15,000.00
8.05	Supply and install retractable shade over the pool area	1	Allow	\$200,000.00	\$200,000.00
8.06	Supply and install shade shelters	5	item	\$80,000.00	\$400,000.00
8.07	Supply and install BBQ	2	item	\$8,000.00	\$16,000.00

8.08	Supply and install playground equipment	1	Allow	\$40,000.00	\$40,000.00
					<b>\$748,000.00</b>
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$1,160,000.00</b>
<b>8.00</b>	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
8.01	Artwork/cultural interpretation	1	Allow	\$200,000.00	\$200,000.00
8.02	Supply and install project signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - ARTWORKS</b>					<b>\$225,000.00</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$9,915,345.00</b>
<b>9.00</b>	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$9,915,345.00	\$991,534.50
9.02	Consultant Fee contingency	0.05	Allow	\$991,534.50	\$49,576.73
9.03	Construction Contingency	0.05	Allow	\$9,915,345.00	\$495,767.25
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$1,536,878.48</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$11,452,223.48</b>

<b>OPTION 1, STAGE 2 (3 TO 6 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>10.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	\$7.50	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	\$3.00	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	\$100.00	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	\$15.00	\$75,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$137,500.00</b>
<b>11.00</b>	<b>IRRIGATION - EXTEND STAGE 1 IRRIGATION</b>				
11.01	Mainline and laterals	1	Allow	\$10,000.00	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	\$5.00	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	\$25.00	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	\$18.00	\$5,310.00
<b>TOTAL - IRRIGATION</b>					<b>\$34,660.00</b>
<b>12.00</b>	<b>SERVICES</b>				
12.01	Connection of potable water	1	item	\$40,000.00	\$40,000.00
12.02	Connection of power	1	item	\$75,000.00	\$75,000.00
<b>TOTAL - SERVICES</b>					<b>\$115,000.00</b>
<b>13.00</b>	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$391,160.00</b>
<b>14.00</b>	<b>HARD LANDSCAPE</b>				
14.01	Supply and install dual use footpath/Bike track 3m wide = 215 mt in length	640	m2	\$160.00	\$102,400.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	\$60.00	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	\$60.00	\$162,240.00
14.04	Supply and install in situ concrete to breakout skate areas	105	m2	\$160.00	\$16,800.00
14.05	Construct multiuse wall (handball, bordering wall/skate circuit, backdrop, information board) - approximate dimension 12m length x 2m high, Possible construction material of concrete or besser block	1	Allow	\$74,655.00	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, skate-able items (ramps, wedge, tree domes etc)	1	Allow	\$150,000.00	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main POS	8	tonne	\$300.00	\$2,400.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	\$80.00	\$4,000.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$548,495.00</b>
<b>15.00</b>	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	\$30.00	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	\$30.00	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	\$20.00	\$5,900.00
15.04	Supply and plant 24-100 L bag trees to all garden bed areas (1/4m2)	430	24-100 L bag	\$125.00	\$53,750.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	\$8.00	\$9,168.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$180,868.00</b>
<b>16.00</b>	<b>NOMINATED FURNITURE ITEMS</b>				
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	22	items	\$9,000.00	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	\$1,000.00	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	\$4,000.00	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	\$8,000.00	\$8,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$216,000.00</b>
<b>17.00</b>	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
17.01	Artwork/cultural interpretation	1	Allow	\$150,000.00	\$150,000.00
17.02	Project Signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - ARTWORK</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,511,523.00</b>
<b>18.00</b>	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
18.01	Consultant Fee (10%)	0.10	Allow	\$1,511,523.00	\$151,152.30
18.02	Consultant Fee contingency	0.05	Allow	\$151,152.30	\$7,557.62
18.03	Construction Contingency	0.05	Allow	\$1,511,523.00	\$75,576.15
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$234,286.07</b>
<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>					<b>\$1,745,809.07</b>

<b>OPTION 1, STAGE 3 (6 TO 10 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>19.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	\$7.50	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	\$3.00	\$4,500.00
19.03	Fencing and Works/Traffic Control	1,500	m2	\$100.00	\$150,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	\$8.50	\$12,750.00

19.05	Demolition (Community Hall)	1	Allow	\$400,000.00	\$400,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$578,500.00</b>
<b>20.00</b>	<b>SERVICES</b>				
20.01	Connection of potable water and drinking fountain	1	item	\$60,000.00	\$60,000.00
20.02	Connection of power	1	item	\$100,000.00	\$100,000.00
<b>TOTAL - SERVICES</b>					<b>\$160,000.00</b>
<b>21.00</b>	<b>IRRIGATION - EXTEND STAGE 2 IRRIGATION</b>				
21.01	Mainline and laterals	1	Allow	\$10,000.00	\$10,000.00
21.02	Ongoing drip irrigation to all garden plants	1,900	m2	\$5.00	\$9,500.00
21.03	Ongoing drip irrigation to all tree planting	715	per tree	\$25.00	\$17,875.00
<b>TOTAL - IRRIGATION</b>					<b>\$37,375.00</b>
<b>22.00</b>	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	\$1,000.00	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$879,875.00</b>
<b>23.00</b>	<b>HARD LANDSCAPE</b>				
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	15	tonne	\$300.00	\$4,500.00
23.02	Construct dual use footpath along south of oval and to Harding Street = 340m in length	1,030	m2	\$160.00	\$164,800.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$169,300.00</b>
<b>24.00</b>	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
24.01	Supply and plant 24-100 L1 bag trees to car park areas	715	24-100 L1 bag	\$125.00	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	lubestock	\$8.00	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	\$30.00	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	\$30.00	\$85,800.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$276,175.00</b>
<b>25.00</b>	<b>NOMINATED FURNITURE ITEMS</b>				
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	30	items	\$9,000.00	\$270,000.00
25.02	E-learning/Wifi (No allowance for power outlet connection - mitigate charging equipment)	1	Allow	\$50,000.00	\$50,000.00
25.03	Digital Projector	1	Allow	\$50,000.00	\$50,000.00
25.04	Project signage	1	Allow	\$25,000.00	\$25,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$395,000.00</b>
<b>26.00</b>	<b>BUILDINGS</b>				
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	Allow	\$6,500,000.00	\$6,500,000.00
<b>TOTAL - BUILDINGS</b>					<b>\$6,500,000.00</b>
<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>					<b>\$8,220,350.00</b>
<b>27.00</b>	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
27.01	Consultant Fee (10%)	0.10	Allow	\$8,220,350.00	\$822,035.00
27.02	Consultant Fee contingency	0.05	Allow	\$822,035.00	\$41,101.75
27.03	Construction Contingency	0.05	Allow	\$8,220,350.00	\$411,017.50
27.04	Inflation estimate	0.15	Allow	\$8,220,350.00	\$1,233,052.50
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$2,507,206.75</b>
<b>TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS</b>					<b>\$10,727,556.75</b>
<b>OPTION 1 REDEVELOPED RECREATION PRECINCT WITH A POOL COMPLEX TOTAL LANDSCAPE WORKS</b>					<b>\$23,925,589.29</b>



**Reebourne Option 2 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)**  
**Option 2 Redeveloped Recreation Precinct With A Splash Pad**  
**Stage 1 (1 To 3 Years)**

14th December 2013

No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
1.01	Site Project Management and Mobilisation/Demobilisation	13,860	m2	7	\$97,020.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	3	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	40000	\$40,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	8.5	\$58,650.00
1.05	Demolition (includes existing pool, plant equipment and plant room)	1	Allow	600000	\$600,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$837,250.00</b>
<b>2.00</b>	<b>SERVICES</b>				
2.01	Connection of potable water	1	item	40,000	\$40,000.00
2.02	Connection of power	1	item	65,000	\$65,000.00
<b>TOTAL - SERVICES</b>					<b>\$105,000.00</b>
<b>3.00</b>	<b>IRRIGATION</b>				
3.01	Headwork's for potable water connection and water fees	1	item	40,000	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	30,000	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	4,450	m2	5	\$22,250.00
3.04	Ongoing drip irrigation to all tree planting	1,975	per tree	25	\$49,375.00
3.05	Ongoing pop up sprinklers to lawn areas	365	m2	18	\$6,570.00
<b>TOTAL - IRRIGATION</b>					<b>\$148,195.00</b>
<b>4.00</b>	<b>MAINTENANCE &amp; LIABILITY PERIOD</b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$1,194,445.00</b>
<b>5.00</b>	<b>HARD LANDSCAPE</b>				
<b>Central Activity Area (Area = 4000 m2)</b>					
5.01	Supply and install concrete dual use footpath/Bike track 3m wide = 380m in length	1150	m2	160	\$184,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	60	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	3,052	m2	60	\$183,120.00
5.04	Supply and install in situ concrete to skate areas	110	m2	160	\$17,600.00
5.05	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, tree domes etc)	1	Allowance	\$250,000.00	\$250,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	300	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	80	\$8,000.00
					<b>\$717,720.00</b>
<b>Splash Pad Area (Area = 415m2)</b>					
5.08	Supply and install concrete/paving around splash pad (within splash pad fenced area)	300	m2	200	\$60,000.00
5.09	Supply and install flush concrete edging to specific junctions around sand/yarning circles	20	lin m	60	\$1,200.00
5.10	Supply & place (1/3 'bury in') Pilbara Boulders	20	tonne	300	\$6,000.00
5.11	Supply and construct splash pad play facility (Area = 240m2) Allowance includes plant room, equipment, security etc.	1	Allow	1000000	\$1,000,000.00
5.12	Supply and install fencing around the splash pad play facility	285	lm	100	\$28,500.00
5.13	Supply and upgrade toilet block	1	allowance	200000	\$200,000.00
					<b>\$1,295,700.00</b>
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$2,013,420.00</b>
<b>6.00</b>	<b>SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				
<b>North West Coastal Highway Buffer (18m wide and 250m length - extends beyond Precinct)</b>					
6.01	Supply and plant local revegetation buffer mix (average 1 per 2m2)	2,440	tubestock	8	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	15	\$36,600.00
6.03	Supply and plant 24-100 L1 bag trees to all garden bed areas (1/4m2)	1,220	24-100 L1 bag	125	\$152,500.00
					<b>\$208,620.00</b>
<b>Central Activity Area</b>					
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	2,956	m2	30	\$88,680.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	3,330	m2	30	\$99,900.00
6.06	Supply and plant lawn	365	m2	20	\$7,300.00
6.07	Supply and plant 24-100 L1 bag trees to all garden bed areas (1/4m2)	740	24-100 L1 bag	125	\$92,500.00
6.08	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,970	300mm pot	40	\$78,800.00
					<b>\$367,180.00</b>
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$575,800.00</b>
<b>7.00</b>	<b>NOMINATED FURNITURE ITEMS</b>				
<b>Central Activity Area</b>					
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic railing	25	items	9000	\$225,000.00
7.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	4,000	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	8000	\$16,000.00
7.06	Supply and install park benches	8	items	4000	\$32,000.00
7.07	Supply and install shade shelters	2	item	80000	\$160,000.00
7.08	Supply and install CCTV	2	allowance	10000	\$20,000.00
					<b>\$475,000.00</b>
<b>Splash Pad Area</b>					
8.01	Supply and install retractable shade	1	Allow	200,000	\$200,000.00
8.02	Supply and install shelters around the splash pad	2	Allow	60,000	\$120,000.00
					<b>\$320,000.00</b>
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$795,000.00</b>
<b>8.00</b>	<b>ARTWORKS/CULTURAL INTERPRETATION</b>				
8.01	Artwork / cultural interpretation	1	Allow	150,000	\$150,000.00
8.02	Supply and install project signage	1	Allow	25000	\$25,000.00
<b>TOTAL - ARTWORK</b>					<b>\$175,000.00</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$4,753,665.00</b>
<b>9.00</b>	<b>PROFESSIONAL FEES &amp; CONTINGENCIES</b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$4,753,665.00	\$475,366.50
9.02	Consultant Fee contingency	0.05	Allow	\$475,366.50	\$23,768.33
9.03	Construction Contingency	0.05	Allow	\$4,753,665.00	\$237,683.25
<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>					<b>\$736,818.08</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$5,490,483.08</b>

**OPTION 2, STAGE 2 (3 TO 6 YEARS)**

No.	Description	Qty	Unit	Rate	Total
<b>10.00</b>	<b>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	7.5	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	3	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	15	\$75,000.00

TOTAL - SITE MANAGEMENT & SITE PRELIMINARIES (as required)					\$137,500.00
<b>11.00 IRRIGATION - EXTEND STAGE 1 IRRIGATION</b>					
11.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	5	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	25	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	18	\$5,310.00
TOTAL - IRRIGATION					\$34,660.00
<b>12.00 SERVICES</b>					
12.01	Connection of potable water	1	item	40,000	\$40,000.00
12.02	Connection of power	1	item	75,000	\$75,000.00
TOTAL - SERVICES					\$115,000.00
<b>13.00 MAINTENANCE &amp; LIABILITY PERIOD</b>					
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
TOTAL - MAINTENANCE & LIABILITY PERIOD					\$104,000.00
TOTAL PRELIMINARIES					\$391,160.00
<b>14.00 HARD LANDSCAPE</b>					
14.01	Supply and install dual use footpath/Bike track 3m wide = 215 ml in length	645	m2	160	\$103,200.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	60	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	60	\$162,240.00
14.04	Supply and install in situ concrete to skate areas	105	m2	160	\$16,800.00
14.05	Construct multiuse wall (handball, bordering wall/skate circuit, backdrop, information board) Approximate dimensions 12m length x 2m high, Construction material concrete or besser block	1	Allow	74655	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, skate-able items (ramps, wedge, free domes etc)	1	Allow	150000	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main PCS	20	tonne	300	\$6,000.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	80	\$4,000.00
TOTAL - HARD LANDSCAPE					\$552,895.00
<b>15.00 SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	30	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	30	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	20	\$5,900.00
15.04	Supply and plant 24-100 L1 bag trees to all garden bed areas (1/4m2)	500	24-100 L1 bag	125	\$62,500.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	8	\$9,168.00
TOTAL - SOFT LANDSCAPE ITEMS & PLANTING					\$189,618.00
<b>16.00 NOMINATED FURNITURE ITEMS</b>					
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	22	items	9000	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	4,000	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
TOTAL - NOMINATED FURNITURE ITEMS					\$216,000.00
<b>17.00 ARTWORKS/CULTURAL INTERPRETATION</b>					
17.01	Artwork / cultural interpretation	1	Allow	150,000	\$150,000.00
17.02	Project signage	1	Allow	25,000	\$25,000.00
TOTAL - ARTWORK					\$175,000.00
TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS					\$1,524,673.00
<b>18.00 PROFESSIONAL FEES &amp; CONTINGENCIES</b>					
18.01	Consultant Fee (10%)	0.10	Allow	\$1,524,673.00	\$152,467.30
18.02	Consultant Fee contingency	0.05	Allow	\$152,467.30	\$7,623.37
18.03	Construction Contingency	0.05	Allow	\$1,524,673.00	\$76,233.65
TOTAL - PROFESSIONAL FEES & CONTINGENCIES					\$236,324.32
TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS					\$1,760,997.32
<b>OPTION 2, STAGE 3 (6 TO 10 YEARS)</b>					
No.	Description	Qty	Unit	Rate	Total
<b>19.00 SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	7.5	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	3	\$4,500.00
19.03	Fencing and Works/Traffic Control	1,500	m2	100	\$150,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	8.5	\$12,750.00
19.05	Demolition (Community Hall)	1	Allow	400000	\$400,000.00
TOTAL - SITE MANAGEMENT & SITE PRELIMINARIES (as required)					\$578,500.00
<b>20.00 SERVICES</b>					
20.01	Connection of potable water and drinking fountain	1	item	60,000	\$60,000.00
20.02	Connection of power	1	item	100,000	\$100,000.00
TOTAL - SERVICES					\$160,000.00
<b>21.00 IRRIGATION - EXTEND STAGE 2 IRRIGATION</b>					
21.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
21.02	Ongoing drip irrigation to all garden plants	1,900	m2	5	\$9,500.00
21.03	Ongoing drip irrigation to all tree planting	715	per tree	25	\$17,875.00
TOTAL - IRRIGATION					\$37,375.00
<b>22.00 MAINTENANCE &amp; LIABILITY PERIOD</b>					
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
TOTAL - MAINTENANCE & LIABILITY PERIOD					\$104,000.00
TOTAL PRELIMINARIES					\$879,875.00
<b>23.00 HARD LANDSCAPE</b>					
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	15	tonne	300	\$4,500.00
23.02	Construct dual use footpath along south of oval and to Harding Street = 340 ml in length	1,030	m2	160	\$164,800.00
TOTAL - HARD LANDSCAPE					\$169,300.00
<b>24.00 SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					
24.01	Supply and plant 24-100 L1 bag trees to car park areas	715	24-100 L1 bag	125	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	tubestock	8	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
TOTAL - SOFT LANDSCAPE ITEMS & PLANTING					\$276,175.00
<b>25.00 NOMINATED FURNITURE ITEMS</b>					
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	30	items	9000	\$270,000.00
25.02	E-learning/Wifi (No allowance for power outlet connection - mitigate charging equipment)	1	Allow	50000	\$50,000.00
25.03	Digital Projector	1	Allow	50000	\$50,000.00
25.04	Project signage	1	Allow	25000	\$25,000.00
TOTAL - NOMINATED FURNITURE ITEMS					\$395,000.00
<b>26.00 BUILDINGS</b>					
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	Allow	6,500,000.0	\$6,500,000.00
TOTAL - BUILDINGS					\$6,500,000.00

TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS					\$8,220,350.00
27.00	PROFESSIONAL FEES & CONTINGENCIES				
27.01	Consultant Fee (10%)	0.10	Allow	\$8,220,350.00	\$822,035.00
27.02	Consultant Fee contingency	0.05	Allow	\$822,035.00	\$41,101.75
27.03	Construction Contingency	0.05	Allow	\$8,220,350.00	\$411,017.50
27.04	Inflation estimate	0.15	Allow	\$8,220,350.00	\$1,233,052.50
TOTAL - CONTINGENCIES					\$2,507,206.75
TOTAL STAGE 3 (6-10 YEARS) LANDSCAPE WORKS					\$10,727,556.75
OPTION 2 REDEVELOPED RECREATION PRECINCT WITH A SPLASH PAD TOTAL LANDSCAPE WORKS					\$17,979,087.04

**Roebourne Option 3 - Preliminary Opinion Of Probable Costs (Landscape Construction Works)**  
**Option 3 Redeveloped Recreation Precinct With Meandering Skate Scape**  
**Stage 1 (1 To 3 Years)**

14th October 2013

No.	Description	Qty	Unit	Rate	Total
<b>1.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
1.01	Site Project Management and Mobilisation/Demobilisation	13,860	m2	7	\$97,020.00
1.02	Site preliminaries, including insurance and OHS requirements	13,860	m2	3	\$41,580.00
1.03	Fencing and Works/Traffic Control	1	Allow	30000	\$30,000.00
1.04	Minor Fine Trimming and bulk earthworks	6,900	m2	8.5	\$58,650.00
1.05	Demolition (includes existing pool, amenities, plant equipment and plant room)	1	Allow	600000	\$600,000.00
	<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				<b>\$827,250.00</b>
<b>2.00</b>	<b><u>SERVICES</u></b>				
2.01	Connection of potable water and to drinking fountain	1	item	40,000	\$40,000.00
2.02	Connection of power	1	item	65,000	\$65,000.00
	<b>TOTAL - SERVICES</b>				<b>\$105,000.00</b>
<b>3.00</b>	<b><u>IRRIGATION</u></b>				
3.01	Headwork's for potable water connection and water fees (40mm)	1	item	40,000	\$40,000.00
3.02	Mainline and laterals including to buffer area planting	1	Allow	30,000	\$30,000.00
3.03	Ongoing drip irrigation to all garden plants and buffer area plants	4,440	m2	5	\$22,200.00
3.04	Ongoing drip irrigation to all free planting	1,970	per tree	25	\$49,250.00
3.05	Ongoing pop up sprinklers to lawn areas	505	m2	18	\$9,090.00
	<b>TOTAL - IRRIGATION</b>				<b>\$150,540.00</b>
<b>4.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
4.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
	<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>				<b>\$104,000.00</b>
	<b>TOTAL PRELIMINARIES</b>				<b>\$1,186,790.00</b>
<b>5.00</b>	<b><u>HARD LANDSCAPE</u></b>				
	<b>Central Activity Area (Area = 4,800 m2)</b>				
5.01	Supply and install dual use footpath/Bike track 3m wide = 385 mt in length	1150	m2	160	\$184,000.00
5.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	1100	lin m	60	\$66,000.00
5.03	Supply and install 75mm depth stabilised feature gravel	3,050	m2	60	\$183,000.00
5.04	Supply and install in situ concrete to skate areas	110	m2	160	\$17,600.00
5.05	Supply and install/construct skateable items	1	Allow	\$250,000.00	\$250,000.00
5.06	Supply & place (1/3 'bury in') Pilbara Boulders	30	tonne	300	\$9,000.00
5.07	Supply and install 1m depth coarse washed sand yarning circles	100	m2	80	\$8,000.00
	<b>TOTAL - HARD LANDSCAPE</b>				<b>\$717,600.00</b>
<b>6.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
	<b>North West Coastal Highway Buffer (approx. 18m wide and ? depth)</b>				
6.01	Supply and plant local revegetation buffer mix plants (average 1 per 2m2)	2,440	tubestock	8	\$19,520.00
6.02	Supply and install organic mulch to plants	2,440	m2	15	\$36,600.00
6.03	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	1,220	24-100 Lt bag	125	\$152,500.00
					<b>\$208,620.00</b>
	<b>Central Activity Area (Area / m2)</b>				
6.04	Import and spread organic bush mulch to planting areas (75mm depth)	3,020	m2	30	\$90,600.00
6.05	Import and spread organic topsoil to planting areas (75mm depth)	3,525	m2	30	\$105,750.00
6.06	Supply and plant lawn	505	m2	20	\$10,100.00
6.07	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	750	24-100 Lt bag	125	\$93,750.00
6.08	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	2,000	300mm pot	40	\$80,000.00
					<b>\$380,200.00</b>
	<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				<b>\$588,820.00</b>
<b>7.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
7.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic rating	25	items	9000	\$225,000.00
7.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
7.03	Supply, delivery and installation of litter bin enclosure	3	items	4,000	\$12,000.00
7.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
7.05	Supply and install large concrete outdoor picnic/bbq table	2	items	8000	\$16,000.00
7.06	Supply and install concrete benches	8	items	4000	\$32,000.00
7.07	Supply and install shade shelters	2	item	80000	\$160,000.00
7.08	Supply and install playground equipment/nature play	1	Allow	80000	\$80,000.00
7.09	Supply and install CCTV	2	Allow	10000	\$20,000.00
	<b>TOTAL - NOMINATED FURNITURE ITEMS</b>				<b>\$555,000.00</b>
<b>8.00</b>	<b><u>ARTWORKS/CULTURAL INTERPRETATION</u></b>				
8.01	Artwork/cultural interpretation	1	Allow	200000	\$200,000.00
8.02	Supply and install project signage	1	allow	25000	\$25,000.00
	<b>TOTAL - ARTWORKS</b>				<b>\$225,000.00</b>
	<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>				<b>\$3,273,210.00</b>



<b>9.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
9.01	Consultant Fee (10%)	0.10	Allow	\$3,273,210.00	\$327,321.00
9.02	Consultant Fee contingency	0.05	Allow	\$327,321.00	\$16,366.05
9.03	Construction Contingency	0.05	Allow	\$3,273,210.00	\$163,660.50
			<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>		<b>\$507,347.55</b>
<b>TOTAL STAGE 1 (1-3 YEARS) LANDSCAPE WORKS</b>					<b>\$3,780,557.55</b>

**OPTION 3, STAGE 2 (3 TO 6 YEARS)**

No.	Description	Qty	Unit	Rate	Total
<b>10.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
10.01	Site Project Management and Mobilisation/Demobilisation	5,000	m2	7.5	\$37,500.00
10.02	Site preliminaries, including insurance and OHS requirements	5,000	m2	3	\$15,000.00
10.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
10.04	Minor Fine Trimming and bulk earthworks (including fence demolition)	5,000	m2	15	\$75,000.00
	<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>				<b>\$137,500.00</b>
<b>11.00</b>	<b><u>IRRIGATION - EXTEND STAGE 1 IRRIGATION</u></b>				
11.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
11.02	Ongoing drip irrigation to all garden plants	1,720	m2	5	\$8,600.00
11.03	Ongoing drip irrigation to all tree planting	430	per tree	25	\$10,750.00
11.04	Ongoing pop up sprinklers to lawn areas	295	m2	18	\$5,310.00
	<b>TOTAL - IRRIGATION</b>				<b>\$34,660.00</b>
<b>12.00</b>	<b><u>SERVICES</u></b>				
12.01	Connection of potable water and drinking fountain	1	item	40,000	\$40,000.00
12.02	Connection of power	1	item	75,000	\$75,000.00
	<b>TOTAL - SERVICES</b>				<b>\$115,000.00</b>
<b>13.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
13.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
	<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>				<b>\$104,000.00</b>
	<b>TOTAL PRELIMINARIES</b>				<b>\$391,160.00</b>
<b>14.00</b>	<b><u>HARD LANDSCAPE</u></b>				
14.01	Supply and install dual use footpath/Bike track 3m wide = 8 ml in length	640	m2	110	\$70,400.00
14.02	Supply and install flush concrete edging to specific junctions between lawn, gravel, sand/yarning circles and garden bed/mulched areas	600	lin m	60	\$36,000.00
14.03	Supply and install 75mm depth stabilised feature gravel	2,704	m2	60	\$162,240.00
14.04	Supply and install in situ concrete to skate areas	105	m2	160	\$16,800.00
14.05	Construct multiuse wall (handball, boldering wall/skate circuit, backdrop, information board) Approximate dimension 12m x 2m high, Possible construction material concrete or besser block	1	Allow	74655	\$74,655.00
14.06	Supply and install/construct skateable items (low walls, grinding bars, various skate-able items (ramps, wedges, free domes etc)	1	Allow	150000	\$150,000.00
14.07	Supply & place (1/3 'bury in') Pilbara Boulders In Main POS	20	tonne	300	\$6,000.00
14.08	Supply and install 1000mm depth coarse washed sand yarning circles	50	m2	80	\$4,000.00
	<b>TOTAL - HARD LANDSCAPE</b>				<b>\$520,095.00</b>
<b>15.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
15.01	Import and spread organic bush mulch to planting areas (75mm depth)	1,720	m2	30	\$51,600.00
15.02	Import and spread organic topsoil to planting areas (75mm depth)	2,015	m2	30	\$60,450.00
15.03	Supply and plant turf/lawn	295	m2	20	\$5,900.00
15.04	Supply and plant 24-100 Lt bag trees to all garden bed areas (1/4m2)	500	24-100 Lt bag	125	\$62,500.00
15.05	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,146	tubestock	8	\$9,168.00
	<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>				<b>\$189,618.00</b>
<b>16.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
16.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic raling	22	items	9000	\$198,000.00
16.02	Supply, delivery and installation of bike racks	2	items	1000	\$2,000.00
16.03	Supply, delivery and installation of litter bin enclosure	2	items	4,000	\$8,000.00
16.04	Supply, delivery and install of Drinking fountain with dog bowl (including plumbing connection)	1	fountain	8,000	\$8,000.00
	<b>TOTAL - NOMINATED FURNITURE ITEMS</b>				<b>\$216,000.00</b>
<b>17.00</b>	<b><u>ARTWORKS/CULTURAL INTERPRETATION</u></b>				
17.01	Artwork/cultural Interpretation	1	Allow	150000	\$150,000.00
17.02	Project signage	1	Allow	25000	\$25,000.00
	<b>TOTAL - ARTWORKS</b>				<b>\$175,000.00</b>
	<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>				<b>\$1,491,873.00</b>
<b>18.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
18.01	Consultant Fee (10%)	0.10	Allow	\$1,491,873.00	\$149,187.30
18.02	Consultant Fee contingency	0.05	Allow	\$149,187.30	\$7,459.37
18.03	Construction Contingency	0.05	Allow	\$1,491,873.00	\$74,593.65
	<b>TOTAL - PROFESSIONAL FEES &amp; CONTINGENCIES</b>				<b>\$231,240.32</b>
	<b>TOTAL STAGE 2 (3 - 5 YEARS) LANDSCAPE WORKS</b>				<b>\$1,723,113.32</b>

**OPTION 3, STAGE 3 (6 TO 10 YEARS)**

No.	Description	Qty	Unit	Rate	Total
<b>19.00</b>	<b><u>SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</u></b>				
19.01	Site Project Management and Mobilisation/Demobilisation	1,500	m2	7.5	\$11,250.00
19.02	Site preliminaries, including insurance and OHS requirements	1,500	m2	3	\$4,500.00
19.03	Fencing and Works/Traffic Control	100	m2	100	\$10,000.00
19.04	Minor Fine Trimming after bulk earthworks	1,500	m2	8.5	\$12,750.00
19.05	Demolition (Community Hall)	1	Allow	400000	\$400,000.00
<b>TOTAL - SITE MANAGEMENT &amp; SITE PRELIMINARIES (as required)</b>					<b>\$438,500.00</b>
<b>20.00</b>	<b><u>SERVICES</u></b>				
20.01	Connection of potable water and drinking fountain	1	item	60,000	\$60,000.00
20.02	Connection of power	1	item	100,000	\$100,000.00
<b>TOTAL - SERVICES</b>					<b>\$160,000.00</b>
<b>21.00</b>	<b><u>IRRIGATION - EXTEND STAGE 2 IRRIGATION</u></b>				
21.01	Mainline and laterals	1	Allow	10,000	\$10,000.00
21.02	Ongoing drip irrigation to all garden plants	715	m2	5	\$3,575.00
21.03	Ongoing drip irrigation to all tree planting	1,900	per tree	25	\$47,500.00
<b>TOTAL - IRRIGATION</b>					<b>\$61,075.00</b>
<b>22.00</b>	<b><u>MAINTENANCE &amp; LIABILITY PERIOD</u></b>				
22.01	Twenty Four (24) Month maintenance & liability period following practical completion	104	weeks	1000	\$104,000.00
<b>TOTAL - MAINTENANCE &amp; LIABILITY PERIOD</b>					<b>\$104,000.00</b>
<b>TOTAL PRELIMINARIES</b>					<b>\$763,575.00</b>
<b>23.00</b>	<b><u>HARD LANDSCAPE</u></b>				
23.01	Supply & place (1/3 'bury in') Pilbara Boulders adjacent multiuse wall	6	tonne	200	\$1,200.00
23.02	Construct dual use footpath along south of oval and to Harding Street = 9 mt in length	1,030	m2	110	\$113,300.00
<b>TOTAL - HARD LANDSCAPE</b>					<b>\$114,500.00</b>
<b>24.00</b>	<b><u>SOFT LANDSCAPE ITEMS &amp; PLANTING</u></b>				
24.01	Supply and plant 24-100 Lt bag trees to car park areas	715	24-100 Lt bag	125	\$89,375.00
24.02	Supply and plant local garden bed plants including edible to kitchen gardens (1/1.5m2)	1,900	tubestock	8	\$15,200.00
24.03	Import and spread organic bush mulch to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
24.04	Import and spread organic topsoil to planting areas (75mm depth)	2,860	m2	30	\$85,800.00
<b>TOTAL - SOFT LANDSCAPE ITEMS &amp; PLANTING</b>					<b>\$276,175.00</b>
<b>25.00</b>	<b><u>NOMINATED FURNITURE ITEMS</u></b>				
25.01	Supply, delivery and installation of pole top reflector lights BEGA 8201 and concrete footing to cyclonic raling	30	items	9000	\$270,000.00
25.02	E-learning/Wifi (No allowance for power connection point)	1	Allow	50000	\$50,000.00
25.03	Digital Projector	1	Allow	50000	\$50,000.00
25.04	Project signage	1	allow	25000	\$25,000.00
<b>TOTAL - NOMINATED FURNITURE ITEMS</b>					<b>\$395,000.00</b>
<b>26.00</b>	<b><u>BUILDINGS</u></b>				
26.01	Community Hall and toilets (including mobilisation) (Allowance of building 600m2 - Further feasibility study to be conducted into m2 requirement and associated costing of building to be utilised as cyclone excavation shelter)	1	allow	6,500,000.0	\$6,500,000.00
<b>TOTAL - BUILDINGS</b>					<b>\$6,500,000.00</b>
<b>TOTAL STAGE 3 (6 - 10 YEARS) LANDSCAPE WORKS</b>					<b>\$8,049,250.00</b>
<b>27.00</b>	<b><u>PROFESSIONAL FEES &amp; CONTINGENCIES</u></b>				
27.01	Consultant Fee (10%)	0.10	Allow	\$8,049,250.00	\$804,925.00
27.02	Consultant Fee contingency	0.05	Allow	\$804,925.00	\$40,246.25
27.03	Construction Contingency	0.05	Allow	\$8,049,250.00	\$402,462.50
27.04	Inflation estimate	0.15	Allow	\$8,049,250.00	\$1,207,387.50
<b>TOTAL - CONTINGENCIES</b>					<b>\$2,455,021.25</b>
<b>TOTAL STAGE 3 (6 - 10 YEARS) LANDSCAPE WORKS</b>					<b>\$10,504,271.25</b>
<b>OPTION 3 REDEVELOPED RECREATION PRECINCT WITH MEANDERING SKATE SCAPE TOTAL LANDSCAPE WORKS</b>					<b>\$16,007,942.12</b>

## Attachment 5 – Other Jurisdictions feedback

Overview					
Description:	Broome Shire	Exmouth Shire	Town of Port Hedland	Ashburton Shire	Geraldton Shire
	Stand alone water park facility	Commissioned in 2013 Stand alone facility, not supervised but is only 100m from pool complex Some teething problems but have worked through Fully shaded and features represent iconic Exmouth things	Commissioned April 2013 Stand alone facility Solid shade structure – split construction	Stand alone splash pad – water theme park based on local flora and fauna, includes custom designed "Ashburton Pea"	Stand alone splash pad facility No shade Coated concrete construction
	<b>Size:</b> <ul style="list-style-type: none"><li>• Surface area by dimensions</li><li>• Mega litres</li></ul>	15 x 20m active play space, 19 x 25m complete	600m2	Area is approximately as large as the old large Karratha pool? 15,000 litres total	
	<b>Operational Hours:</b>	7 days a week, 9.00am – 6.00pm daily	Managed by YMCA (who manages their pool complex) 6 days a week 8am – 6 pm in winter and longer in summer	Operates 7 days a week (9am – 8pm daily)	7 days a week, closes at 9 - 6pm daily ( summer 9 – 7.30pm)
Management Strategy					
Security:	Not supervised Not fenced	No supervision CCTV is to be installed shortly, however will service a greater area as well (car park, city centre etc) Fully fenced (1500mm), more so to keep wild life out	Not supervised (only in the first few weeks to gain understanding of numbers of people/ age using) No fenced – but will be shortly to keep dogs out of it Not supervised but caretaker on site CCTV	Non supervised area, however has CCTV coverage Not fenced	Not supervised – has CCTV Wasn't fenced, but will be as part of the upgrade
	<b>Vandalism issues:</b>	Vandalism of sails and back packers sleeping on sails Code brown' Large indigenous population: <ul style="list-style-type: none"><li>- Whites use early in the day</li><li>- Indigenous use later as .local Police don't move on indigenous people drinking so they all just come and drink there.</li></ul>	Vandalism with synthetic surfaces - lighting Lights and CCTV Rocks in nearby gardens are used to throw and do damaged. Rocks to be removed	Ongoing vandalism issues. Kids blocking drains, placing rocks in bucket, breaking water cannons, riding skateboards/scooter on sealed surface, adding bubble bath/shampoo, breaking glass in park and graffiti	Large aboriginal population Minimal vandalism has occurred Nozzles have been melted with cigarette lighter



	Broomie Shire	Exmouth Shire	Town of Port Hedland	Ashburton Shire	Geraldton Shire
<b>Unplanned maintenance issues:</b>	Requires staff on call for maintenance issues Code brown' – requires full shut down of system for 4 – 5 hours.	Requires staff on call for maintenance issues 7 days a week	Concrete construction – would suggest keep straight concrete as the surfaces cause issues	Requires staff on call for maintenance issues	'code browns' – minimal shut down time required (turn system off, hose down and turn system back on) Requires staff on call for maintenance issues 7 days a week
<b>Cleaning process/level of service:</b>	3hr clean/maintenance prior to opening daily (7 days a week). Cleanliness of people accessing the facility plays havoc with the system and leads to maintenance issues	Parks and garden staff to undertake 2 day pool operations course Expertise and back up provided by Pool Manager Twice daily checks of chemical levels and automatic system whereby sends SMS message of low levels and if not actioned on in a certain period of time will shut down the system Standard procedures of use developed Inspected twice daily (prior to opening and at close)	Closed on Tuesday for maintenance and water testing System testing undertaken 4 times per day Maintenance program set up Test and clean prior to opening Underground tanks	Twice daily for filters and recirculation Drains and water testing	The water requires to be checked twice a day and water samples are submitted to the health Department. It the checks reveal a high reading the playground need to be shut down. Cleaning time: two people at 1 hour each in the morning (7 days per week)
<b>Any issues maintaining water quality?</b>	Can't be used when raining No issues maintaining water quality, however		Lots of issues experience with maintaining water quality, wonder if issues caused through: - Poor construction - Poor design? - Valves failing	No issues experienced with maintaining water quality	
<b>Details:</b>	2 years old and now need to replace rubber flooring – think this is more of an issue to the quality of workmanship when laid Looking to have to replace some components. Component/parts are only available from Germany. Significant time lag.			Uses liquid chlorine Uses liquid acid Balance tank good Currently looking to install an additional small pump to assist with the 2 balance tanks (1 small and 1 large)	5 years old, currently undertaking a full up grade due to huge issues with water quality etc Upgrade will meet new water treatment guidelines Don't put tanks underground as when you do this it is deemed a confined space and requires 2 staff at all times for maintenance Original filter system was deemed to be too small due to the proximity of grass/ sand etc the

	Broome Shire	Exmouth Shire	Town of Port Hedland	Ashturton Shire	Geraldton Shire
					<p>water gets much dirtier that at an aquatic centre and needs about double of the filter capacity. The City would recommend to double tank capacity and have one holding tank and one tank for treated water.</p> <p>The original filters were inadequate and had to be changed</p> <p>The original seals are inadequate and a lot of water is lost through wall seals</p> <p>Also strong winds and the general usage of the equipment result in water loss</p> <p>Using 5 KL water a day</p> <p>Aqua Orp Treatment = auto dosing unit</p>
<b>Staffing profile: Qualifications required FTE</b>	Have put all staff through water quality training program at considerable cost.	Parks and garden staff to undertake 2 day pool operations course		Safe pool operation (RLSAA)	
<b>Who was the manufacturer?</b>					The Gerald ton Water Playground was supplied by Miracle
<b>Capital costs (include design and all asset capital cost ie earthworks)</b>		Cost of \$1m, they wouldn't have built if it wasn't for external funding sources (royalties for regions etc). Shire only contributed approximately \$100K			about \$400,000
<b>Funding source/s</b>					
<b>Operational costs:</b>					
Non Labour				\$50,000 inclusive	Maintenance cost estimates are \$50,000 -60,000 per annum
- Water					Nozzle replacement every 3 years at \$6,000 each
- chemicals (etc)					
- maintenance					
Labour					
<b>Other comments</b>	Wouldn't go down this path again, believes would be much	A bit hit community love it and it is all people are talking about	If they did it again they would incorporate into the aquatic centre rather than stand alone.	Allow for insulating and air conditioning the pump control shed within construction.	Yes they would do it again with the updated water treatment system

Costs

		Broome Shire	Exmouth Shire	Town of Port Hedland	Ashburton Shire	Geraldton Shire
		better aligned/adjacent to aquatic centre			Please refer the Shire of Exmouth for construction cost as they just finished their WSP	