

POINT GREY

COMMUNITY INFRASTRUCTURE PLAN

HATCH



POINT GREY
PENINSULA

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01

BACKGROUND

CONTEXT AND PROJECT DETAILS

BACKGROUND

PURPOSE

The WA State Government, the Western Australian Planning Commission and the Shire of Murray have identified Point Grey as a site capable of absorbing long-term growth in the sub-region, in the form of a new standalone town-site for approximately 7,800 people across 270 hectares of land zoned for Urban purposes.

205 hectares of the Urban area is owned by Point Grey Development Company Pty Ltd (PGDC) with the balance owned by Plunkett Properties Pty Ltd.

The Shire of Murray Local Planning Scheme No. 4 contains special provisions applicable to Development zones. Relevant to this Plan, clause 1.12 of Schedule 7, provides the statutory basis and requirements for Community Infrastructure at Point Grey. It states:

Prior to the submission of the first application for subdivision, a Community Assessment and Infrastructure study shall be prepared to the satisfaction of the Shire of Murray to measure and monitor the provision of community infrastructure (including the identification of responsibilities and financial contributions where applicable) and shall be subject to 3 yearly reviews by the proponent.

The implementation of the recommendations of the approved Strategy and subsequent revisions shall be to the satisfaction of the Shire of Murray and in accordance with State Planning Policy 36— Developer Contributions for Infrastructure including the establishment of a Development Control Area or voluntary arrangement secured by legal agreement with and to the satisfaction of the Shire of Murray.

Hatch has been engaged by Point Grey Development Company Pty Ltd to prepare the Plan. It outlines the objectives and guiding principles for the delivery of community infrastructure at Point Grey, the expected demographic profile of the new town-site, and the programming, management and potential funding mechanisms to implement the plan.

As the site is not a natural extension of the existing urban front, there is an opportunity to create a self-sufficient and new town-site. A key distinguishing feature between the creation of a genuine 'town-site' and a dormitory 'suburb' is the ability for its inhabitants to access essential services and daily needs, facilitate strong social links and interactions within the community, and establish a sense of civic pride and attachment to the place.

The proposed foreshore and supporting natural amenities will make a significant contribution in satisfying many of the aforementioned qualities for Point Grey, avoiding a single-use 'residential only' development. However, it will be critical to the success and sustainability of the community that progressive development is supported by a robust plan addressing funding, programming and ongoing management responsibilities for key community infrastructure items.

The Point Grey Community Infrastructure Plan is intended to be a 'live document', subject to review as the town-site matures, in collaboration with its key partners, PGDC, the Plunkett family, the Shire of Murray and the growing Point Grey business and resident community.

It is a requirement of the Shire of Murray that the Plan be reviewed every 3 years by the Proponent.

The report is structured in three key parts;

- **BACKGROUND** - contains relevant information and inputs influencing the type and scale of community infrastructure.
- **PLANNING FOR FACILITIES AND SERVICES** – outlines the guiding principles and strategies for delivery of community infrastructure.
- **PARTNERSHIPS AND COLLABORATION** - outlines the management regime and strategies to ensure infrastructure provided at Point Grey is specifically tailored to meets local needs.
- **COMMUNITY INFRASTRUCTURE DEVELOPMENT PROGRAMME** - outlining the Phase One Deliverables and Delivery Schedule.

OTHER SUPPORTING STUDIES

This report focuses on the community facilities required to service the new town-site at Point Grey.

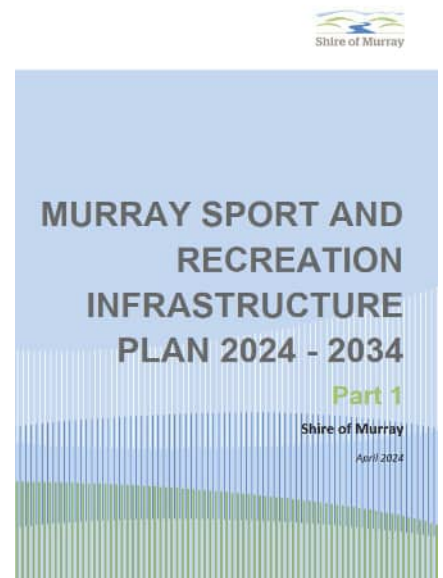
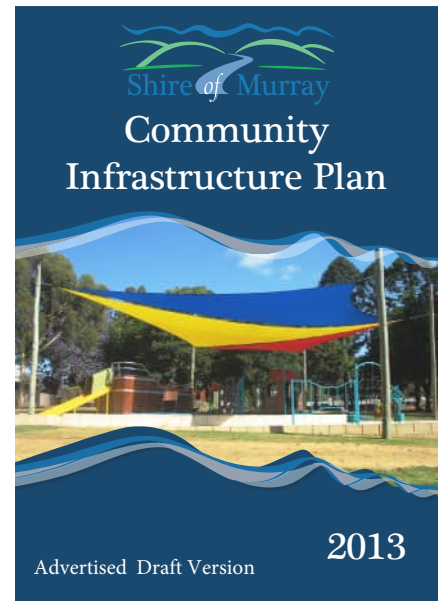
The intent is for that report is to be read in conjunction with a suite of studies that have been commissioned by PGDC, to support development of Point Grey, including:

- Local Structure Plan, Hatch.
- Economic Development Strategy, Pracsys.
- Retail Needs Analysis, Pracsys.
- Landscape Masterplan, Emerge.

Accordingly, strategies for employment, delivery of retail and tourism, and provision of transport infrastructure are covered elsewhere.

Other key documents that informed the preparation of this report include:

- Murray Sport and Recreation Infrastructure Plan, 2024-2034 (Shire of Murray, 2024)
- Plan for the Future, Council Plan 2023-2033 (Shire of Murray, 2023).
- Community Infrastructure Plan (Shire of Murray, 2013)
- Point Grey Community Infrastructure Needs Assessment (Urbis, 2010).



KEY FEATURES OF POINT GREY

Point Grey is planned to become a tourism based urban settlement configured around the Harvey Estuary with a healthy mix of uses and attractions.

The approved Outline Development Plan (on Page 20) details the general urban structure, land uses and design principles, including 4 community activity nodes.

Multiple landowners will be responsible for the delivery of the facilities. Private negotiations will be progressed to ensure all landowners equitably contribute.

Key features include:

- 1 x Primary School, sized at 5.0 hectares to allow for growth (standard school size is 4.0 hectares). Includes full sized senior sports oval and hard court facilities
- Extensive open space network (over 25% of the site) providing for a range of active and passive parks
- 1 x 1,500m² multi-purpose Community Hall (Fire Refuge Facility)
- Library / pop-up café / artist + local vendor spaces, potential children's play
- 1 x Fire Station/Emergency Services Building (1,000m²)
- Village Centre (8,000m² GFA)
 - Supermarket
 - Specialty retail
 - Health/medical
 - Child care centre
 - Offices
 - Gym
- Holiday/resort accommodation with:
 - 150 keys (rooms, villas)
 - Conference facility
 - Restaurant
 - Spa
- 1 x small water sports hall (sea scouts / canoe / boat shed / lockers)
- Boardwalk, 2 x small jetties / water sport launching (kayaks)
- Walking / cycling trails throughout
- Cultural interpretation signage
- Bird watching amenity along eastern foreshore, and educational signage
- Aboriginal heritage / education centre (open shelter)
- Foreshore park (nature play)
- Space for community and private events (movies in the park, markets, open air weddings)





CONTEXT ANALYSIS

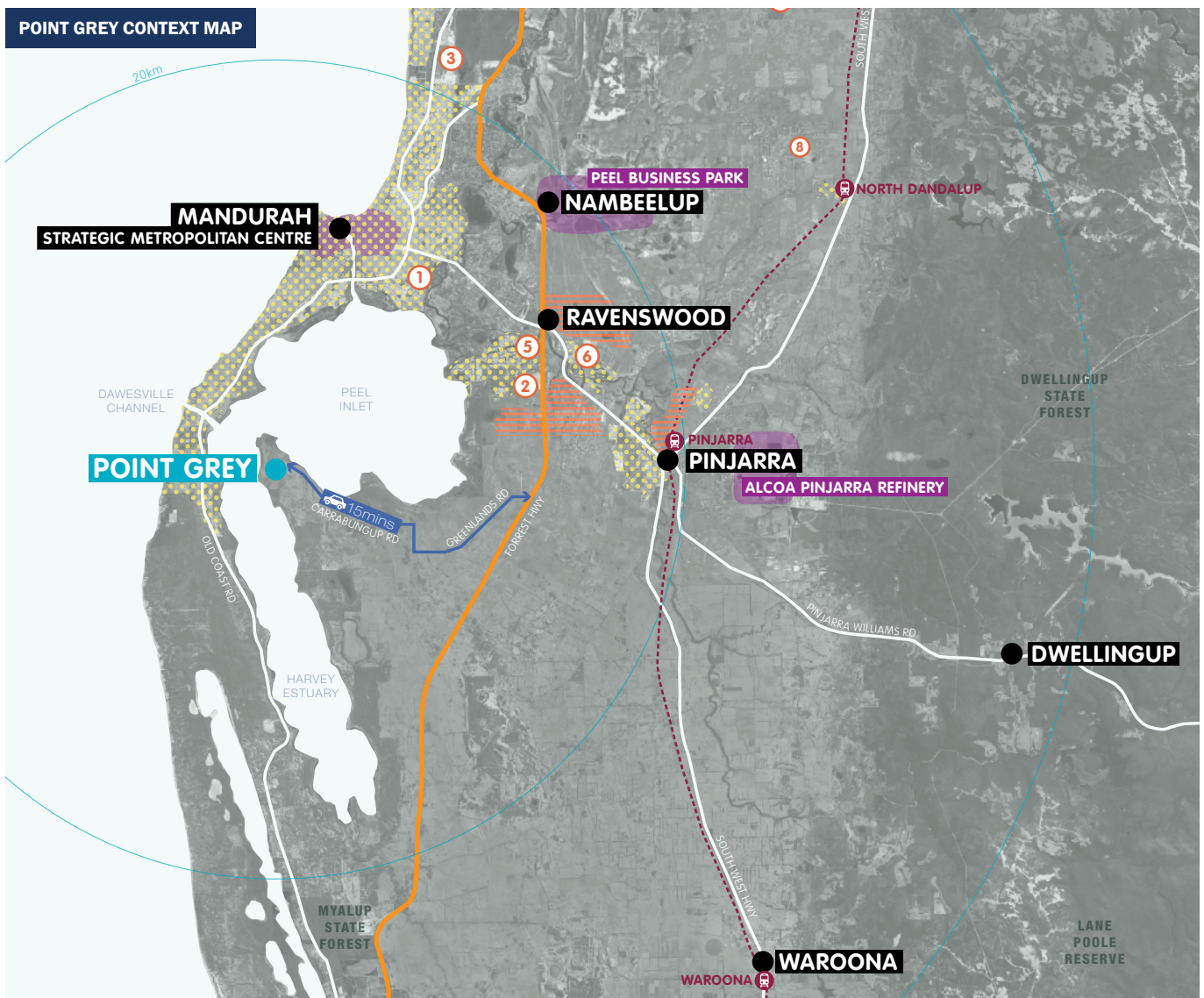
Point Grey has a long history, and its complex nature means there has been extensive research and technical considerations that underpin the project.

The Shire of Murray's Community Infrastructure Plan states that it already has a sizeable legacy of community infrastructure which is aging and will require significant investment to bring up to modern day standards. New infrastructure needs to have a sustainable financial model in place, so that it does not further ignite this problem. Moreover, it states that population growth in Point Grey will be dramatic and it represents a large population base detached from the existing service centres. As a result, it has the potential to require selected community outreach servicing.

The outcomes summarised opposite are drawn from relevant studies and strategies to highlight the considerations which will have direct and indirect implications for how community infrastructure will be planned for, delivered and managed at Point Grey.

In addition, there is further commentary around diversified housing, regional tourism and early activation. These were identified as key issues particularly pertinent to the Shire of Murray, in which Point Grey will make a substantial and positive contribution.

The infrastructure that will be provided will be designed and considered in direct response to each of these issues.



STRENGTHS

- Strong day visitor market
- Access to the Estuary for water sport users
- Cultural heritage – rich historical indigenous stories, including connections to country and water
- Older, semi-retired demographic create an opportunity for a strong and active culture of volunteerism
- Picturesque setting, a peninsula with sweeping views across the Peel Inlet, surrounded by water on three sides
- Strong sub-regional employment self-sufficiency (89,000 jobs in Peel Region by 2050)
- High tourism activity in the region (2015 tourism expenditure for Peel estimated at \$774 million)
- Project offers waterfront amenity (boardwalks, jetty, water access)

WEAKNESSES

- Isolated – limits opportunities for access to essential services in first stages under a conventional development model
- Lack of jobs and diversity of employment (outside of retail and hospitality) in immediate locality
- Lack of critical mass to support and warrant substantial investment in community infrastructure – people are likely to travel outside the project for major services

OPPORTUNITIES

- Tourism accommodation and attractions to cater for a range of potential markets and holiday makers (including ‘overnighters’ and ‘day trippers’)
- Accommodation to service Dwellingup Trail Bikers
- Quality playgrounds and high amenity attractions will appeal to locals + day trippers
- Range of dwelling types to attract high income earners to live within the Shire
- A quality tourism asset to grow the Shire of Murray’s tourism profile
- Indigenous heritage / environmental science (+ tourism)
- Rare chance to create a stand-alone destination and townsite, rather than an extension of the urban footprint

THREATS

- Cost of Infrastructure (particularly in short-term / pioneer phase)
- Long term maintenance and ongoing funding
- Lack of education / jobs / isolation - will appeal to predominately aging demographic
- Lengthy travel times to/from work may discourage mature families from residing
- Poor access to public transport
- Lack of external investment
- Potential for townsite to function as a dormitory suburb if tourism assets are not leveraged and made accessible to the permanent community and visiting public

**1.5
HOURS**

PERTH AIRPORT
+ PERTH CBD

**25-30
MINUTES**

PINJARRA

**30
MINUTES**

MANDURAH
CITY CENTRE

**15
MINUTES**

FROM FORREST
HIGHWAY (HALFWAY
BETWEEN PERTH +
BUNBURY
FORREST HIGHWAY)



Key Opportunity

DIVERSIFIED HOUSING OPPORTUNITIES

Point Grey will bring about a greater range of quality and diverse housing options that will appeal to high income earners, and better address the Shire's current shortfall for smaller households living in the region.

2,075

SINGLE DWELLINGS

425

MEDIUM DENSITY DWELLINGS

150

HIGH DENSITY DWELLINGS

APPROXIMATE ESTIMATES, SUBJECT TO MARKET DEMAND

Forecast.id analysis and urban economic consultancy Pracsys predicts the combined population of the Peel Region (comprising the City of Mandurah and Shire of Murray municipalities) will increase from 100,000 people in 2016 to 180,000 in 2036. Based on the current projections, the Shire of Murray will accommodate the majority of this rapid growth, expanding by over 250 per cent from a relatively low base of 17,000 to over 60,000 by 2036. By 2045 it is predicted that the Shire of Murray will need to accommodate housing for 84,000 people. The majority of expansion is planned to occur in Ravenswood, West Pinjarra, and Point Grey.

Demographic analysis also indicates current housing stock with the Shire of Murray presently lacks variety and choice. For example, there is a very low number of single bedroom dwellings in comparison to the number of people aged over 50 and households with no children. It is likely that the low amount of high-quality housing stock is also a contributing factor to the Shire's low employment self-containment. In 2021, 59.3% of workers in the area commuted from outside of the Shire.

It is anticipated that the residential market at Point Grey will primarily respond to three key drivers, including:

- housing diversity and affordability (from apartments, to townhouses, to single dwellings on larger lots);
- proximity to employment (including Peel Business Park, Pinjarra and Waroona); and
- liveability and sustainability (water-based lifestyle, and environmental tranquility of the foreshore reserves).

SHIRE OF MURRAY (2021)

4.5% MED/HIGH DENSITY

GREATER PERTH 24%

93% SEPARATE HOUSE

GREATER PERTH 78%

DEMOGRAPHICS (2021)

60% NO CHILDREN HOUSEHOLDS

GREATER PERTH 54%

42% 50 YEARS / OVER

GREATER PERTH 33%

59.3%

WORKERS LIVE OUTSIDE THE AREA

65.3%

RESIDENTS TRAVEL OUTSIDE TO WORK

SEIFA⁽¹⁾ INDEX (2021)

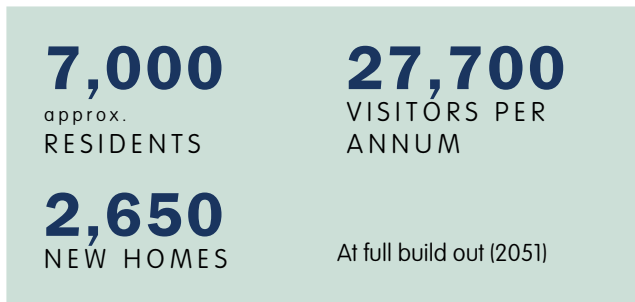
BOTTOM 31% IN WA

(1) INDEX OF RELATIVE SOCIO-ECONOMIC DISADVANTAGE

Key Opportunity

EARLY ACTIVATION

Investment in early anchors to establish Point Grey as a destination early will ultimately make it an attractive and appealing proposition not only for visitors, but also future residents.



With easy access to Perth, Mandurah and the South West coastal region, anchored by water sport amenities, retail and tourist facilities, Point Grey will create an enviable lifestyle and an aspirational community to be a part of.

The site will provide an appealing residential opportunity for local workers based in the adjacent regional centres. This includes Mandurah (28 mins drive), and Pinjarra (25 mins drive), where Alcoa currently employs 1,150 people and 270 contractors. Over 60% of Alcoa’s current employees working out of this facility live in either Pinjarra or Mandurah.

It will take time to attract a critical mass of residents, and the site is relatively isolated. But Point Grey could be a

powerful drawcard and highly appealing asset to day-trippers and visitors. It makes good sense to leverage these synergies to ensure that new residents, as well as the Shire of Murray locals, can reap maximum reward from all investment made into the site.

The best way to do this, is to anticipate indicative needs up front, and stage delivery in a way that can benefit as many users as possible. The community infrastructure and services delivered at Point Grey will be thoughtfully planned to accommodate the needs of its diverse audience – not just residents.

The table that follows shows that there are many symmetries in services that will be required, and how early, upfront investment in access to the foreshore facilities will similarly benefit everyone that lives and visits Point Grey.

Empty nesters and young families are expected to account for largest share of migratory population increase. Interventionist strategies, such as early investment in a primary school, will be further explored to bolster the opportunity to attract a more diverse demographic, through early phases of the project.

Further information detailing anticipated future demographics, is provided on page 20.

RESIDENTS	WATER LOVERS	HOLIDAYERS	DAY-TRIPPERS
Local convenience	Shops	Local convenience	Parks / playgrounds
Shops	Kiosks	Shops	Kiosks
Kiosks	Restaurants + cafes	Restaurants + cafes	Restaurants + cafes
Restaurants + cafes	Kayak/canoe storage	Walking / cycling trails	Entertainment
Parks / playgrounds	Local convenience	Parks / playgrounds	Shops
Walking sports	Water sports	Entertainment	Walking / cycling trails
Sport + Fitness	Parks / playgrounds	Water sports	Sport + fitness
Meeting spaces	Public transport	Sport + fitness	Water sports
Community groups		Community services	Local convenience
Community services		Bushfire safeguards	Bushfire safeguards
Kayak/canoe storage		Public transport	Public transport
Bushfire safeguards			
Public transport			

Key Opportunity

REGIONAL TOURISM DRAWCARD

Point Grey Village has a unique opportunity to achieve an enviable community combining the principles of successful development and celebrating the region.

\$2.1 million

TOURISM EXPENDITURE

\$57 million

RETAIL EXPENDITURE

7,800m²

RETAIL FLOORSPACE

56FTE

JOBS*

181,000

VISITOR NIGHTS*

*2051 (PROJECT COMPLETION)

According to Pracsys, the project will address the potential shortage of short-stay accommodation in the Shire of Murray.

With a well-established industry foundation in place, it makes good sense that tourism has been identified as an important contributor to the Shire of Murray's economic diversification. This is evidenced by the Shire's significant investment in tourism development, such as Dwellingup Trails, place management initiatives and destination branding campaigns. Eco-tourism has also been identified as an opportunity for Point Grey by various Authorities for many years, capitalising on the natural assets and site's picturesque setting.

In 2019, the Shire of Murray had 528,000 visitors. The majority were day-trippers (74%), while domestic overnight visitors who stay in the Shire for an average of two nights represented 25%. International visitors represented less than 0.5%, with tourists mainly from New Zealand, Malaysia, and the United Kingdom.

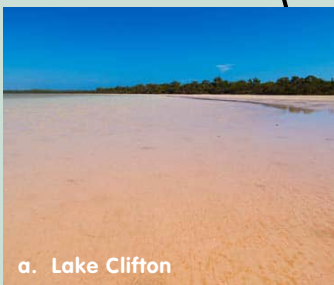
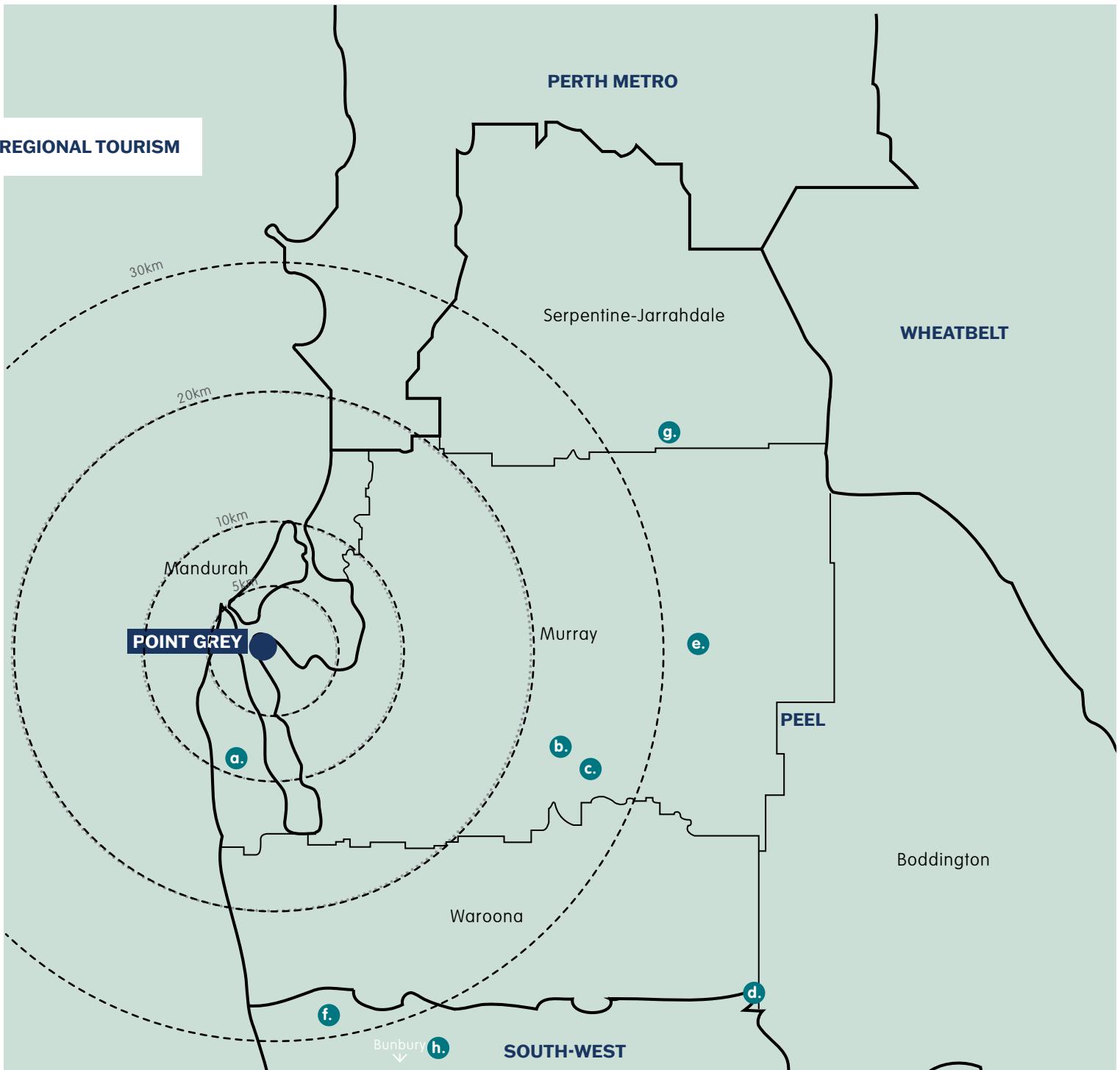
Domestic overnight visitors contribute the largest per capita to local tourism in the Shire, with total expenditure representing 50% of all tourism activity. Pracsys advises that the Shire could generate an additional \$2.1 million in tourism expenditure per annum by encouraging only 5% of day visitors to extend their stay to two nights. This would create an additional 56 full-time equivalent jobs in the local tourist industry.

Point Grey creates a perfect opportunity to provide high-quality accommodation and activities that will attract additional visitors and encourage day-trippers to prolong their stay within the Peel region.

The Social Impact Assessment also noted that tourism will create a positive feedback loop for the new-town, assisting businesses to be financially viable through an expansion of customer base from outside visitors. It is estimated that combined permanent and visitor total retail expenditure will be \$57 million at 2051, sufficient to support up to 7,800m² of retail floorspace.

It is therefore in the interests of future residents that the synergies between business and tourism are encouraged, as it will result in a greater level of service and accessibility to amenities at the local level (particularly in the development's pioneer phase).

REGIONAL TOURISM



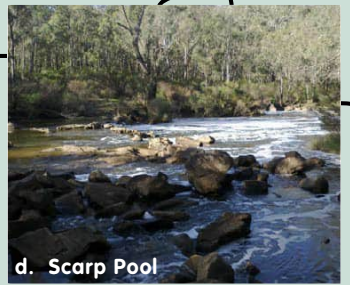
a. Lake Clifton



b. Marrinup Falls



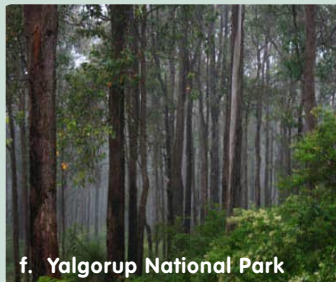
c. Dwellingup National Forest



d. Scarp Pool



e. Turner Hill Cycle Trail



f. Yalgorup National Park



g. Serpentine Main Dam



Bunbury
h. Dolphin Discovery Centre

02

PLANNING FOR FACILITIES AND SERVICES

VISION, PRINCIPLES AND KEY FEATURES

VISION + GUIDING PRINCIPLES

POINT GREY: THE VISION

Point Grey Peninsula will inspire its residents to live an active, sustainable, coastal lifestyle. Surrounded by nature with access to pristine water ways and elongated parkland corridors, one will feel naturally connected to and respectful of this place.

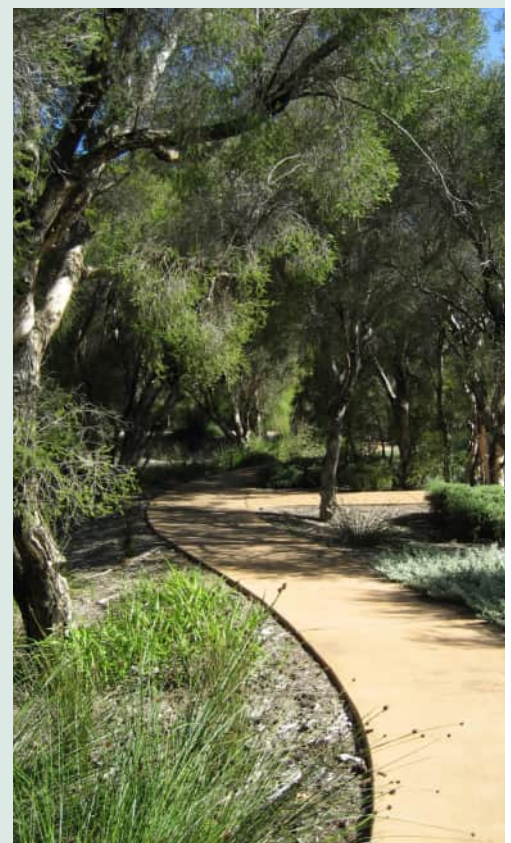
Green infrastructure initiatives will encourage residents to leave a lighter carbon footprint and the rehabilitation of wetlands and biodiversity corridors will encourage the wildlife to also call Point Grey Peninsula home.

The vibrant village centre will be the heartbeat of the community. As a regular destination for locals, it will also welcome visitors to experience the Point Grey Peninsula way of life.

No matter one's age, or whether it's home or a short stay, Point Grey Peninsula will be a neighbourhood where every person may learn, grow, feel healthier and that little bit closer to nature.

POINT GREY WILL:

- Provide facilities and infrastructure that nurture strong social links and interactions
- Be attentive to the smaller details to deliver well-designed and considered places for people, that establish a sense of civic pride and attachment
- Ensure all infrastructure is fiscally sustainable, multi-functional and caters to diverse range of users
- Invest in innovative initiatives and ongoing place management to overcome the barriers of isolation and ensure residents are well serviced through the early years of development



GUIDING PRINCIPLES

Community Infrastructure delivered within Point Grey will be planned, designed, and delivered, based on the following guiding principles. They encapsulate the points of difference and defining elements that will influence the direction of decision making. The principles reflect on the site's challenges and opportunities, and respond to the Shire of Murray's Plan for the Future 2023-2033.

MULTI-FUNCTIONAL	DIVERSE EXPERIENCES	FINANCIALLY RESILIENT	PLACES FOR PEOPLE
<ul style="list-style-type: none"> ▪ Flexible, multi-purpose spaces ▪ Partnership focus ▪ Innovative delivery models ▪ Maximise use of existing facilities, where possible ▪ Adaptability 	<ul style="list-style-type: none"> ▪ Appeal to broad audience ▪ Embed rituals early (locals + visitors) ▪ Planning for program and service delivery, not just space. ▪ Provide infrastructure commensurate with need 	<ul style="list-style-type: none"> ▪ Proactive approach to achieve agreed threshold provisions ▪ Retain ownership and upgrowth capital ▪ Balanced approach - commercial + community services ▪ Early governance arrangements that seed and support self-reliance + revenue generation 	<ul style="list-style-type: none"> ▪ Robust + proactive place management ▪ High quality outcomes ▪ Build social capital / stewardship ▪ Nurture health and well-being



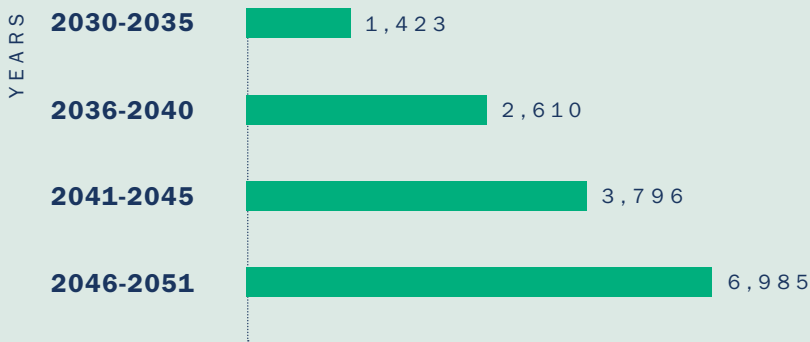
FUTURE RESIDENTS

When the project is complete in around 25-30 years from now, it is anticipated that approximately 7,000 people will call Point Grey home.

An overview of the indicative population projections based on 5 year intervals, and a likely age profile breakdown, are featured below.

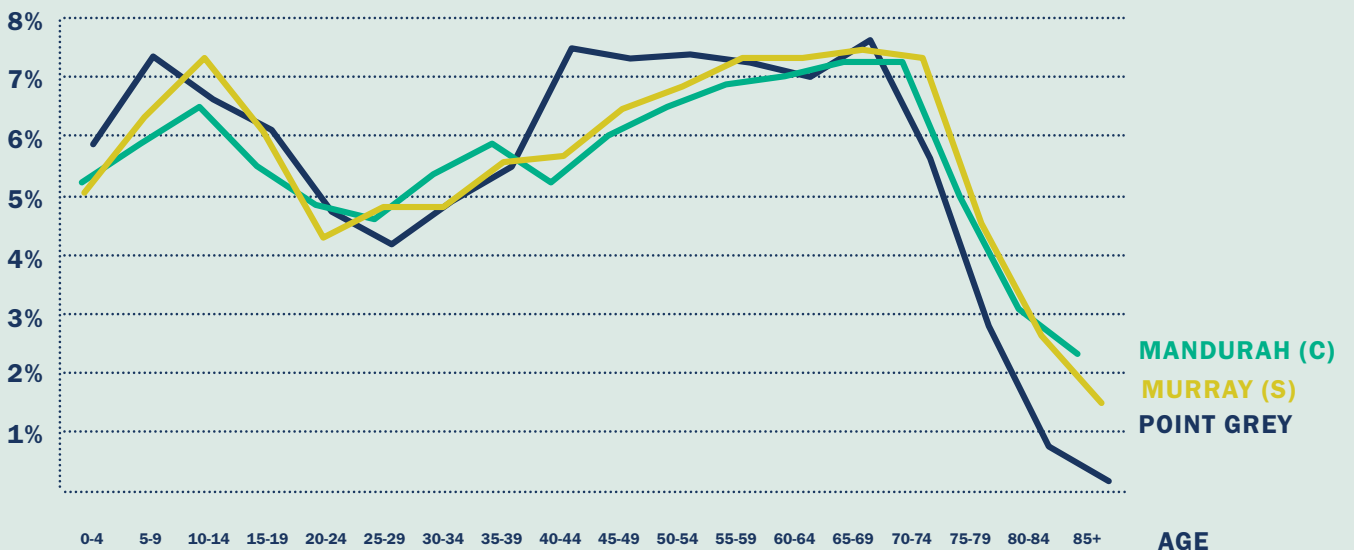
The age profile has been determined based on a comparative analysis of a combined demographic profile of the Shire of Murray and the City of Mandurah, in 2016.

THE PEOPLE



AGE PROFILE

AGE5P - AGE IN FIVE YEAR GROUPS (2021)



KEY FEATURES

Point Grey will feature a diverse range of community infrastructure and high-quality amenity that appeals to residents and visitors alike.

Ultimately, it will become a centre-piece for the Shire - a popular self-sufficient destination that proudly showcases the best of what Murray has to offer.

As Point Grey will be a regional destination, the foreshore becomes an obvious focal point for which activity can frame. As the development will not have sufficient critical mass to support a wide dispersal of activity evenly throughout the urban area, the majority of the key community infrastructure items are located in the foreshore park and around the community hub.

It will comprise a range of activity zones, which combine to create functional, people friendly facilities that are bustling with life and activity.

Details of these areas are provided in the following pages. Wherever possible, provision for multi-purpose has been considered in addition to complementary activities.



COMMUNITY HUB

COMMUNITY HALL [FIRE REFUGE BUILDING]

The Shire's Infrastructure Plan stipulates the provision of multi-purpose facilities that provide meeting spaces that cater for a variety of social, educational and recreational activities, health and/or support services and information. Design considerations should include child safe areas, informal areas, visibility and security.

Through Stage One, a Community Hub will be established to support early residents. The primary focus will be a Community Hall / Refuge Centre, in the heart of the Township. The Community Hall will be designed first and foremost, to adhere to statutory regulations and controls around Bush Fire Management.

From a day-today perspective, this facility will also serve as the Neighbourhood Community Centre - a flexible/multi-purpose Community Meeting space as required by the Shire's Community Infrastructure Plan.

It will be flexible to accommodate a range of flexible uses, such as a library, pop-up cafe, indoor recreation, artist / local vendor spaces and meeting spaces for visiting professionals (HACC, Allied Health, Child health etc.) and community groups. This space may also include a children's play space.

The Developer will work closely with the Shire of Murray staff to ensure the specific elements are designed in accordance to local requirements.

EMERGENCY SERVICES

The Shire stipulates requirement for a fire brigade service in response to fire and other situations of a public safety nature. Facilities must be designed and located for safe, efficient and direct access to streets, including major traffic routes, and include an alternative exit route. Sites must support the achievement of required rapid response times to an emergency.

In addition to the Fire Refuge Hall, a site has been allocated for a 3,000sqm Fire Station Shed, which will be built by the Developer. This shed could also potentially accommodate a Community Bus.

LOCAL PARKS + OPEN SPACES

A range of parks and open spaces will be delivered, including a regional park, a linear 'ridge' open space, nature play / dog exercise areas and pocket parks / kick-about spaces. All parks will be designed to offset environmental impacts, minimise ongoing maintenance obligations and incorporate effective water management solutions. In total, a minimum 10% of the site area will be dedicated to public open space. Other supporting facilities and amenities that will also be built to support a healthy and resilient community include a network of walking + cycle trails, nature play / dog exercise areas, public art / interpretive signage, water fountains, seating and shaded areas etc.

AGED CARE ACCOMMODATION

The project is committed to exploring innovative ways to incentivise investors and attract a critical mass of residents as early as possible. One way to do this will be to explore partnership opportunities with a Lifestyle Living Development Partner. This will also open up opportunities for partnership agreements of joint-use facilities (i.e. bowling greens).

LOCAL PRIMARY SCHOOL (K-YEAR 6) / LOCAL SPORTS HUB

A key feature will ultimately be the Local Primary School / Sports Hub, which will include a small oval and hard courts (tennis or basketball/netball) that can be used by the broader community, outside of school hours.

A public primary school will be an essential attribute to attracting younger families, but development timeframes will be dictated by the Department of Education. In the interim, the Department has advised it will rely on school buses to commute children.

To expedite the school, the team will continue to liaise with the Department of Education to explore the feasibility of 'Classrooms in shops', or within pre-fabricated 'dongers', possibly adjacent to the Community Hall. The timing and delivery of these facilities will be monitored annually, pending demand, and subject to agreement with the Department of Education.



KEY FEATURES

COMMUNITY HALL

Multi-purpose hall

Meeting rooms

Kitchen (flexible)

EMERGENCY SERVICES

Fire Refuge Hall

Fire Station

LOCAL PARKS + OPEN SPACES

Regional Playground

Local Parks

Linear Ridge Open Space

PRIMARY SCHOOL

Interim School in Shops (potential)

Local Primary School

Sports Hub

OTHER

Aged Care / Lifestyle Living



FORESHORE + PARKLANDS

The Foreshore will serve as Point Grey's regional and neighbourhood play space. With a focus on recreational and social gatherings, it will include passive water sports, recreation and playground functions. In the longer term, the foreshore will be anchored by formal and informal cafes overlooking the water (which can be scaled up or down, depending on the season).

These facilities will cater to visitors, but also service the health and well-being needs of new residents.

Facilities will initially be simple and small-scale, with a view to expand as the project grows and develops over time.

KEY FEATURES

FORESHORE / TOWN BEACH

Small jetties (x2)

Access to water

Water fountains, bike storage etc.

Grassed areas / Picnic Shelters / BBQ's

Toilets / Showers (medium term)

Canoe / kayak launch facilities

Sea scouts / canoe hire building

REGIONAL PLAY / YOUTH ZONE

Adventure / nature play (natural materials)

Scooter / bike paths

Kick about areas

COMMUNITY GATHERING

Spaces for markets, community events and private events

Events infrastructure (Phase 3 power, water etc.)

Formal + Informal cafes (overlooking foreshore park)

Scale up / scale down (seasonal demand)





SPECIAL ACTIVITY FACILITIES

PROVIDING A WIDE RANGE OF COMMUNITY INFRASTRUCTURE TO SUPPORT HEALTH, WELLBEING AND SOCIAL INTERACTION.

EXAMPLES AND POTENTIAL LOCATIONS MAY INCLUDE:

1. FISHING / CRABBING
2. KAYAKING / CANOING
3. SPORT / REC AREA (EG. BASKETBALL)
4. SPORT / REC AREA (EG. BOCCE/ FINSKA)
5. PUMP TRACK/ SKATE
6. ATHLETICS / RUNNING TRACK
7. TENNIS/ PICKLEBALL/ HIT-UP WALL
8. CYCLE/ WALKING NETWORKS
9. BIRDWATCHING
10. DESTINATION FORESHORE PARK

- LEGEND**
- DUAL USE PATH NETWORK
 - PEDESTRIAN PATH NETWORK
 - TURF
 - MANAGED GARDEN BEDS
 - BIO-RETENTION BASINS
 - POS - EXISTING VEG RETAINED
 - REGIONAL OPEN SPACE EXISTING VEG RETAINED
 - PLAY AREAS
 - SHELTER / PICNIC NODE
 - SPECIAL ACTIVITY COMMUNITY SPORTS ETC TO PROMOTE WELLNESS AND MOBILITY
 - 2120 SETBACK
 - 50M CCW BUFFER
 - VILLAGE CENTRE
 - MIXED USE
 - HIGH DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - VOLUNTEER BUSHFIRE BRIGADE

NATURE AND CULTURE

Walking trails, footpaths and cultural interpretation will bring together dispersed elements throughout the site, connecting community and bringing people closer to the nature-based anchor points.

An interpretation hut and supporting signage will be built to support local Indigenous businesses to share stories about culture with local residents, students and visitors. There will also be facilities to promote a connection with nature, such as bird watching, nature trails and possibly boardwalks.

KEY FEATURES

PATHWAYS AND TRAILS

Walking and cycling trails throughout (connecting foreshore, residential areas and linear green spaces)

Boardwalks (possible northern area)

Potential northern beach access

TRAILS AND CULTURAL INTERPRETATION

Walking trails and cycle paths (connecting foreshore, residential areas and linear green spaces)

Aboriginal cultural interpretation hut and interpretative signage (local themes - water / nature / culture)

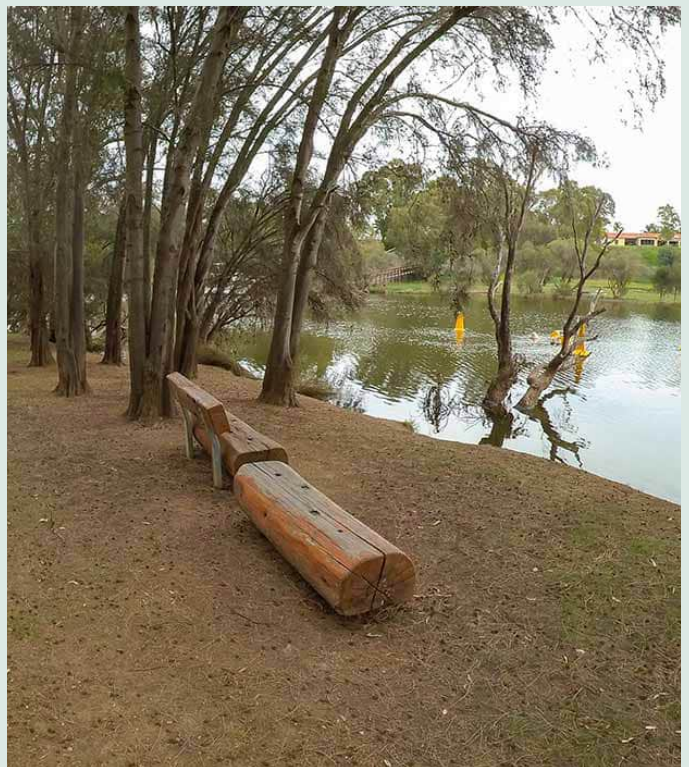
Bird watching, potentially boardwalk platforms along the eastern foreshore

LOCAL AND REGIONAL PARKS

Local pocket parks and kids play areas

Green linear ridge

Regional play spaces



RESORT / HOLIDAY

Point Grey will be anchored by a resort style holiday accommodation facility. Various price-points will be explored initially and in the longer term, the development will be supported by a Holiday Resort / Luxury Accommodation. The accommodation will likely bring supporting facilities and amenities, such as a convenience shop and tennis courts – that can be made available for local residents. Through early periods, ancillary entertainment (such as mini golf and a trampoline park) could be tested and explored, with the view to invest in permanent infrastructure subject to demand, as the project develops.

A caravan park is also a potential interim opportunity, to capitalise on the areas unique geography and size of land. This facility could bring much needed early amenity before the projects attracts a critical mass of residents.

KEY FEATURES

HOLIDAY ACCOMMODATION

Office / visitor centre

Local convenience store

Chalets / Camping / Glamping (temporary)

Supporting entertainment (i.e. tennis, playgrounds etc.)

Public toilets / Outdoor shower

ANCILLARY ENTERTAINMENT

Interim temporary uses (test + trial)

Establish permanent facilities (subject to demand)

HOLIDAY RESORT (LONGER TERM)

Hotel / Luxury accommodation

Conference Centre



VILLAGE CENTRE

Vibrant Village Centres are the heart of successful communities. They nurture social networks and underpin a thriving economy and future investment.

The Point Grey Village Centre will comprise a sustainable level of retail and commercial space, to support the Township, and ensure residents have everything they need - close at hand.

It will be delivered in stages, as the project grows over time, and is expected to comprise a total area of approximately 7,800m². This will comprise:

- 5,200m² convenience retail,
- 1,100m² comparison retail, and
- 1,500m² F&B floor space

In addition to retail + groceries, this space will accommodate other essential services for the community such as GP Doctors, Allied Health and Childcare.

KEY FEATURES

INITIAL PHASE (350+ DWELLINGS) (INDICATIVE)

Test market / scale up retail offer over time

Possible retail: Bakery, Groceries, Newsagent

Personal services (hairdresser, beauty)

VILLAGE CENTRE (1,200+ DWELLINGS) (INDICATIVE)

Supermarket

Medical / Allied Health
(Benchmark: GP Services (0.4 per 1,000 people)

Childcare (approx. 75 places)

Visitor Centre



03

PARTNERSHIPS + COLLABORATION

The Shire of Murray’s Community Infrastructure, and Sport and Recreation Infrastructure Plan details the provisions and specifications to ensure future community infrastructure and facilities are aligned with the Shire’s future requirements.

Strong collaboration and structured management arrangements will help mitigate against issues such as poor communication and a lack of accountability, delays in decision making, and planning and policy issues that inhibit activation and investment attraction goals.

The following section outlines the supporting strategies that will be implemented, to ensure that the community infrastructure provided at Point Grey specifically tailored to meets local needs.

Core strategies include:

- Prosperous Economy
- Healthy Lifestyles
- Place Management

Integral to each of these strategies will be the way in which we will work alongside the Shire of Murray and other key stakeholders, to ensure the infrastructure and facilities delivered are aligned specifically to the Shire of Murray’s strategic goals and operational requirements.



PROSPEROUS ECONOMY

Unlike other new housing estates within the area, Point Grey will be different. First and foremost, the waterfront and nature based tourism amenities will be a regional drawcard. It will be a highly prized asset that will underpin its importance as a lifestyle town and water-based destination.

There will be many flow-on benefits which stem from investment in community infrastructure within the Point Grey Village, that are aligned with and support the Shire's broader economic development goals. A summary of some of the possible investment strategies that will be established within the broader Place Management Framework, are highlighted below.

ATTRACT SKILLED WORKERS

A high-amenity destination naturally brings a sought-after 'residential' proposition, with quality facilities. This will help to boost the Shire of Murray's employment self-containment and attract a greater number of skilled workers to live within the Shire (rather than commute from elsewhere).

PROSPEROUS ECONOMY

Strategies to be further explored that will promote and support the Shire's broader economic development objective include:

- Investment in high-speed NBN together with an attractive, high amenity environment will entice more people to live-work from home.

- Upfront and on-going investment to support the tourism + hospitality
- Upfront investment in public realm
- Possible seed investment to support early operators
- Opportunities to retain ownership / attract quality anchor tenants
- Upfront investment to attract new tourism ventures (short-stay + caravan park accommodation, kayak tours, indigenous/cultural tours, etc.)

PLACE BRAND + POSITIONING

In a cluttered corridor, it will be important to continue to work hard to maintain Point Grey as an appealing and friendly place to visit and live. Activation and programming initiatives will be aligned with and continue to reinforce the Shire's Place Brand and market positioning.

VILLAGE CENTRE

The Village Centre will be a focal point for our residents. We will work to establish strong relationships with our local businesses – and encourage them to participate in - and support local initiatives. Community development initiatives will be integrated with retail / investment attraction strategies, to support the achievement of both commercial and social objectives.



HEALTHY LIFESTYLES

The residents living at Point Grey will value their outdoor lifestyle and their strong sense of community.

Substantial upfront investment in visitor amenity will provide community infrastructure benefits that are not usually accessible to new residents. In addition to built infrastructure, we will form partnerships, facilitate programming and use social media and other communication platforms to encourage our residents to get out of their houses and seek healthy, active lifestyles.

NEIGHBOURHOOD DESIGN

Neighbourhood design is aligned with Heart Foundation guidelines, which prioritises walking and cycling, including bike lanes, trails and shared spaces near the foreshore.

PARKS AND OUTDOOR SPACES

Parks and outdoor spaces will be thoughtfully planned to intuitively attract people. Public spaces will be designed with comfort, amenity and multi-functional use in mind at the outset - to ensure we deliver places that address broad social interests and lifestyle needs.

RECREATION FACILITIES

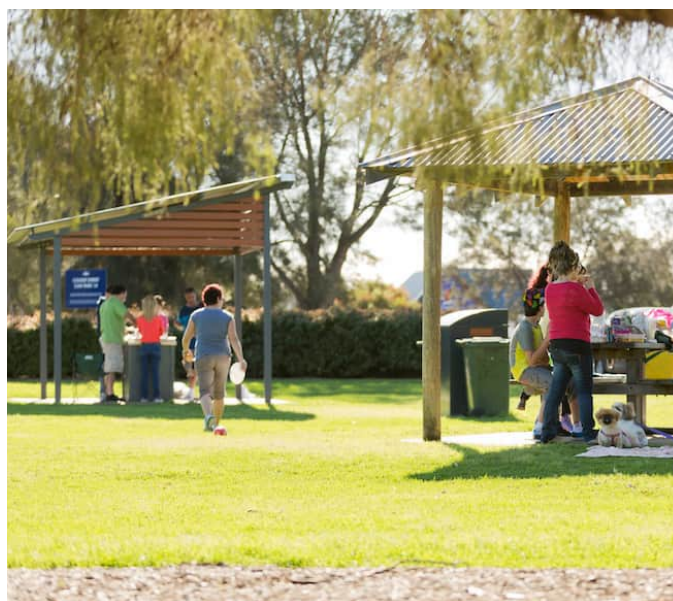
Recreation facilities will include sport facilities at the school and structured indoor recreation (i.e. within the Community Hall) as well as unstructured passive recreation opportunities such as walking, cycling and water-based sports.

PROGRAMMING

Programming will help to inject vibrancy and encourage informal interaction. We will engage with our residents and observe how spaces are being used - to evaluate on-going needs and inform future infrastructure planning.

PROUD RESIDENTS

We want our residents to be proud and to be willing to step up and take responsibility for their future. To help make this happen, we will coordinate programs that instil a sense of local pride - such as tidy streets and community clean-up days. We will also encourage participation in community art, environmental programs and other multi-generational activities.



PLACE MANAGEMENT

PGDC are committed to working closely with the Shire of Murray to enable a coordinated and cooperative partnership approach to the future management and implementation of Point Grey, to ensure the residents can continue to be satisfied with their investment – long after we have moved on.

This project is a long-term proposition, it will take time for the project to evolve. The strategies that will be put in place to achieve these outcomes, are summarised below.

GOVERNANCE STRUCTURES

We will explore various avenues to establish a formal place management and governance structure for Point Grey, through early stages of project inception. This will include consideration of a Place Management Framework (in partnership with the Shire) that considers operational strategies and sustained revenue opportunities, to ensure that the high level of investment in public realm and built form will not be lost over time.

The focus will be to consider a holistic approach to facilitating place management with key partners, including:

- Planning;
- Landscaping/ maintenance;
- Management responsibilities;
- Community engagement;
- Activation/events; and
- Implementing planned community infrastructure (against agreed development milestones).

This framework will also explore collaborative partnerships with the Shire, as well as the establishment of a formal governance structure, including a possible Point Grey Community + Business Association, as a platform to assist with negotiating partnership and funding opportunities, and delivering destination experiences that are unique, compelling, and commercially successful.

The aim will be to create an ideal platform to nurture stewardship through a self-governed community, that eventually moves away from a developer pays scenario and ensures activation initiatives are sustained in perpetuity.

Some of the governance models that will be explored include:

- Community / Business Association;
- Homeowners Association;
- Community Reference Group;
- Friends of Associations;
- Joint Community Accounts;
- Local Business Marketing Levy's; and
- Potential / feasible specified area rates.

DEDICATED RESOURCES

At the appropriate time, we will to engage with residents and establish a sponsorship fund to support community building initiatives. Seed funding and early support in community infrastructure to promote a sustainable revenue source.

EMPOWER RESIDENTS

We will seek to partner with community champions to become strong advocates that lead future community development.

SOCIAL NETWORKING

We will aim to create opportunities for social engagement, including ways to connect new and existing residents. This will include the facilitation of scalable activities that will bring benefits in the short term, whilst planning for strategic, long term activation.



04

COMMUNITY INFRASTRUCTURE DEVELOPMENT PROGRAMME

PROVISION, TIMING AND FUNDING

STAGING, FUNDING AND IMPLEMENTATION

The importance of a sustainable financial model that supports all new amenities and facilities is acknowledged, so that infrastructure provided does not further ignite the Shire's problem of ageing infrastructure.

EARLY AMENITY

There will be a conscious effort to invest in community infrastructure early and upfront, around the Community Hall and northern foreshore areas to provide much needed amenity to new residents. It will also support stronger sales by attracting a diverse cohort of residents during early phases of the project.

The Shire's Infrastructure Plan states that the provision of local facilities should be provided as close to the outset of the development as possible and prior to a 30% threshold.

The Delivery Schedule that follows demonstrates there will be a significant range of infrastructure delivered through the initial phase of development. Given the site's comparative isolation, this will require innovative thinking and positive working relationships with all key stakeholders, including relevant State Agencies and the Shire of Murray.

At the outset, a 'Place Management / Governance Framework' will be prepared to formalise early discussions with the Shire (and other key stakeholders) and set in place a regular review process to agree on infrastructure deliverables, management responsibilities and transitional arrangements. Differential rates may be explored as a potential revenue source, through this process.

STAGING

The development implementation program will respond to market demand and deliver a diverse range of housing, community and commercial facilities, infrastructure and amenities to ensure that everyone's needs are accommodated – residents, businesses and visitors alike.

The way in which we intend to do this, is to instill a flexible and iterative approach. Given there are so many unknown variables, the intent is for this Community Infrastructure Report to be a 'live' document throughout the entire development phase of the project.

The Shire of Murray requires that Community Infrastructure updates be conducted at 3-year intervals. For Point Grey, it is proposed that 'status updates' will be completed every 3-years, to ensure Community Infrastructure provision is well-aligned to the Shire's expectations and local needs.

FUNDING & IMPLEMENTATION

The intention is for the developer(s) to fund the required infrastructure identified in this plan, with additional funding sort through appropriate co-contributions and grants. This plan has provided an indication of the broad intent, and overall 'look and feel' of the various facilities.

The final design, built-form structure and cost specifications will be subject to further discussion with the Shire of Murray to understand specific needs, as well as on-going management and maintenance requirements.

Multiple landowners will be responsible for the delivery of the facilities. Private negotiations will be progressed to ensure all landowners equitably contribute.

Agreed funding and delivery arrangements will ultimately be secured by mutual agreement with the Shire.

The purpose of the Status Update Reports will be to monitor and update the delivery program, to ensure the facilities deliver respond to local needs in a timely way, and that project particulars that will influence community infrastructure provision are resolved and agreed.

DELIVERY SCHEDULE

	SHORT <450 DWELLINGS POPULATION 1,000 (APPROX)	MEDIUM 450-1,500 DWELLINGS POPULATION 1,000 - 4,000 (APPROX)	LONG 1,500+ DWELLINGS POPULATION 4,000 +	
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Recommended Facilities

Based on zone allocation recommendations within the Shire of Murray's Community Infrastructure Plan

Community Hall (Refuge Centre) featuring library / café / exhibition spaces for artists and local vendors (approx. 1,500sqm)	✓			Facility to be built and funded by... further discussed and resolved w
Fire Station Shed (1,000 sqm (approx).	✓			Civic use. Tenure arrangements T
Access to Foreshore (parkland, town beach, picnic areas, nature play, kickabout spaces and community event spaces)	✓			Foreshore Park - Ownership / ma overtime, aligned with projected Other Local Parks to be establish Medium / Long Term (TBC) Detail
Local Play Spaces will be distributed through-out the residential areas		✓	✓	Neighbourhood Parks / Playspace Maintenance responsibilities to b
Local Primary School (5Ha), aligned with a Local Sports Oval and outdoor multi-purpose court		✓	✓	The Primary School is unlikely to b When population numbers are su fabricated 'dongers', subject to fu
Pedestrian / cycle paths throughout, and potentially boardwalks in the northern areas.	✓	✓	✓	Facilities gradually expanded ove Maintenance responsibilities to b
Aboriginal heritage / outdoor education hut and interpretive signage	✓	✓	✓	Subsequent facilities gradually ex explored through sponsorship + g

Other Community Facilities

Additional facilities not specified as recommended requirements within the Shire's Community Infrastructure Plan

Jetties x 2 and watersport launching facilities (kayaking/canoes)	✓			- Future management arrangem - Explore revenue opportunities
1 x small water sports hall (sea scouts, boatshed storage, lockers)		✓		- Possible lease agreement to tr - Title retained by Developer. Po

MANAGEMENT	BENCHMARK + SPECIFICATIONS
Developer. Detailed design and proposed transfer to Shire of Murray to be with the Shire.	Shire of Murray Specified Requirements: Building area 400m ² Site area 3000m ² Benchmark 1:6000 people
BC.	Specifications will adhere to regulatory requirements.
Maintenance initially retained by Developer. Facilities potentially expanded demand. ed, aligned with sales. Maintenance responsibilities to be transferred in the ls to be further resolved.	1 Ha. (approx.) Subject to detailed design (minimum 10% total site will be allocated to POS)
es to be established, aligned with sales. e transferred in the medium / long term (TBC) Details to be further resolved.	Subject to detailed design (minimum 10% total site will be allocated to POS). Local Parks Benchmark:1:2,000 people
be developed before the latter stages of the project. Land will be ceded to DOE. fficient, an interim Primary School will be explored, as a 'School in Shops' or pre- rther discussions with the Department of Education.	Shire of Murray Specified Requirements: 3.5-4 Ha. where co-located with open space Sports space / playing field 2.775 ha Outdoor multi-purpose court 0.8 ha Benchmark: 1:1,500,1,800 new dwellings Typical Land (Primary School) 3.5 Ha.
vertime, aligned with projected demand. e transferred in the Medium / Long Term (TBC)	Subject to detailed design (minimum 10% total site will be allocated to POS)
panded overtime, aligned with projected growth. Funding opportunities will be grants.	Detailed design to be confirmed at subdivision & development stages
ments to be resolved with Department of Transport and the Shire of Murray.	
transfer management to community / commercial operator st completion to be confirmed.	

