



# MASTER PLAN REPORT

MAY 2014

## SEARIPPLE LAND PRECINCT MASTER PLAN



**Hames  
Sharley**

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**volume02**  
**Stage 2**  
**Master Plan**

Prepared for the Shire of Roebourne

MAY 2014

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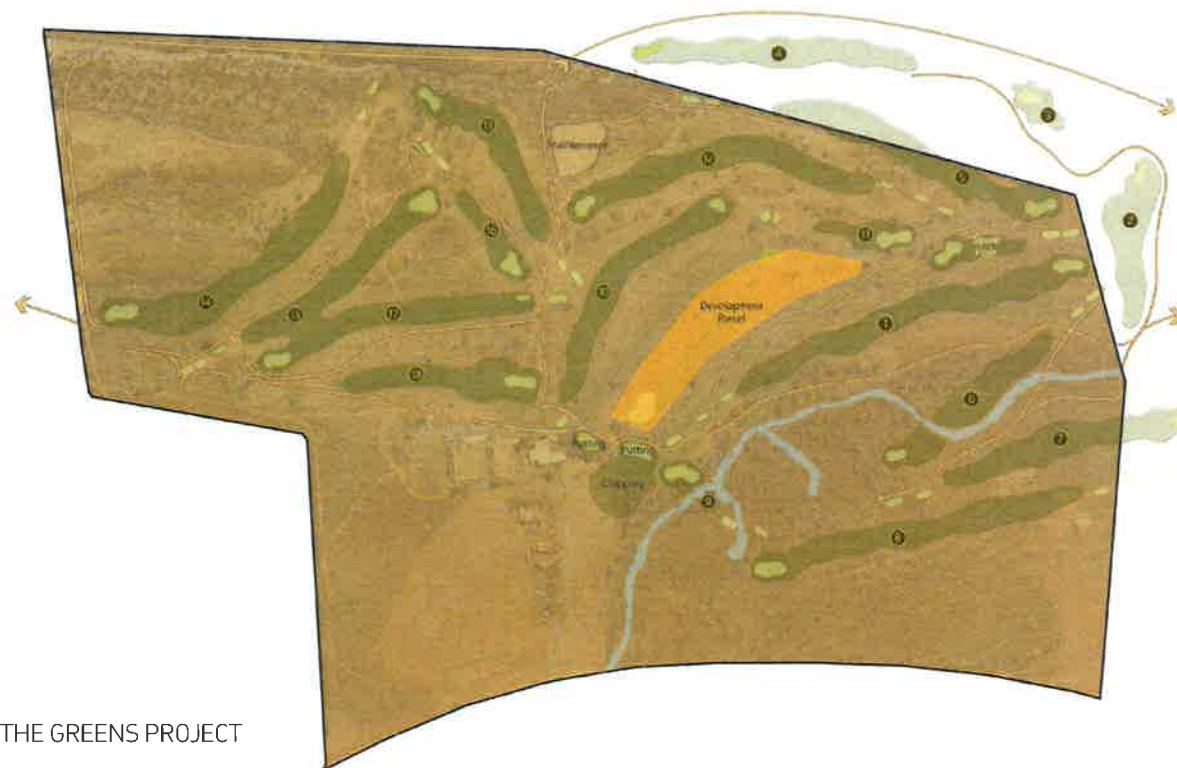


The final master plan seeks to establish a balance between uses on the site, offer significant improvement in facilities and demonstrate an achievable outcome for ease of implementation. The SLPMP has been informed by a range of previous studies and consultation as outlined in Volume 1 of this document.

The Master Plan itself has been established in two distinct phases to coincide with the outcomes of the Green the Greens project, which was commissioned in December 2013, to review the current layout of the Karratha Country Club.

The project, which has been further developed concurrently with the SLPMP, has explored a number of course configuration options and determined two preferred options. The final report has nominated a medium term master plan (Master Plan 2B)

and a long term master plan (Master Plan 2C). Rather than a single preferred option these have been established because Master Plan 2B precludes the development of a land parcel located to the east of the site, as identified by the Shire (refer Section 4.0 Volume 1). To allow for the future development of this parcel an alternate option has been nominated as the long term preferred option (Master Plan 2C). The final report stipulates that if the Shire requires this parcel to be developed at a later date then there is the possibility to implement some modifications to convert Master Plan 2B to form Master Plan 2C. As such there are two phases of the SLPMP. These are Master Plan (Phase 1), which reflects the course alignment in Master Plan 2B and Master Plan (Phase 2), which reflects Master Plan 2C. At present there is no finite determination of when these will be implemented and as such it is assumed that Phase 1 will occur in the medium term and Phase 2 in the long term.



**2C**

PREFERRED OPTION 2C - GREEN THE GREENS PROJECT



INDICATIVE DEVELOPMENT - MASTER PLAN (PHASE 2)

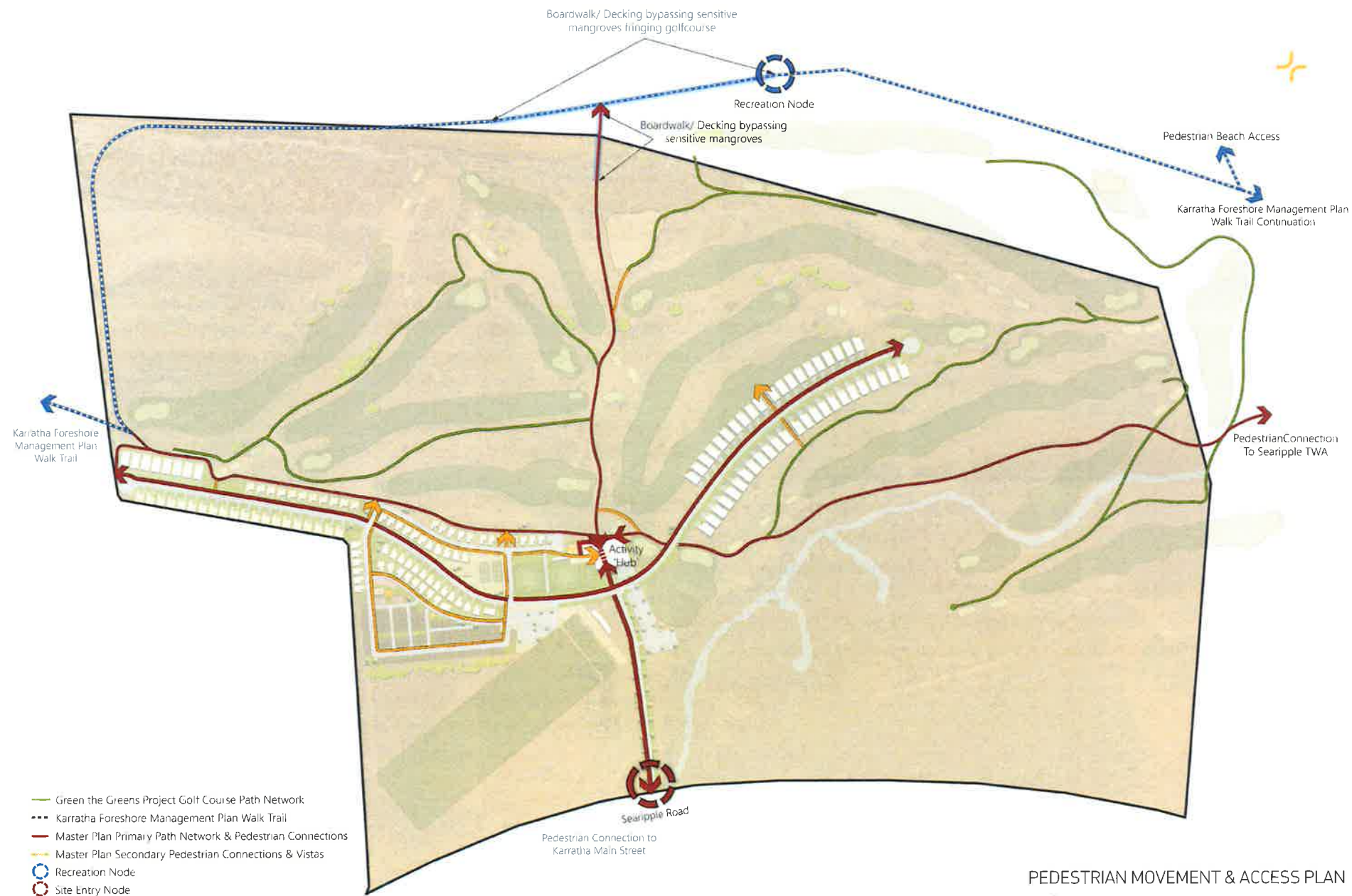






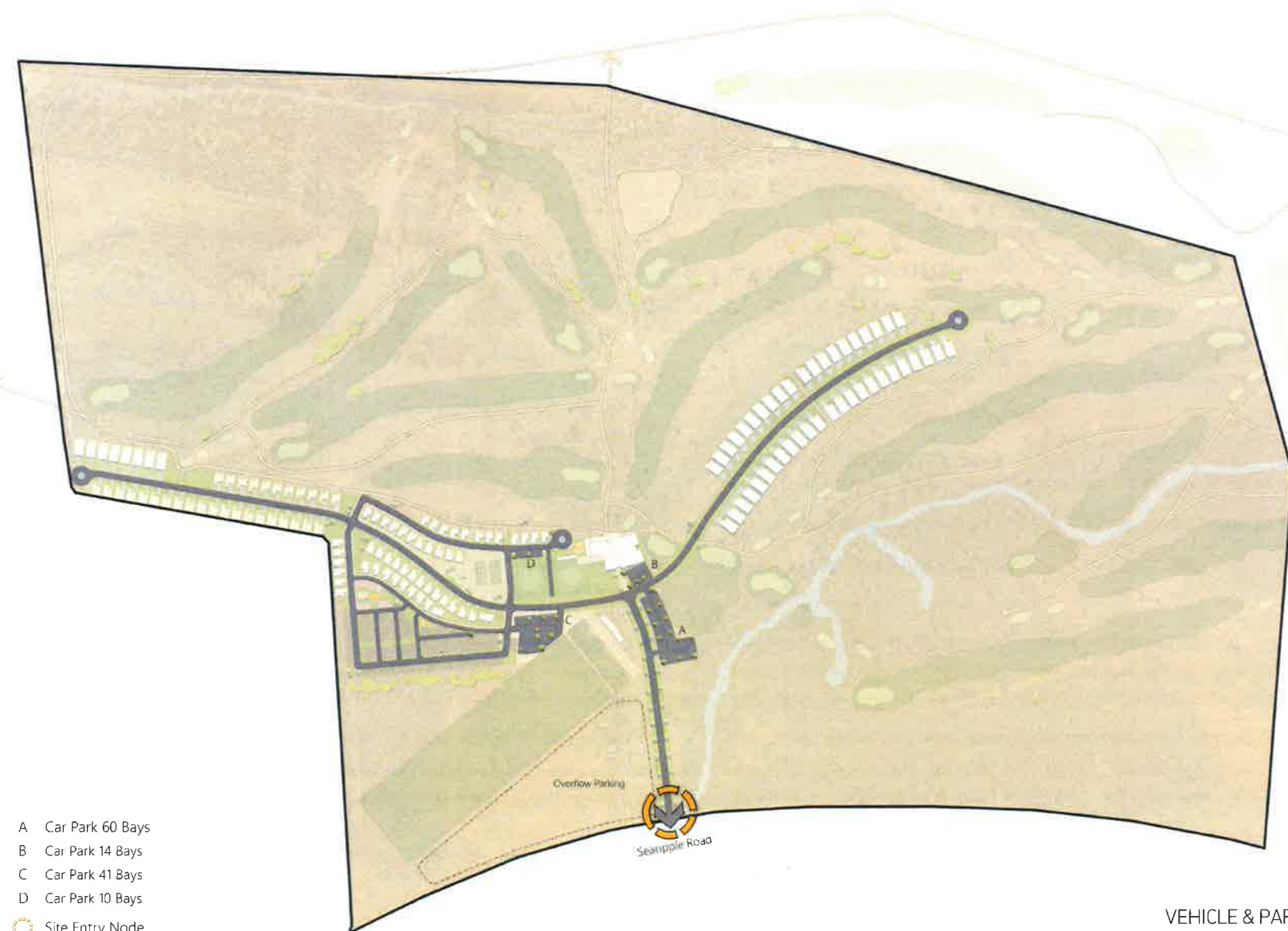
SITE CONNECTIONS &amp; EXTERNAL LINKS CONTEXT PLAN






PEDESTRIAN MOVEMENT &amp; ACCESS PLAN





- A Car Park 60 Bays
- B Car Park 14 Bays
- C Car Park 41 Bays
- D Car Park 10 Bays
-  Site Entry Node

VEHICLE & PARKING PLAN



## SPECIFIC REQUIREMENTS

The current sporting clubs and future user groups require the following elements to be included into the building:

### Karratha Bowls Club

- A bowling green which captures the easterly breezes in winter and the westerly winds in summer;
- Communal area within close proximity to the bowling green;
- Club bar, barbeque and food and beverage storage facilities;
- Club meeting rooms to showcase trophies and honour boards;
- Access to club facilities at all times;
- Locker room for bowls and change rooms; and
- Access to kitchen facilities.

### Karratha Indoor Cricket Club

- Access to dining facilities;
- Access to bar facilities;
- Access to area in which to showcase trophies and honour boards;
- Space around pitch for spectators;
- Space for advertising/ sponsors; and
- Licensed grandstand and viewing area.

### Karratha Country Club

- Access to a meeting and function space;
- Two storey building to capitalise on panoramic views;
- Caretaker and bar staff accommodation;
- Opportunity to cater for touring golfers and sporting teams; and
- Golfing pro shop in prominent position, located close to both the driving range and the 1<sup>st</sup> hole.

### Karratha Golf Club

- Access to separate storage area for golf buggies and other golfing equipment;
- Storage area for golf carts (up to 20 spaces as well as rent-able 50 private spaces);
- Access to driving range within close proximity;
- Access to dining facilities; and
- Access to kitchen facilities.

### Details

- 3,000m<sup>2</sup>;
- Shared use facility;
- Two levels; and
- Shading and glazing treatment to north and west façades to ensure uncompromised viewing and elements of all façades on upper level to capitalise on panoramic views.

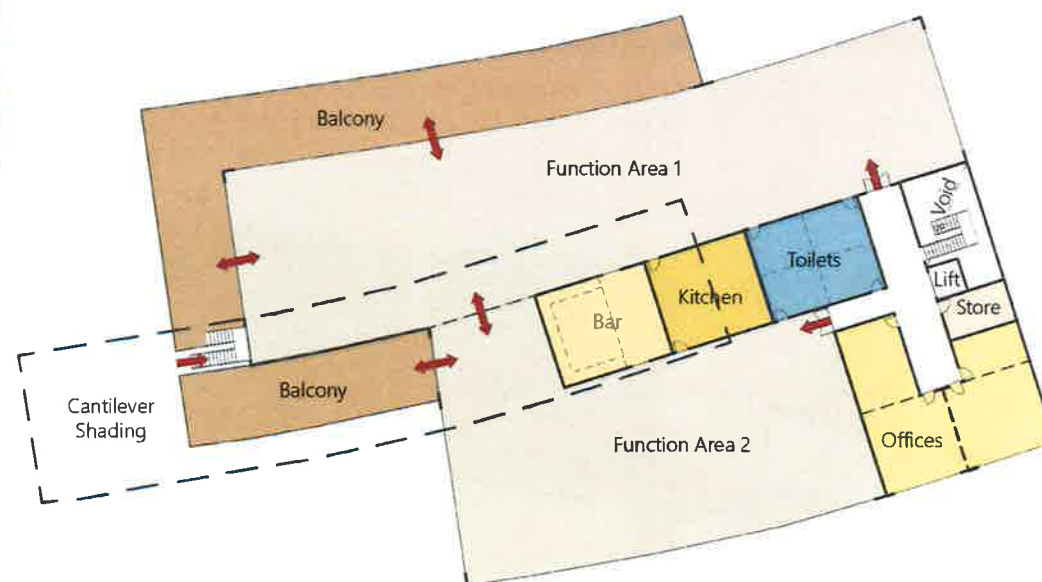


The opportunity to create one large consolidated play space as part of the shared facilities building development was recognised and explored. The play space is intended to service all four clubs and enhance the shared facility as a multifaceted community recreation node and hub. The intent of the play space is to attract families to stay longer within the precinct and encourage the cross-utilisation and use of other facilities on offer. Additionally, the central location is proposed to allow a high degree of safety and parental supervision with close proximity and visual links to the bowls green, cricket pitch, associated viewing facilities and shared dining area and deck.



Other synergies which exist within the shared facilities building are the dining area, bar, bowls and cricket viewing areas, as well as the precinct's reception and golf pro shop. The collection of these facilities seeks to capitalise and address these synergies.

Consideration of collocation opportunities maximises the exposure of both the reception and shop as the facility's main point of entry. In conjunction with this joint entry reception an adjacent display cabinet has been located to enable the clubs to display their trophies, honour boards, sponsorship banners and event information.



0 25m

02

CONCEPT BUILDING DESIGN - FIRST FLOOR

## INDOOR CRICKET PITCH

The indoor cricket pitch has been located close to the play space so that spectators are able to view both and is close to the shared facilities' entrance to enhance the sport's exposure to shared facilities patrons. A new licensed grandstand will be located at the northern end of the pitch for improved spectator viewing. This grandstand has also been located within close proximity to the barbecue facilities and outdoor area and it is intended that this will encourage greater use of such facilities.

### Details

- Pitch 30m x 12m; and
- Illuminated.





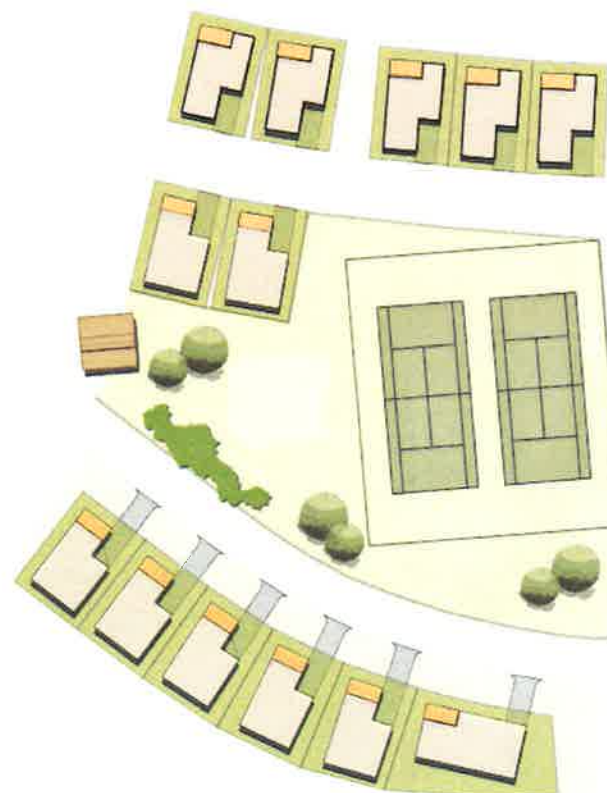
## COURTS & ADDITIONAL RECREATION SPACE

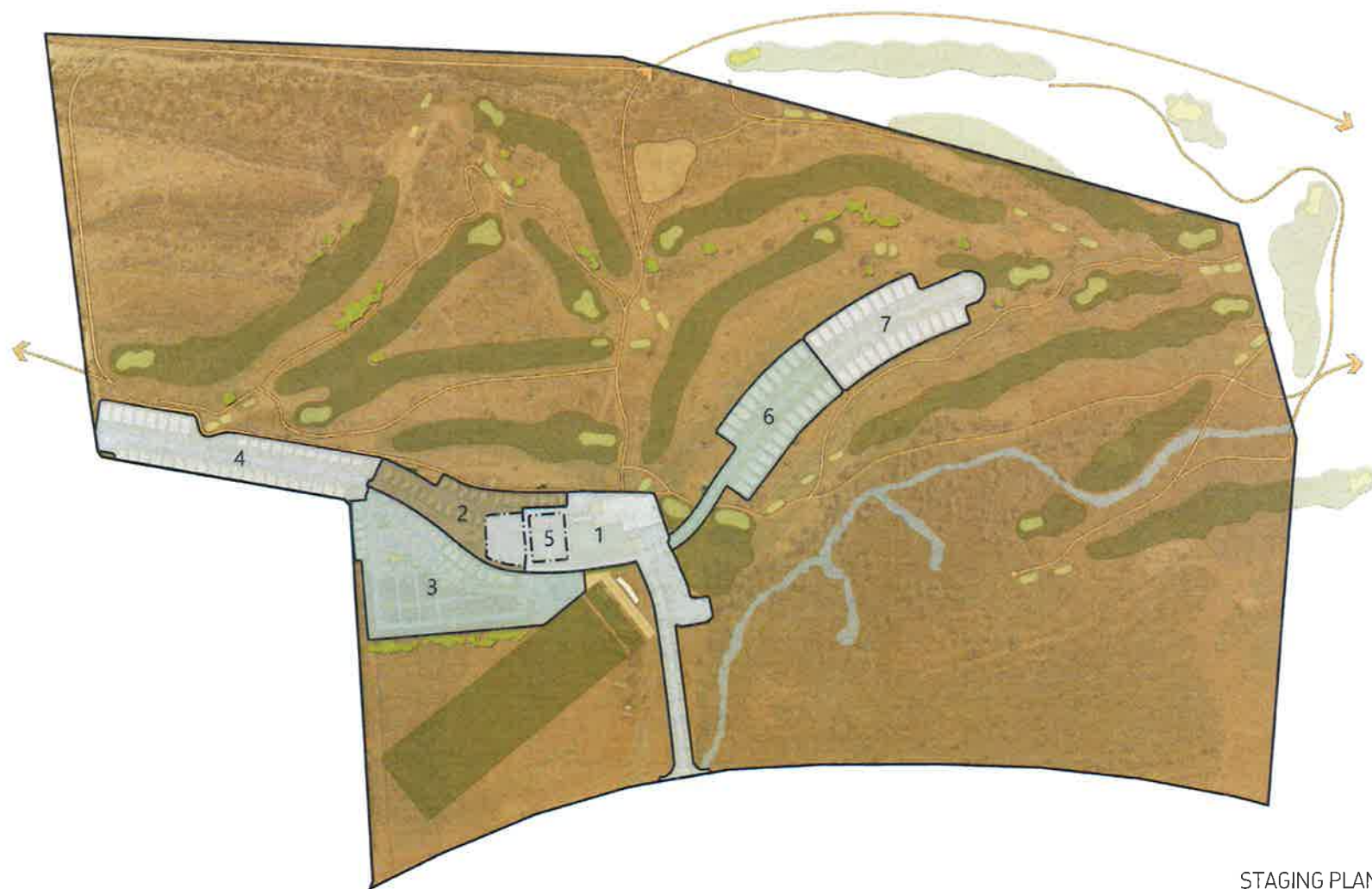
Two hard courts are located to the west of the bowling greens, in between the short stay accommodation. Whilst the hard courts are considered amenities for the caravan park and short stay accommodation, use by all visitors to the Searipple Precinct is encouraged. The courts will have basketball rings at either end and one hard surface hitting wall to allow for informal games and to maximise the usability of the space.

The space located directly to the west of the hard courts has been nominated as space for an additional recreation area. This space may be developed in the form of a mini-golf facility or similar. Upon determination of this facility, this space will need to be designed to include a toilet block which has also been nominated to be located within this site.

Details:

- Two multi-line hard courts;
- Illuminated; and
- Fencing;
- Additional Recreation Facility
- Bitumen base with rebound ace surface;
- One hard wall surface for individual play;





STAGING PLAN





## ACCOMMODATION TYPES

The master plan has been developed with the intent of catering for a broad tourist and accommodation market with the ability to adapt and continue to provide for this market as it evolves. To achieve this a variety of accommodation offerings have been located within different stages of the master plan to ensure that they are developed and delivered when there is market demand.

By staggering the staging and incorporating different accommodation types within each, the master plan affords the opportunity to assess each stage as it is implemented and determine the feasibility of developing the next stage, as well as where earlier developed stages may have the opportunity to adapt to better suit the demand at the time.

With this in mind, the SLPMP offers visitors to the precinct the possibility to stay in a variety of accommodation types (refer table below).

ACCOMMODATION No. & TYPE		Stage 1	Stage 2	Stage 3	Stage 4	Stage 6	Stage 7
		Lot Dimensions					
26	Unpowered Caravan Bays	8.0m x 6.5m					
28	Powered Caravan Bays	8.0m x 6.5m					
23	1 & 2 Bed/ 1 Bath Cabins		15.9m x 10.0m				
29	1 & 2 Bed/ 1 Bath Cabins			14.5m x 10.0m			
8	Powered Caravan Bays			8.0m x 6.5m			
95	Unpowered Caravan Bays			8.0m x 6.5m			
8	3 Bed/ 2 Bath Timeshare/ Res Dwls				26.0m x 12.0m		
31	3 Bed/ 2 Bath Park Home				16.0m x 12.0m		
18	3 Bed/ 2 Bath Timeshare/ Res Dwls					26.0m x 12.0m	
4	4 Bed/ 2 Bath Timeshare/ Res Dwls					26.0m x 12.0m	
18	3 Bed/ 2 Bath Timeshare/ Res Dwls						26.0m x 12.0m
4	4 Bed/ 2 Bath Timeshare/ Res Dwls						26.0m x 12.0m

Stage 1 at Completion of Stage 1e



Stage 1 at Master Plan Completion





STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/Opportunities
<b>POWER</b>					
1a	<ul style="list-style-type: none"> <li>26 Unpowered Caravan Bays</li> </ul>	Refer above 1a	Refer above 1a	Refer above 1a	Refer above 1a
1b	<ul style="list-style-type: none"> <li>Covered Synthetic Bowling Green</li> <li>Indoor Synthetic Cricket Pitch</li> </ul>	Power required approximately 20kVa based on <ul style="list-style-type: none"> <li>10kVa for flood lighting</li> <li>10kVa for flood lighting</li> </ul>	-	(A) - Connect to existing on-site power supply. (this excludes flood lighting) (B) - Install flood lights at a later stage once the additional feeder is required and is installed.	(C) - Undertake an on-site capacity assessment to determine existing capacity and allowable/remaining capacity. (D) - Investigate use of solar powered LED flood lighting to reduce demand from Horizon Power. <a href="http://www.s-tech.com.au/products/led-flood-lights">http://www.s-tech.com.au/products/led-flood-lights</a> <a href="http://www.solarledlighting.com.au/viewcategory.php?groupid=10">http://www.solarledlighting.com.au/viewcategory.php?groupid=10</a>
1c	<ul style="list-style-type: none"> <li>3000sqm Shared Facilities Building &amp; Associated Play Space (including front office)</li> <li>14 Bay Car Park</li> </ul>	Power required approximately 40.28kVa based on <ul style="list-style-type: none"> <li>40kva for shared facility</li> <li>0.02kVa per parking bay</li> </ul>	The existing Country Club is assumed to have a power supply, however the demand is unknown.	Refer (A) - Connect to existing. Refer (B) - Install flood lights at a later stage	(E) - Use of solar powered car park/street/footpath-lighting to reduce demand from Horizon Power. <a href="http://www.s-tech.com.au/products/led-streetlights">http://www.s-tech.com.au/products/led-streetlights</a> (F) - Investigate solar panels for buildings to reduce power usage
1d	<ul style="list-style-type: none"> <li>60 Bay Car Park</li> <li>577m Road</li> </ul>	Power required approximately 12.74kVa based on <ul style="list-style-type: none"> <li>0.02kVa per parking bay</li> <li>0.02kVa per m of road</li> </ul>	As Stage 1c	(G) - Install new cabling and connect to existing system.	Refer (E) - Use of solar powered car park/street/footpath lighting
1e	<ul style="list-style-type: none"> <li>28 Powered Caravan Bays (Temporary refer Stage 4)</li> </ul>	Power required approximately 98kVa based on <ul style="list-style-type: none"> <li>3.5kVa/caravan</li> </ul>	As Stage 1c	Refer (G) - Install new cabling and connect to existing system.	(H) - Possible installation of new feeder to the Bulgarra sub-station
<b>ROADS</b>					
1a	-	-	-	-	-
1b	-	-	-	-	-
1c	<ul style="list-style-type: none"> <li>14 Bay Car Park</li> </ul>	Construction of parking area	-	(A) - Construct new road/parking area to LGA requirements	(B) - Investigate potential reuse of unwanted/waste materials (existing Country Club) for new road construction.
1d	<ul style="list-style-type: none"> <li>60 Bay Car Park</li> <li>577m Road</li> </ul>	Construction of an asphalt access road and parking area	-	Refer (A) - Construct new road and parking area	Refer (B) - Investigate recycling materials. (C) - Site entrance location opposite Nairn Street may require the construction of a roundabout to cater for future development traffic flows. This would be a significant cost increase, especially to the initial stage of the overall development. (D) - Site entrance location opposite Nairn Street would require the construction of a trafficable culvert to maintain the existing watercourse stormwater flows. This would be a significant cost increase, especially to the initial stage of the overall development. (E) Separation distances between access road and Nairn Street will require confirmation based on a traffic impact assessment.
1e	-	-	-	-	-

STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
2		WASTERWATER			
2a	<ul style="list-style-type: none"> <li>23 x 1 &amp; 2 Bed Cabins</li> </ul>	Toilet, wash basins and shower facilities.	The existing on-site private pump station currently services the existing Country Club Facilities, which is to be reconstructed in Stage 1c, however is likely to be demolished and replaced with the Water Corporations planned PS M. It is possible that the Water Corporation will not construct the Planned PS M for small flows.	(F) - Construction of Water Corporation PS M. Early consultations with the Water Corporation will allow the Water Corporation to determine future planning requirements based on advised future developments. These consultations and advice will allow the Water Corporation to provide timeframes for their future network growth and may prompt the Water Corporation to include this infrastructure within their 5 year Capital Investment Program (CIP). Upgrades to the Water Corporations major infrastructure is may be a pre-funded arrangement, however any works outside the CIP will be at the Developer's Cost.	Refer (B) - Retain existing pump station Refer (C) - Install storage tank(s) Refer (D) - Install new private pump station Refer (E) Gravity connection to existing sewers
2b	<ul style="list-style-type: none"> <li>Toilet Block</li> </ul>	Toilet, wash basins.	As stage 2a	Refer (F) - Early consultations with the Water Corporation	As stage 2a
		WATER			
2a	<ul style="list-style-type: none"> <li>23 x 1 &amp; 2 Bed Cabins</li> </ul>	Toilet, wash basins, drinking and shower facilities.	As stage 1c	Refer (C) - Install potable reticulation	-
2b	<ul style="list-style-type: none"> <li>Toilet Block</li> </ul>	Toilet, wash basins and drinking facilities.	As stage 1c	Refer (C) - Install potable reticulation	-
		POWER			
2a	<ul style="list-style-type: none"> <li>365m Road</li> <li>23 x 1 &amp; 2 Bed Cabins</li> </ul>	Power required approx 110.8kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>4.5kVa/ 1/2 bed cabin</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	Refer (E) - Use of solar powered car park/street/footpath lighting Refer (F) - Investigate solar panels Refer (H) - New feeder
2b	<ul style="list-style-type: none"> <li>Toilet Block</li> <li>Two multi- line Hard Courts</li> <li>Additional Recreation Facility - approx 1000sqm (eg. mini golf (putt putt))</li> </ul>	Power required approx 50kVa based on <ul style="list-style-type: none"> <li>10kVa for toilet block</li> <li>20kVa for flood lighting</li> <li>20kVa for flood lighting</li> </ul>	As stage 1c Tennis courts may require a fairly large power supply for traditional flood lights.	Refer (G) - Install new cabling and connect to existing system. Refer (B) install flood lighting later	Refer (D) - Investigate use of solar powered LED flood lighting Refer (F) - Investigate solar panels Refer (H) - New feeder
		ROADS			
2a	<ul style="list-style-type: none"> <li>365m Road</li> </ul>	Construction of an asphalt access road.	-	Refer (A) - Construct new road	Refer (B) - Investigate recycling materials.
2b	-	-	-	-	-



DEVELOPMENT STAGING OPTIONS



STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
<b>3 WASTEWATER</b>					
3a	<ul style="list-style-type: none"> <li>29 x 1 &amp; 2 Bed Cabins</li> <li>Shower &amp; Toilet block</li> <li>8 Powered Caravan Bays</li> </ul>	Toilet, wash basins and shower facilities.	As stage 2a	Refer (F) - Early consultations with the Water Corporation	Refer (B) - Retain existing pump station Refer (C) - Install storage tank(s) Refer (D) - Install new private pump station Refer (E) Gravity connection to existing sewers (G) - Investigate Wastewater treatment (WWT) for wastewater re-use for golf course irrigation
3b	<ul style="list-style-type: none"> <li>95 Unpowered Caravan Bays</li> </ul>	Potential additional toilet, drinking and wash basin facilities.	As stage 2a	Refer (F) - Early consultations with the Water Corporation	As stage 3a
<b>3 WATER</b>					
3a	<ul style="list-style-type: none"> <li>29 x 1 &amp; 2 Bed Cabins</li> <li>Shower &amp; Toilet block</li> <li>8 Powered Caravan Bays</li> </ul>	Toilet, wash basins, drinking and shower facilities.	As stage 1c	Refer (C) - Install potable reticulation	-
3b	<ul style="list-style-type: none"> <li>95 Unpowered Caravan Bays</li> </ul>	Potential additional toilet, drinking and wash basin facilities.	As stage 1c	Refer (C) - Install potable reticulation	-
<b>3 POWER</b>					
3a	<ul style="list-style-type: none"> <li>350m Road</li> <li>29 x 1 &amp; 2 Bed Cabins</li> <li>Shower &amp; Toilet block</li> <li>8 Powered Caravan Bays</li> </ul>	Power requirement approx. 215.5kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>4.5kVa/ 1/2 bed cabin</li> <li>3.5kVa/caravan</li> <li>10kVa for shower block</li> <li>40kVa washers and dryers</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	Refer (E) – Use of solar powered car park/street/footpath lighting Refer (F) – Investigate solar panels Refer (H) – New feeder
3b	<ul style="list-style-type: none"> <li>230m Road</li> <li>41 Bay Car Park</li> </ul>	Power requirement approx. 5.5kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>0.02kVa per parking bay</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	As stage 3a
<b>3 ROADS</b>					
3a	<ul style="list-style-type: none"> <li>350m Road</li> </ul>	Construction of an asphalt access road.	-	Refer (A) - Construct new road	Refer (B) – Investigate recycling materials.
3b	<ul style="list-style-type: none"> <li>230m Road</li> <li>41 Bay Car Park</li> </ul>	Construction of an asphalt access road and parking area	-	Refer (A) - Construct new road and parking area	Refer (B) – Investigate recycling materials.

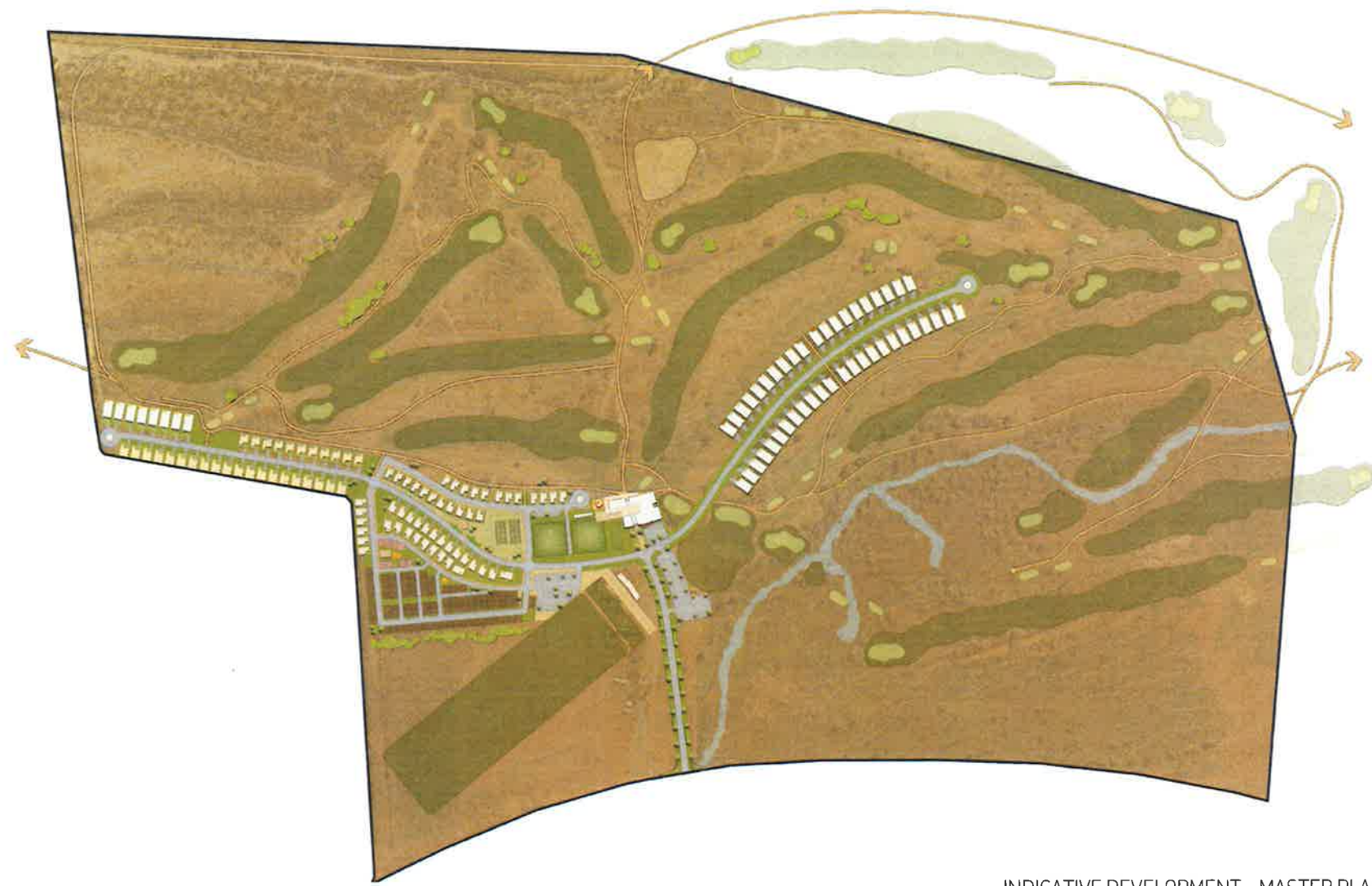
STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
4		<b>WASTEWATER</b>			
	<ul style="list-style-type: none"> <li>8 x 3 Bed Timeshare/ Residential Dwellings</li> <li>31 x 3 Bed Park Homes</li> </ul>	Toilet, wash basins and shower facilities.	As stage 2a	(H) – Provide a gravity connection to the Water Corporations PS M if constructed. or Refer (F) - Early consultations with the Water Corporation	Refer (B) - Retain existing pump station Refer (C) - Install storage tank(s) Refer (D) - Install new private pump station Refer (E) Gravity connection to existing sewers Refer (G) - Investigate WWT
		<b>WATER</b>			
	<ul style="list-style-type: none"> <li>8 x 3 Bed Timeshare/ Residential Dwellings</li> <li>31x 3 Bed Park Homes</li> </ul>	Toilet, wash basins, drinking and shower facilities.	As stage 1c	Refer (C) - Install potable reticulation	
		<b>POWER</b>			
	<ul style="list-style-type: none"> <li>310m Road</li> <li>8 x 3 bed Timeshare/ Residential Dwellings</li> <li>31x 3 Bed Park Homes</li> </ul>	Power requirement approx. 240kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>6kVa/ 3 Bed Timeshare/ Residential Dwellings</li> <li>6kVa/ 3 Bed Park Homes</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	Refer (E) – Use of solar powered car park/street/footpath lighting Refer (F) – Investigate solar panels
		<b>ROADS</b>			
	<ul style="list-style-type: none"> <li>310m Road</li> </ul>	Construction of an asphalt access road.		Refer (A) - Construct new road	Refer (B) – Investigate recycling materials.

STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
5		WASTEWATER			
	<ul style="list-style-type: none"> <li>No wastewater expected</li> </ul>				
		WATER			
	<ul style="list-style-type: none"> <li>Synthetic Bowling Green</li> </ul>	Potential drinking facilities.	None - existing connection made in Stage 1e		
		POWER			
	<ul style="list-style-type: none"> <li>Synthetic Bowling Green</li> <li>10 Bay Car Park</li> </ul>	Power requirement approx. 10.20kVa based on <ul style="list-style-type: none"> <li>10kVa for flood lighting</li> <li>0.02kVa per parking bay</li> </ul>	At Stage 1c	(I) – Connect to power supply provided for Stage 3	Refer (D) – Investigate use of solar powered LED flood lighting
		ROADS			
	<ul style="list-style-type: none"> <li>10 Bay Car Park</li> </ul>	Construction of an asphalt parking area		Refer (A) - Construct new road and parking area	Refer (B) – Investigate recycling materials.



STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
6		WASTEWATER			
	<ul style="list-style-type: none"> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Toilet, wash basins and shower facilities.	As stage 2a	(H) – Provide a gravity connection to the Water Corporations PS M if constructed. or Refer (F) - Early consultations with the Water Corporation	Refer (B) - Retain existing pump station Refer (C) - Install storage tank(s) Refer (D) - Install new private pump station Refer (E) Gravity connection to existing sewers Refer (G) - Investigate WWT
		WATER			
	<ul style="list-style-type: none"> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Toilet, wash basins, drinking and shower facilities.	As stage 1c	Refer (C) - Install potable reticulation	
		POWER			
	<ul style="list-style-type: none"> <li>245m Road</li> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Power requirement approx. 153kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>6kVa/ 3 Bed Timeshare/ Residential Dwellings</li> <li>10kVa/ 4 Bed Timeshare/ Residential Dwellings</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	Refer (E) – Use of solar powered car park/ street/footpath lighting Refer (F) – Investigate solar panels
		ROADS			
	<ul style="list-style-type: none"> <li>245m Road</li> </ul>	Construction of an asphalt access road.		Refer (A) - Construct new road	Refer (B) – Investigate recycling materials.

STAGE	Development	Infrastructure Requirement	Issue	Recommendations	Options/ Opportunities
7		WASTERWATER			
	<ul style="list-style-type: none"> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Toilet, wash basins and shower facilities.	As stage 2a	(H) – Provide a gravity connection to the Water Corporations PS M if constructed. or Refer (F) - Early consultations with the Water Corporation	Refer (B) - Retain existing pump station Refer (C) - Install storage tank(s) Refer (D) - Install new private pump station Refer (E) Gravity connection to existing sewers Refer (G) - Investigate WWT
		WATER			
	<ul style="list-style-type: none"> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Toilet, wash basins, drinking and shower facilities.	As stage 1c	Refer (C) - Install potable reticulation	
		POWER			
	<ul style="list-style-type: none"> <li>200m Road</li> <li>18 x 3 Bed Timeshare/ Residential Dwellings</li> <li>4 x 4 Bed Timeshare/ Residential Dwellings</li> </ul>	Power requirement approx. 152kVa based on <ul style="list-style-type: none"> <li>0.02kVa per m of road</li> <li>6kVa/ 3 Bed Timeshare/ Residential Dwellings</li> <li>10kVa/ 4 Bed Timeshare/ Residential Dwellings</li> </ul>	As stage 1c	Refer (G) - Install new cabling and connect to existing system.	Refer (E) – Use of solar powered car park/street/footpath lighting Refer (F) – Investigate solar panels
		ROADS			
	<ul style="list-style-type: none"> <li>200m Road</li> </ul>	Construction of an asphalt access road.		Refer (A) - Construct new road	Refer (B) – Investigate recycling materials.



INDICATIVE DEVELOPMENT - MASTER PLAN





the existing pump station. Early consultation with the Water Corporation to determine future planning requirements based on more detailed plans of future development will allow the Water Corporation to provide timeframes for their future network growth and may prompt the Water Corporation to include this required infrastructure within their 5 year Capital Investment Programme (CIP). The Water Corporation cannot confirm capacities for future development until they are finalised and a WAPC approval has been granted and for this reason detailed plans should be developed and submitted to the WAPC to prompt SLPMP to be included within their CIP to ensure that the implementation of the master plan is not unnecessarily stalled.

#### Water

The largest potable water supply close to the precinct areas is located on the corner of Dugald Way and Nairn Street and is an existing 150mm diameter main. The existing network may be extended into the master plan area to serve a limited development, however the extent of development served by the existing system will be dependent on the supply and demand at the time of development. The potential for future developments will be limited to the remaining capacity of this 150mm diameter water main as the existing pipes crossing Searipple Road near the master plan entrance are likely to have insufficient capacity to service any significant increase in development. To ensure that the implementation of the project is not stalled by an insufficient capacity of water supply early consultation with the Water Corporation should be undertaken to ensure that future planning requirements can be met ahead of time as it is possible that based on future capacity the developer of the land may be required to install reticulation mains along Searipple Road. It should also be noted that land tenure will need to be taken into account with regards to water infrastructure, as this infrastructure will be dependent on the development tenure given that multiply water meters may be required for multiple owners.

#### Roads

Searipple Road bounds Lots 4202 and 4211 to the southern boundaries and is an approximately 7.3m wide sealed road surface. Lot 4202 has a single access point from Searipple Road and is the formal access to the Karratha Country Club and Golf Course. As this entry road is proposed to be relocated, the future land tenure of the road reserve will be important as it will dictate whether this access becomes a gazetted road reserve or a private access road. Gazetted roads will become owned and maintained by the Shire of Roebourne therefore service authority assets may be constructed within the road reserve, where as privately owned driveways are likely to have the utility owned services terminating immediately inside the property boundary. This considered, service authorities may accept to extend their assets within the boundary, providing a formal easement is provided to the acceptance of that service authority. To ensure that the precinct is able to be conveniently and sustainably serviced, the land tenure arrangements will need to take this into consideration and the early implementation and development of a formal easement for the proposed new entry road explored.



Organisation	Grant	Details
<p>WA Department of Sport and Recreation (DSR)</p> <p>Community Sporting and Recreation Facilities Fund (CSRFF)</p>	<p>\$20 million p.a. is provided towards the development of high-quality physical environments in which people can enjoy sport and recreation.</p> <p>Divided into 3 grant types: Searipple would fall into the largest: CSRFF Forward Planning Grants (Projects over \$500,000)</p> <p>Applications close Aug/September annually</p>	<p>Grants provide WA Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.</p> <p>The program is aimed at increasing participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities.</p> <p>Forward Planning Grants are from \$166,667 up to \$4,000,000 will be allocated to the large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.</p> <p>Examples of such projects:</p> <ul style="list-style-type: none"> <li>• Multipurpose leisure/recreation centre</li> <li>• Swimming pool – new or major upgrade</li> <li>• Playing field construction</li> <li>• Clubroom – new or major upgrade</li> <li>• Large ablution block/changerooms</li> </ul> <p>*Maximum grants may increase to 50% funding if a development bonus is approved.</p> <p>Applicants must be either a local government authority, or not-for-profit sport, recreation or community organisation and incorporated under the WA Associations Incorporation Act 1987. Clubs must demonstrate equitable access to the public on a short-term and casual basis.</p>
<p>WA Department of Regional Development and Lands</p> <p>Royalties for Regions</p>	<p>Country Local Government Fund – Individual LGA's</p> <p>Regional Events Program</p> <p>To facilitate the development and raise the profile of regional events, \$12 million was allocated in 2012-13 as part of a \$47.9 million program from 2011-12 to 2014-15. The program aims to deliver economic and community benefits to regional communities as well as generate national and international promotion of regional Western Australia.</p>	<p>Expenditure of Royalties for Regions funds is for the following purposes:</p> <ul style="list-style-type: none"> <li>To provide infrastructure and services in regional Western Australia;</li> <li>To develop and broaden the economic base of regional Western Australia; and</li> <li>To maximise job creation and improve career opportunities in regional Western Australia.</li> </ul> <p>Royalties for Regions distributes benefits to regional communities through three supporting funds, the:</p> <ul style="list-style-type: none"> <li>Country Local Government Fund;</li> <li>Regional Community Services Fund; and</li> <li>Regional Infrastructure and Headworks Fund.</li> </ul> <p>Royalties for Regions has six policy objectives:</p> <ul style="list-style-type: none"> <li>Building capacity in regional communities;</li> <li>Retaining benefits in regional communities;</li> <li>Improving services to regional communities;</li> <li>Attaining sustainability;</li> <li>Expanding opportunity; and</li> <li>Growing prosperity.</li> </ul>

Information contained in the funding table has been sourced from the following web sites: <http://grantsdirectory.dlg.wa.gov.au/> <http://www.lotterywest.wa.gov.au/grants>



- What level of use or ownership is required by the Shire, community groups and the general community?
- Will a membership system be implemented and what categories will apply?
- Will some areas be made available for sub-lease or exclusive use?
- Will some accommodation be made available for rent?
- What type of pricing structure is envisaged?
- Is an operating subsidy acceptable?
- How will community enquiries for bookings be handled?

These questions form the basis of determining the operational philosophy, but it should be recognised that this list is not exhaustive.

Once the philosophical base has been determined it will be possible to recommend a management system to ensure achievement of the desired outcomes.

## MANAGEMENT SYSTEM

There are four principle Management Systems currently utilised in the management of recreational facilities. Subtle changes can be made to these base systems to tailor a system specific to the Shire's needs.

These base systems are:

- Direct Management
- Contract Management
- Lease
- Committee of Management

In order to assess the merits of each system a brief description is given for each system.

### Direct Management

The Direct Management system would mean the Shire would take full responsibility for the day to day operations. This would give full control over the facility, control the utilisation, and ensures the implementation of desired policies. Although this is the most common method of management in Australia the majority of these facilities operate with operating deficits. However, it should be noted that the two most profitable centres in Australia are managed this way.

The crucial aspect in this system is the need for specialised staff which may not be compatible with the Shire's future plans. However it does allow for greater control and as such may be better suited to the Shire of Roebourne.

### Contract Management

An individual, community organisation, or commercial organisation is contracted to manage the facility for a fixed period. The responsibilities are clearly outlined in the contract.

In this system the Shire would retain the responsibility for maintenance of the building and capital equipment. A fixed fee is negotiated to operate the centre with all operating revenue retained by the Shire. The Shire would not have any control over the centre on a day to day basis. The difficulty in this system is the lack of control on the financial performance and can lead to large deficits which would remain the responsibility of the Shire.

### Lease

The basic element in a lease agreement is a legally binding document between the Shire (the Lessor) and the management (the lessee). A lease is between two legal entities and gives rights over the centre for a specified time in return for rent. The lease document would clearly define the rights and responsibilities of both the lessee and the Lessor, and penalties would be imposed for any breach of conditions. The lessee



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