

Community Infrastructure Plan 2025 - 2035

Strategic Implementation



Contents

Contents.....	2
1 Introduction.....	4
1.1 Purpose.....	4
1.2 Background.....	4
1.3 How Community Infrastructure is planned and delivered	4
2 City Wide Strategy and Operational Projects.....	5
2.1 Development of a Public Open Space Strategy	5
2.2 Ongoing monitoring of community facilities.....	5
2.3 Coordinate and promote fair and equitable access to centres.....	6
2.4 Existing ageing infrastructure improvements.....	6
2.5 Develop a maintenance program for Bike Parks.....	6
2.6 Establish Minimum Standards for Inclusion in Community Infrastructure Planning	7
3 City Wide Infrastructure Projects	8
3.1 Water Park/Splash Pads Feasibility Study	8
4 Projects for City Advocacy or Partnership	9
4.1 Early Learning Centres x 2.....	9
4.2 Activation of underutilised buildings in Roebourne.....	9
4.3 Court Lights on in the evenings in Wickham and Roebourne	10
4.4 Emergency Evacuation Centre/Welfare Centre in Eastern Corridor.....	10
5 Place-Based Infrastructure Projects - Karratha	11
5.1 Rectangular Sports Field Precinct	11
5.2 Bulgarra Sporting Precinct Masterplan	14
5.3 Karratha Leisureplex Masterplan	18
5.4 Multi-purpose Community Centre - Large.....	22
5.5 Art Gallery and Community Art Centre.....	24
5.6 Local History and Art Collection Storage.....	25
5.7 Gymnastics Facility	26
5.8 Richardson Way Masterplan	27
5.9 Karratha Golf Course Precinct Masterplan.....	29
5.10 Library and Youth Facility	31
5.11 Development of a new AFL Field (Potential District Level Active Open Space)	33
6 Place-based Infrastructure Projects - Dampier.....	34
6.1 Hampton Oval Lights	34

6.2	Windy Ridge Pavilion	34
6.3	Multipurpose Sports Court x 1	35
6.4	New Sports Pavilion (Tennis/Squash)	35
6.5	Changing Places.....	35
7	Place-based Infrastructure Projects - Wickham	36
7.1	Wickham Aquatic Centre Improvements	36
7.2	Improvements to Wickham Oval and Sporting Precinct.....	36
7.3	Arts and Cultural Space.....	38
8	Place-based Infrastructure Projects - Roebourne.....	39
8.1	Roebourne Recreation Precinct Masterplan Implementation.....	39
9	Place-based Infrastructure Projects – Point Samson.....	39
9.1	Youth Recreation Precinct.....	39
9.2	Community Group Storage Shed	40
10	Case Studies	41
11	Appendix 1 – Implementation Timeline	41

1 Introduction

1.1 Purpose

The purpose of this document is to assist Council and City officers in understanding the implementation of projects identified in the Community Infrastructure Plan 2025 – 2035 (CIP), including the processes needed to effectively plan, prioritise, and resource these projects, as well as to provide high-level project scoping to inform cost estimates for funding strategies and long-term financial planning.

1.2 Background

To guide long-term planning for the community infrastructure needed to support future population growth, participation, and high service standards, the City of Karratha has developed the Community Infrastructure Plan 2025–2035.

The Community Infrastructure Plan (CIP) outlines a range of infrastructure projects identified through a comprehensive needs assessment, conducted in alignment with the City's Community Infrastructure Planning Framework. This framework, which formed the first stage of the plan's development, provides a consistent and transparent method for evaluating community infrastructure requests. It was formally endorsed by the City of Karratha council, ensuring that the CIP is grounded in an agreed-upon approach to prioritising and planning infrastructure to meet current and future community needs.

The CIP provides a strategic foundation by identifying key infrastructure needs and assigning a high-level planning delivery timeline to each initiative. These timelines are broadly categorised as:

- Short (0 – 5 years),
- Medium (5 – 10 years), or
- Long term (10+ years).

Each identified initiative will now undergo further assessment to consider opportunities for co-location, evolving community needs, and overall project feasibility.

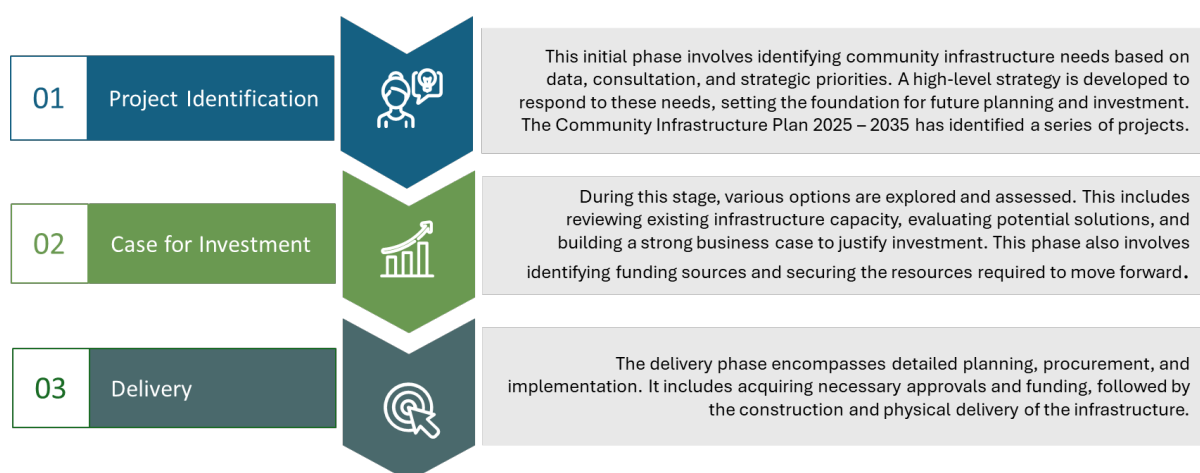
1.3 How Community Infrastructure is planned and delivered

Planning for major community infrastructure requires the review and analysis of substantial technical information, combined with a deep understanding of community expectations and aspirations.

Depending on the size, scale, and complexity of each proposal, the planning and delivery of community infrastructure can span several years. Figure 1 below outlines the three key phases typically involved in this process.

The CIP represents the initial phase of the planning process, during which several future projects have been identified. While additional projects may still be added later, the projects listed in the CIP serve as the foundation for this implementation report.

Figure 1: Community Infrastructure Planning and Delivery Phases



The following provides a more detailed summary of each of the projects identified in the CIP to assist with the development of project timelines and high-level costings for long term financial planning and funding.

The CIP also outlines several strategies to be developed and operational improvements necessary to support future infrastructure planning and management. These are detailed in Section 4 of this report.

2 City Wide Strategy and Operational Projects

2.1 Development of a Public Open Space Strategy

Develop an Open Space Strategy to provide direction for the planning, development, and management of the City of Karratha's open spaces.

Action	Responsible Department	Timeline (completion)
Develop a City wide Open Space Strategy	○ Planning	June 2027

2.2 Ongoing monitoring of community facilities

As part of an ongoing review of community facilities, identify any "poor" performing community facilities within regular network asset assessments (conditions audits, fitness for purpose assessment) for opportunity to upgrade and re-furbish. If not able to be upgraded to meet minimum design standards, investigate opportunities to rationalise, consolidate, or re-purpose for higher and best use as an alternative City asset.

2.2.1 Actions:

Action	Responsible Department	Timeline (completion)
Identify key current and required functions	Community Planning ○ Community Facilities	June 2026
Undertake a building condition assessment, including accessibility	Building Maintenance/consultant	September 2026

Undertake a functionality assessment	Community Planning/consultant	September 2026
Assess any facilities that no longer meet community and/or Council requirements for consideration to rationalisation	Community Planning <ul style="list-style-type: none"> ○ Building Maintenance ○ Community Facilities ○ Community Programs 	December 2026
Prepare a plan for upgrades as required for condition & functional improvements	Building Maintenance	December 2026
Review		Every 3 years

2.3 Coordinate and promote fair and equitable access to centres

Establish a framework stating Council's intent, scope for and mechanisms to promote fair and equitable access to centres. It is recognised that high demands on some community spaces can exclude access for many user groups or can suggest preferential access for others.

2.3.1 Actions

Action	Responsible Department	Timeline (completion)
Undertake a review	Community Facilities	June 2027
Update or prepare policy and prepare procedures as required	Community Facilities	June 2027

2.4 Existing ageing infrastructure improvements

Some existing facilities (e.g. Millars Well Community Hall, Pegs Creek Pavilion and Windy Ridge Pavilion) were built 30, 40 or more years ago, and require enhancements to improve their appeal and accessibility. A program of works should be developed to renovate older community facilities, where viable, to make them more attractive, and more accessible to the community.

2.4.1 Actions

Action	Responsible Department	Timeline (completion)
As per item 2.2		

2.5 Develop a maintenance program for Bike Parks

Apart from the bike parks currently in the planning phase, the CIP concluded that no additional facilities are required within the City. However, it noted that the existing bike parks are not well maintained and recommended the development of a maintenance plan to ensure the long-term sustainability of these assets.

2.5.1 Actions

Action	Responsible Department	Timeline (completion)
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Develop a maintenance program for the existing bike parks in the City	Building Maintenance	December 2026
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2.6 Establish Minimum Standards for Inclusion in Community Infrastructure Planning

The City has developed various plans and strategies that outline proposed considerations for future developments; however, they do not fully establish the minimum standards that must be incorporated into new infrastructure planning.

2.6.1 The Project

Establish minimum standards to ensure existing organisational strategies are consistently integrated into the planning and delivery of community infrastructure projects. The minimum standards required are:

- Minimum CPTED principles' inclusions
- Minimum sustainability inclusions
- Minimum accessibility requirements exceeding those outlined in the National Construction Code (NCC) and the Building Code of Australia (BCA)
- Culturally informed design approach
- Smart Building/Technology Inclusions e.g. BMS, CCTV, Wi-Fi, Access Systems.

2.6.2 Actions:

Action	Responsible Department	Timeline (completion)
Minimum CPTED principles' inclusion <ul style="list-style-type: none"> • Develop a local CPTED checklist • CPTED design review panel 	Regulatory Services (Emergency Management)	June 2026
Minimum environmental and sustainability inclusions and when they are to be applied	Building Maintenance/consultant	September 2026
Minimum accessibility requirements exceeding those outlined in the National Construction Code (NCC) and the Building Code of Australia (BCA)	Community Planning/consultant	September 2026
Culturally informed design approach	Community Planning <ul style="list-style-type: none"> ○ Community Development ○ Community Engagement 	December 2026
Smart Building/Technology inclusions	Building Maintenance	December 2026

3 City Wide Infrastructure Projects

3.1 Water Park/Splash Pads Feasibility Study

There is community support for the development of a water park and water spray play areas across the City that offer free access to water play for the community. This project will assess locations and sites across the City, identify type of water park and operating considerations, and provide more detailed construction and ongoing operational and maintenance costs.

Indicatively: \$10 - 15M

3.1.1 Actions

Action	Responsible Department	Timeline (completion)
Scope refinement – case studies on park types, costs, and pros and cons to guide the council's project decision	Community Planning	April 2026
Site identification, feasibility and concept design	Community Planning	August 2026
Concept design and council decision	Community Planning	December 2026
Detailed design and delivery	City Projects	December 2029

4 Projects for City Advocacy or Partnership

4.1 Early Learning Centres x 2

The CIP identified there is a likely need for two additional Early Learning Centres by 2041.

With projected population growth, it is expected to place increased pressure on early childhood education services, and it is vital that local government take a proactive role in advocating for the establishment of new early learning centres. By working to attract and support quality providers, the City can help ensure future community needs are met.

Action	Responsible Department	Timeline (completion)
Collaborate with other levels of government and private sector partners, developing a strategic advocacy plan, and building strong relationships with decision-makers. Techniques include lobbying, using media, making formal submissions to inquiries, and leveraging partnerships to secure funding and policy decisions that support facility development.	Community Development	December 2035

4.2 Activation of underutilised buildings in Roebourne

Several buildings in Roebourne are currently underutilised. During the development of the CIP, it was identified that making better use of existing buildings could help address gaps in service delivery and community access, reducing the need for new infrastructure.

This approach involves working collaboratively with service providers and building owners to create opportunities for community programs and activities that reflect local priorities. Additionally, securing funding to support the use and activation of these spaces may be necessary.

Action	Responsible Department	Timeline (completion)
Collaborate with other levels of government and private sector partners, building relationships, and working through access opportunities. This may include negotiation, sourcing funding and community capacity building.	Community Development & Partnerships and Engagement	Ongoing

4.3 Court Lights on in the evenings in Wickham and Roebourne

The communities of Roebourne and Wickham have requested a "Light the Night" program, which would involve keeping the existing sports court lights on at night. This initiative aims to improve safety and security by increasing visibility and deterring crime, while also offering a well-lit space for community activities in the evening.

4.3.1 Wickham

Action	Responsible Department	Timeline (completion)
Financial assessment of likely cost	Community Facilities <ul style="list-style-type: none">o Financeo Building Maintenance	March 2026
Liaise with RTIO	Engagement and Partnerships	
Commence and advise community	Community Facilities	

4.3.2 Roebourne

Action	Responsible Department	Timeline (completion)
Financial assessment of likely cost	Community Facilities <ul style="list-style-type: none">o Financeo Building Maintenance	March 2026
Identify funding opportunities and source funding	Community Facilities	August 2026
Commence and advise community	Community Facilities	

4.4 Emergency Evacuation Centre/Welfare Centre in Eastern Corridor

Advocate for an emergency evacuation centre/welfare centre in the eastern corridor. This may require identification of an existing building owned by the City or others, supporting any upgrades to meet requirements for use, and working with State Government Agencies to agree for the service to be offered if and as required.

Action	Responsible Department	Timeline (completion)
Building identification:	Community Planning <ul style="list-style-type: none">o Building Maintenanceo Regulatory Services	June 2026
Advocate with State Govt for use	Regulatory Services	
Building assessment	Building Maintenance <ul style="list-style-type: none">o Regulatory Services	
Upgrades as and if required	Building Maintenance	

5 Place-Based Infrastructure Projects - Karratha

Master planning projects 5.1, 5.2, and 5.3 (following) will be delivered as a single, integrated project during the master planning phase to ensure that interdependencies are identified, coordinated, and managed effectively, resulting in the best possible outcome for the community.

Events Electrical Infrastructure

As part of the master planning process, three sporting precincts are being considered, two existing and one newly proposed. Currently, only one of the existing precincts is equipped with event-related electrical infrastructure; however, this infrastructure has reached the end of its serviceable life and is no longer suitable for modern event requirements. To support future events across the precincts, upgraded event infrastructure will be required at **one of the sites**. This will include the installation of multiple permanent power distribution pillars, strategically located to provide safe, reliable electrical access for temporary event setups such as stages, food vendors, and lighting systems.

Synthetic Sports Field for Hockey and co-located other sports

Research and feasibility assessments are currently underway to determine the viability of installing a synthetic sports field, with a minimum requirement for hockey compatibility and a preference for multisport use. The feasibility study will consider:

- Suitability of the surface for local climatic conditions
- The most appropriate surface type for multisport use, including options for co-location and shared use
- Capital costs, as well as long-term maintenance and replacement requirements

These considerations will inform the decision on the most appropriate location for the facility.

5.1 Rectangular Sports Field Precinct

5.1.1 The Project

Development of a dedicated rectangular field sporting precinct to consolidate and better accommodate the needs of soccer, rugby, and other rectangular field sports,

- Identification of a suitable location
- Detailed Needs Analysis
- Development of a masterplan and costings for the identified site
- A staged development plan
- Masterplan delivery

5.1.2 High-level Needs Analysis

Club room/Pavilion

Large club room facility, with covered spectator viewing area. Preferably on western side of site with spectator viewing facing east.

Indicative size

Pavilion/club Facilities (from Rugby Facilities Guideline, noting this would also cover soccer, touch rugby and other rectangular sport requirements.)

Rectangular Sports Field Pavilion	Area m ²	Number of	Total Area m ²
Showers and toilets	30	4	120
Change Rooms	40	4	160
First Aid room	15	1	15
Referee change room	15	1	15
Meeting room/admin	15	1	15
Social room	130	1	130
Kiosk	30	1	30
Cleaners	5	1	5
Public Toilets External	40	1	40
Internal Store	15	2	30
External Store	15	3	45
Covered Spectator Area	130	1	130
Total			735

Playing Fields

The precinct will cater for senior and junior competition (and training), predominantly for rectangular field sports.

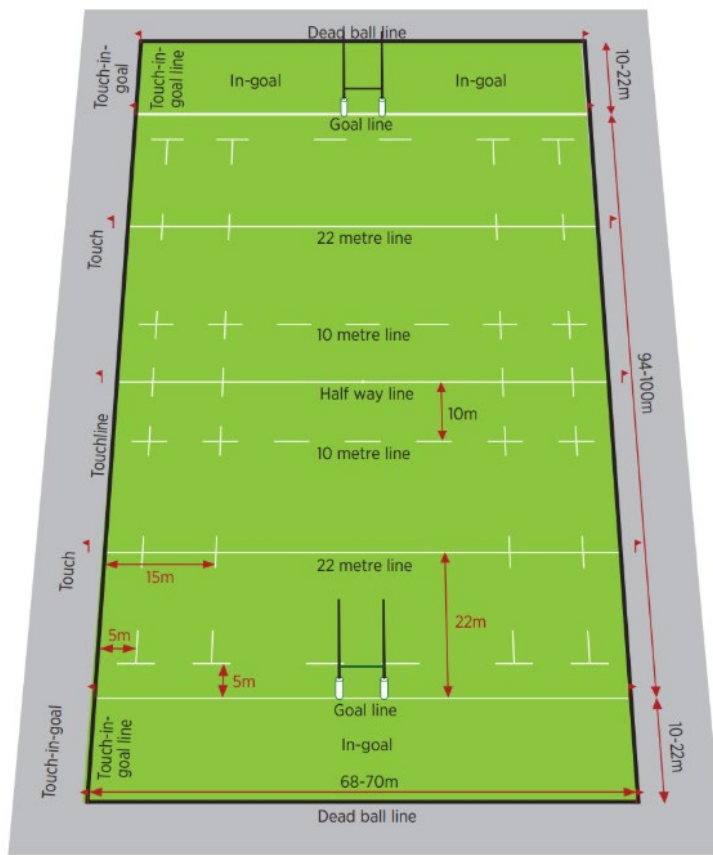
Minimum requirement is four playing fields suitable to accommodate senior games for rugby and soccer as per information below. Preferably all fields in a North/South direction.

Ideally, six full-sized playing fields or four senior and space for additional junior field configurations.

Size of playing field

Rugby = Field of play is no more than 100m long and 70m wide. Each in goal is not longer than 22m. The distance from the goal line to the dead ball line is not less than 10m. The perimeter area or run-off is not less than 5m. Indicative total = 140 x 70m. See Figure 2.

Figure 2: Dimensions of rugby field



Reference: [Rugby union | CITS](#)

Additional precinct requirements:

1. Reticulation of the active open space area and connection to a water reuse tank.
2. Reuse water tank and compound – minimum 400kl.
3. Fields will require sports lighting.
4. An additional public toilet block on eastern side of precinct = 40m²
5. A City standard external club storage shed (6 of 6 x 3m sheds with roller doors) = approx. 110m².
6. Additional spectator shade throughout.
7. Car parking – minimum additional 150 car bays – joined via existing crossovers.
8. General circulation pathways.
9. Playground with permanent shade structure.

5.1.3 Site Spatial Analysis

Preliminary site planning has been conducted on the location identified as the most suitable for a land allocation solution. The assessment confirms that accommodating six full-sized senior fields is not feasible; however, the site can support the development of four senior fields and two junior fields.

Refer Attachment 1 for Site Planning Option Images.

5.1.4 Masterplanning considerations

A large and important drainage swale system runs through the reserve. The smaller swale system is likely to require some modification/diversion to accommodate the playing spaces.

Due to high impact of site from water deluge, we will likely require fill to all infrastructure areas being developed.

Headworks upgrades likely required.

5.1.5 Actions

Action	Responsible Department	Timeline (completion)
Site identification through Land Study	Strategic Planning	September 2026
Site spatial analysis	City Projects/Community Planning	September 2026
Needs Analysis	Community Planning	March 2026
Procurement of Masterplan design teams	City Projects	March/April 2026
Masterplan development	Community Planning City Projects	October 2026
Implementation	City Projects	Multiple years

5.2 Bulgarra Sporting Precinct Masterplan

5.2.1 The Project

The City will prepare a masterplan for the precinct to explore potential development and redevelopment options for community and sports facilities in the Bulgarra Sporting Precinct to;

- Maximise the use of existing facilities and land to ensure efficiency and effectiveness.
- Identify underused spaces and propose redevelopment or adaptive reuse.
- Plan for infrastructure upgrades that incorporate City-wide and project specific initiatives identified in the Community Infrastructure Plan 2025 – 2035 (CIP), e.g. shade infrastructure, enhanced accessibility, CPTED principles and smart, technology-enabled infrastructure, and storage.

5.2.2 Background

Bulgarra Sporting Precinct is a well-established community and sporting hub that supports a variety of sports, including AFL, cricket, rugby, athletics, diamond sports, tennis, and hockey—all equipped with sports lighting.

The community pavilion and change rooms are currently leased to the Falcon Football Club for use as a sports pavilion. The precinct includes Karratha's tennis and hockey courts, home to the Karratha Tennis Club and Karratha Hockey Club.

It also hosts the City's largest community event, FeNaCINg, and includes additional City-owned community infrastructure, such as the Karratha Rec Club, fitness equipment, storage facilities, a half-court basketball area, playground, and pump track. The precinct includes large areas of car parking.

While most sports are concentrated in one section of the precinct, other open grassed areas remain underutilised.

Many of the facilities on-site are ageing and require renewal or upgrade. Additionally, the overall layout of the precinct needs to be considered to ensure it supports future growth, improved functionality, and more efficient use of space.

Participation in most sports is increasing, leading to a greater demand for access to facilities and available space.

5.2.3 Project Dependencies

Synthetic field feasibility will determine whether a synthetic hockey facility can be located in this precinct or alternative.

Identification of preferred location for City wide festivals and events. E.g. Is the infrastructure being upgraded at this precinct or included within new rectangular field precinct (or alternative).

5.2.4 Existing Site

Figure 3: Bulgarra Sporting Precinct



5.2.5 High-level Needs Analysis

Upgraded sports lighting for AFL, Cricket, diamond sports

Existing sports lighting infrastructure is in poor condition, including in-ground infrastructure.

Upgrade existing in-ground electrical infrastructure for sports lighting and install new sports lighting.

Provision of a turf practice wicket for cricket

Upgrade existing cricket practice nets to include turf wickets.

Extension of grassed active open space area

Enable two football sized ovals, incorporating two cricket fields in the active open space area.

Provision of large sports pavilion

Large club room facility, with covered spectator viewing area. Preferably on western side of active open space area with spectator viewing facing east.

Indicative size

Pavilion/club facilities to meet AFL standard for community facility.

AFL Club Room Facilities (as per guideline)			
Item	Area m ²	Number of	Total Area m ²
Player change rooms	60	2	120
Player amenities (wet areas)	30	2	60
<i>Number of lockable showers</i>		4	0
<i>Number of pan toilets</i>		4	0
Trainer's room	15	2	30
First-aid/medical room	15	1	15
Umpire briefing room	30	1	30
Umpire amenities (wet areas)	18	1	18
<i>Number of lockable amenity cubicles</i>		3	0
Timekeeping/ scorers box	10	1	10
Social, community or multi-purpose room	150	1	150
Kitchen or kiosk	30	1	30
Public toilets	35	1	35
Minimum external covered viewing area	150	1	150
Office/administration/ meeting room	15	1	15
Additional room (family, multi-faith, sensory)	15	1	15
Utility/cleaners store	5	1	5
Internal storage	20	1	20
External storage	15	3	45
Mechanical Plant	8	1	8
Total			756
Circulation			75.6
Indicative Building Total Area			831.6

Relocate Four x Tennis Courts with new sports lighting

This project includes the relocation of four existing tennis courts to a new position west of the current court layout, optimising space for the overall site layout for future sporting development.

Development of Synthetic Hockey Turf Facility

This project involves the development of a full-sized synthetic turf facility specifically designed to meet the standards required for competitive hockey. The primary objective is to create a high-quality, durable playing surface that supports the growth and accessibility of the sport within the community. In addition to its primary purpose as a hockey venue, the facility will be constructed with the versatility to accommodate a range of other sports for both training and match play.

This multi-purpose approach ensures the synthetic turf field maximises its usage across different sporting code.

Options

- External
- Indoor – multi-use and collocated with indoor cricket?/other?

Small Sports Pavilion (Tennis and Hockey – TBC)

A new pavilion to service tennis and hockey:

Club Room Facilities (Hockey & Tennis)			
Item	Area m ²	Number of	Total Area m ²
Player change rooms	30	2	60
Player amenities (wet areas)	30	2	60
First-aid/medical room	15	1	15
Social, community or multi-purpose room	70	1	70
Kitchen or kiosk	25	1	25
Public toilets	35	1	35
Minimum external covered viewing area (viewing east & west)	100	1	100
Office/administration/ meeting room	15	1	15
Utility/cleaners store	5	1	5
Internal storage	15	1	15
External storage	12	3	36
Mechanical Plant	5	1	5
Total			441
Circulation			34
Indicative Building Total Area			475

Storage

Two x City standard external club storage sheds. (6 of 6 x 3m sheds with roller doors) = approx. 110m².

Youth Hard-court Recreation Area

2000m² of hard stand for youth recreation activity areas, including half-court basketball, hitting/kick up wall, shade, netball hoop, skate elements, bouldering etc.

Demolition

Demolition of the following existing structures:

- Existing tennis clubroom
- Existing hard-court recreation area
- Standalone public toilet facility
- BMX facility including shade structure at the starting mound

5.2.6 Actions

Action	Responsible Department	Timeline (completion)
Needs Analysis	Community Planning	March 2026
Procurement of Masterplan design teams	City Projects	March/April 2026
Masterplan development	Community Planning City Projects	October 2026
Detailed design	City Projects	Multiple years
Implementation	City Projects	Multiple years

5.3 Karratha Leisureplex Masterplan

5.3.1 The Project

This new Masterplan project for the Karratha Leisureplex (KLP) will:

- Review the KLP improvement plan and any outstanding identified improvements and Council decisions,
- Identify any additional new or amended infrastructure based on a detailed needs analysis and service assessment,
- Incorporate outcomes and recommendations from the Community Infrastructure Plan, and
- Identify a suitable location for court expansion, considering current and future funding opportunities.

The Masterplan will also assess the most effective placement of new facilities on a land-constrained site, guided by best practice in facility planning and operational management.

5.3.2 Background

The Karratha Leisureplex (KLP) is the City of Karratha's regional-level leisure centre, officially opened in 2013. The facility includes a wide range of indoor and outdoor amenities, comprising of:

- Three indoor courts and six covered outdoor courts,
- A large gymnasium and fitness suite,
- An AFL oval and a rectangular sports field,
- Three squash courts,
- A function space, creche, and cafe,
- A dedicated aquatic centre featuring an eight-lane 50m pool, a four-lane 25m pool, a learn-to-swim and zero-depth beach entry leisure pool, and a splash pad,
- A separate clubroom/meeting room facility serving aquatic centre clubs and oval users,
- Supporting infrastructure including change rooms, toilets, and car parking.

Based on population forecasts and other planning considerations at the time of its development, the Karratha Leisureplex (KLP) was expected to adequately meet the City's recreational needs. However, since its opening, the facility has experienced significantly higher than average participation, particularly in court-based sports such as basketball and netball. These courts now operate at full capacity during after-school hours and in the evenings, creating growing pressure on available facilities.

Separately, Netball WA developed a State Facilities Plan which identified the need for additional courts to support the growth of the sport across Western Australia. In the Pilbara region, Netball WA has been a strong advocate for facility upgrades, resulting in a State Government election commitment to fund six additional outdoor covered courts, preferably located at the KLP. The need for additional courts is also reflected in the City's Community Infrastructure Plan (CIP).

Feedback from local sporting clubs and the wider community has consistently indicated a preference for indoor courts over covered outdoor options. Alongside this, the high overall usage of the KLP has led to strain on supporting infrastructure, particularly car parking and access points.

In 2020, a KLP Improvement Study was undertaken, which outlined a series of staged facility upgrades. Several improvements have since been delivered, including:

- Expansion of the gymnasium and fitness suite,
- Installation of spectator shade structures at the oval,
- Rooftop solar panels on the outdoor courts,
- Shade curtains on existing outdoor courts to reduce sun glare.

Further investigations have also progressed into the feasibility of a waterslide addition and the development of a synthetic playing field.

One of the staged improvements not yet implemented was the enclosure of two existing outdoor courts. Notably, the 2020 KLP Improvement Study did not recommend the development of additional courts at that time.

This new study will revisit the 2020 KLP Improvement Study recommendations considering current demand and revise as required. It will also incorporate the priorities identified in the Community Infrastructure Plan and the Netball WA State Facilities Plan to assess how and where additional courts can be accommodated at the KLP.

5.3.3 Project Dependencies

Location secured and confirmed for development of a rectangular field precinct.

Determination of whether additional space is required for new facilities on site, requiring existing active green space (the rectangular field) to be relocated.

5.3.4 High-level Needs Analysis

Four x New Indoor Courts

Construction of four additional indoor courts, which must be air-conditioned and equipped with solar panels. It has previously been assessed (KLP Improvement Study) that additional storage and change rooms will be required.

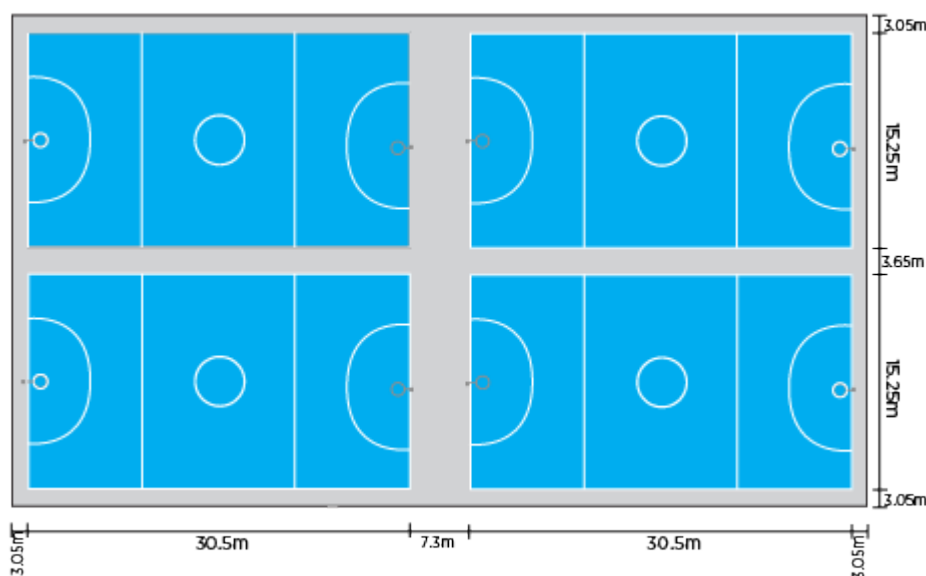
Indicative size

Based on the full netball court size which can accommodate all other internal court sports layouts, as outlined in Figure 4.

Item	Area m2
Court space - 4 courts of 30.5m x 15.25m + required run off space	2994.6
Storage - adjacent to the courts.	100

Change rooms x 2	100
Total	3094.6

Figure 4: Indicative four court layout demonstrating fun off space requirements.



Source: [Netball | CITS](#)

Solar Battery Storage Room

Allowance for a dedicated solar battery storage room, designed in compliance with relevant safety standards and sized to accommodate existing and future energy storage expansion.

Indicative size: 60m²

To include cooling, high level of insulation, fire resistant wall and fire suppression system.

Gymnastics Facility

See project 5.7.

New gymnasium/Retrofitting the existing tenancy areas to create larger fitness and wellness suite (note: from KLP staff, not CIP)

This project involves the retrofit of an existing tenancy area within the KLP to expand and enhance the facility's gymnasium and wellness offerings. The tenancy space, approximately 375m, will be repurposed to accommodate additional fitness equipment, functional training zones, and dedicated wellness areas such as a yoga studio, stretching space, or consultation rooms for health and fitness services. The retrofit aims to meet the growing demand for health and wellness amenities within the community, while maximising the use of the existing building footprint.

The works will include selective demolition, internal reconfiguration, upgraded mechanical and electrical services, new flooring and finishes, and integration with the current gym infrastructure to ensure a cohesive and efficient layout.

Existing toilets in the tenancy area will be retained to accommodate increased health and wellness suite size.

Additional car parking

Additional formal parking bays.

Existing car parking at the precinct is not sufficient at peak times. Provision of additional formal bays and connection to existing internal road. Indicatively as per Figure 5:

Figure 5: Indicative new formal car parking

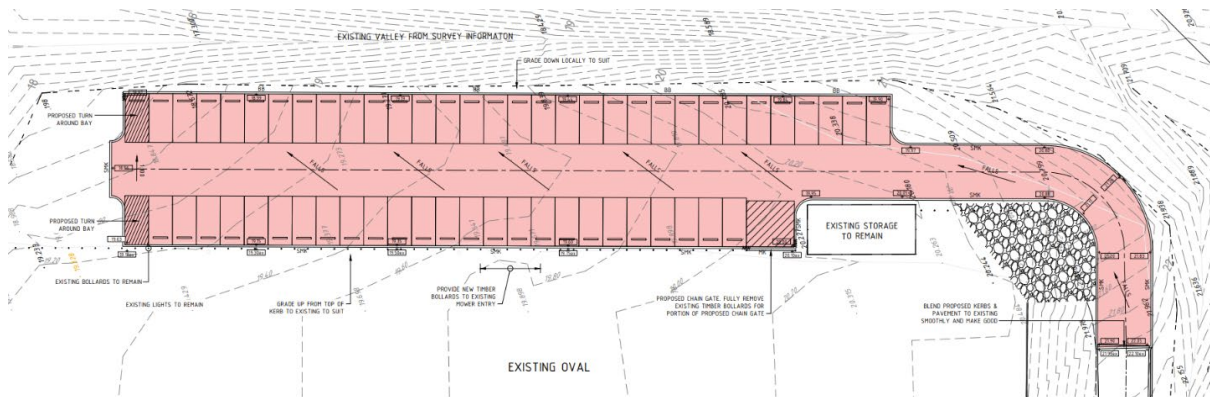


Figure 6: Proposed location of proposed car park for reference



Beach volleyball conversion to pickleball courts

There is an existing space within the aquatic area of the KLP currently serving the purpose of beach volleyball courts. Conversion of the space to a hard court to accommodate pickleball court is required.

Current space is approximately: 13.5m x 39m

Figure 7: Proposed location of the beach volleyball court for reference



5.3.5 Actions

Action	Responsible Department	Timeline (completion)
Needs Analysis	Community Planning	March 2026
Procurement of Masterplan design teams	City Projects	March/April 2026
Master Plan development	Community Planning	October 2026
Implementation	City Projects	Multiple years

5.4 Multi-purpose Community Centre - Large

5.4.1 The Project

Development of a multi-purpose community centre to accommodate large community gatherings, events and activities. The community centre will require several activity spaces and will accommodate both senior's and youth activity through pop-up services.

5.4.2 Project Interdependencies

Land identification

5.4.3 Needs Analysis

Development of a large community centre, designed to meet the evolving social, recreational, and cultural needs of a growing and diverse population, with a range of flexible, multi-use spaces reflects a considered approach to long-term service provision.

A large hall/activity centre which provides essential capacity for community-wide events, recreational programs, fitness classes, cultural gatherings, and civic functions. The inclusion of multiple storage areas to enable efficient furniture and equipment management, allowing the hall to serve a wide variety of purposes.

Minor activity spaces (80m²) and a dedicated meeting room (30m²), which support small group activities, workshops, educational programs, and quiet community use.

A commercial-grade kitchen (35m²) enables food-related programs such as community meals, cooking classes, and catering for events.

Recognising the operational needs of local not-for-profit organisations and resident groups, the inclusion of community group offices/meeting rooms (2 x 15m²) enables on-site administration, co-working, and service delivery, helping to create a collaborative and sustainable hub.

Essential amenities such as toilets, accessible toilets, a cleaners/utility store, mechanical plant and circulation. It is anticipated that the facility will include solar panels, and future provision of battery storage is included.

Indicative size

Community Centre Large			
Item	Area m ²	Number of	Total Area m ²
Large Hall/Main Activity Centre	265	1	265
Main Hall Furniture Store	20	2	40
Kitchen	35	1	35
Activity Space - Minor	80	1	80
Activity Space - Minor Furniture Store	20	1	20
Meeting Room	30	1	30
Meeting Room Furniture Store	15	1	15
Community Group Office/meeting rooms	15	2	30
Utility/cleaners store	5	1	5
Toilets	40	1	40
Mechanical Plant	8	1	8
Solar battery storage room	20	1	20
Total			588
Circulation			58.8
Indicative Building Total Area			646.8

5.4.4 Project considerations impacting cost

- Will require enhanced access as it will be utilised for seniors' activities,
- Car parking - 60 car bays (including 2 – 3 accessible bays)
- Crossover from road
- Additional paths and access ways for delivery vehicles and walkability.
- Likely 3 phase power for kitchen and event equipment.

Solar battery storage room to consider cooling, high level of insulation, fire resistant wall and fire suppression system.

5.4.5 Actions

Action	Responsible Department	Timeline (completion)
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City Centre Structure Plan	Planning	Commences 2025
Needs Analysis	Community Planning	July 2026
Procurement of design team	Community Planning <ul style="list-style-type: none"> City Projects 	June 2026
Concept plan development	Community Planning <ul style="list-style-type: none"> City Projects 	December 2026
Detailed design	City Projects <ul style="list-style-type: none"> Community Planning 	December 2027
Implementation	City Projects	March 2029

5.5 Art Gallery and Community Art Centre

5.5.1 The Project

The City has a strong art community and internationally renowned indigenous artists.

This project envisions the construction of a dedicated art gallery designed to celebrate and showcase a rich variety of artistic expressions from local, regional, and occasionally national or international artists. This includes showcasing the existing art collection owned by the City.

The new venue will serve as a cultural hub, providing a professionally curated gallery for exhibitions alongside flexible studio spaces for workshops, artist residencies, and community engagement programs. Designed to be inclusive and accessible, the facility will cater to artists of all ages and skill levels, fostering creativity, cultural expression, and deeper understanding of the arts within the community.

5.5.2 Project Interdependencies

Land identified in City Centre

Determination if Karratha Arts and Learning Centre operations will be relocated to this facility, noting they require spaces that do not require pack up for:

- Pottery
Pottery classes of up to 30 people, a separate pottery wheel room, dedicated kiln room, several large storage rooms.
- Sewing
Dedicated sewing and craft area, with storage for materials.

5.5.3 High-level Needs Analysis

Art Gallery and Community Art Studio			
Item	Area m ²	Number of	Total Area m ²
Gallery and Local History			
Local History Display Room	30	1	30
Large gallery exhibition space	300	1	300
Smaller gallery space	90	1	90
Gallery shop	30	1	30
Patron UAT	6	1	6

Patron toilets	18	2	36
Store - furniture	30	1	30
Staff Workroom	40	1	40
Staff Room	15	1	15
Staff UAT	8	1	8
Manager office	15	1	15
Kitchen/Food Prep	20	1	20
Bar	20	1	20
Community Art Studios			
Art Studios (size 1)	15	3	45
Art Studios (size 2)	25	3	75
Art Workshop	40	1	40
Toilet - UAT	6	1	6
Tea Prep	25	1	25
General			
Mechanical Plant	10	1	10
Cleaner	3	1	3
Comms Room	10	1	10
Bin Store	15	1	15
Solar Battery storage room	25	1	25
Total			894
Circulation			53.64
Indicative Building Total Area			947.64

5.5.4 Project considerations impacting cost

- Car parking - 50 car bays (including two – three accessible bays)
- Additional paths and access ways for delivery vehicles and walkability.
- Allowance for specialist art picture/hanging system, and lighting system.
- Solar battery storage room to consider cooling, high level of insulation, fire resistant wall and fire suppression system.

5.6 Local History and Art Collection Storage

Art Collection Storage Room

Development of an art collection storage room to ensure the preservation, safety, and accessibility of artworks.

Likely to be located within Art Gallery space.

Size:

- Storage space – 60m with racks, shelving
- Workspace – 12m²
- Mechanical plant: 12 – 15 m²
- 3m ceiling height

Cost Implications:

- Temperature and humidity control
- Hepa Filters for air quality
- Low lighting
- Non-combustible materials for floors, walls and ceilings
- Thermal insulation
- Water protection

Local History Collection Storage

Provision of a dedicated and suitable storage location for the local history collection.

Can be located within either the new administration building (not part of the CIP Project, or within the Art Gallery Space, or new library.

Size:

- Storage space – 85m with racks, shelving
- Workspace – 12m²
- Mechanical plant: 12 – 15 m²
- 3m ceiling height

Cost Implications:

- Temperature and humidity control
- Hepa Filters for air quality
- Security
- Non-combustible materials for floors, walls and ceilings
- Thermal insulation

5.6.1 Actions:

Action	Responsible Department	Timeline (completion)
City Centre Structure Plan	Planning	Commences 2025
Needs Analysis	Community Planning	December 2026
Procurement of design team	Community Planning <ul style="list-style-type: none">○ City Projects	December 2026
Concept plan development	Community Planning <ul style="list-style-type: none">○ City Projects	June 2027
Detailed design	City Projects <ul style="list-style-type: none">○ Community Planning	March 2028
Implementation	City Projects	December 2029

5.7 Gymnastics Facility

This project aims to develop a dedicated, community-based gymnastics facility that provides inclusive, high-quality training opportunities for individuals of all ages and skill levels. It may be used for regional competitions, however not specifically designed for this purpose.

The facility may be standalone or constructed adjacent to the new courts and the KLP.

5.7.1 Project Dependencies

It is assumed that the facility will be located at KLP. If this is not the case, additional infrastructure such as car parking, service access, and headworks will need to be provided. If the facility is located at KLP, the multipurpose room can be removed from the plans.

5.7.2 High-level Needs Analysis

Below provides an indication of size and facility inclusions, developed based on the Gymnastics Australia National Facilities Guidelines June 2021, predominantly accommodating from a community to regional level facility.

Ceiling height should be a minimum of 8m.

Gymnastics Facility			
Item	Area m ²	Number of	Total Area m ²
Floor Space	1500	1	1500
Participants toilets	15	1	15
Spectator Toilets (Males, Females, UAT, Family)	35	1	35
Change Rooms	20	2	40
First-aid/medical room	15	1	15
Canteen/Kiosk/Kitchen	30	1	30
Umpire amenities (wet areas)	18	1	18
Coaches Room	10	1	10
Reception	10	1	10
Kitchen or kiosk	30	1	30
Multipurpose/Function Room	100	1	100
Office/meeting room	12	1	12
Staff room	15	1	15
Utility/cleaners store	5	1	5
Internal storage	40	1	40
Mechanical Plant	8	1	8
Total			1883
Circulation			188.3
Indicative Building Total Area			2071.3

5.8 Richardson Way Masterplan

Masterplan for community recreation activities.

The City will prepare a masterplan for the Richardson Way precinct to explore development of community recreation spaces.

Identified inclusions are:

- Main entry feature sign
- Bike Park

- Skate Park
- Splash Park – Water Play
- Youth Recreation Area (Hard court)
- Enclosed Dog Exercise Area
- Overflow tourism Caravan Park – 50 overflow bays
- Standalone toilet facility
- Hard Stand for coffee/food van
- Pathways
- District-level Playground
- Turfed recreation area, including kickabout area + family gathering and recreation (shade and BBQ's)
- Car parking (100 bays)
- Lighting throughout

Services:

- Existing greenfield site except for an existing playground and Karratha Arts and Learning Centre Building (which has power and water)
- Upgrade of power and water to site
- Headworks

Cost Implications:

- In high flood prone area
- Bushfire area

Karratha Bike Park/Skate Plaza

Development of a bike park that offers multiple features such as flow trails, pump tracks or jump lines for people of all ages and abilities.

Refer to Attachment 2 for initial concept design and OPC.

Tourism Caravan Park Overflow:

- Scenario A – 50 overflow bays ~1.5 ha (based on a conservative 30 bays/ha and includes some rounding for flexibility) – **preferred scenario**
- Scenario B – 30 Overflow Bays ~1.0 ha (same density assumptions)
- Scenario C – 100 Overflow Bays ~3 ha (to accommodate peak periods or event demand)

Intended that overflow is for self-sufficient caravans/camper vehicles.

5.8.1 Indicative masterplan spatial analysis

Refer Attachment 3

5.8.2 Actions

Action	Responsible Department	Timeline (completion)
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Concept design finalised (Bike Park)	Community Planning	November 2025
Detailed Design (Bike Park)	City Projects	
Construction (Bike Park)	City Projects	
Needs Analysis	Community Planning	December 2026
Procurement of masterplan design team	Community Planning ○ City Projects	December 2026
Masterplan concept development	Community Planning ○ City Projects	June 2027
Detailed design	City Projects ○ Community Planning	March 2028
Implementation	City Projects	December 2029

****Note:** The bike park concept design will be developed as Stage 1 of the masterplan. Once finalised, this design will guide and inform the development of the remaining masterplan elements.

5.9 Karratha Golf Course Precinct Masterplan

Development of a masterplan for the site to consider:

- Any upgrades required to existing infrastructure
- New infrastructure
- Future golf course additions
- Incorporation of tourism caravan park

5.9.1 Project Background

The Karratha Golf Course is a well-established sporting and recreation precinct that encompasses an 18-hole golf course, a club house, a bowling green, indoor cricket facility (netted), care takers residence, entrance road, and driving range. The site has been subject to various masterplans that have considered upgrades to existing, replacement of existing and potential new infrastructure on the site. A masterplan was endorsed by Council in 2014 that considered a significant accommodation development throughout the precinct, including throughout the golf course itself. The golf course in recent years has undergone significant upgrades, moving from sand greens to grassed greens, upgrade to water system, and realignment of some holes.

The club house, entrance road and the care takers residence are vested to the Karratha Country Club. The remainder of the site is vested to the City.

This potential project should consider for costing purposes, a series of coordinated upgrades across the precinct to improve functionality, safety, accessibility, and amenity for both sporting and community users.

5.9.2 Concurrent and/or interdependent projects:

5.9.2.1 Tourism Park

The City is currently without a tourism park for caravan and camping visitors, with the remaining privately owned facility being repurposed for permanent accommodation.

A recent study identified that an area on the golf course site would be the most suitable for the establishment of a tourism park.

5.9.2.2 Golf Course Driving Range Relocation

Due to safety concerns with the location of the existing driving range, the City is exploring relocating the range. This would also present the opportunity to upgrade to a more contemporary facility.

5.9.2.3 Upgrade Indoor Cricket Facility

The CIP recommended upgrading the lighting at the indoor cricket facility, prioritising these lighting improvements. It also suggested considering the addition of a shade structure in the future to extend playing times.

5.9.3 High-level Needs Analysis

Improved car parking

The existing car parking facilities will be redesigned to improve traffic flow, safety, and connectivity. This will involve engineering a more efficient layout with formalised parking bays, line marking, and clearly defined pedestrian connections between the car park and adjacent buildings.

Safe and accessible crosswalks will be integrated to enhance movement throughout the site.

Improved pathways

Improved pedestrian pathways will also be delivered, connecting key areas of the precinct to encourage safe and inclusive access for all users, including people with mobility limitations.

Upgrade the bowling green facility

An allowance for improved supporting infrastructure at the Bowling green, including permanent shade structure.

Upgrade the indoor cricket facility

This is an outdoor cricket facility designed to replicate the features of an indoor setup. The area is fully enclosed with netting on all sides and overhead, providing a secure, contained environment for games, while still allowing for natural ventilation and lighting.

The existing lighting is not compliant with small ball sports.

The CIP has identified the requirement to include a permanent shade structure.

Upgrade country Club Building

Include allowance of \$1.5M

Provision of public toilets

Standalone toilet block encompassing male, female toilets and compliant UAT – 45m²

5.9.4 Project inclusions

Permanent shade structure over indoor cricket net, with incorporated lighting for small ball sports.

5.9.5 Actions

Action	Responsible Department	Timeline (completion)
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Needs Analysis	Community Planning	December 2027
Procurement of masterplan design team	Community Planning ○ City Projects	February 2028
Masterplan concept development	Community Planning ○ City Projects	September 2028
Detailed design	City Projects ○ Community Planning	December 2029
Implementation	City Projects	June 2032

5.10 Library and Youth Facility

5.10.1 The Project

The proposed Library and Youth Hub is a multifunctional and flexible facility, integrating a diverse range of spaces to serve the needs of the local community. The Library should include a main activity centre that can accommodate flexible layouts for a variety of activities, multiple dedicated activity and meeting rooms, quiet study areas, and specialized rooms such as a parents' wet area and staff workspaces.

The Youth and Community Centre complements these offerings with activity spaces, dedicated gaming room/coding labs, digital media rooms, teaching kitchen, and gender-inclusive amenities.

5.10.2 Background and high-level needs analysis

A dedicated library for the City was established in 2017 within the Red Earth Arts Precinct (REAP). Additionally, there is an existing youth centre at the Karratha Youth Shed. While these facilities have served the community well, the Community Infrastructure Plan (CIP) has identified that their size is insufficient to meet the growing needs of the community. As a result, either larger or additional spaces will be required. The REAP site lacks available land for further development and cannot be expanded to accommodate a larger library. Furthermore, due to the success of performing arts and event activities at REAP, the existing library space has at times been repurposed to support large events and conferences.

This project therefore proposes the development of a new library to address both current and future needs of the town of Karratha.

Libraries today actively engage young people—especially those at risk—through mentorship programs, job readiness workshops, and youth-led initiatives. Integrating a youth and community centre with the new library will further enhance these opportunities.

Indicative size and inclusions

Library and Youth Hub			
Item	Area m ²	Number of	Total Area m ²
Library			
Large Hall/Main Activity Centre	850	1	850
Activity Space	100	1	90
Activity/Meeting room	90	1	100
Patron UAT	6	1	6

Patron Tea Prep Area	12	1	12
Store	30	1	30
Quiet Study	15	3	45
Meeting Room	20	1	20
Activity Store	20	1	20
Parents Room (Wet Area)	15	1	15
Pram Park	8	1	8
Staff Workroom	70	1	70
Staff Room	20	1	20
Staff UAT	8	1	8
Manager office	15	1	15
After hours returns shoot	3	1	3
External covered areas	150	1	150
Community & Youth Centre			
Activity Space 1	100	1	100
Activity Space 1 - Store	20	1	20
Activity Space 2	50	1	50
Activity Space 2 - Store	15	1	15
Activity Room 3 - Gaming Room	35	2	70
Utility/cleaners store	5	1	5
Toilets - Male and Female	40	1	40
Toilets - Gender Neutral	20	1	20
Toilet - UAT	6	1	6
Kitchen (Demo/Teaching)	45	1	45
Kitchen Dry Store	8	1	8
Acoustic Rooms/Booth (recording and pod casting)	10	2	20
Acoustic Recording Studio	25	1	25
Acoustic Area foyer	8	1	8
Meeting Room 1	25	1	25
Meeting Room 2	10	1	10
General			
Mechanical Plant	10	1	10
Air Lock to Foyer	12	1	12
Changing places facility with shower	16	1	16
After hours air lock for changing places	6	1	6
Cleaner	3	1	3
Comms Room	12	1	12
Bin Store	25	1	25
Solar Battery storage room	40	1	40
Total			2053
Circulation			123.18
Indicative Building Total Area			2176.18

5.10.3 Actions

Action	Responsible Department	Timeline (completion)
Needs Analysis	Community Planning	December 2027
Procurement of masterplan design team	Community Planning <ul style="list-style-type: none"> City Projects 	February 2028
Masterplan concept development	Community Planning <ul style="list-style-type: none"> City Projects 	September 2028
Detailed design	City Projects <ul style="list-style-type: none"> Community Planning 	September 2029
Implementation	City Projects	March 2031

5.11 Development of a new AFL Field (Potential District Level Active Open Space)

5.11.1 The Project

The CIP identified the need for a future AFL field as a long-term project. For the purposes of high-level costings, the project is likely to be a green field site requiring service provisions.

5.11.2 Indicative project inclusions

- Two x full sized AFL fields also accommodating cricket infrastructure. (approx. 51,500 m2 – developed active open space)
- Sports lighting to accommodate small ball sports
- Pavilion of approximately 800m2
- Three x cricket practice nets
- District level playground with permanent shade
- Path network around precinct
- Car parking (100 + bays)
- Two x community group storage sheds of 6 x (6 x 3m) sheds

5.11.3 Actions

Action	Responsible Department	Timeline (completion)
Needs Analysis	Community Planning	June 2035
Procurement of masterplan design team	Community Planning <ul style="list-style-type: none"> City Projects 	December 2035
Masterplan concept development	Community Planning <ul style="list-style-type: none"> City Projects 	September June 2036
Detailed design	City Projects <ul style="list-style-type: none"> Community Planning 	December 2036
Implementation	City Projects	June 2038

6 Place-based Infrastructure Projects - Dampier

6.1 Hampton Oval Lights

6.1.1 The Project

Installation of sports lighting at Hampton Oval to support training for sports clubs and the operation of events on the site.

6.1.2 Proposed Budget

\$1.6M

6.1.3 Project Status

In progress for delivery in 2025/2026.

6.2 Windy Ridge Pavilion

Club room facility, with covered spectator viewing area.

Indicative size

Pavilion/club facilities to meet AFL standard for community facility.

AFL Club Room Facilities (as per guideline)			
Item	Area m ²	Number of	Total Area m ²
Player change rooms	60	2	120
Player amenities (wet areas)	30	2	60
<i>Number of lockable showers</i>		4	0
<i>Number of pan toilets</i>		4	0
Trainer's room	15	2	30
First-aid/medical room	15	1	15
Umpire briefing room	30	1	30
Umpire amenities (wet areas)	18	1	18
<i>Number of lockable amenity cubicles</i>		3	0
Timekeeping/ scorers box	10	1	10
Social, community or multi-purpose room	150	1	150
Kitchen or kiosk	30	1	30
Public toilets	35	1	35
Minimum external covered viewing area	150	1	150
Office/administration/ meeting room	15	1	15
Additional room (family, multi-faith, sensory)	15	1	15
Utility/cleaners store	5	1	5
Internal storage	20	1	20
External storage	15	3	45
Mechanical Plant	8	1	8
Total			756
Circulation			75.6
Indicative Building Total Area			831.6

6.3 Multipurpose Sports Court x 1

6.3.1 The Project

This project involves the construction of one to two outdoor multi-purpose sports courts designed to support both sports club training and broader community use. The courts will be covered with a permanent shade structure to ensure year-round usability and enhance comfort and safety for all users.

The project will include the provision of lighting and sports equipment for netball, basketball, volleyball and pickleball.

6.3.2 High-level Needs Analysis

- 1 x Multi-purpose outdoor sports court (with provision for second court)
- Permanent shade structure
- Lighting
- Two x Basketball backboards Floor plates for netball, tennis, pickleball
- Storage shed

6.4 New Sports Pavilion (Tennis/Squash)

6.4.1 The Project

Construction of a small club room facility to service existing facilities and clubs.

Indicative Size

Club Room Facilities (Squash & Tennis)			
Item	Area m ²	Number of	Total Area m ²
Player change rooms	15	2	30
Player amenities (wet areas)	15	2	30
Meeting Room	18	1	18
Tea Prep	15	1	15
UAT Toilet	8	1	8
Office/administration/ meeting room	15	1	15
Utility/cleaners store	5	1	5
Internal storage	15	1	15
External storage	12	2	24
Mechanical Plant	5	1	5
Total			165
Circulation			14
Indicative Building Total Area			179

6.5 Changing Places

Construction of a fully compliant Adult Changing Places amenity at Dampier foreshore, to provide enhance accessibility and independence for users with complex care needs.

7 Place-based Infrastructure Projects - Wickham

7.1 Wickham Aquatic Centre Improvements

Refurbish the aquatic facility amenities to improve privacy and be compliant with standards.

The existing toilet and change room block is outdated and includes toilets and showers that do not meet current compliance standards and lack adequate privacy. This project aims to plan upgrades that will improve both the safety and privacy of the facility.

Pool Heating

This project involves designing and implementing an efficient heating system for the Wickham Pool. The objective is to maintain comfortable water temperatures year-round, thereby extending pool usability, enhancing user comfort, and supporting community health and wellness programs. Ideally a solar heating system to ensure cost-effectiveness and environmental sustainability.

7.1.1 Action

Action	Responsible Department	Timeline (completion)
Feasibility study	Community Planning	December 2027
Funding	Community Planning	December 2027
Implementation	Building Maintenance	June 2028

7.2 Improvements to Wickham Oval and Sporting Precinct

Oval and lighting upgrades

New sports lighting to Wickham Ovals, upgrade turf playing surface with new draining and reticulation.

7.2.1 Proposed Budget

\$8.5M (Fully-funded)

7.2.2 Project Status

In progress for delivery in 2025/2026

Permanent structure for Two x Multipurpose Courts

The project involves the installation of a permanent shade cover over the existing multi-use courts to provide reliable protection from the sun, rain, and other weather conditions. Alongside the shade cover, new energy-efficient lighting will be installed throughout the courts to enable safe use during evening hours or low-light conditions. The lighting system will be incorporated into the structure and utilise the City's existing light control system.

New basketball backboards will be incorporated, and an electronic scoring system will also be mounted within the structure. To enhance security and safety to the car park that is at a lower level, new fencing will be installed along the western side.

The project includes the construction of three new lockable storage sheds located adjacent to the courts.

A water fountain will be installed.

7.2.3 Proposed budget:

\$5.5M (Fully funded)

7.2.4 Project Status

In progress for delivery in 2026

Sports Pavilion/Amenities Building

Large club room facility, with covered spectator viewing area.

Indicative size

Pavilion/club Facilities to meet AFL standard for community facility. Indicative

AFL Club Room Facilities (as per guideline)			
Item	Area m ²	Number of	Total Area m ²
Player change rooms	60	2	120
Player amenities (wet areas)	30	2	60
<i>Number of lockable showers</i>		4	0
<i>Number of pan toilets</i>		4	0
Trainer's room	15	2	30
First-aid/medical room	15	1	15
Umpire briefing room	30	1	30
Umpire amenities (wet areas)	18	1	18
<i>Number of lockable amenity cubicles</i>		3	0
Timekeeping/ scorers box	10	1	10
Social, community or multi-purpose room	150	1	150
Kitchen or kiosk	30	1	30
Public toilets	35	1	35
Minimum external covered viewing area	150	1	150
Office/administration/ meeting room	15	1	15
Additional room (family, multi-faith, sensory)	15	1	15
Utility/cleaners store	5	1	5
Internal storage	20	1	20
External storage	15	3	45
Mechanical Plant	8	1	8
Total			756
Circulation			75.6
Indicative Building Total Area			831.6

7.2.5 Actions

Action	Responsible Department	Timeline (completion)
Undertake a functionality and operation review	Community Facilities ○ Community Planning	June 2027
Needs Analysis and concept development	Community Planning	August 2027
Detailed design	City Projects	March 2028
Implementation	City Projects	June 2029

New Bike Facility

Installation of bike facility in Wickham, featuring a pump track suitable for a broad range of riders and skill levels.

7.2.6 Proposed budget:
\$800,000

7.2.7 Project Status

In progress for delivery in 2025/2026

Refer to Attachment 4 for initial concept design and OPC

7.3 Arts and Cultural Space

The proposed art and cultural space is to serve as a multifunctional venue that supports the local creative community by providing a dedicated environment for exhibitions, small performances, workshops, and community event.

Art and Culture Space - Wickham			
Item	Area m ²	Number of	Total Area m ²
Gallery and Local History			
Patron UAT	6	1	6
Patron toilets	18	1	18
Store - furniture	30	1	30
Work Room	15	1	15
Kitchen/Food Prep	20	1	20
Gallery/Activity Space	80	1	80
Art Studio 1	15	1	15
Art Studios 2	25	1	25
General			
Mechanical Plant	3	1	3
Cleaner	3	1	3
Comms Room	10	1	10
Bin Store	5	1	5
Solar Battery storage room	15	1	15

Total			245
Circulation			14.7
Indicative Building Total Area			259.7

8 Place-based Infrastructure Projects - Roebourne

8.1 Roebourne Recreation Precinct Masterplan Implementation

Refer Attachment 5 for masterplan inclusions and costings.

Refer to Attachment 6 for updated costings

9 Place-based Infrastructure Projects – Point Samson

9.1 Youth Recreation Precinct

Hard court area that provides half-court basketball, other youth activities, plus a skate park or skate elements and bike park for youth.

Development of a versatile hard-court area designed to accommodate a variety of youth-focused recreational activities. The space will feature a half-court basketball facility, with the remaining area planned to support a range of other youth activities, encouraging active play and social interaction in a safe and engaging environment.

In addition to traditional court sports, the design incorporates a skate park or skate elements that cater to skateboarders of different skill levels. This may include ramps, rails, bowls, and other features that promote skill development and safe skating experiences. Adjacent to this, a bike park area will be integrated, offering features such as pump tracks and small jumps.

Inclusions:

Hard Court Area size:

- Based on a similar concept to Wickham South Park Youth Recreation Area– slightly smaller in size
- Approx 250m² hard court area
 - Half-court basketball
 - Other ball sports – painted on hard stand (e.g. square ball)
 - Hit-up wall with various sports goal sizes painted on wall
 - Seating area
 - Water fountain
- \$1M including permanent shade over majority of hard space

Bike Park

- Pump track
- \$600k

Skate Park/Skate Trail

- Small linear, narrow, and continuous skate-friendly environment incorporated in and around youth area. Suitable for skateboards and other wheeled sports such as scooters.
- \$800k

9.1.1 Actions

Action	Responsible Department	Timeline (completion)
Identify location in enhancement plan	Community Planning	June 2026
Concept development	Community Planning	December 2026
Detailed design	City Projects	June 2027
Implementation	City Projects	March 2028

9.2 Community Group Storage Shed

Construction of a storage shed near the foreshore to provide community groups, including water-based sports clubs, with suitable equipment storage for their activities

- Approx: 80m2

10 Case Studies

Refer to Attachments 7-9 for the following case studies

- Libraries
- Community Centres
- Art Gallery/Art Centres

11 Appendix 1 – Implementation Timeline
