

# MURRAY SPORT AND RECREATION INFRASTRUCTURE PLAN 2024 - 2034

**Part 1**

**Shire of Murray**

*April 2024*

This Sport and Recreation Plan has been developed by the Shire of Murray with support from ABV Consultants.

Version	Date	Author	Comments
Draft V1	16/02/2023	ABV	Initial draft for comment
Draft V2	28/08/2023	ABV	Revised draft following initial feedback
Draft V3	26/09/2023	ABV	Inclusion of priority matrix and resulting updates, mapping and implementation.
Draft V4 – Final Draft	26/10/2023	ABV	Updated based on feedback from previous version.
Draft V5	27/03/2024	Shire of Murray	Updated following final consultation.

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# 1 Overview

This Murray Sport and Recreation Infrastructure Plan has been developed as a blueprint to help guide strategic decision making for the planning and development of sport and recreation infrastructure within the Shire of Murray for the Plan period of 2024 – 2034. It has been developed in two parts.

Part 1 is an overview of the information within the document and summarises the outcomes and recommendations.

Part 2 includes the detailed background and demand analysis that is utilised to inform the outcomes and recommendations.

# 2 Recommendations

This Sport and Recreation Infrastructure Plan makes the following recommendations that are based on the detailed analysis undertaken, consideration of the projected population growth during the plan period and the projected high population growth in the period following this plan timeline.

The needs have been identified through a detailed demand and needs assessment (included in Part 2 of this report). To determine the priority for implementation, a three-stage assessment process has been established and the identified infrastructure needs have been assessed against this process (included in section 7 of Part 1 of the report). The infrastructure priority assessment results in a score for each identified need, with the priority ranking outcome a result of the score. Some infrastructure needs have received the same score and are therefore given the same priority number.

Policy / Operational
<p><i>Provision Standards</i></p> <ul style="list-style-type: none"><li>• That the Active Sport Space Provision Standards identified in this plan (Section 7) be accepted and used for planning of future sports spaces.</li></ul>
<p><i>Sport and recreation club participation and utilisation data</i></p> <p>The ability to capture accurate data about the groups which utilise Shire infrastructure is important to understanding existing and emerging trends and needs, and support planning for future infrastructure.</p> <ul style="list-style-type: none"><li>• Develop a process to capture more detailed information from sporting and recreation groups to understand membership, utilisation and facility issues to support future planning.</li><li>• Conduct a public life study on facilities that attract casual use to obtain a snapshot of the utilisation (e.g., outdoor courts, playgrounds).</li><li>• Obtain information from State Sporting Organisations that now capture association membership to obtain annual membership and participation for the Shire.</li></ul>

Priority	Facility Type/Precinct	Infrastructure	Location
1	Active Sporting Precincts/ Sir Ross McLarty Sports Precinct	George Beacham pavilion redevelopment, and associated civil works.	Pinjarra
2	Active Sporting Precincts	Commence planning for a district level active sports space and associated infrastructure as outlined in the Active Sport Space Provision Standards in Ravenswood. Provision of the first stage of the development will be required by 2031.  This plan identifies that a district level indoor recreation centre is a future requirement beyond the life of this plan. A district level active sports space located in the western end of the Shire to service the growing population in those areas is also an identified need and will be required by 2031. The land and site identified for the Ravenswood Regional Recreation Precinct (RRRP) should be retained for the purpose of the district level infrastructure if the RRRP does not proceed at a regional level.	Ravenswood
3	South Yunderup Oval	Sports Floodlighting	South Yunderup
4	Active Sporting Precincts/ Sir Ross McLarty Sports Precinct	Enzo Menara change room improvements (to create gender neutral areas).	Pinjarra
4	Murray Regional Equestrian Centre	New Multiuse Club room	Coolup
6	Murray Regional Equestrian Centre	Undercover Arena	Coolup
7	South Yunderup Oval	Enclosed social / function space	South Yunderup
8	Active Sporting Precincts/ Sir Ross McLarty Sports Precinct	Floodlighting upgrades across precinct	Pinjarra
8	Skate Parks / Youth Precincts	Commence Planning for a district level Skate Park/BMX and youth Zone in Ravenswood (by 2031).	Ravenswood
10	Recreation Centre, Aquatics and Indoor Courts	Prepare a development plan for the Murray Aquatic and Leisure Centre to identify and plan for short, and long-term functional improvements and increased amenity.	Pinjarra

Priority	Facility Type/Precinct	Infrastructure	Location
10	Golf Club	Support the club to develop a business case and concept and source funding for a new club room facility.	Pinjarra
10	Skate Parks / Youth Precincts	Develop a neighbourhood level skate park/BMX facility in West Pinjarra (by 2033).	Pinjarra
13	Active Sporting Precincts/ Sir Ross McLarty Sports Precinct	Continued cricket improvements on Oval 2 and 4. Relocation of turf wicket from Oval 2 to Oval 4. Resurfacing of Oval 4.	Pinjarra
13	Lawn Bowls	Support the Pinjarra Sporting and Recreation Club (through advisory) to source funding for a shade canopy over the bowling green infrastructure as identified in the SRMSP Master Plan.	Pinjarra
15	Shooting Facilities	Support the Murray District Pistol Club to develop a business case and concept and source funding for an upgrade to the existing shooting range and club house facilities.	Coolup
15	Play Spaces	Plan and construct a district level play space at the Sir Ross McLarty Sports Precinct by 2027.	Pinjarra
17	Active Sporting Precincts/ New – North Pinjarra	There is an identified need for a neighbourhood level Active Sport Space in Pinjarra by 2041, recommended in the projected growth area of North Pinjarra.  Planning of the precinct to ensure land within new development area is allocated for this purpose will be required within this plan timeline.	North Pinjarra
18	Active Sporting Precincts/ Dwellingup	Commence planning for recommended upgrades to the Dwellingup Pavilion as outlined in the Dwellingup Sporting Precinct Needs Analysis.	Dwellingup
19	Paddling Facilities	Develop a strategic plan for a water-based trails network.	Shire
20	Play Spaces	Develop a neighbourhood level play space in West Pinjarra by 2033.	West Pinjarra

# 3 Introduction

The Shire of Murray's vision, identified in the Plan for the Future is *“An Outstanding place for community, lifestyle and opportunity.”*

This Murray Sport and Recreation Infrastructure Plan (“the Plan”) is a guiding document to contribute positively to this vision.

The Shire of Murray recognises the fundamental role sport and recreation plays in our community. Regular participation in sport and recreation activities, both structured and non-structured, supports and enhances social connectedness, has physical and health benefits, and supports liveability.

## 3.1 Shire of Murray

Murray is situated 80km south of Perth, in the centre of the Peel Region about 20km east of Mandurah, with a total land area of just over 1,800 square kilometres and is highly valued by residents for its beautiful natural environment.

It is bound at its western end by the Peel Inlet and Harvey Estuary which are fed by the Murray, Serpentine, and North Dandalup Rivers. It also features significant forest, conservation reserves and important water catchment areas. These attractions make it popular for water-based activities such as boating, kayaking, skiing, and crabbing. The national parks and forests provide hiking and camping experiences complimented by guided outdoor adventure activities, white water rafting and state level mountain bike trails.

Murray is the ancestral home of the Bindjareb people. It is also one of the first areas of European settlement in the state, dating back to the establishment of the town of Pinjarra in 1834.

There are nine towns and settlements that make up the Shire: Pinjarra, West Pinjarra, North Pinjarra, North Yunderup, South Yunderup, Furnissdale, North Dandalup, Stakehill-Barragup-Nambeelup, and Rural South which includes the popular trails town of Dwellingup and Coolup.

This presents resourcing challenges for the Shire in the provision and servicing of basic infrastructure in small rural communities. Each town is unique with its own character and differing needs.

The principal industries in the Shire are now manufacturing, mining, construction and education/training. The population almost doubled between 1986 and 2006, then slowed. However, the metropolitan urban front is edging further south and with road and rail infrastructure improvements, the Shire will experience growth pressure.

## 3.2 The Purpose

Like all strategic planning exercises, the formulation of this Sport and Recreation Infrastructure Plan involves a process of defining strategic directions, setting priorities and concentrating resources to achieve the desired directions. It involves identification of the status of sport and recreation infrastructure and usage, the development of a vision of the future provision of sport and recreation infrastructure to meet the needs of the Shire's growing community, and then determining the best way for that future to be implemented.

The Plan is designed as a blueprint to help guide strategic decision making and ensure consistent application of the Plan Principles.

It will identify and prioritise projected needs for the Plan period of 2024 – 2034 with the aim to avoid duplication and redundancy, and to ensure infrastructure is developed in a planned and sustainable way.

Recommendations for future infrastructure requirements will be made to meet the communities needs which may include rationalisation of existing infrastructure, renewal, redevelopment and new infrastructure.

The Plan will support the identification of potential land requirements in advance of rural and urban growth to assist with land allocation and to inform local and district structure plans, and to engage with Developers early

in the design phase. The Plan will inform the Community Infrastructure Plan and support the funding of facilities through Developer Contribution Plans, funding submissions and the Long-Term Financial Plan.

### **3.2.1 Plan Principles**

Seven (7) Key Principles have been established to inform and underpin the planning, identification and recommendations:

- Evidenced based need.
- Community engagement.
- Flexibility and adaptability.
- Environmental sustainability.
- Access and Equity.
- Value for money (VFM)/Responsible provision.
- Establish funding prioritization.

### **3.2.2 Objectives**

- Undertake a review of existing sporting and recreation infrastructure, community profile and identify existing gaps.
- Deliver a prioritised hierarchy for community recreation facilities.
- Deliver recommendations regarding the future use of the Shire's community sport and recreation facilities.
- Produce an implementation plan that prioritises capital investment in its community recreation facilities.



### 3.3 Scope and Methodology

#### 3.3.1 What is Sport and Recreation Infrastructure?

For the purpose of this plan, Sport and Recreation infrastructure is described as “council owned facilities and/or managed facilities and areas contained and maintained within the Shire of Murray boundary that is for the purpose of facilitating sporting and recreation activities”.

In determining the scope of the Plan consideration was given to existing strategies and incorporating infrastructure that is currently addressed insufficiently or not at all.

The scope for this Plan is:

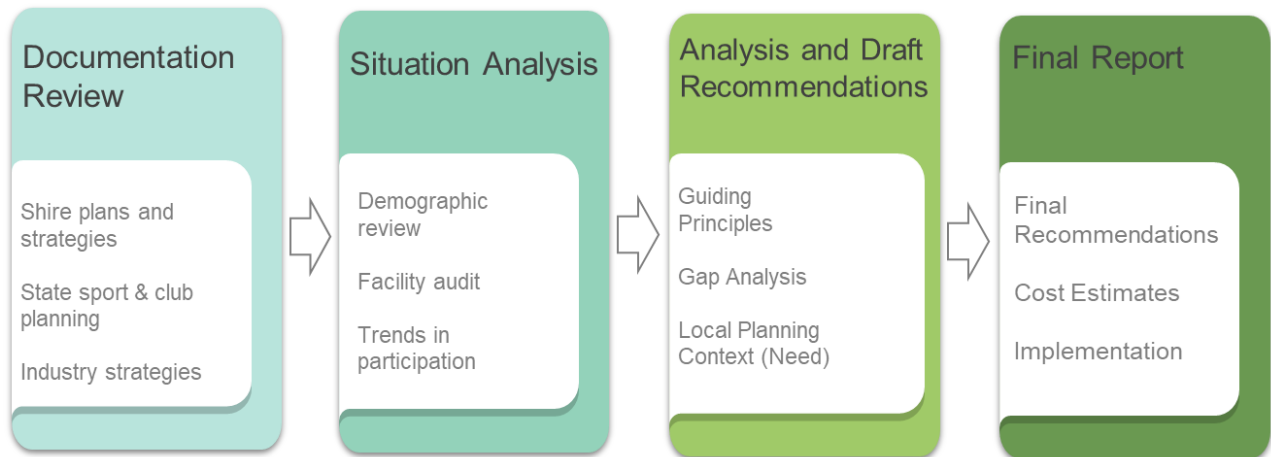
What Is In	What Is Out
Sports pavilions	Public Open Space
Sports fields and courts	Tracks and trails
Recreation and Aquatic Centre	Dog exercise areas
Paddling facilities	Boat Launch Facilities
Outdoor youth	
Equestrian	
Golf Facilities	
BMX Tracks	

It is acknowledged that public open space and trails are significant sporting and recreation infrastructure within the Shire, however the Shire has a Public Open Space strategy developed separate to this report.

The information and analysis contained in the plan will contribute to the development of Murray’s Community Infrastructure Plan. This Plan does not provide detailed analysis of Murray’s existing infrastructure, however, includes a strategic assessment based on information identified from a high-level audit and assessment of existing use and facility provision guidelines. Trends in sport and recreation infrastructure provision are also considered.

#### 3.3.2 Methodology

The Plan has been developed through utilising the following methodology:



# 4 Our Community

An analysis was undertaken of the community demographics, profile and projections to better understand the context for future sport and recreation infrastructure.



## POPULATION

- There is strong population growth projected with 18,068 residents in 2021, projected to reach 24,085 by 2031, 45,469 by 2041, and 71,821 by 2051.
- In 2021, 49.7% of the population were male, and 51.18% female. By 2031, it is forecast that 48.8% of the population will be male, and 51.18% female. By 2051, it is forecast that 47.54% of the population will be male, and 52.55% female.
- Pinjarra is the largest town in the Shire.
- Pinjarra, South Yunderup and Ravenswood have the highest population in 2021. This is forecast to remain the same up to 2051, with Pinjarra having the largest growth over that time through consolidation of existing urban areas.
- In 2021, the median age in the Shire was 45 years. As the population increases, the age structure is forecast towards a younger demographic with the largest increase in persons to 2033 forecast to be 5 - 9 year olds.
- Between 2023 and 2033, the age structure forecasts for the Shire indicate a 51.7% increase in population under working age, a 32.7% increase in population of retirement age, and a 43.8% increase in population of working age.



## HOUSEHOLDS

- The projected change is based on an increase of over 2,081 households during the period, with the average number of persons per household remaining stable at 2.49.
- Compared to greater Perth, in 2021 there was a lower proportion of couple families with child(ren) as well as a similar proportion of one-parent families.
- By 2036 the largest forecast increase is expected in 'Couple families with dependents'.



## DIVERSITY

- 2.7% of the Shire's population is of Aboriginal and/or Torres Strait Islander descent.
- The three largest ancestries in Shire of Murray in 2021 were English (47.8%), Australian (41.8%) and Scottish (10.8%).
- In 2021, 6.4% of the population reported needing help in their day-to-day lives due to disability.

### **Impacts for this plan:**

Population projections highlight that Pinjarra will have the highest population growth in the Shire for the period of this plan and will continue to have the highest population growth through to 2051 with an increase of 610%

from the 2021 census figure. Pinjarra is and will continue to be the largest town in the Shire and will continue to be the focus of essential service provision.

Suburbs on the western end of the Shire are also forecast for high growth, with Ravenswood, Ravenswood North, South Yunderup, North Yunderup, Furnissdale, Stakehill/Nambeelup and West Pinjarra.

55 and over will continue to make up a key portion of the population, however over the next 20 years the proportion of young families in the Shire will significantly increase and become the main demographic within the Shire. The percentage of people over age of 55 years will still remain high and access to low cost recreational activities will be required.

Given that 5-14 year olds are the highest participants in club-based sports, the Shire needs to ensure adequate planning for relevant facilities such as ovals and supporting infrastructure in the identified growth areas. Youth space development will also be important, particularly in the high growth areas.

Population growth will have implications on the type, location and delivery of future sport and recreation infrastructure.

# 5 Strategic Alignment

The objectives for the Sport and Recreation Infrastructure Plan 2024 – 2034 supports the Shire’s vision to be

*An Outstanding place for **community, lifestyle and opportunity***

and the collective goals of the wider community to deliver much-needed community amenity, liveability and social cohesion.

The Shire of Murray’s Plan for the future outlines five core performance areas:

					
<b>ASPIRATION</b>	<b>People</b> Our community enjoys excellent health, wellbeing and quality of life.	<b>Planet</b> Our natural environment is cared for and appreciated.	<b>Place</b> Our rural charm is preserved while we grow by embracing innovative urban design ideas.	<b>Prosperity</b> Our economy is thriving with diverse business, tourism and job opportunities.	<b>Performance</b> Our can-do attitude helps us to achieve desired outcomes and continuously strive for excellence.
<b>OUTCOMES</b>	1. A safe community. 2. A diverse, socially connected and cohesive community. 3. An active and healthy community.	4. The ecosystem is managed sustainably for the benefit of current and future generations. 5. Shared responsibility for combatting climate change. 6. A resilient community equipped to respond to natural disasters and other emergencies.	7. Population growth is being managed responsibly and sustainably. 8. Our towns offer vibrant and attractive spaces, with retained rural charm. 9. Built heritage is respected and celebrated. 10. It is easy to move around the Shire safely and sustainably.	11. Sustainable economic growth with decent work for all. 12. Access to quality education and life-long learning for all. 13. Visitor numbers are growing.	14. Capable and accountable leadership and governance. 15. The Shire actively listens and responds to community needs.

Development of sport and recreation infrastructure that supports community capacity building contributes to the key performance areas of:

- People,
- Planet,
- Place, and
- Prosperity

Relevant national, state and local strategies, industry documents, and guidelines were reviewed to provide insight into current sport and recreation planning, trends and priorities. Additionally, the Shire has completed a number of master plans for significant sporting facilities in the last five years which remain relevant.

## 6 Current Provision

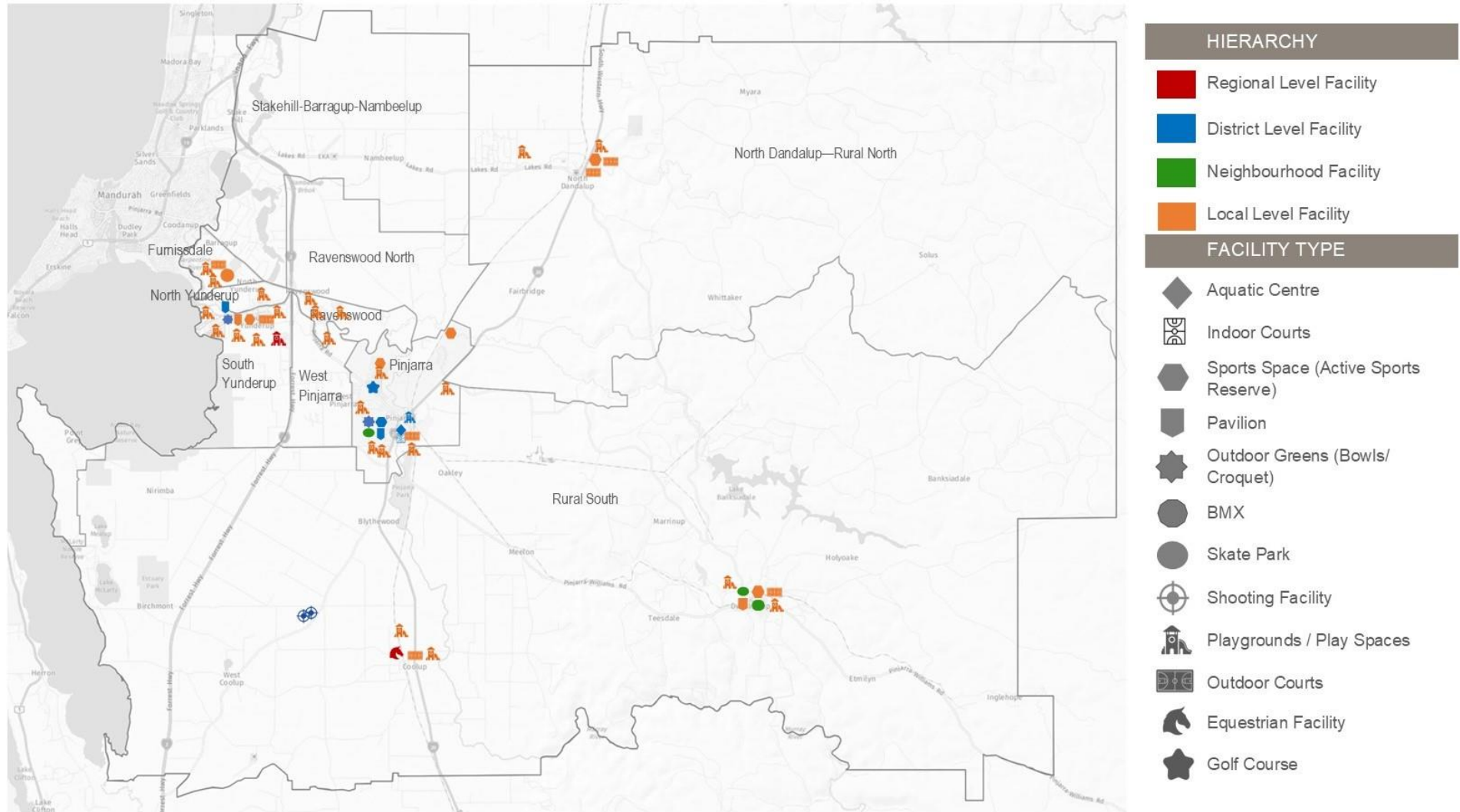
The sports of AFL, cricket, equine, tennis, shooting and lawn bowls have a long history within the Shire, some dating back to the early 1900's. Over time additional sports have become established such as hockey, basketball, netball and soccer. Mandurah, as the regional centre, caters for a more diverse sport offering due to its population size, and Shire residents travel to participate given the journey can be as little as 15 minutes. Additionally, many students attend private high schools in Mandurah and choose to play in teams with friends who are mostly Mandurah based. Below outlines the sporting and recreation infrastructure currently provided within the Shire of Murray, depicted in Maps 1, section 5.1.

Facilities	Number	Location	Detail
Indoor Aquatic Centres	1	Pinjarra	Murray Aquatic and Leisure Centre (MALC): 8 lane 25 metre + leisure water space. Hydrotherapy pool.
Indoor Recreation Centre	1	Pinjarra	MALC – 3 indoor courts, fitness, gymnasium, creche and associated amenities.
Indoor Gymnasiums	4	Pinjarra	MALC. 24/7 availability – owned and operated by the Shire 3 privately run.
Group Fitness	4	Pinjarra	MALC.– owned and operated by the Shire 3 privately run.
Active Sporting Reserves (6 reserves containing 9 ovals/playing surfaces)	6	<b>District:</b> Pinjarra x 1  <b>Local:</b> Pinjarra x 2  Dwellingup x 1 South Yunderup x 1 North Dandalup x 1	Sir Ross McLarty Sporting Precinct (contains 4 ovals/playing surfaces)  North Pinjarra Oval (not reticulated) Murray River Estate (Murray River Oval)  Dwellingup Oval SouthYunderup Oval North Dandalup Oval
Indoor Courts	3	Pinjarra	MALC. Marked for basketball, netball, volleyball, badminton and pickle ball
Outdoor Courts			
<i>Netball (dedicated)</i>	0		
<i>Basketball (Dedicated)</i>	1	Dwellingup	Dwellingup Oval Precinct
<i>Tennis (Dedicated)</i>	9	Furnissdale x 3  South Yunderup x 4  Coolup x 2	Operated under management agreement  Operated under lease arrangement  Operated under management agreement

Facilities	Number	Location	Detail
<i>Multi-use</i>	6	Pinjarra x 3  South Yunderup x 1  Furnissdale x 1  North Dandalup x 1	MALC x 2 (netball/basketball, tennis)  North Pinjarra (netball, basketball)  Netball/Basketball markings  Not full sized. Basketball end and soccer  North Dandalup to be constructed in last quarter of 2023.
Outdoor Greens			
<i>Croquet</i>	0		No formal croquet pitches. Croquet is played in the Shire at South Yunderup Oval Precinct.
<i>Lawn Bowling</i>	5	Pinjarra x 3 South Yunderup x 2	Synthetic: 2 at Sir Ross McLarty Reserve, 2 at South Yunderup Reserve Carpet: 1 at Sir Ross McLarty Reserve.
Hockey	2		No synthetic surfaces. Played on existing active reserves at Sir Ross McLarty.
Diamond Sport pitches	0		Nil permanent facilities. Can be played on active reserves.
Football (Soccer)	2		Nil synthetic. Played on grass at existing active reserve at South Yunderup.
Cricket Nets	6	Pinjarra x 3 Dwellingup x 1 North Dandalup x 1 Coolup x 1	Located at active sporting reserves.
Cricket Pitches	5	Pinjarra x 5  Dwellingup x 1	Sir Ross McLarty – 2 synthetic, 1 turf Murray River Country Estate x 1 North Pinjarra Oval – Poor Condition Dwellingup Oval
Equestrian	1	Coolup	Regional Centre – accommodates 9 clubs.
Horse Racing	2		Harness Racing (Pacing) and Thoroughbred Racing. Considered regional facilities.
Skate Parks	2	Pinjarra x 1	Sir Ross McLarty Sporting Precinct
		Dwellingup x 1	Dwellingup Oval Precinct
Play Spaces	28		

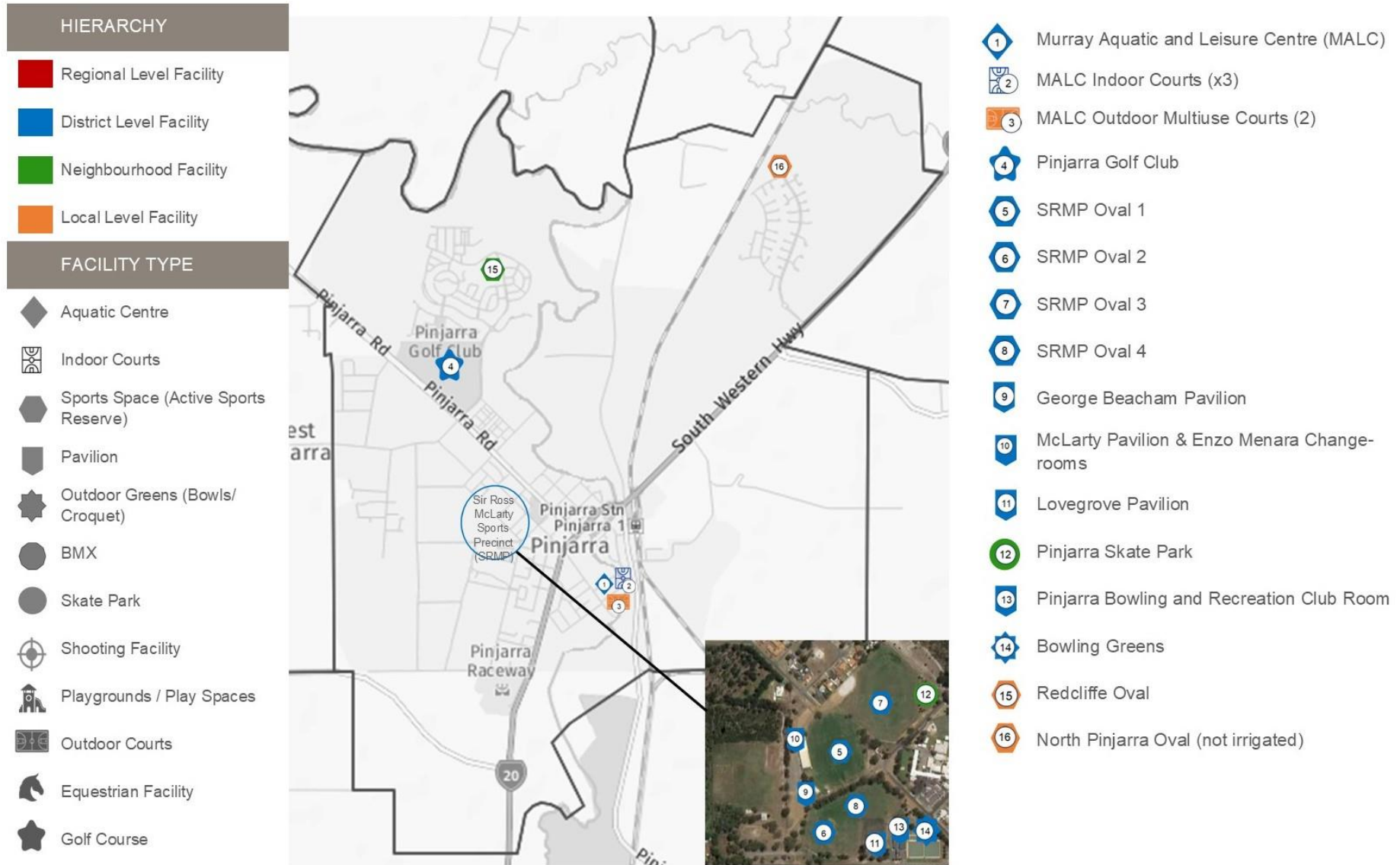
Facilities	Number	Location	Detail
BMX Tracks	3	North Pinjarra x 1	North Pinjarra Oval Precinct – Small scale BMX elements
		Furnissdale x 1	Furnissdale Recreation Precinct – Small scale BMX elements.
		Dwellingup x 1	Dwellingup Oval Precinct
Golf Course	1	Pinjarra	Pinjarra:18 holes. Members and Public. Operated under lease agreement.
Badminton	15	Pinjarra x 12	Within indoor sports courts at MALC.
		North Dandalup x 2	Within North Dandalup Community Hall
		Dwellingup x 1	Within Dwellingup Hall
Volleyball	3	Pinjarra	Within indoor sports courts at MALC.

## 6.1 Map 1: Shire of Murray Sport and Recreation Infrastructure

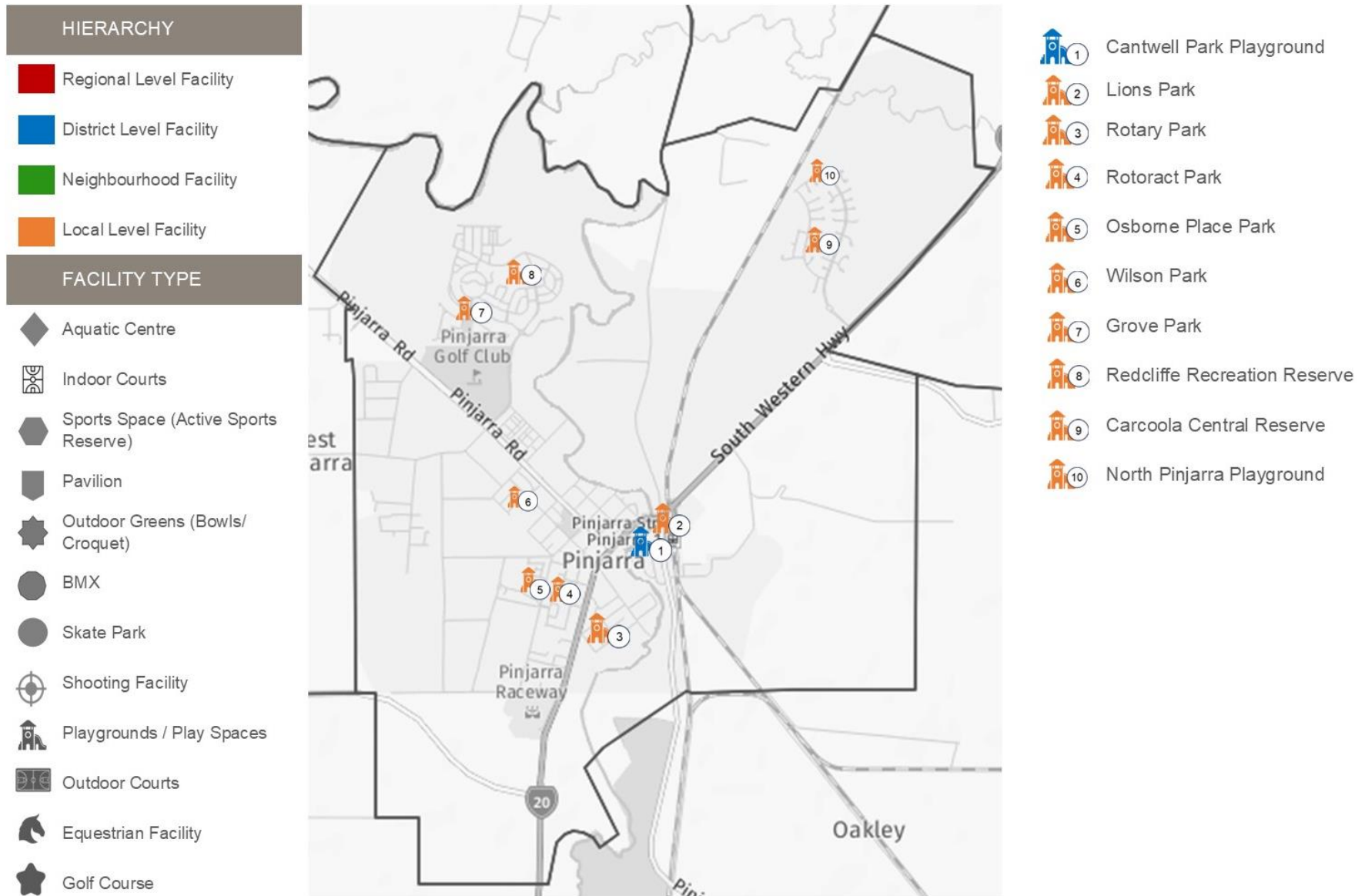




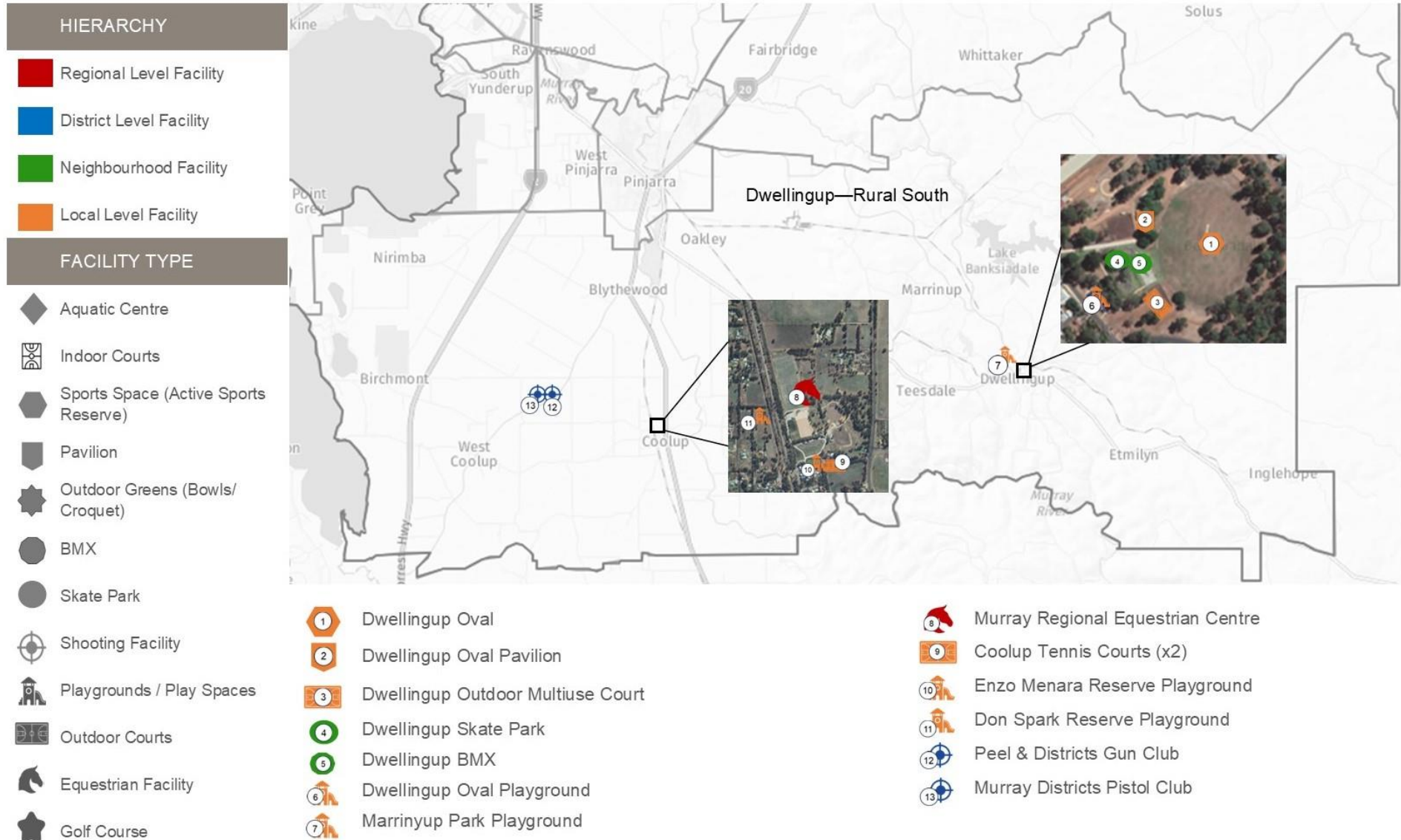
## 6.2 Map 2: Pinjarra Locality Sport and Recreation Infrastructure



## 6.3 Map 3: Pinjarra Locality Playgrounds



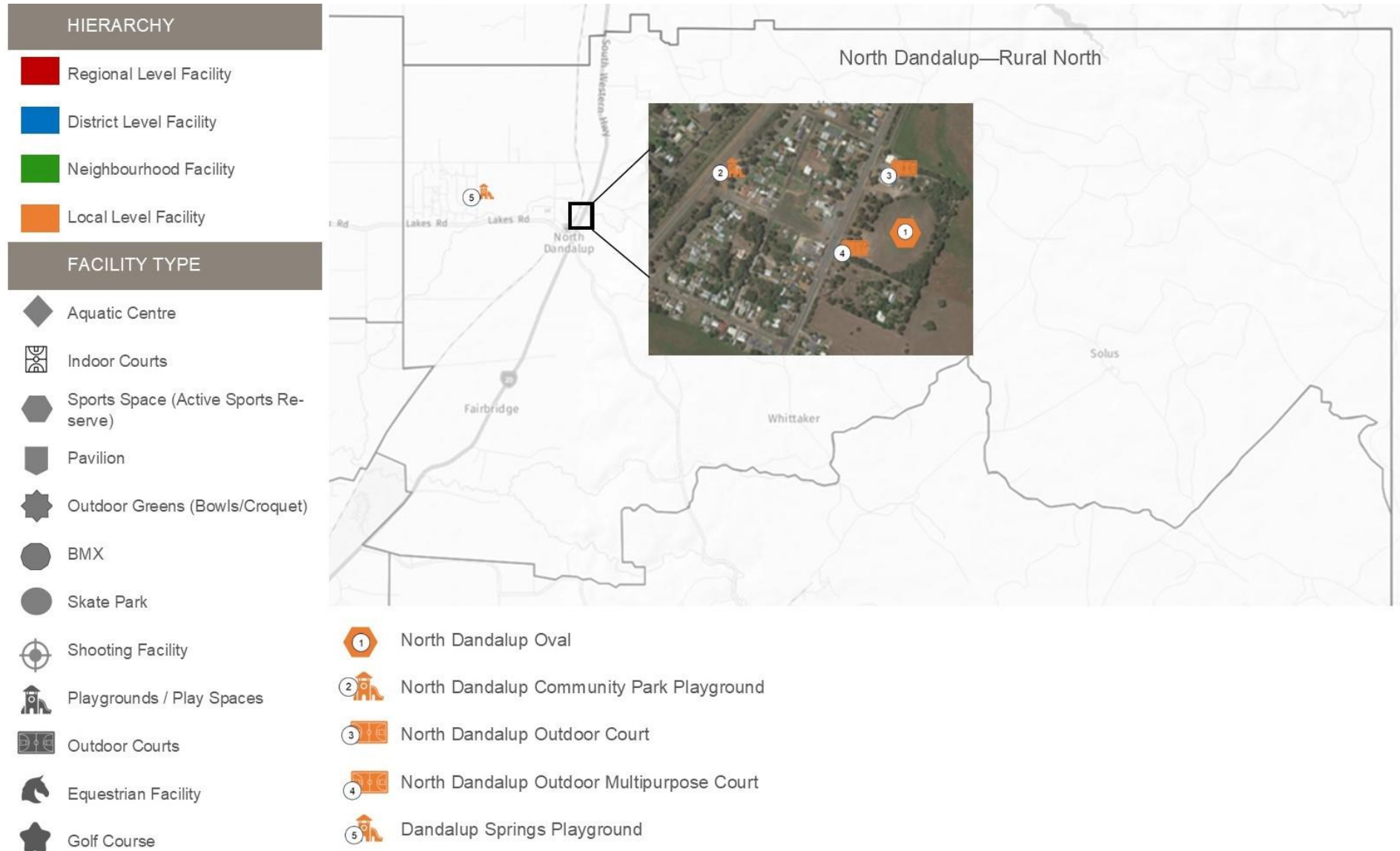
## 6.4 Map 4: Rural South Sport and Recreation Infrastructure



## 6.5 Map 5: Furnissdale, North Yunderup, South Yunderup, West Pinjarra, Ravenswood, Ravenswood North Sport and Recreation Infrastructure



## 6.6 Map 6: North Dandalup Sport and Recreation Infrastructure



## 6.7 Current Sport and Recreation Organisations

The Shire's facilities are booked by thirty-nine (39) sports and recreation clubs and/or associations. In addition, there are a number of individual groups that utilise facilities to operate sports programs that are not associated with a formal competition, such as badminton groups and fitness programs.

It is also likely that several informal sports are being undertaken within the Shire boundaries, such as, walking/running and casual fitness programs.

Trails are not included within this plan; however, it is acknowledged that Dwellingup trails precinct and associated river and land trails are well recognized and well utilized.

## 6.8 Key Projects Delivered

Several key sport and recreation projects have been delivered in the last ten years, many centred at the Sir Ross McLarty Sports Precinct, the Shire's district sporting facility. The Precinct reflects the planning principles of co-location and shared infrastructure.

### *New sport and community pavilion (Lovegrove Pavilion)*

Located at Sir Ross McLarty Sports Precinct this is a new shared cricket, hockey, and community pavilion currently in construction phase and due for completion in mid 2024.

### *South Yunderup Pavilion*

The Pavilion was opened in 2022 and provides a home for the Murray District Rangers Soccer Club and a basic amenity to service the users of South Yunderup Oval.

### *Sir Ross McLarty Oval 3 Cricket Infrastructure*

Installation of a new cricket wicket and 3 bay practice nets on Oval 3 in 2021.

### *Pinjarra Multi-Purpose Community Facility*

Completed in 2016 and located at the Sir Ross McLarty Sports Precinct, the Facility provides the Pinjarra Bowling and Recreation Club with new clubrooms, and premises for Peel Community Care.

### *Sir Ross McLarty Oval 3*

A new oval constructed in partnership with the Department of Education in 2015 and the subject of a Shared Use Agreement.

### *Murray Regional Equestrian Centre Stage 1 and 2*

The equestrian clubs located at the Sir Ross McLarty Sports Precinct were relocated to Coolup at the upgraded and extended Murray Regional Equestrian Centre in 2015.

### *Murray Aquatic and Leisure Centre 25m Pool*

Addition of a 25m x 8 lane lap pool and leisure pool in 2011. Facility upgrades including change room facilities.

### *Enzo Menara Changeroom*

Construction of a home changeroom in 2010 to service Sir Ross McLarty Sports Precinct Main Oval for AFL.

Minor upgrades completed by Pinjarra Football and Netball Club in 2023 to provide one gender neutral home changeroom. Design and costings for 2 gender neutral changerooms within Enzo Menara completed in 2023.

### *Sir Ross McLarty Oval 1 Sports Field Lighting*

In 2010 new sports field lighting was installed on Oval 1 of 150 Lux. This was project managed by the Pinjarra Football and Netball Club. A lighting audit is being undertaken in 2023 and will provide indicative upgrade costings for funding purposes. Funding has been successful for installation of 150 lux LED lighting in 2024.

### *Dwellingup Skate and BMX Park*

Opened in 2020, the Dwellingup Pump Track and Skate Park have been developed to provide youth facilities within Dwellingup. The facilities service the local community and visitors to Dwellingup, which is well known for its trail's network and infrastructure.

### *Pinjarra Skate Park*

A new concrete skate park that features an open bowl with spine and extension was constructed in 2012, designed with local youth involvement.

### *Club Development Initiatives*

In 2019 the Shire made a commitment to improve the health, viability and sustainability of sporting clubs to ensure continued delivery of quality structured sporting programs to the community and to maximise the Shire's investment in facilities. A Club Development Plan was designed that focused on effective organisational structures, good governance and forward planning to build the capacity and confidence of volunteers. The over-arching philosophy was to take a targeted approach by firstly understanding each club's 'health' then tailoring education and upskilling to meet club needs. The result has been the development of strategic plans for many of the key sporting organisations in the Shire which outlines their future needs and aspirations. These plans have been considered in the development of Shire master plans.

# 7 Sports Space Standard Provision

The Shire of Murray is expecting significant growth in population with current forecasts suggesting a population of just over 70,000 by the year 2051. Whilst this plan is for the period from 2024 – 2034, population forecasts beyond the period of this plan will influence decisions made during this planning period.

Growth areas have been revised from initial planning. Pinjarra, South Yunderup and Ravenswood have the highest population in 2021. This is forecast to remain the same up to 2051, with Pinjarra having the largest growth over that time through consolidation of existing urban areas. The Shire needs to consider the distribution of its current facilities and where possible aim to develop new facilities where there are obvious gaps in the provision of active open space and where new urban developments are planned.

New sites will be required for active open sports spaces to accommodate the growth, with the relevant provision suitable to accommodate a range of sports, users and uses, including competitive match play. This includes relevant supporting infrastructure on the site to meet the range of sport and recreation options.

Community Infrastructure Plan 2013 (CIP), set a vision standard of infrastructure development for community infrastructure which includes sports and recreation precinct developments. The layouts depicted remain relevant with adjustments and updates on facility details, as outlined in this section.

All precinct models provide opportunities for co-location. Co-located and multipurpose facilities are considered successful if:

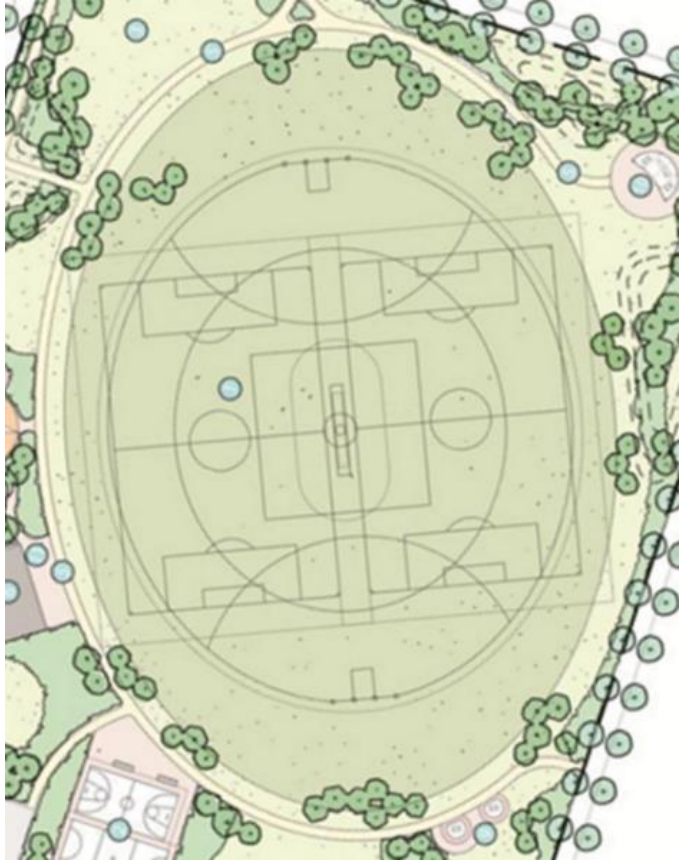
- Meets needs of user groups.
- Meets community needs and expectations.
- Meets LGA expectations in terms of providing accessible, quality management / sustainable practices.

The information following provides an outline of the core facilities and discretionary infrastructure items that can be included for each level of facility. The space allocation per precinct is indicative only and are recommended to support allocation of space, however the final layout will be determined by a number of factors, including;

- Site availability
- Site suitability
- Orientation of playing spaces and supporting infrastructure, car parking.
- Inclusion of components of specific need not catered for elsewhere in the Shire (e.g., inclusion of a regional level skate park in a neighbourhood precinct), which would be considered on a case-by-case basis.



## 7.1 Sports Space Playing Field Model

Base Model Sports Space - Oval	Indicative Layout
<p>An active sports space (playing field) that will accommodate a range of sports, both senior and junior level competition play of minimum size - 185m x 150m = <b>2.775 hectares</b></p> <p>Inclusive of playing surface and a minimum run off of 5m<sup>2</sup> around the edge of the maximum required playing surface.</p> <p>This spatial requirement is for the play surface and run off only.</p> <p>This layout can accommodate an</p> <ul style="list-style-type: none"> <li>• AFL playing field (senior sized of 165m x 130m)</li> <li>• Rectangular soccer (120m x 90m)</li> <li>• Rectangular Hockey (92 x 55m)</li> <li>• Rectangular Rugby (100m x 68m)</li> <li>• Cricket playing field (130m x 120m)</li> </ul>	 <p>The diagram shows a top-down view of an oval-shaped sports field. The field is light green and contains several overlapping rectangular and circular markings representing different sports fields. A central rectangular area is marked with a grid, and there are several circular areas scattered throughout. The field is surrounded by a darker green border, and there are clusters of small green circles representing trees or landscaping around the perimeter. The overall layout is symmetrical and designed to accommodate multiple sports within the same oval space.</p>

## 7.2 Pavilion Model

Pavilions located adjacent to sports ovals are critical to the success of sports and community use of a precinct. Minimum infrastructure should be supplied within all pavilions. Change room designs should be gender neutral and the facility should meet accessibility design requirements to ensure the most flexible use and support participation by the whole community.

A local sporting precinct where one sports space (playing field) is provided requires a smaller amenity that is within good proximity to the playing field and overlooks the field.

A neighbourhood level facility where two sports spaces (playing fields) are provided requires a larger amenity that is central to both playing fields and can be supporting both fields being utilised at the same time.

The accommodation schedule below provides an indicative area for a small pavilion and a larger district level facility. The areas are either of equal value or higher than the areas recommended within the AFL Preferred Facility Guidelines.<sup>1</sup>

Social rooms developed in the pavilions can also be utilised for community groups space.

<sup>1</sup> AFL Preferred Facility Guidelines. State, Regional, Local, School and Remote Facilities (2019)

Sports Pavilion/ Change Room	District		Local	
	Number	Area (m2)	Number	Area (m2)
Player amenities				
Toilets/Showers (25m2 each)	4	100	2	50
Change rooms (60m2 each)	4	240	2	100
External covered spectator viewing	2	150	1	50
Kitchen and Kiosk**	1	50	1	20
First Aid	1	15	1	15
Office/ Administration	1	20	1	15
Public Toilets		45		35
Storage (20m2 each)	4	80	2	40
Social/Community Room		150		100
Meeting room	1	20	0	0
Umpires Room (including toilet and showers)	2	70		30
Cleaners	1	5	1	5
Mechanical Plan		12		10
Circulation		141.75		69
<b>Total</b>		<b>1099</b>		<b>539</b>

## 7.3 Local Sport and Recreation Precinct

A local sporting precinct should only be considered in the outlying towns within the Shire, where accessibility to the urban and densely populated areas are difficult to access.

Trees for shade throughout the precinct and car parking areas are included to provide natural shade opportunities, reduced heat load, and consider the natural beauty that the Shire of Murray is renowned for.

### Function

To provide a local community with access to recreation space for formal sport and informal recreation. A meeting space for community.

### Size

Minimum Area 5 hectares. Minimum dimensions 250m by 200m

### Indicative Layout

An indicative layout of a local sporting precinct has been developed. The key elements should be included. The final layout will be site specific.

Image 3: Indicative layout for a local Sporting Precinct



### Recommended inclusions (Core and optional)

Core Facilities	Number	Area (ha)	Optional Facilities	Number	Area (ha)
Sports Space – Playing field	1	2.775	Floodlighting (Training level)		NA
Sport specific equipment (e.g. cricket practice nets)		0.03	Nature play space		0.05
Outdoor multipurpose court	1	0.08	Additional informal recreation space such as information youth recreation space.		0.10
Pavilion (Small)	1	0.054	Skate Park		0.50
Carking Parking **	20 Bays	0.035	BMX track		
Play Space (local level)		0.05	Outdoor exercise equipment		
Informal recreation space		0.2			
Water fountain		0.0002			
BBQ		0.002			
Rubbish bins					
Bike Rack		0.002			
Utilities site infrastructure		0.002			
Shaded seating area		0.005			
Path network		Site specific			
Security Lighting	✓	NA			
Subtotal		3.3			0.65
Contingency		1			0.05
<b>Total</b>		<b>4.3</b>			<b>0.70</b>

### Car Park

\*\* Car park size is dependant on design criteria and consideration to the following. Allocation within :

- Proximity to clubhouse/pavilion/playing surface
- Visual impact and site lines through car park
- Traffic noise on residents/ local businesses
- Siting access and entry from road networks
- Overflow car parking
- DDA and accessible parking considerations
- Pathways
- Large vehicle access (e.g. emergency vehicles, waste trucks)
- Stormwater and water run-off and retention/recycling
- Lighting
- Surfacing (e.g. gravel vs sealed roads)
- Shade options

## 7.4 Neighbourhood Sport and Recreation Precinct

### Function

Principally designed to provide formal and informal sport and recreation spaces that can accommodate clubs, and multiple activities at the same time. They are generally located in good proximity to neighbourhoods and support general community use.

These will serve as facility for local catchments but may attract a wider catchment for specific activities.

### Size

10 - 12 hectares

Minimum Area 10Ha. Minimum dimensions 350m by 300m

### Indicative Layout

An indicative layout of a neighbourhood sporting precinct has been developed. The key elements should be included. The final layout will be site specific.



*Recommended inclusions (Core and optional)*

<b>Core Facilities</b>	<b>Number</b>	<b>Area (ha)</b>	<b>Optional Facilities</b>	<b>Number</b>	<b>Area (ha)</b>
Sports Space – Playing field	2	5.55	Additional informal recreation space such as informal youth recreation space.		0.10
Surrounding circulation space		0.6	Skate Park		0.90
Sport specific equipment (e.g. cricket practice nets)		0.06	BMX track		
Floodlighting (training)			Outdoor exercise equipment		
Outdoor multipurpose court	2	0.16			
Pavilion (Large)	1	0.12			
Carking Parking **	50 Bays	0.10			
Play Space (district level)		0.08			
Informal recreation space		0.2			
Water fountain		0.0002			
BBQ		0.0002			
Rubbish bins					
Bike Rack		0.0002			
Utilities site infrastructure		0.0002			
Shaded seating area	3	0.01			
Path network		Site specific			
Security Lighting	✓	NA			
Subtotal		6.7			1.0
Contingency		1			
<b>Total</b>		<b>9.0</b>			<b>1.0</b>

## 7.5 District Sport and Recreation Precinct

### Function

Principally designed to provide formal and informal sport and recreation spaces that can accommodate clubs, and multiple activities at the same time. They are generally located in good proximity to neighbourhoods and support general community use.

These will provide service as facility for local catchments but will attract a wider catchment for specific activities.

### Size

16 - 30 hectares

### Indicative Layout

An indicative layout of a District sporting precinct has been developed. The key elements should be included. The final layout will be site specific.



### Recommended inclusions (Core and optional)

Core Facilities	Number	Area (ha)	Optional Facilities	Number	Area (ha)
Sports Space – Playing field	4	11.10	Additional informal recreation space such as information youth recreation space.		0.10
Surrounding circulation space		0.8	Skate Park		
Sport specific equipment (e.g. cricket practice nets)		0.08	BMX track		
Floodlighting (training and competition)			Outdoor exercise equipment		
Outdoor multipurpose court	8	0.64	Bike tracks (Criterion Track)		
Pavilion (Large)	2	0.25			
Carking Parking **	150 Bays	0.25			
Play Space (regional level)		0.15			
Informal recreation space		0.3			
Water fountains		0.0002			
BBQ	4	0.0003			
Rubbish bins					
Bike Rack		0.0002			
Utilities site infrastructure		0.0002			
Shaded seating area	6	0.02			
Path network		Site specific			
Security Lighting	✓	NA			
Subtotal		13.6			0.10
Contingency		2			
<b>Total</b>		<b>15.6</b>			<b>0.10</b>



# 8 Outcomes of Demand Assessment

A detailed demand and needs analysis was undertaken to assess the Shire's current level of provision and to identify future demand for sport and recreation infrastructure.

Provision benchmarks have been established by Parks and Leisure Australia Western Australia (PLAWA) to provide an indication as to the minimum infrastructure required based on population. Several Local Governments have used these as a guide and modified to suit the specific requirements of their locality. The Shire of Murray established provisions standards in the Community Infrastructure Plan 2013 which were based on the 2012 guidelines published by PLAWA, which were updated in 2020.

Provision standards utilised in the demand analysis are those developed in the Shire's Community Infrastructure Plan 2013 and adopted by Council where they are still relevant. For any outstanding sports and recreation activities not adopted or where there is evidence to support an adjustment to the adopted provision, the provision standard in the Parks and Leisure Australia (WA): WA Guidelines for Community Infrastructure 2020 have been considered.

In undertaking the analysis, the following was also considered:

- Key benefits of sport and recreation to communities.
- Sport and Recreation Infrastructure development Trends – Current and future trends in relation to use.
- Trends in participation – national participation trends, local participation trends and community's use of the existing infrastructure.
- Facility tenure arrangements – lease agreements, seasonal hire arrangements and the Shire's management of infrastructure.
- Community profile – how the existing and projected future population profile may impact infrastructure demand and service provision.

## 8.1 Summary Overview

### *Aquatic and Recreation Centres*

Two Aquatic Centres are not required within the Shire of Murray. The MALC Aquatic Centre is relatively new and should be retained for the foreseeable future. The addition of improved functionality in the MALC through upgraded changing facilities, additional warm water activities and children's water play activities will service the population as it increases over time.

Additional indoor courts will likely be required within the Shire in the future. The existing number of courts at the MALC (3 indoor courts) are the minimum suggested number required in any district level facility. There is land directly available adjacent to existing 2 courts that could accommodate additional indoor courts.

If population increases as per the forecasts, an additional district level indoor recreation facility will be required in the Shire. The total population is expected to reach over 50,000 between 2041 and 2046. Considering the Shire's endorsed community infrastructure threshold provision of district level facilities at 60% build out, the development should be in place by 2038.

Based on the population growth areas, the western towns combined will reach a population suitable for a district level facility. The site identified for the Ravenswood Regional Recreation Precinct would be a suitable location to service the indoor recreation facility requirements of the western towns within the Shire, and that land should be retained for the longer-term future should a regional level facility be required.

## Ovals and Sports Spaces

### Overview

A number of sports are currently not played in the Shire as they are based on a hub model and the infrastructure is in Mandurah (e.g., Rugby, athletics).

Additional sport spaces will likely be required within the Shire by 2031, with planning of a district level active sports space required to meet the development timeline of 2031. It is recommended that this facility be located where the proposed Ravenswood Regional Recreation Precinct was planned to meet the requirements of the growing population in the western towns of the Shire.

Further sports spaces in the Pinjarra area by 2041, with a further development of 2051. Based on projected population growth, the initial development (required by 2041) should be located in North Pinjarra and the second development would ideally be located within the urban growth investigation area east of the Murray River and west of Paterson Road.

These developments should be a double oval with supporting centralised infrastructure as a minimum and as per the recommended development provisions outlined in the background and context report section 8.

Development as outlined will enable the facilities to accommodate a range of sports that are currently played in Mandurah if a need arose.

Additional need for junior sports space, particularly for training could be accommodated at local school ovals if an agreement of use and maintenance can be arranged. This is not likely to be required during the time of this plan, however, could be pursued if need arises.

Across the Shire, there will be shortfall of usable active sports spaces by 2031, and the gap will increase as population grows. By locality, and potential development areas, the initial gap is identified in the western Towns within the Shire.

### Pinjarra

The population forecasts for the Pinjarra locality suggests that sport space need is currently met for the span of this sport and recreation infrastructure plan.

Additional active oval sports space will likely be required to be fully functional by 2041, where an additional 2 ovals are projected to be required.

With high projected growth in North Pinjarra and Murray River Estate, development of active sports ovals north of Pinjarra Road in these high growth areas is recommended and should include supporting infrastructure as outlined in the Sports Space Standard Provisions outlined in section 7 of this report.

An opportunity exists to consider a joint use development with the Department of Education in North Pinjarra as land becomes available in that location for development, and the requirement for a new school is triggered. The existing oval in North Pinjarra that is currently underutilized and would be superfluous to need and could be considered part of a land swap deal to secure enough space for a new double oval development closer the population areas.

A further 2 ovals are projected to be required by 2051. Based on the projected population development areas, these would ideally be located within the urban growth investigation area east of the Murray River and west of Paterson Road.

### Redcliffe Oval

There is a senior sized active space at Redcliffe Oval. The playing field is in good condition with a synthetic cricket pitch although does not have supporting infrastructure (e.g., Pavilion, toilet and change room, oval lighting). The cricket club has relocated from that location to the Sir Ross McLarty precinct.

The Redcliffe Oval is relatively land locked and cannot be expanded to add further active sport space. It is therefore recommended that unless an overwhelming short-term need arises that is currently not apparent, that significant supporting infrastructure not be provided at this location, as this oval will not meet the developments standards recommended in this report (Section 8). Redcliffe oval would be considered a local

oval, and as such, development of a toilet block and subsidiary infrastructure be the extent of future development.

### ***Ravenswood***

Whilst the majority of population growth is projected in Pinjarra (by 2051 the projected population of Pinjarra and West Pinjarra is forecast to reach 34,758), there is projected high growth in the western towns within the Shire (Ravenswood, Ravenswood North, South and North Yunderup, Furnissdale, and in Stakehill/Nambeelup), and by 2051 these areas combined are forecast to reach a population of 32,393.

Considering this projected high growth in the western towns, additional oval space will be required by 2031, 2 ovals by 2036 and a third oval by 2051. Based on the earlier recommendation for a district level indoor recreation facility to be established at the site identified for the Ravenswood Regional Recreation Precinct, it is recommended that a district level active oval sport space also be planned for this location to meet the oval needs, with a minimum of 2 ovals developed in the first instance (with supporting infrastructure), and the ability to add a third oval as required.

### ***Dwellingup***

From a population point of view, the current provision of sports space is suitable for the existing and future population, however upgrades to the existing infrastructure will be required to meet contemporary and accessibility standards.

### ***Lighting at Ovals***

Individual master plans prepared for sporting precincts have identified lighting as an issue and have recommended potential audits and upgrades. A full lighting audit of all lighting at sporting precincts could be undertaken to provide a clearer understanding of any existing issues and provide a clear direction as to the scope, preferred lighting type (efficiency) and implementation across the precincts, rather than on an individual precinct level. It would also aid future planning to ensure a consistent approach to sporting precinct lighting as new facilities are developed.

The provision standards for the Shire in this plan recommend oval lighting only be provided on a local oval if there is an identified need, training level lights be provided on neighbourhood facilities, and competition level lighting on the district level facilities.

Existing lighting at Sir Ross McLarty Sporting Precinct SRMSP is insufficient for the current use.

### ***Pavilions***

The Sir Ross McLarty Sporting Precinct (SRMSP) masterplan identified several upgrade requirements for the precincts ageing pavilions.

Lovegrove Pavilion is currently under construction at SRMSP.

### ***Skate Park and BMX Facilities***

By 2028, there will a gap of a neighbourhood skate park in the Shire and by 2031 a gap of a district level skate park.

The population projections suggest there will be an increase in youth coming into the Shire of Murray and by 2033, the two dominant age structures will be 5 – 9 year olds and 10 – 14 year olds. Provision of suitable youth facilities will be crucial to meeting the needs of the growing and changing population base.

There is undersupply of BMX tracks within the Shire, particularly in the Pinjarra location.

### ***Tennis Courts***

In terms of provision identified by Tennis Australia, there are no gaps until the population reaches 50,000, however the Shire does not have any tennis court facility that meets a regional or a district/club level facility

within its boundary, nor does it have any dedicated tennis courts in the Pinjarra locality. Tennis can be played on multi-marked court at MALC.

Whilst there is currently no identified club need, there is available land at SRMSP to develop up to 12 courts on the existing Events Ground if future need is identified.

Development of a district level tennis facility can be accommodated at the site identified for the Ravenswood Regional Recreation Facility where at a minimum, a district level sports precinct should be developed.

## **Golf Course**

There is no future provision requirement for further golf courses in the Shire.

The existing golf club facilities (club room and maintenance sheds) are in very poor condition with structural issues identified. A Building Evaluation Report has recently been undertaken, identifying the following key points:

### Grounds Workshop Facilities

The staff amenities area within the main storage shed is past its useable life and in very poor condition and the area consists of multiple small sheds in poor condition. The report recommends that the Grounds Workshop Facilities could be improved via a new larger shed structure rather than the multiple smaller facilities currently on the site.

### Clubhouse

Most areas of the clubhouse are dated and in need of a refresh however prior to doing this, the leaking roof needs to be immediately addressed in order to prevent further internal damage. The large format suspended ceiling system within the main clubhouse and bar area requires some attention with numerous tiles appearing to slip from the suspended grid system. The amenities / changerooms and bar / kitchen are approaching or already at an end-of-life stage and ready for a full refresh.

## **Bowls (Lawn)**

Lawn bowls is well patronised in the Shire with two very successful clubs operating – Pinjarra Bowling and Recreation Club (3 greens) and the Yunderup Sport and Recreation Club (2 greens).

Both clubs have excellent facilities that will meet future needs and there are no plans for additional greens.

The Pinjarra Bowling and Recreation Club have requested consideration to a permanent shade canopy/structure over at least 1 of the greens, and potentially 2 greens, to enable increased participation. The shade structure over the green was also identified in the Sir Ross McLarty Sports Precinct Master Plan.

A recent application for funding through the Community Sport and Recreation Facilities Fund (CSRFF) was submitted with notification of a successful application recently received by the Pinjarra Bowling and Recreation Club.

## **Play Spaces**

The population projections suggest there will be an increase in youth coming into the Shire of Murray and by 2033, the two dominant age structures will be 5 – 9 year olds and 10 – 14 year olds.

The number of play spaces meets current provision standards for the population within the Shire.

Another district level play space will be required by 2031. A recommended district level play space in the SRMSP will meet the demand if implemented.

A further district level play space will be required by 2036. This would be in line with development of a district level sports precinct in Ravenswood.

The number of neighbourhood facilities across the Shire is sufficient for the period of this plan.

## Equestrian

All recreational equine activities are located at the Murray Regional Equestrian Centre (MREC) in Coolup, developed in 2015. It accommodates 9 different clubs of varying equestrian disciplines. A master plan has been developed for the facility which is yet to be endorsed pending the outcome of further planning.

Additional equestrian facilities are not required in the Shire, and are suitably catered for, however the infrastructure within the MREC does not meet the needs of the existing groups or support the regional nature of the facility. The master plan was developed to address the lack of a purpose-built shared clubhouse and a multi-disciplinary covered arena to cater for the number of clubs, activities and events based at and held at the MREC, both local and regional.

Being a regional facility, the ability to hold regional events will be impacted by a lack of supporting infrastructure.

The master plan stage considered within this plan period is stage 3, being the development of an undercover arena and a new club room facility.

## Shooting

Facilities are ageing. An audit undertaken on the two shooting club facilities identified that the Pistol Indoor Range Facility and Club Room are in poor condition and received a low condition rating.

## 8.2 Identifying priorities for Sport and Recreation Infrastructure

A three stage priority assessment for sport and recreation infrastructure provision has been established to:

- provide the Shire with a basis for assessing the priority of the sport and recreation infrastructure identified through the needs and demand analysis within this plan.
- provide a basis for assessment that can be adapted to assess future emergent needs as they arise or to assess specific requests that may be received by specific groups not identified in this plan.

The following key criteria has been established to prioritise the infrastructure identified through the needs and demand analysis undertaken in this report. Background information for this criteria rating is based on the demand analysis undertaken that has considered:

- existing infrastructure (current provision, and condition of infrastructure),
- existing use,
- forecast population growth and projected future demographic changes,
- projected use based on future demographic and trend changes,
- consultation (discussions with user groups, sporting group planning documents, and membership/participation data),
- an assessment against provision standards.

The table will provide indicative priority rankings for the various sports and recreation infrastructure needs.

## STAGE 1 ASSESSMENT

All identified sport and recreation infrastructure projects are assessed in Stage 1, against the criteria established. Criteria rating 1 - 5 (with 1 considered low to 5 high, see below for rating guide).

Criteria	Score	Score	Score	Score	Score	
#	Rating Guide	1	2	3	4	5
1	Participants:	<50	50-100	100-150	150-200	>200
2	Multipurpose:	0 – 1 user group or uses	1 – 3 user groups or uses	4 – 5 user groups or uses	>5 user groups or uses	District/ Regional Level Facility
3	Provision Standard	Required by 2041	Required by 2038	Required by 2033	Required by 2028	Required now
4	Projected Growth Area	Forecast no or limited pop'n growth. Existing infrastructure	Forecast no or limited pop'n growth. Infrastructure well catered for.	Emerging population – Minimal infrastructure	Emerging population. Insufficient infrastructure	Emerging population and no infrastructure
5	Inclusive Accessibility. (Suitable for use by all genders)	Fully caters for all users.	-	Partially meets inclusive accessibility	-	Does not meet inclusive accessibility
6	Impact if not delivered	Little to no impact	Minimal impact	-	Significant Impact	Major disruption to existing users or major overuse of existing infrastructure.

1. Participants: Is there current participation pressure within Shire, or an emerging pressure based on sport & recreation activity growth or population growth?
2. Multipurpose: The level the infrastructure services or will service multiple users (i.e., user groups or uses). Number of clubs and/or user groups affected and/or does the facility accommodate multiple uses?
3. PLAWA Provision Standard: Facility need based on assessment against provision standards (adopted by the Shire and/or PLA established standards) and the identified year of facility provision guide within demand analysis.
4. Projected Growth Area: Is the infrastructure, or proposed infrastructure in a location with emerging population and/or without existing infrastructure.
5. Inclusive Accessibility: Is the infrastructure accessible for all genders and abilities.
6. Impact if Not Delivered: If the infrastructure is not delivered (either planned new infrastructure or upgrading of existing), what are the impacts? E.g., Will the existing users be unable to continue utilising the facility, or can they continue to use with minimal impact? Is it reducing growth in participation if not delivered? Will there be significant impact on existing infrastructure if the new is not delivered (i.e., overuse) if new facilities are not built.

## STAGE 2 ASSESSMENT – EXISTING INFRASTRUCTURE AUDIT

Is the infrastructure **New** or **Existing and requires refurbishment, upgrades, or additions**?

New: Facility is identified as a need and is not constructed – apply a mid-rating of 5.

Existing – as assessed against the Asset Condition Rating (below), and/or any specialist condition reports that have been undertaken.

Criteria		Score									
#	Rating Guide	1	2	3	4	5	6	7	8	9	10
6	Facility Condition / Audit										

Condition: Current condition assessed against the Shire of Murray Asset Condition Rating.

- **Condition 1** – A **new** asset designed and constructed to current standards.
- **Condition 2** – An asset in excellent overall condition, with sound structural integrity, no defects and new appearance. Often moved from a Condition 1 based on the time since construction rather than observed condition decline.
- **Condition 3** – An asset in very good condition with sound structural integrity, superficial wear and tear and some deterioration to finishes. No serviceability problems.
- **Condition 4** – An asset in good overall condition, with some minor wear and tear issues or deterioration to finishes. Serviceability may be impaired very slightly.
- **Condition 5** – An asset in fair overall condition. Deterioration in condition would be obvious, with minor defects occurring. There will generally be some aspects of serviceability loss and minor maintenance.
- **Condition 6** – An asset in fair to poor overall condition. The condition deterioration would be very obvious. Asset serviceability in general would now be affected and maintenance cost would be rising.
- **Condition 7** – An asset in poor overall condition. Deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high.
- **Condition 8** – An asset in very poor overall condition with serviceability now heavily impacted. Maintenance cost would be very high and the asset would need to be rehabilitated. Minor risk of public injury.
- **Condition 9** – An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. User safety and comfort very likely to be affected.
- **Condition 10** – An asset that has failed, is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.

## STAGE 3 ASSESSMENT

The third stage of the assessment is not a rating system, however, considers several factors such as:

- Whether the facility is leased to a group/organisation that is responsible for maintenance, upkeep, and upgrades, and whether the lessee can, and to what extent, generate income through the facility and lease arrangements.
- If the infrastructure is subject to or likely to secure external funding.
- If the request is directly from an existing user group, whether the proposed development is beyond what the Shire would consider sufficient for the activities undertaken, or a need cannot be established.

The assessment considered in Stage 3 does not preclude a facility development occurring but may influence the level of support provided by the Shire.

E.g., Administrative support for funding application.

Support securing funding for further analysis.

Advise on required technical studies.

## 8.3 Priority Ranking Assessment Outcomes

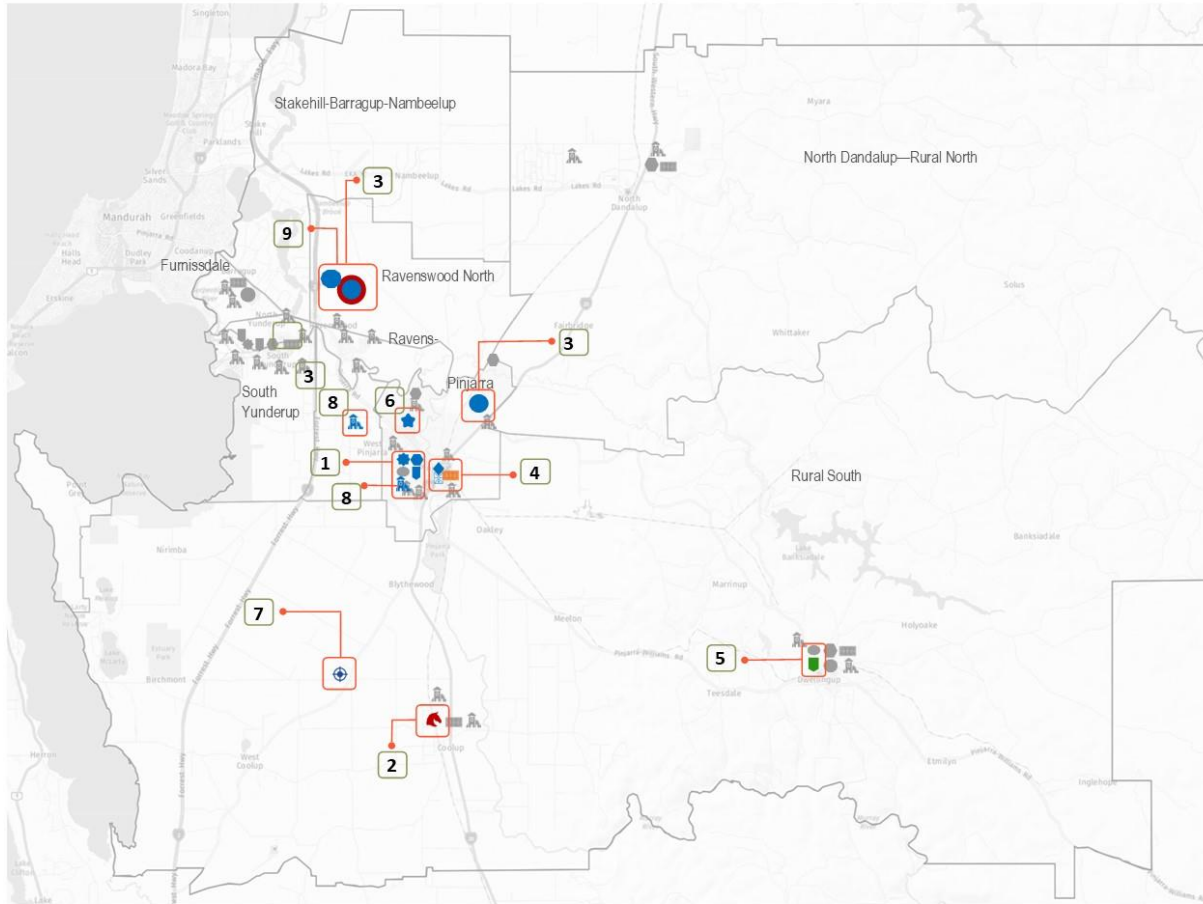
The following summarises the outcomes of the assessment undertaken utilising the criteria identified in section 8.2.

Infrastructure Identified/requested	Facility Type / Precinct	Score	Priority Ranking
George Beacham Pavilion redevelopment	Active Sporting Precinct Sir Ross McLarty Sports Precinct	31	1
Ravenswood / Ravenswood North Active Sport Space	Active Sports Space (Oval development)	30.5	2
South Yunderup Oval Lighting	Active Sports Precinct South Yunderup Oval	30	3
Enzo Menara Changerooms	Active Sports Precinct Sir Ross McLarty Sports Precinct	29	4
Murray Regional Equestrian Centre New Clubrooms	Murray Regional Equestrian Centre	29	4
Murray Regional Equestrian Centre Undercover Arena	Murray Regional Equestrian Centre	27	6
South Yunderup Pavilion Enclosed social / function space	Active Sports Precinct South Yunderup Oval	26	7
Sports Ovals Floodlighting upgrade	Active Sporting Precinct Sir Ross McLarty Sports Precinct	25	8
Commence planning for a district level Skate Park / BMX and youth zone in Ravenswood (by 2031)	Skate Park / BMX	25	8
Commence a development plan for upgrades to the MALC to provide improved facilities to accommodate growing population	Murray Aquatic and Leisure Centre	23	10
Golf Club – Clubroom Redevelopment	Pinjarra Golf Club	23	10
Neighbourhood level skate park – West Pinjarra	Skate Park / BMX	23	10



Continued cricket improvements across Oval 2 & 4. Relocation of turf wicket and resurfacing of Oval 4	Active Sporting Precinct Sir Ross McLarty Sports Precinct	22	13
Pinjarra Bowling and Recreation Club – shade canopy over one bowling green	Lawn Bowls	22	13
Murray District Pistol Club – Club Facilities Development	Shooting Facilities	21	15
Playground – District Level Facility SRMSP by 2027	Play Spaces Sir Ross McLarty Sports Precinct	21	15
Planning for future District level active sports space – North Pinjarra locality	Active Sports Space (Oval development)	20	17
Dwellingup Oval Pavilion Refurbishment	Active Sporting Precinct Dwellingup	19	18
Develop a strategic plan for a water based trails network	Paddling Facilities	19	18
Playground Local Level Facility – West Pinjarra	Play Spaces	15	20

## 8.4 Map 7: Identified sport and recreation facility development – 2024 - 2034



**9** The Shire of Murray has an underprovision of BMX facilities, and in the short term will require a district level skate park. This could occur at the Ravenswood North active open space development, or in conjunction with a youth specific facility.

#	Infrastructure Requirement	Priority
<b>1</b>	Sir Ross McLarty Precinct	
	Enzo Menaro Changerooms	3
	George Beacham Pavilion redevelopment	1
	Floodlighting across precinct	8
	Continued cricket improvements	13
	Shade over bowling green	13
<b>2</b>	Murray Regional Equestrian Centre	
	Master Plan Stage 3	5
<b>3</b>	Active Sport Space	
	South Yunderup Oval Lighting	3
	South Yunderup Enclosed social space	7
	Ravenswood North active sports space	2
	District Level active sports space—Pinjarra locality	17
<b>4</b>	Murray Aquatic & Leisure Centre	
	Development plan for future upgrades	10
<b>5</b>	Dwellingup Oval Precinct	
	Oval pavilion refurbishment	18
<b>6</b>	Pinjarra Golf Club	
	Clubroom development	10
<b>7</b>	Shooting Facilities	
	Clubroom upgrade	15
<b>8</b>	Playgrounds	
	District Level—SRMP	15
	Local Level—West Pinjarra	20
<b>9</b>	Skate Park/BMX	
	District Level skate park	8
	Neighbourhood level skate park	10
	BMX facility	8

## 8.5 Gap Analysis Table

Facility Gap Analysis - By Location														
Locality	Local	Neighbourhood 2km catchment	District 5km catchment	Regional	Total	Provision Guidelines	Population 2021	Population 2026	Population 2031	Population 2036	Population 2041	Population 2051	Gap	Assessment / comment
<b>Shire Wide</b>							<b>18,696</b>	<b>20,373</b>	<b>24,085</b>	<b>32,829</b>	<b>45,469</b>	<b>71,821</b>		
Murray Aquatic and Leisure Centre			1		1	Indoor Recreation Centre 1:30,000 - 50,000 Aquatic: 1:75,000				1	1	1		The aquatic component of the MALC was constructed in 2011 and has a relatively long structural and economic life remaining. The popularity of the hydrotherapy pool puts pressure on the existing change areas. As the population increases and the projected demographic changes eventuate i.e. increased families with children, there will likely be an increased pressure on the existing facilities for swimming lessons and junior programs. Consideration to improved attractions for children e.g. water spray areas separate from the formal program space, and additional warmer water areas such as a spa will enable the existing formal spaces to accommodate future growth.
Indoor Courts (MALC)			3		3		3	3	3	4	4	5 - 6	3+	A secondary district level indoor recreation facility will be required by 2038. Site identified for the Ravenswood Regional Recreation Facility would be suitable and provide infrastructure to accommodate the projected growth in western towns within the Shire.
Murray Regional Equestrian Centre				1	1	Specialist facility. Area specific								Need Met - Continue master plan development for associated amenities
<b>Pinjarra</b>							<b>5,110</b>	<b>6,563</b>	<b>8,149</b>	<b>12,014</b>	<b>17,607</b>	<b>31,011</b>		
Sport ovals/Facilities		1	3		5	AFL 1:6000 to 8000 Cricket 1:5000 to 8000 Catchment = 5km	1	1	1 to 2	3	4	5	0	Additional oval space required by 2041. Considering current oval provision in Pinjarra is the Shire's only District level facility, additional pressure will be placed in the current oval until further infrastructure is provided in the Shire.
Pinjarra Golf Club			1		1	PLAWA do not advocate for further provision of golf by Local Governments in the Perth and Peel Region.							0	Need met to build out
Synthetic bowling greens			3		3	District 1:35,000 to 50,000 3+ greens						0	0	Need met to build out
Outdoor hard courts - Basketball					4	1:3,000 - 4,000	2	2	3	4	5	6	3	By 2041, additional indoor courts are likely to be required in the Shire. Additional courts can be accommodated at the MALC adjacent to the existing double courts. Consideration to an additional indoor court facility in Ravenswood within a district or future regional level sports precinct.
Outdoor hard courts - Netball					3	1:5,000 - 8,000	1	1	2	2 - 3	2 - 3	4	2	By 2041, additional indoor courts are likely to be required in the Shire. Additional courts can be accommodated at the MALC adjacent to the existing double courts. Consideration to an additional indoor court facility in Ravenswood within a district or future regional level sports precinct.
Outdoor hard courts - Tennis					3	1:6,750	1	2	2	3	3	5	2	
Play Spaces		9	1		10	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	9 N + 1 D	9 N + 1 D	9 N + 1 D	9 N + 1 D	9 N + 2 D	9 N + 2 D	1 D	Neighbourhood parks are met. A district level play space will be required. Recommended as part of the SRMSP. No play spaces in West Pinjarra which will have high population growth. A neighbourhood level play space should be considered.
Skate Park / Youth Facility	1	1				1:10,000 - 25,000 (District) 1:5,000 - 10,000 (Neighbourhood)	1N	1N	1D	1D	1D	1D	1D	In terms of population, a district level skate park facility will be required in Pinjarra by 2031. Overall, the Shire does not have a district level skate park or BMX track facility, and development prior to the 2031 would benefit youth in the Shire.
<b>Ravenswood</b>							<b>2,309</b>	<b>2,444</b>	<b>2,930</b>	<b>4,070</b>	<b>5,458</b>	<b>7,298</b>		
Sports ovals					0	AFL 1:6000 to 8000 Cricket 1:5000 to 8000 Catchment = 5km	0	0	1	1	1 to 2	1 to 2	2	Basic provision and trigger for first oval. Ravenswood is an ideal location to service the district needs of the western towns in the Shire.
Play Spaces		3			3	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	3	3	3	3	3	3 + 1 D	1 D	For the period of this plan there is sufficient play spaces. By 2041 there will be a demand for an additional 2 N play spaces and a district play space. The western towns combined population will trigger a requirement for district level play spaces, skate park and BMX facilities by 2031.
Skate park					0	1:10,000 - 25,000 (District) 1:5,000 - 10,000 (Neighbourhood)				1N	1N	1D	1D	For the period of this plan there is sufficient play spaces. By 2041 there will be a demand for an additional 2 N play spaces and a district play space. The western towns combined population will trigger a requirement for district level play spaces, skate park and BMX facilities by 2031.
<b>Furnissdale - North Yunderup</b>							<b>1,098</b>	<b>1,371</b>	<b>1,625</b>	<b>2,251</b>	<b>3,036</b>	<b>4,016</b>		
Furnissdale Tennis Courts (and Clubroom)	3				3	Tennis District 1:15,000 to 30,000 8 courts	3	3	3	3	3	3	0	Demand met
Play Spaces		2			2	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	2	2	2	2	2	2	0	Demand met
Outdoor hard courts - multiuse					1	1:4,000	1	1	1	1	1	1	1	Demand met
Sports ovals					0		0	0	0	0	0	0	0	Demand met
<b>South Yunderup</b>							<b>3975</b>	<b>4205</b>	<b>4,441</b>	<b>5,592</b>	<b>7,016</b>	<b>8965</b>		
Sports Ovals		1			1	Senior Sized Oval 2 soccer pitches	1	1	1	1	1 to 2	1 to 2	1	An additional sports oval will be required by 2051. This can be accommodated at a district level facility in Ravenswood.
Play Spaces		5	1		6	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	2	2	3	3	4	5N + 1D	0	Demand met
Tennis Courts		4			4	Tennis District 1:15,000 to 30,000 8 courts							0	Demand met
Synthetic bowling greens		2			2	Bowls District 1:35,000 to 50,000 3+ greens Neighbourhood 5km catchment 1-2 greens							0	Need met to build out
<b>Rural South - Coolup</b>							<b>1,797</b>	<b>1,922</b>	<b>1,878</b>	<b>1,925</b>	<b>1,973</b>	<b>2085</b>		
Coolup Tennis Courts	2		Local			1:5,000	1	1	1	1	1	1	0	Demand met
		2			2	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	2	2	2	2	2	2	0	Demand met
Coolup Community Hall			Local										0	Demand met
Pistol Club			District										0	Upgrades to pistol club indoor shooting range
Gun Club			District										0	Upgrades to club room required
<b>Rural South - Dwellingup</b>							<b>1798</b>	<b>1822</b>	<b>1878</b>	<b>1925</b>	<b>1973</b>	<b>2085</b>		
Dwellingup Oval and Pavilion			Local		1	AFL 1:6000 to 8000 Cricket 1:5000 to 8000 Catchment = 5km	1	1	1	1	1	1	0	No Gap. Upgrades required as per master plan
Dwellingup Play space		1			1	1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	1	1	1	1	1	1	0	No gap
Dwellingup Skate Park			Local/District		1	1:10,000 - 25,000 (District) 1:5,000 - 10,000 (Neighbourhood)	1	1	1	1	1	1	0	No Gap
Dwellingup Pump Track			Local/District		1		1	1	1	1	1	1	0	No Gap
Dwellingup Outdoor courts	3		Local/District		3	1:5,000	1	1	1	1	1	1	0	No Gap
<b>North Dandalup</b>							<b>934</b>	<b>836</b>	<b>961</b>	<b>1,270</b>	<b>1,610</b>	<b>1,829</b>		
North Dandalup Community Park Play space		1				1:2,000 Neighbourhood 1:8,000 to 10,000 District 1:50,000 Regional	1	1	1	1	1	1	0	
Outdoor Multipurpose Court						1:3,000 - 4,000	1	1	1	1	1	1	0	
North Dandalup Recreation Area			Local		Current	AFL 1:6000 to 8000 Cricket 1:5000 to 8000 Catchment = 5km	1	1	1	1	1	1	0	Need met. Continue implementation of the master plan
<b>Stake Hill - Barragup - Nambelup</b>							<b>1,856</b>	<b>1,739</b>	<b>2,079</b>	<b>2,450</b>	<b>3,087</b>	<b>3649</b>		
Nil														
Point Grey							0	0	0	0	0	0		

## 8.6 Implementation Plan

The implementation plan below is based on the assessment undertaken and provides indicative timelines and costings for identified infrastructure developments. The costings have not been prepared by a Quantity Surveyor and are estimates based on recent delivered projects. More detailed costing estimates will be required once projects are fully scoped. Timings are dependent on the ability to secure funding and population growth.

MURRAY SPORT AND RECREATION PLAN - IMPLEMENTATION																			
Priority	Project	2023 /2024	2024 /2025	2025 /2026	2026 /2027	2027 /2028	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL '000	SHIRE '000	FUNDED '000
Sir Ross McLarty Sports Precinct																			
1	George Beacham Pavilion replacement and associated civil works	P		D	C												2730	1930	800
Active Sport Space																			
2	New district oval and supporting infrastructure in Ravenswood			P	D	C	C										8325	3325	5000
South Yunderup Oval Precinct																			
3	Sports Oval floodlighting		P&D		C												715	466	249
Sir Ross McLarty Sports Precinct																			
4	Enzo Menara Changeroom upgrade	P & D		C													280	140	140
Murray Regional Equestrian Centre																			
4	MREC - New Club Rooms	P		D	C	C											6030	30	6000
Murray Regional Equestrian Centre																			
6	MREC - Undercover Arena	P		D	C	C											5030	0	5000
South Yunderup Oval Precinct																			
7	Enclosed social / function space			P&D		C											200	100	100
Sir Ross McLarty Sports Precinct																			
8	Sports Ovals floodlighting upgrade			D	C				D	C							1100	733	366
Skate Parks/BMX																			
8	Commence Planning for a district level Skate Park/BMX and youth Zone in Ravenswood (by 2031).								D&C	C							850	350	500
Murray Aquatic and Leisure Centre																			
10	Commence a development plan for upgrades to the MALC to provide improved facilities to accommodate growing population			P													75	75	0
Golf Club																			
10	Golf Club - Club room redevelopment	P		D	C	C											8600	50	8550
Skate Parks/BMX																			
10	Develop a neighbourhood level skate park in West Pinjarra by 2033																75	50	25
Sir Ross McLarty Sports Precinct																			
13	Continued cricket improvements across Oval 2 & 4 Relocation of turf wicket and resurfacing of Oval 4				P				D	C							470	313	157
Lawn Bowls																			
13	Roof Cover over one green at Pinjarra Bowling and Recreation Club	P			D & C												1400	0	1400
Shooting Facilities																			
15	Club room and shooting range redevelopment - Murray District Pistol Club	P			D	C											2165	0	2165
Playgrounds																			
15	Plan and construct a district level play space at the Sir Ross McLarty Sports Precinct by 2027.				P	C											205	55	150
Active Sport Space																			
17	District level active sports space - Pinjarra locality. Planning and identification of spatial requirements. Delivery by 2041				P												30	30	0
Dwellingup Oval																			
18	Pavilion Refurbishment	P							D	C							8170	20	8150
Padding Facilities																			
19	Prepare a strategic plan for the development of water-based trails infrastructure					P											75	40	35
Playgrounds																			
20	Develop a neighbourhood level play space in West Pinjarra by 2033																75	50	25
P = planning (needs, feasibility, concepts, costs) D = detailed design C = construction All costings are indicative estimates and not provided by QS. Timings are dependant on availability of funding and population growth.																			