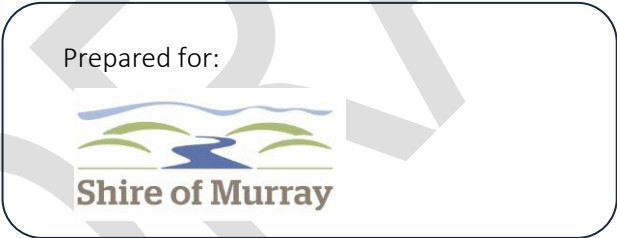


Draft Community Infrastructure Plan 2026



Final Draft Report

TAP Consulting	
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1.0 Executive Summary

The Community Infrastructure Needs Analysis provides an assessment of Shire of Murray's community facilities, ability to meet community needs to 2055 and future infrastructure requirements. It is anticipated that the outcomes of this assessment will provide a coherent, equitable and integrated approach to investment in community infrastructure and services across the Shire and form the basis for the Shire's Community Infrastructure Plan.

Community infrastructure plays a pivotal role in enhancing and upholding the overall well-being of a community. Its significance is vital for fostering inclusivity and unity within a community. In addition to providing services and facilities to keep a community running, community infrastructure also contributes to the liveability of a place and enhances quality of life. Together with economic infrastructure, community infrastructure delivers tangible advantages to individuals and imparts substantial social and economic benefits to both local communities and the broader society.

The Western Australian Governments State Planning Strategy 2050 defines community infrastructure as *"the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the quality of life in a community"* (WA State Planning Strategy 2050, P.86).

The Shire of Murray forms part of the South Metropolitan Peel sub-region and is located about 80 kilometres south of the Perth CBD. The Shire is bounded by the City of Rockingham and Serpentine Jarrahdale Shire in the north, the Shire of Wandering and the Shire of Boddington in the east, the Shire of Waroona in the south, and the City of Mandurah in the west. The Shire of Murray forms part of the South Metropolitan Peel sub-region and is located about 80 kilometres south of the Perth CBD. Pinjarra is the largest town in the Shire and is also identified as a Secondary Activity Centre for the Peel Region.

This study uses a spatial framework to assess community infrastructure needs. The spatial framework allows more detailed local-level planning that is appropriate to the land use, population growth and future development intent of that area. Catchments within the Shire of Murray have been defined based on settlement patterns, population distribution and growth projections, physical and environmental constraints, transport networks, and the location and function of existing and planned centres. Planning catchments consists of 7 areas which include, Pinjarra – West Pinjarra, Ravenswood – Ravenswood North, South Yunderup, North Yunderup – Furnissdale – Barragup – Stake Hill, North Dandalup – Nambeelup, Dwellingup and Rural South.

Community infrastructure needs are expressed in different ways. In order to generate an accurate understanding of required needs in a community, it is important to consider "need" from multiple perspectives. The approach taken for this study is based on Bradshaw's "taxonomy of social need"¹,

¹ J. Bradshaw, A Taxonomy of Social Need, 1972, University of New York

which provides a framework for assessing community needs. Bradshaw describes four types of need. These are:

- **Normative need (demographics/data):** what expert opinion, based on quantitative data and research, would identify as community needs e.g. data and statistics as they relate to the trends in demographics and population characteristics.
- **Expressed need (audit):** what can be inferred about community needs based on observation of existing facilities and services and how they are used e.g. Information pertaining to existing community infrastructure including, current challenges, demand and capacity, and utilisation data where these were available.
- **Comparative need (benchmarks):** what can be derived about community needs based on provision standards. It should be noted that quantity standards are most relevant to facilities due to difficulties with establishing provision standards for services as they differ according to location, provider, type of services, available funding and target clients.
- **Felt need (consultation 6):** what can be inferred about community needs by what members of the community, keys stakeholders including services providers say or feel is needed.

This framework ensures that infrastructure recommendations are informed not only by population benchmarks, but also by demonstrated demand, community expectations, and comparative analysis.

Strategic directions have been identified for action and investment that will meet current and future community needs. There are future recommendations that are applicable across the Shire of Murray and specific planning catchment-based recommendations to understand local needs and opportunities specific to those areas.

The following Shire wide directions are proposed to plan and deliver a strong community infrastructure network for the Shire of Murray.

Shire Wide Direction 1 - Review the Shire of Murray Public Open Space Strategy 2022

Review the Shire of Murray Public Open Space Strategy 2022 with a view to identifying specific sites for the recommendations of this report. This should be undertaken so that the land can be identified and acquired well in advance of the development front to ensure that sufficient suitable land can be made available at a reasonable cost. Delaying the acquisition of land can mean that appropriate land of the size, shape and topography is not available or the cost to acquire the land is prohibitive.

Shire Wide Direction 2 – Develop an Emergency Services Integrated Facility Plan

The capacity of the existing network of facilities will require review in consultation with the Department of Fire and Emergency Services (DFES) and the relevant Bush Fire Brigades to ensure they continue to meet the safety needs of the community as it grows. The Shire in partnership with DFES and Volunteer Bush Fire Brigades, develops an Emergency Services Integrated Facility Plan to ensure infrastructure and response capabilities are strategically positioned to meet the needs of a growing population.

Shire Wide Direction 3 – Master planning and feasibility assessment

Develop a program for the delivery of master plans and feasibility assessments in a timely manner for the facility recommendations of this report.

Shire Wide Direction 4 – Program of works

Some existing facilities are aged and require enhancements to improve their appeal and accessibility. A program of works should be developed to renovate older community facilities, where viable, to make them more attractive, and more accessible to the community.

Shire Wide Direction 5 - Ongoing monitoring of community facilities

As part of ongoing review of community facilities, identify any “poor” performing community facilities as part of regular network asset assessments (conditions audits, fitness for purpose assessment) for opportunity to upgrade and re-furbish. If not able to be upgraded to meet minimum design standards, investigate opportunities to rationalise, consolidate, or re-purpose for higher and best use as an alternative Shire asset. Where appropriate, rationalise low performing facilities to invest back into the network e.g. for the establishment of new community or redevelopment of existing. There may also be opportunities for the Shire to acquire strategic sites, to assist in the delivery of quality community spaces and facilities.

Table 1 presents the planning catchment-based recommendations that have been identified throughout the processes of this study and application of the above framework. When considering this table, it should be noted that every effort has been made to gather information on all facilities. However, there may be other issues that are not stated. The recommendations to respond to needs take into consideration, leading practice models of delivery as well as the guiding principles established including opportunities identified as part of this study.

Table 1. Summary of Demand and Recommendations

Community Facility	Summary of demand	Recommendation
Arts and Culture		
Art Centre or Cultural Space - Local	- Population growth in the Shire will increase demand for 3 local and 2 district arts centre or cultural space by 2055. - Where there is a need identified for both a local space, it is often the case that the development of the district centre would also perform the function	PINJARRA DISTRICT <u>Pinjarra Arts and Cultural Hub</u> Arts space with exhibition space, work rooms and storage space

Community Facility	Summary of demand	Recommendation
Art Centre or Cultural Space - District	of a local space thus reducing the need to provide two separate facilities. - The needs for local arts centre or cultural space is drive by growth in Ravenswood-Ravenswood North, South Yunderup and North Yunderup-Furnissdale-Barragup-Stake Hill. - The district level arts centre or cultural space is needed to support growth in the district catchments of Pinjarra and Ravenswood. - The model of delivery for arts and cultural space is best facilitated as part of a multipurpose community hub.	RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - Arts space within the new Ravenswood Community Hub SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - Arts space within the new South Yunderup Community Hub
Performing Arts Facility or Space - Local	- Population growth in the Shire will increase demand for several local level and 1 district performing art space by 2055. - The provision of local level performing space will ideally be in existing spaces where there is capacity or integrated with larger district facilities. - The district level performing art space is needed to support growth throughout the Shire. - The model of delivery for performing art space is best facilitated as part of a multipurpose community hub.	PINJARRA DISTRICT <u>Pinjarra Arts and Cultural Hub</u> - New performing arts facility in Pinjarra as primary performance venue for larger events to replace Civic centre - dedicated space with good acoustics, lighting, stage, storage etc - Preference for this to be in the Civic Precinct RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u>
Performing Arts Facility or Space - District		- Performance space within the new Ravenswood Community Hub SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - Performance space within the new South Yunderup Community Hub
Museum	- By 2055 there will be a need for a museum space in the Shire. - In the context of the Shire of Murray, the need is established by the unique heritage profile of the region as one of the State's earliest settlement areas which creates a distinct community expectation for such a cultural facility to exhibit the Shire's colonial and aboriginal history in a way that a typical outer metro/peri-urban area would not.	PINJARRA DISTRICT <u>Pinjarra Museum</u> - New museum space as part of Pinjarra Heritage Railway Precinct, within an expanded existing railway station building - Relocate Roger May Museum to Pinjarra Railway Heritage Precinct – either new building or conserved heritage railway sheds

Community Facility	Summary of demand	Recommendation
Library	- Application of the minimum recommended library size to the current and future population of the Shire (using the 'People Places' library building calculator), it was found that there is an existing gap in library floor space as well as a need for additional space to meet the future population. - There is an existing floorspace deficit of 925sqm and by 2055 the deficit will increase to 5,241sqm. - The Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and Aquatic Centre Report 2023 recommends redevelopment of the Library as part of a multipurpose civic hub to address current and future needs.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - Replacement and expansion of the existing Pinjarra Library as part of a multipurpose community hub to address current and future needs RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - New branch library in Ravenswood as part of new community hub
Community and Civic		
Community Hall	- The benchmark assessment indicates that the Shire is currently over served with local community halls which reflects the Shire's dispersed settlement pattern. Two district level community centres/hub will be needed by 2055. - As the population grows in South Yunderup there will be needs for local community hall space (currently none exists in this local area). The provision of the South Yunderup community hall should be co-located with other community facilities to create a hub. - It is expected that the district facilities would be located in the Pinjarra and Ravenswood planning districts and in South Yunderup. - Leading practice in community infrastructure provision is moving away from small standalone centre/house/meeting rooms. These are now often embedded in higher order facilities e.g. libraries or a district community centre. - Where there is a need identified for both a local and district community centre, it is often the case that the development of the district community centre would also perform the function of a local hall thus reducing the need to provide two separate facilities.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - New District Community Centre as part of the new Pinjarra Community Hub (replacing Lesser Hall) PINJARRA WEST <u>Pinjarra West Community Hall</u> - New Local Community Hall in Pinjarra West (within Murray River Country Estate Neighbourhood Commercial Centre) <u>St John's Church</u> - Provide toilet and kitchenette amenities to St John's Church <u>Peel Street Hall</u> - Demolish the Peel Street Hall. <u>Pinjarra North Hall</u> - Replace existing building with new Local Community Hall in more central location.
Community Centre / Hub	A number of the existing community halls will require upgrade to remain fit for purpose or alternatively demolition and/or replacement where the current site or structure is no longer viable.	RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> Replace existing Ravenswood Community Centre with new District Community Centre as part of Ravenswood Community Hub on

Community Facility	Summary of demand	Recommendation
		new site in Ravenswood town centre. SOUTH YUNDERUP <u>South Yunderup Community Hub</u> • New Community centre in South Yunderup as part of hub • Multipurpose Room in South Yunderup Community Hub - designed to support arts activity plus exhibition space in foyer area NORTH YUNDERUP-FURNISSDALE-BARRAGUP-STAKE HILL <u>North Yunderup Community Hall</u> • New Local Community Hall in North Yunderup to replace existing CWA/West Murray Hall in more central location within Future North Yunderup Local Commercial Centre DWELLINGUP <u>Dwellingup Hall</u> • Upgrade Dwellingup Hall in current location NORTH DANDALUP <u>North Dandalup Hall</u> • Upgrade North Dandalup Hall in current location COOLUP <u>Coolup Hall</u> • Upgrade Coolup Hall in current location
Youth Centre / Space	• There is currently no youth space in the Shire. • The benchmark analysis shows that by 2055 the Shire will have requirements for 2 youth centres, one in each of the planning districts. • This is supported by the consultation undertaken as part of the Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and Aquatic Centre Report 2023 which found that there is a need for more youth spaces, activities and programming.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> • Youth space (indoor and outdoor spaces) as part of new Pinjarra Community Hub RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u>

Community Facility	Summary of demand	Recommendation
	Common models for youth space see the provision of a 'hub and spoke' model.	Youth space (indoor and outdoor spaces) as part of new Ravenswood Hub
Seniors Centre	- By 2055 the Shire will have requirements for additional senior's centre. - The age projection data shows that by 2051, Pinjarra (69.4%) and South Yunderup (69.5%) will have a large proportion of the community aged 60 years and older.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - Shared space in the new Pinjarra Community Hub for senior activities Review long term allocation of existing Seniors Centre space following delivery of District Seniors Centre RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - New standalone seniors' facility, adjacent to the Ravenswood hub with shared hall with stage
Maternal and Child Health Facilities	- The benchmark assessment indicates that the Shire will have additional needs for 2 district level maternal and child health facilities by 2055. It is anticipated that these will be provided as part of the Pinjarra and Ravenswood Community Hub and outreach space provided at the South Yunderup Community Hub as that population grows. - To support equitable access to early years care and parental support, the Shire should prioritise integrating maternal and child health services into planned multipurpose community centres in Pinjarra and Ravenswood district. - A co-located, flexible delivery model is preferred over standalone buildings, offering long-term adaptability and value.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - Shared space in the new Pinjarra Community Hub for MCH activities RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - Shared space in the new Ravenswood Community Hub for MCH activities SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - New MCH space in South Yunderup as part of Hub
Men's Shed	- There is no set benchmark for men's shed and these are often initiated by community members who are interested in establishing a space. - At the time of writing this report there was no indication that additional men's shed are needed in the Shire, however this may change over time as new community emerges in planned growth areas. - It is noted that the Pinjarra Heritage Railway Precinct Business Case 2022 identifies expansion of the existing Men's Shed.	SHIRE WIDE - Need for new men's shed in the future to be determined and led by community with support from the Shire to respond to community proposals where received and assist to facilitate local needs. PINJARRA DISTRICT - Expansion of the existing Men's Shed as per the Pinjarra Heritage Railway Precinct Business Case 2022.
Community Gardens	There is no set benchmark for community gardens, and these are often initiated by	SHIRE WIDE

Community Facility	Summary of demand	Recommendation
	community members who are interested in establishing a space. At the time of writing this report there was no indication that additional community gardens are needed in the Shire, however this may change over time as new community emerges in planned growth areas.	Need for new community gardens in the future to be determined and led by community with support from the Shire to respond to community proposals where received and assist to facilitate local needs.
Emergency Services	- Bushfire brigade facilities are determined based on the location of population and response times. Existing facilities are generally well positioned to meet current response requirements. The capacity of the existing network of facilities will require review in consultation with the Department of Fire and Emergency Services (DFES) and the relevant Bush Fire Brigades to ensure they continue to meet the safety needs of the community as it grows. Consultation has raised some preliminary matters that could be considered as part of the review, including: - Additional industrial development at Peel Business Park will require additional structural fire capacity. The existing Mandurah facility is well placed from a response time and capability perspective and the district boundary would need to be extended to cover this area. - As the Shire's towns grow, there will be an increasing need to evolve the central Pinjarra facility (DFES owned) to manage structural fires to enable timely response. Given the relative isolation of Dwellingup increased capacity for structural fires will also be needed in this town. - There is some overlap with West Murray and South Yunderup catchments and response time will need further review as urban areas grow in Ravenswood and southern portion of South Yunderup. The South Yunderup site is also constrained from expanding and land locked. Both of these facilities are in need of expansion. - The North Yunderup facility is well located to service its catchment however requires improved training and meeting space.	SHIRE WIDE The Shire in partnership with DFES and Volunteer Bush Fire Brigades, develops an Emergency Services Integrated Facility Plan to ensure infrastructure and response capabilities are strategically positioned to meet the needs of a growing population.

Community Facility	Summary of demand	Recommendation
Sport and Recreation		
Indoor Aquatic Centre	- The benchmark assessment indicated that there are no need for an additional indoor aquatic centre to 2055. The existing centre will need expansion to cater for the growing population. - The Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and Aquatic Centre Report 2023 recommended to retain the Murray Aquatic and Leisure Centre and look at opportunities to upgrade/extend facility (expanded creche, courts, outdoor splash park) in the short to medium term.	PINJARRA DISTRICT <u>Murray Aquatic and Leisure Centre</u> Improve MALC by providing, additional outdoor pool/ outdoor waterplay with BBQ's and passive recreation space to improve utilisation and viability, accessible change areas, and improved therapy facilities such as spa, steam room, sauna therapy rooms.
Indoor Sport and Recreation Centre (Dry)	- The benchmark analysis indicates that by 2055, an additional indoor sport and recreation centre will be required. - Generally, a four-court facility is preferred as a minimum size as it is more cost-effective sharing the support facilities (creche, canteen, change rooms etc) across a greater number of users. The actual number of courts may be greater than four as the benchmarking for court sports (see below) is indicating a need for 12 indoor courts by 2055. - The <i>Murray Sport and Recreation Infrastructure Plan 2023-2033</i> identified the Ravenswood Regional Recreation Sporting Facility as a suitable location to service the indoor recreation facility requirements of the western towns within the Shire.	PINJARRA DISTRICT <u>Murray Aquatic and Leisure Centre</u> - See below RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> - See below
Active Sporting Fields		PINJARRA DISTRICT Pinjarra NW (New) 2 ovals – both AFL/Cricket

Community Facility	Summary of demand	Recommendation
Sports Oval AFL/Cricket	- Population growth will increase demand for oval and rectangle sports, requiring nine new ovals and ten rectangle fields through to 2055. - Both field types can host cricket pitches, with rectangle fields offering the easiest alignment.	- Pinjarra NE (New) 2 Ovals – with 4 soccer pitches / 4 Diamond pitches - Pinjarra West (New) 2 ovals – 2 Cricket ovals/4 Soccer pitches - Implement remaining recommendations of the Sir Ross McLarty Masterplan
Sports Oval Soccer	- Active sporting fields require a significant area. It is important that planning takes place in the next few years to identify the locations of new sporting complexes and to secure the sites at a reasonable cost, well ahead of the development front pushing up land prices. - Single isolated fields should not be provided where possible as they cannot sustain a club and make for a poor competition structure where families may need to drop off and pickup children from multiple locations. Planning is needed to identify sites that can provide the required number of fields and ovals in sustainable, multi-field facilities. - The ten rectangle fields should be accommodated on two or three new sites if there is no room for expansion at existing facilities.	- Expand the land available at Redcliffe Oval to accommodate a pavilion, car park expansion and passive recreation. - Upgrade the reticulation system to Pinjarra North Oval and provide training lights NORTH DANDALUP-NAMBEELUP North Dandalup Oval - Provide reticulation system RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> 8 oval modules in total plus synthetic Hockey pitch as follows: 1 primary AFL oval 1 secondary AFL oval with athletics in summer 2 ovals – AFL/cricket 2 ovals – 2 cricket ovals with 4 soccer pitches 2 ovals – 2 cricket with 3 Hockey (grass) 1 Synthetic Hockey Pitch
Cricket Nets	Cricket nets should be located at all locations where cricket is played competitively. Ideally, they are located such that they can be used by the batting side during a game for warm-up.	
Diamond Pitch	- The benchmarking indicates that there is a current need for four pitches by 2055. There are no facilities at present and people pursuing these activities presumably do so in Mandurah. - Planning should be undertaken for a location and design while waiting for any nascent demand to appear in the community. - While the population growth in the major localities will drive demand any new facility should accommodate all the demand for diamond pitches in a single location rather	SOUTH YUNDERUP <u>South Yunderup Sporting Precinct</u> - South Yunderup (Delta Drive) (Existing) - 1 Oval Module with 2 soccer pitches <u>Austin Lakes Sporting Precinct</u> - South Yunderup (Austin Lakes North) (New) – 1 oval module – AFL/2 diamond pitches

Community Facility	Summary of demand	Recommendation
	than single or double diamond facilities in two or more locations. A single facility is better for club viability, scheduling and would be capable of hosting regional and state level events.	- South Yunderup (Austin Lakes South) (New) – 2 ovals – AFL/Cricket NORTH YUNDERUP-FURNISSDALE-BARRAGUP-STAKE HILL - North Yunderup (New) – 1 oval – 1 AFL/2 diamond pitches
Hockey	- Pinjarra Hockey Club has been established for around 50 years but only recently relocated to the Sir Ross McLarty Oval 2, a grass field. The potential is now there for the sport to grow within the LGA, also driven by population growth and the state's strong ties to the sport. - Hockey has a strong preference for artificial pitches. Artificial pitches have several advantages including their trueness and the speed of the surface. - As with some other activities a site will need to be determined in coming years that can be the home base of the sport. The Sport and Recreation Infrastructure Plan 2024 - 2034 did identify Ravenswood Regional Recreation Facility but another site, possibly a new site, may also need to be considered.	
Athletics	- The benchmarks indicate that additional athletics is required by 2055. - Athletics can be provided on AFL ovals as they operate in different seasons, and the dimensions of an AFL field allow for the development of the 400m running track and the 100m sprint course.	
Lawn Bowl Green	- The benchmarking indicates that there is no need for additional facilities through to 2055 however, it is possible that the sport may encounter a resurgence as the population ages so the demand for new facilities, over and above the two existing facilities, should be monitored. - There appears to be some local demand for lawn bowls in the Shire.	PINJARRA DISTRICT <u>Sir Ross McLarty Sporting Precinct</u> - To optimise use of the building, address any short to medium term demand without compromising existing Seniors Centre tenure (with new 10-year lease) and retain flexibility for long term allocation of the Seniors space: - Work with the Pinjarra Bowling Club to assess utilisation, functional needs and optimise existing space.

Community Facility	Summary of demand	Recommendation
		- Investigate potential for shared use of underutilised areas, subject to demonstrated demand. - Review long term allocation of existing Seniors Centre space following delivery of District Seniors Centre. RAVENSWOOD DISTRICT South Yunderup Lawn Bowls expand by 1 green and add cover to 1 green
Sports Courts		PINJARRA DISTRICT
Sport Courts - Basketball	- The benchmarking analysis indicates the need for 16 new basketball courts to 2055. - These courts can be used for training, if provided with lighting, as well as casual use. - However, the trend for training now is to train on the surface that you play on, which is an indoor court with, generally, a timber surface. Any new courts should be driven by demand or in response to a recreation need rather than the assumption that a basketball club would use the facility for training.	<u>Murray Aquatic and Leisure Centre</u> - Retain existing facility at MALC Pinjarra extending to four consolidated courts of competition size <u>Sir Ross McLarty Sporting Precinct</u> - New 8 court complex at Sir Ross McLarty Sporting Complex to serve the LGA - Tennis Club with 10 courts at Sir Ross McLarty, Pinjarra
Sport Courts - Indoor	- There are three indoor sport courts and population growth will drive demand for up to nine new courts. This will need to be accommodated in a new indoor sport and recreation centre (dry) in a suitable location. - The timing of this will be in approximately ten years. In the next decade a site should be secured and a feasibility study for the new centre should be undertaken along with initial concept designs.	RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> - New 8 Court facility at Ravenswood. - Tennis Club with 10 Courts at Ravenswood Sporting Complex SOUTH YUNDERUP - Retain 4 social tennis courts at South Yunderup Bowls Club
Sport Courts - Multiuse	Any new courts, to ensure maximum use, should be multiuse courts (particularly netball lines) where possible.	
Sport Courts - Tennis	- 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. - Although the benchmark analysis indicates that by 2055 there will be no requirement for additional tennis courts, the reality is that of the existing 12 only 4 are suitable for	

Community Facility	Summary of demand	Recommendation
	competition standards whilst the rest are not. The intention is to retain the 4 courts at South Yunderup and build two new complexes of 10 courts. All other smaller facilities will eventually be removed. - Pickleball though is a rapidly developing form of tennis that is less space intensive than traditional tennis. The trend to pickleball needs to be watched as it may affect the need for the type and number of courts. Tennis courts can be line marked for use of pickleball. - Potential sites for a tennis facility include Sir Ross McLarty Sporting Precinct on the events ground and at the Ravenswood Recreation Facility.	
Sport Courts - Netball	- All outdoor facilities that are provided are local, single court facilities suited to casual play and training (in some instances though lights are not provided). Netball is played indoor at the MALC. - Competitive club/association netball is played during winter months and remains a predominantly outdoor sport. - Where there is a larger facility with both indoor and outdoor courts, higher grades are generally those played indoors. - There is little room to add further outdoor courts at the MALC, particularly if indoor courts are increased. - The Ravenswood Recreation site could accommodate outdoor courts adjacent to an indoor recreation centre if the need arises.	
Sport Courts - Squash	No obvious demand for squash courts and these should be provided on an as needs basis	
Sport Courts - Volleyball	- Volleyball is played on courts marked for other sports such as basketball and netball. These are included with indoor multi-use courts. - Beach volleyball would be on a case-by-case basis, and indoor beach volleyball is typically provided by the private industry.	

Community Facility	Summary of demand	Recommendation
Sport Courts - Badminton	Badminton is played on courts marked for other sports such as basketball and netball.	
Equestrian	- The Stage 3 of the Murray Regional Equestrian Centre Masterplan proposes to deliver a covered multipurpose equestrian arena (80m × 40m) and a new clubhouse. The project responds to identified needs from local and regional equestrian clubs identified in the masterplan and business case (2024) and will enhance the capacity of the facility to support training, competitions and events. - The covered arena will include natural light panels, lighting for evening use, an irrigation system, multipurpose riding surface, seating for approximately 1,000 spectators, bucking chutes and secure railings. - The adjacent clubhouse will provide a function and meeting space for up to 150 people overlooking the arena, together with kitchen and food service facilities, offices, storage, event management space, public amenities and a covered viewing veranda. - Supporting works include site servicing, drainage and water infrastructure, pathways and electrical upgrades. - The estimated total project cost is approximately \$10.85 million, with delivery dependent on securing State and Federal funding support.	PINJARRA DISTRICT <u>Murray Regional Equestrian Centre</u> Implement the Murray Regional Equestrian Centre Masterplan
Skate Facility - Regional	The large population growth to 2055 expected in the Shire will justify the provision of a regional skate facility. There are two district level skate facilities in the Shire at present and two more will be required as the population grows. Depending upon where the regional skate facility is located it may meet the need for one of the district level facilities.	- A competition BMX track is available in Mandurah and is not to be replicated in Murray. - Wheeled sports facilities are to be concentrated as part of recreation hubs, with complementary facilities such as paths, shading, playgrounds, seating and drink fountains at:

Community Facility	Summary of demand	Recommendation
Skate Facility - District	- Local communities should maintain existing access to a small/informal local-level skate facility where they exist, particularly where a district-level facility is not available however the focus is on investing in higher level facilities. - The Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts recommended that the Shire invest in modular skating infrastructure for North Yunderup, North Pinjarra, and Coolup.	- Dwellingup Trails Precinct (existing) - South Yunderup (Austin Lakes) - Ravenswood District Recreation Hub - Pinjarra District Recreation Hub
Skate Facility - Local	To ensure a well-connected network that meets the evolving needs of users, it is important to undertake proactive planning for the location and design of these facilities. Although commonly referred to as "skate facilities," these spaces are increasingly used by bike and scooter riders. Therefore, the design and layout—including the type and style of jumps—should accommodate a variety of wheeled devices. Additionally, consideration should be given to accessibility and safety to support inclusive use by all community members.	Existing smaller informal skate or pump facilities are to be retained and maintained under the general asset renewal program in remaining local catchments at Coolup, North Dandalup, North Pinjarra, North Yunderup and Pinjarra.
BMX Facility - Bitumen	- The dirt BMX jumps are an important recreation facility, much like a local skate park and should be provided in each community, collocated with the skate park where possible. - The sport of BMX is club-based and the need for a purpose-built facility with a hard surface is likely to develop as the population grows.	
BMX Facility - Dirt	Benchmarking indicates that the need for a facility will be required by 2055. Planning for its location should occur before then but no moves to build such a facility should be undertaken until there is a local club, or at a minimum an organised group of people demonstrating the need for such a facility.	
Pump Track	There is no benchmark standard for a pump track, but these facilities are now very popular.	

Community Facility	Summary of demand	Recommendation
	- As the facilities are designed for bike and scooter riders, they are often preferred by these riders to skate facilities that may not have been designed with these wheeled vehicles in mind. - Local communities should maintain existing access to a small/informal local level facility where they exist, particularly where a district-level facility is not available, however the focus is on investing in higher level facilities.	
Boat Ramp	- The Department of Transport Maritime (DoT) published the Peel Recreational Boating Facilities Study 2010 (the Study) in September 2010. - The Study forecast the number of registered recreational vessels (“vessels”) in the Peel region to grow from 8,733 in 2009 to 18,438 by 2031 and provided infrastructure development options to address this growth. - Options relevant to the Shire of Murray are as follows: - Support the Shire of Murray’s investigation into an alternative site for the North Yunderup (Culeenup Road) boat ramp (In planning for detail design of Tonkin Road boat ramp facility) - Investigate opportunities to utilise the site adjacent to the South Yunderup bund wall dredge spoil area and opposite Wellya Crescent for the development of a new regional boat launching facility (In-planning and detailed design)	- Provision of boat ramps and launching facilities in accordance with the Peel Recreational Boating Facilities Study. - Preparation of a plan for the development of water based trail infrastructure.
Non-motorised Facility		
Shooting Range	- There are two shooting clubs based in Coolup that hold leases with the Shire for club premises. - These are the Murray Districts Pistol Club and the Peel Gun Club. Facilities are ageing and may require significant maintenance in the future.	There is no recommendation for a new shooting complex

Community Facility	Summary of demand	Recommendation
	A facility condition analysis indicates the club house and the indoor range facility at the Murray District Pistol Club site to be in a poor condition.	
Pavilions / Club Houses	- The Sport and Recreation Infrastructure Plan 2024 – 2034 identified several pavilions that requires upgrades. - Given there will be a number of new sports ovals/courts/complexes additional pavilions are going to be needed.	PINJARRA DISTRICT <u>Sir Ross McLarty Sporting Precinct</u> - Redevelop the George Beacham Pavilion at Sir Ross McLarty Sports Precinct and demolish the existing facility - Undertake Enzo Menara change room improvements to create gender neutral areas) at the Sir Ross McLarty Sports Precinct <u>Pinjarra North</u> - Refurbish existing changeroom facility at Pinjarra North Redcliffe Oval - Refurbish existing changeroom facility and extend car park at Redcliffe Oval <u>Dwellingup Oval Pavillion</u> - Refurbish the Dwellingup Oval Pavilion RAVENSWOOD DISTRICT <u>South Yunderup Oval</u> - Enclose the function space at South Yunderup Pavilion (South Yunderup Oval) NEW PAVILIONS Provision of a new pavilion at new sporting fields: - Ravenswood Sporting Complex - Multi-sports Pavilions AFL/Athletics - Ravenswood Sporting Complex - Multi-sports Pavilions Hockey/Soccer/Cricket

Community Facility	Summary of demand	Recommendation
		• Ravenswood Sporting Complex - Clubhouse Tennis • Pinjarra NW Ovals - Pavilion • Pinjarra NE Oval - Pavilion • Pinjarra West Oval - Pavilion • South Yunderup Austin Lakes North Changeroom Building • South Yunderup Austin Lakes South Club Category Pavilion • North Yunderup Changeroom Building • Sir Ross McLarty Sporting Precinct - New Tennis Clubhouse • Sir Ross McLarty Sporting Precinct - New Netball Clubhouse
Golf	• Needs and Feasibility Study was completed in 2025 identifying infrastructure deficiencies which limit the Club's long-term sustainability • The existing clubhouse does not meet modern standards for accessibility, sustainability, or gender inclusivity, and it limits the Club's ability to host events or expand its hospitality offerings. • In 2025 Council considered a Needs Assessment, Feasibility Study and Master Plan which identified major redevelopment opportunities, including function and conference facilities and expanded recreational offerings, at an estimated cost of approximately \$27 million. Recognising that the Shire does not currently have the financial capacity to deliver this full redevelopment, Council instead requested the Club prioritise smaller short-term works required over the next five years. The Club subsequently identified a number of short-term maintenance and safety projects.	• Council to support the Golf Club as needed • Work with the club to deliver prioritised short-term improvement works, while identifying the broader redevelopment as a long-term strategic vision contingent on securing significant external funding

2.0 Introduction

2.1 Project Background

TAP Consulting was commissioned by the Shire of Murray (Shire) to prepare a Community Infrastructure Plan (CIP). The development of the CIP is an essential step in meeting the needs of the community in a strategic way and will guide the future provision of community, sporting, and recreation infrastructure across the Shire to 2055.

It is anticipated that the CIP will **consolidate, refine and expand on the Shire's existing body of strategic work** and form the technical and strategic foundation for the preparation of a Developer Contribution Plan (DCP) for the Shire's growing community in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 3.6 – Infrastructure Contributions (SPP3.6) and associated guidelines.

The objectives of this study are as follows:

- Consolidate and build on existing plans, strategies and background data to create a single, comprehensive Community Infrastructure Plan to 2055.
- Identify infrastructure needs (new, upgraded or replacement) based on forecast population growth, demographic change and spatial development patterns to 2055.
- Assess and fill gaps in current data and documents to ensure a final Community Infrastructure Plan is evidence based, complete and suitable to inform a statutory Developer Contribution Plan.
- Ensure the Community Infrastructure Plan is structured and documented in line with the WAPC's expectations under SPP3.6.
- Provide a comprehensive needs assessment to inform more detailed planning, funding strategies, cost apportionment and preparation of a statutory Developer Contribution Plan report.

2.2 Purpose of this Report

The purpose of this report is to provide an evidence-based assessment of community infrastructure needs across the Shire of Murray to inform future planning, prioritisation, and investment in community facilities.

This report brings together the needs analysis undertaken for community infrastructure in the Shire of Murray. Importantly, this report consolidates and combines the Shire's recent community infrastructure planning work (e.g. the Murray Civic Hub and Leisure and Aquatic Centre Needs Assessment 2023 and the Sport and Recreation Infrastructure Plan 2034-2034) into a single technical report. The need analysis has involved the following:

- A review of key strategic documents and plans relevant to community infrastructure provision including recent work undertaken by the Shire.
- A review of the socio-demographic characteristics that will influence community infrastructure provision.
- A review of previous consultation and engagement supplemented with targeted stakeholder discussions where necessary.
- Assessment of the existing community facilities provision in the Shire with a focus on Council owned or managed spaces. This has included a high-level assessment of the condition of buildings, fit for purpose and utilisation, where this information was readily available.
- Assessing the current and future demand for community facilities with the use of desired standards of services.
- Identifying opportunities and provision strategies for how Council can respond to the current and future need.

2.3 Limitations and Considerations

The following limitations and considerations have been noted in relation this study.

Community Infrastructure outside the Shire of Murray

It is acknowledged that there will be community infrastructure outside of the Shire (for example in Mandurah) that services the Murray community and vice versa, however the focus of this report is on community infrastructure within the boundaries of the Shire of Murray LGA.

Impacts of non-council community infrastructure

Whilst the focus of this report is on Council owned infrastructure, it is acknowledged that non-Council community infrastructure will have an impact on demand, however this report provides an assessment of the minimum level of service provision and what Council can be reasonably expected to provide.

Accuracy of existing community infrastructure inventory

As part of this study, an audit of existing community facilities was undertaken. The inventory was primarily based on Council's existing asset management database and supplemented where possible, through discussions with Council officers. It should be noted that the audit was undertaken at a point in time (October 2025) and therefore does not consider any new facilities that may have come online or those that have ceased operations since then.

Limitations with quantity assessment (population standards)

It is important to note that population standards show likely level of 'need' as opposed to the provision of 'facilities'. That is, the actual provision of the expressed need might be most usefully provided alongside a number of other demand indicators for the facility. As such, the outcome of the quantity assessment should not be considered binding or lead to the expectation that a certain level of facility provision will definitely be provided. They are simply used as a starting point for determining what need

might be present in a community. Therefore, while a vital starting point in appropriate circumstances, it is necessary to note that the quantity assessment alone will not show the number of facilities required in an area. The quantitative assessment is therefore considered to be only one of the many inputs required to identify overall infrastructure provision in an area.

While benchmarking provides some useful indicators of the type and quantity of community infrastructure within a given area, or to serve a given population, factors that need to be considered alongside benchmarks include:

- That community infrastructure planning is not a static event but an ongoing process.
- Population standards can provide a guide for provision of facilities but need to be balanced with consideration for local social, political, and economic conditions and the needs and priorities of surrounding communities.
- Consideration of boundaries and the interplay between local government areas and planning catchments. No area can be considered in isolation when determining the provision of community infrastructure.

Consultation and engagement

No primary consultation and engagement was undertaken, rather the needs assessment has drawn on substantial prior consultation undertaken by the Shire through relevant strategies and studies. Where necessary, this has been supplemented by targeted discussions with key stakeholders.

Changes to the demographic characteristics of areas in the future

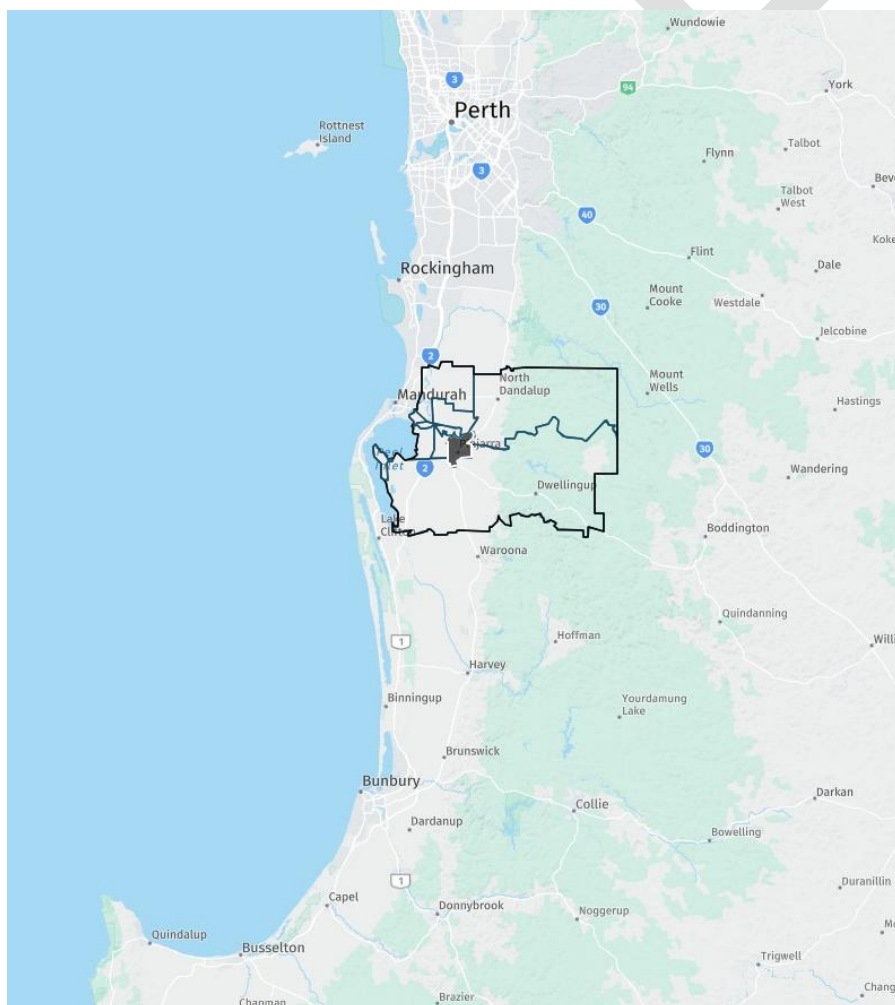
It is noted that the current study has been predicated on a demographic future as defined by population projections outlined in Section 4.5. However, if there are significant changes to the demographic composition of the community in the future the demand for community infrastructure may change.

3.0 Murray Context

3.1 Location

The Shire of Murray forms part of the South Metropolitan Peel sub-region and is located about 80 kilometres south of the Perth CBD. The Shire is bounded by the City of Rockingham and Serpentine Jarrahdale Shire in the north, the Shire of Wandering and the Shire of Boddington in the east, the Shire of Waroona in the south, and the City of Mandurah in the west. Pinjarra is the largest town in the Shire and is also identified as a Secondary Activity Centre for the Peel Region. To the west of Pinjarra are the riverside settlements of Ravenswood, North Yunderup and South Yunderup. The Shire's extensive rural, semi-rural and forest areas dominate the remaining landscape, supporting agricultural activities, rural residential communities, as well as the small rural towns of Coolup, Dwellingup and North Dandalup.

Figure 1. Context Map



Source: Forecast ID, 2025

3.2 Policy and Planning Context

3.2.1 Local Policy and Planning

The Shire of Murray has an array of background policy documents that vary in scope, purpose and currency. These documents are valuable to review as background context and a summary of the planning implications for community infrastructure can be found at Appendix A.

The Shire of Murray's Council Plan 2023-2033 sets the strategic direction for the community and combines the Shire's Strategic Community Plan and Corporate Business Plan. The Plan was developed following comprehensive consultation with community. The Plan sets the future vision for the Shire, sets objectives and priorities.

The vision for the Shire of Murray is to be '**An outstanding place for community, lifestyle and opportunity**'.

The Plan outlines 5 core performance areas, and these include the following:

- **People** - *Our community enjoys excellent health, wellbeing and quality of life.*
- **Planet** - *Our natural environment is cared for and appreciated*
- **Place** - *Our rural charm is preserved while we grow by embracing innovative urban design ideas.*
- **Prosperity** - *Our economy is thriving with diverse business, tourism and job opportunities.*
- **Performance** - *Our can-do attitude helps us to achieve desired outcomes and continuously strive for excellence.*

The Community Infrastructure Plan aligns with the aspirations and outcomes of People and Place.

The needs assessment is informed by the Shire's plans, strategies and studies as well as relevant policies and documents (refer to Appendix A) including the following:

- Austin Lakes, South Yunderup—Master Plan and Indicative Costing
- Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts (Draft)
- Dwellingup Pavilion and Community Hall Building Evaluation 2022
- Dwellingup Sport and Recreation Facilities Needs Study 2023
- Local Planning Strategy 2025 (Draft)
- Murray Leisure Centre Master Plan and Concept Plan 2016
- Murray Sport and Recreation Infrastructure Plan 2024-2034
- Shire of Murray Public Open Space Strategy 2022
- Feasibility Study and Needs Assessment Ravenswood Regional Sport & Recreation Facility, 2018
- Peel Region Recreational Boating Facilities Study Review 2020
- Sir Ross McLarty Precinct Masterplan adopted 2021
- Pinjarra District Structure Plan 2025 (Draft)
- Community Infrastructure Plan 2013

- Murray Civic Hub and Murray Leisure & Aquatic Centre Needs Assessment 2023
- Murray Civic Precinct Master Plan 2025
- Pinjarra Heritage Railway Precinct Business Case 2022

3.2.2 State and Regional Policy and Planning

The following State and Regional Planning Policies have implications for the provision of community infrastructure in the Shire of Murray:

- State Planning Strategy 2050
- State Planning Policy 3.6 – Infrastructure Contributions and Infrastructure Contributions Guidelines 2019
- South Metropolitan Sub-Regional Framework 2018

The importance of community infrastructure to enable liveable, inclusive and diverse communities

Key objectives of the State Planning Strategy are to improve liveability, encourage social inclusion, and diversifying the economy by building social capital to achieve sustainable communities. Community infrastructure plays a crucial role in this by creating liveable places that are safe, attractive, affordable and environmentally sustainable. It is also key to fostering socially cohesive and inclusive communities, with easy access to public open space, employment, education, shops, healthy food, arts and culture, as well as accessible and frequent public transport, and walking and cycling infrastructure. Importantly, the Strategy recognises that positive social outcomes are often beyond the capacity of one organisation and requires a collaborative governance framework to coordinate all tiers of government, industry and community to develop community-specific, outcome-focused social infrastructure.

“All levels of government have a role to play in the coordinated delivery of the ‘hard’ elements of community infrastructure, including schools, hospitals, civic centres, aged care facilities and public open spaces, as well as the ‘soft elements of community infrastructure, which include social services, community building, and culture and arts programs²”.

The value and social benefits of community infrastructure

The State Planning Strategy addresses the importance of community infrastructure (as discussed above) and further provides strong evidence to support the value and social benefits of investing in community infrastructure. The following key facts are relevant for the Shire of Murray³:

- People who use public open spaces are three times more likely to achieve recommended levels of physical activity than those who do not use the spaces.

² Source: WA State Planning Strategy 2050, P.23

³ ibid

- Every dollar invested by the State Government in the community sporting and recreation facilities fund generates \$3.60 in direct economic activity and \$7.20 in total economic activity.
- For children and adolescents, living within 800m of parks or sports centres increases the likelihood that they will use these facilities and walk or cycle to/from them.
- The value of volunteers to community sport is valued at just under \$4 billion per year.
- Walking an extra hour a week accounts for 40% of the average person's physical activity target and reduces their risk of being overweight by half.
- 94% of people in Western Australia believe it is important for school children to access arts and cultural activities as part of their education.
- In 2009-10, household expenditure on cultural goods and services in Western Australia was \$2,011 million, averaging \$44.65 a week.

The need for innovative and creative approaches to delivering community infrastructure

State and Regional planning strategies have identified the need for alternative solutions to optimise community infrastructure in the future. The strategies support models of delivery that consider multi-use and co-location of community infrastructure to promote better use of existing infrastructure, reduce traffic movements and foster social cohesion by creating central hubs for activity and services to nearby residents. They further support the provision of community infrastructure to be aligned with the development of urban land and resultant population growth. The following considerations are important in the context of community infrastructure planning in the Shire of Murray:

- Future population growth will inevitably require additional sporting and recreational facilities across the sub-regions. Ideally, these should be co-located with other uses including libraries, education facilities and activity centres.
- There is a priority need to provide adequate recreation opportunities including the following:
 - Future sites for regional sports facilities to meet the needs of greenfield developments have been identified including Ravenswood (56 ha).
 - New open space areas requiring irrigation will need to investigate non-potable water supply options guided by relevant water management strategies.

3.3 Community Profile

Undertaking socio-demographic analysis is key to knowing how many people live in a place, a population's composition and distribution, as well as to identifying socio-economic changes over time. An overview of the demographic profile has been undertaken to gain an understanding of the make-up of the population. The focus of the following social trends analysis is on those characteristics that will influence the provision of community facilities

The following sections provide an overview of the demographic and socio-economic characteristics highlighting key statistics and trends within the Shire. The demographic analysis presented in this report has drawn on data primarily from ID Profile.

Murray's population is expected to grow over the coming years

Population projections prepared by the Shire based on Id Forecast data shows that there will be an additional 60,423 people by 2055 (refer to Table 2). Planning areas that will see high growth include Pinjarra-West Pinjarra and South Yunderup. Table 3 shows the projected dwellings for each Planning Area. Overall, the Shire is expected to see an increase of 23,455 dwellings over the next 30 years.

Table 2. Population Projections, 2025 - 2055

Population (persons)	2025	2030	2035	2040	2045	2051	2055	Total change	Avg. annual % change
Pinjarra-West Pinjarra	5,834	7,223	8,645	12,470	19,982	27,504	32,723	+26,889	6.9%
Ravenswood-Ravenswood North	2,792	3,370	5,298	7,796	9,274	10,662	11,256	+8,464	5.5%
South Yunderup	4,463	5,384	8,458	12,438	14,794	17,006	17,954	+13,491	5.5%
North Yunderup-Furnissdale-Barragup-Stake Hill	3,594	3,785	4,500	5,769	7,081	10,353	11,404	+7,810	4.5%
North Dandalup-Nambeelup	1,299	1,360	1,588	1,992	2,410	3,400	3,805	+2,506	4.2%
Dwellingup	526	530	699	836	976	1,146	1,283	+757	3.5%
Rural South	1,452	1,508	1,565	1,622	1,680	1,749	1,958	+506	1.2%
Murray Shire Council	19,960	23,160	30,753	42,923	56,197	71,820	80,383	+60,423	5.5%

Source: Shire of Murray, 2026

Table 3. Dwelling Projections, 2025 - 2055

Dwellings	2025	2030	2035	2040	2045	2051	2055	Total change	Ave. annual % change
Pinjarra-West Pinjarra	2,408	3,004	3,535	4,974	7,924	10,969	13,182	10,774	5.8%
Ravenswood-Ravenswood North	1,197	1,443	2,211	3,145	3,688	4,222	4,472	3,275	4.5%
South Yunderup	2,138	2,529	3,806	5,322	6,141	6,901	7,225	5,087	4.1%
North Yunderup-Furnissdale-Barragup-Stake Hill	1,649	1,706	1,961	2,412	2,897	4,181	4,595	2,946	3.5%
North Dandalup-Nambeelup	514	542	621	759	912	1,293	1,460	946	3.5%
Dwellingup	306	309	366	412	461	522	575	269	2.1%
Rural South	530	553	563	568	584	609	688	158	0.9%
Murray Shire Council	8,742	10,086	13,063	17,592	22,607	28,697	32,197	23,455	4.4%

Source: Shire of Murray, 2026

As the Shire of Murray community grows and demographic profile changes so do their community infrastructure needs. Population growth will have implications on the type, location and delivery of future community infrastructure across the community. In addition to filling existing gaps in facilities provision, models of delivery such as co-location, expansion and/or consolidation of existing community facilities will be required to respond to the changing demographic needs. The growth in population will

put pressure on the existing community infrastructure to provide sufficient services to the existing population. This points to the need to expand the community facility network in the future to respond to existing and changing demographic characteristics. The Shire's dispersed settlement pattern and relatively low population density however presents challenges for efficient infrastructure provision, reinforcing the need for consolidation, co-location, and multi-functional facility models.

Some communities in Murray shows signs of an older population

Across the Shire, the median age in 2021 was around 45, this is consistent with the wider Peel Region and much higher than WA (38). Communities with higher median age include Furnissdale - North Yunderup (55) and South Yunderup - Nirimba (46). The age profile in 2021 shows that Furnissdale - North Yunderup has the highest proportion of people 60 years and older (43.6%) when compared across the Shire. By 2051 people over the age of 60 will account for 22% of the population, with their numbers increasing significantly from around 5,700 in 2021 to over 15,800, an increase of approximately 180%.

Each new generation of older people are becoming increasingly healthier, active, and productive. Retirement is progressively becoming a more active period of people's lives and retired people are more likely to be active community members. Retirement presents opportunities for people to take a greater interest and devote more time to practice recreational and leisure pursuits. This has implications for the planning of facilities as demand and usage of these spaces is sure to increase in line with the significant growth in the number of older residents. It also means the need for services and facilities (such as seniors space, health services and access to recreation) for people to be able to age in place.

More young people in the Shire over the next 30 years

The age projection data from ID Forecast shows that there will be an increase in the proportion of young people between the ages of 0 to 17 years living in the Shire by 2051 (26.1% compared to 6.0% in 2025). For young people it will be important that there is access to facilities and services such as libraries, sports facilities and community centres to provide opportunities to develop personal and social skills. It is also noted that 5 to 14 year olds are the highest participants in club-based sports which will have implications for sports infrastructure planning.

Some communities are considered disadvantaged

According to SEIFA data, Furnissdale - North Yunderup has the lowest SEIFA score (897) in the Shire. This means that Furnissdale - North Yunderup has a relatively higher level of disadvantage when compared to other local areas in the Shire. For those communities that exhibit high levels of socio-economic disadvantage, access to community infrastructure should be prioritised with a focus on overcoming disadvantage. Planning for future community resilience in the Shire should focus on outcomes in Furnissdale - North Yunderup.

Increasing families with children into the future

In 2021, households comprising couples with children made up 29.3% of all households, whilst couple households without children (most dominant household) represented 36.3%. By 2051 it is expected that couple families with children (36.1%) will become the predominant household type across the

Shire (ID Forecast, 2022). The result is likely to be an increased requirement for appropriate children's and family facilities and services in the Shire. Venues such as recreation centres, community/neighbourhood centres and libraries create a valuable resource offering a range of activities including parenting classes, playgroups and storytime.

Cultural Diversity⁴

The Shire currently has a relatively low proportion of residents from culturally and linguistically diverse backgrounds. The 2021 Census shows that only 3.0% of the population speak a language other than English at home, compared to 20.9% in Greater Perth. Similarly, just 17.8% of the Shire's population were born overseas, compared to 36% in Greater Perth, with approximately two-thirds of these being born in the United Kingdom or New Zealand. While current planning and service needs are reflective of this relatively homogeneous demographic profile, community infrastructure planning should recognise the potential for future diversification as the Shire grows and attracts new populations. Planning for inclusive communities, adaptable service delivery and housing diversity will ensure the Shire is prepared to respond to changing social and cultural dynamics over time.

Health Status⁵

The Shire's residents exhibit significantly poorer health outcomes than Greater Perth. According to the 2021 Census, 36.7% of residents report a long-term health condition, compared to 29.9% in the Greater Perth. In 2023 the South Metropolitan Health Service Health and Wellbeing profile for the Shire further reported that 81.9% of Shire of Murray residents are either overweight or obese, compared to 72.5% in Western Australia. There is a role for community infrastructure to assist with improving health outcomes by providing for healthy urban design and active infrastructure such as sporting facilities.

3.4 Sporting and Participation Trends

The sport and recreation market is always in flux. Local governments need to be aware of the trends and how they are shifting so that they can respond to them through plans, products and experiences.

3.4.1 National Participation

The key trend that has been borne out through Australian Sports Commission data⁶ collected since 2001 is that there is a strong move towards individual (rather than team) physical activity that does not require any time commitment (e.g. to sign up for a season, or to volunteer in a support role). Walking as a physical activity and attending fitness gym are the standout activity for men and women over 15 years of age. These two activities are much more popular than other non-sport related activities (see Table 6). Since 2001 the participation rates for walking as a physical activity have increased from 28.8% of the population to 42.1% of the population in 2023 (it peaked at 47.9% in 2021 during Covid). Similarly,

⁴ Source: Draft Local Planning Strategy, 2025

⁵ ibid

⁶ Source: Australian Sports Commission, October 2023: AUSPLAY—National Sport and Physical Activity Participation Report

fitness/gym has increased from 15.9% in 2001 to 38.6% in 2023. The most popular non-sport-related activities in 2022–23 for those aged 15+ are detailed in Table 4.

Table 4. Most popular non-sport-related activities 2022-23: Estimated number of participants across Australia (ASC data)

Males aged 15+		Females aged 15+	
Fitness/gym	3,861,000	Walking (recreational)	5,736,000
Walking (recreational)	3,662,000	Fitness/gym	4,473,000
Bushwalking	896,000	Yoga	1,211,000
Exergaming	697,000	Bushwalking	1,296,000
Yoga	220,000	Pilates	1,053,000
Pilates	132,000	Exergaming	679,000
		Dancing (recreational)	315,000

Exergaming, described as: “Virtual/technology-based/gaming exercise, for example, motion sensing console games, smart treadmills, online platforms such as Zwift” is a relatively new physical activity (it did not feature in 2001) but now has significant participation. As a physical activity it is typically undertaken indoors in a private or commercial setting—not a public setting. The activities of yoga and Pilates are also popular with men and women. These activities can be undertaken individually or in a group, both indoors and outdoors. Local governments may be requested by organisers for a space in a park, but the spaces do not require any particular facilities for the activity.

The impact of Covid is still reflected in the data, with trends being influenced by that event. Many competitions were shut down during Covid, leading to a significant decline in participation during those years. They are recovering; participation activity levels for adults have returned to near pre-pandemic levels it is reported but for children under 14 it is still somewhat below those levels⁷.

Several years of data are needed to understand the trends but on a per capita basis, participation in organised sporting activities were under pressure prior to Covid, though Australia’s high rates of migration could be expected to slow or reverse those trends in actual (rather than percentage) participation levels. The top organised sporting activities for people aged 15+ in 2022-23 is shown in Table 5.

Table 5. Most popular sport-related activities 2022-23: Estimated number of participants across Australia (ASC data)

Males aged 15+		Females aged 15+	
Running/athletics	2,084,000	Swimming	2,245,000
Cycling	1,748,000	Running/athletics	1,640,000
Swimming	1,702,000	Cycling	1,063,000

⁷ Source: <https://www.clearinghouseforsport.gov.au/research/ausplay/results/participation-report#snapshot>

Males aged 15+		Females aged 15+	
Golf	1,020,000	Netball	573,000
Football/soccer	1,008,000	Tennis	516,000
Basketball	811,000	Football/soccer	360,000
Tennis	689,000	Basketball	299,000
Cricket	573,000	Surfing	278,000
Australian Football	472,000	Golf	260,000
Surfing	463,000	Volleyball	214,000

Participation in physical activity in any form has been relatively consistent from 2016-17 to 2022-23 with hardly any change. The activity undertaken at the individual level though may well have changed. There is data available for 2001-2023 for the top activities over that time period. These have been reproduced in Table 6.

Table 6. Top 10 physical activities (adults 15+) 2011 to 2023 and changes in participation

Activity	% Participation level in 2001	% Participation level in 2023	Change
Walking	28.8	42.1	46%
Fitness/Gym	15.9	38.6	143%
Swimming	15.9	19.1	20%
Running/Athletics	8.3	17	105%
Cycling	8.1	12.3	52%
Bush walking	5.3	9.5	79%
Yoga	1.5	6.8	353%
Football/Soccer	4.3	5.9	37%
Golf	8.2	5.4	-34%
Tennis	9.2	5.3	-42%

Of the activities listed in Table 7 local government is the predominate facility provider (or the land that the activity takes place on) in many of the activities. These include football/soccer, swimming and tennis. Otherwise, the activities listed take place casually in the public domain (e.g. walking, cycling and bushwalking) or in commercial or private facilities (e.g. yoga, golf and fitness gym⁸). Despite more people undertaking individual physical activity in an unstructured format the need for local governments to provide land and facilities for organised sport will continue. Field sports may wax and wane, particularly at the local level, but the levels of participation otherwise are quite consistent. With population growth, demand will probably grow slowly over time.

There is also information available on physical activity participation rates for regional and rural children aged 0-14. The most popular activities for boys and girls can be found in Table 7.

⁸ There is a large fitness gym at KLP and another at Wickham, so in the City the local government is a key provider.

Table 7. Estimated number of participants of children 0-14 years living in rural and regional areas (where participation is above 40,000 people)

Boys aged 0-14		Girls aged 0-14	
Swimming	234,000	Swimming	229,000
Football/soccer	128,000	Gymnastics	115,000
Australian Football	104,000	Netball	104,000
Basketball	81,000	Dancing (recreational)	102,000
Gymnastics	55,000	Football/soccer	58,000
Running/athletics	47,000		
Rugby league	44,000		
Cricket	42,000		

The activities in Table 7 are those that have a high involvement of local government in providing or enabling facilities unlike adults and youths aged 15 and above. Participation rates over the last five years are down slightly, but it is too early to declare that as a trend. There has been considerable improvement in participation levels since Covid peaked but they have not quite returned to pre-covid levels⁹.

The role of local government then is more highly focussed on providing the land and facilities that children wish to use for physical activity. These facilities may also be used by adults, but the greatest usage is by children and youths.

The official data does not capture activities that TAP and MAK Planning and Design, as community and recreation planners, are noticing. Activities that are emerging as demand points are:

- Pump tracks in preference to dirt jumps or BMX in parks.
- Outdoor exercise equipment.
- Pickleball as an alternative to tennis as well as other modified games.
- Indoor and outdoor climbing walls.
- Mountain biking (captured under cycling data) but requiring off-road tracks and trails.

The Australian Sports Commission has also undertaken research to inform sport and physical activity market trends and insights to inform participation offerings by providers¹⁰. The information identifies trends that providers can respond to, keeping their product relevant. The information is summarised in Table 8.

⁹ Ausplay: A review of how the COVID-19 pandemic impacted sport and physical activity in Australia (October 2023)

¹⁰ Source: https://www.sportaus.gov.au/participation/trends#holistic_health

Table 8. Trends in participation

Trend Indicator	Comment
Personalisation	People are valuing the experience over the product. This is displayed through an increased spend on concerts, events, festival-based activities e.g. Colour Run, Tough Mudder. Trying to meet the individual needs through mass participation events can be challenging.
Holistic health	People are seeking out healthier lifestyles for the physical and mental health benefits. Smart watches and similar accessories are measuring various health elements, such as sleep, diet, exercise and weight. For sporting clubs this might mean that they need to consider their offerings in the canteen and bar. The sporting product may need to diversify to develop the whole person and improve their health status.
Convenience	Convenience is a key trend across most industries and is unlikely to go away. People have come to expect access around-the-clock and on-the-go, wherever and whenever they want. For sport and physical activity there is a need to consider how the activity can be more convenient which may include individualisation of the activity and holding activities (e.g. fitness class for the parent) while other members of the family are doing their activity (e.g. soccer training for the children).
Fitness	Consumers are increasingly playing sport to get fit, not getting fit to play sport. Gyms have started to diversify fitness experiences and people are seeking personal trainers to meet their unique health and fitness needs. Participation rates in non-organised activities such as running, walking, and gyms have all risen over the past decade. For sport this may mean focussing more on the fitness aspect of play rather than the competitive angle.
Changes in Population	The demographic of the communities in which sport operates in Australia has changed dramatically over the last decade. One quarter of Australians were born overseas, and Australia is likely to become more multicultural in the future, propelled by immigration patterns. Our life expectancy is high and rising. For providers this means that the product needs to respond to the age, ability and ethnic preferences of the local population.
Everybody's game	There has been considerable progress around diversity and inclusion and now more than ever there is support for a sport sector that better reflects the population. Sport continues to find ways to be more inclusive to reflect Australia's diverse communities. This includes older adults, people of Aboriginal or Torres Strait Islander origin, people with disability, people of culturally and linguistically diverse backgrounds and people identifying as LGBTIQ+. A growing sector-wide focus on increasing female participants, administrators, attendees and viewers is well underway.
Technology	People are increasingly moving online to connect, deliver and access services, obtain information, perform transactions, work. People are increasingly using wearable tracking devices. Technology advances have allowed physical movement to be incorporated into electronic games. People share more online with their social networks and digital media is being used to access information through multiple channels. Sport needs to use social media and other channels to connect with individuals and encourage their participation.
Connection to a community and lifestyle	Consumers are increasingly attracted to an authentic community-driven brand. There is a rise in lifestyle sports such as adventure, extreme and alternative sports. These are proving to be popular with younger generations. Consumers want to be a part of something. They are seeking a product that defines them, or understands them, e.g. Apple, CrossFit, F45, parkrun. For a sporting club this can mean that they need to (more than ever) find ways to create a welcoming environment for participants so they feel connected to the club and identify with it as a community.

3.4.2 Gender Diverse People

For some time now there has been debate of whether transgender females (males who transition to females) and other gender variants should be allowed to compete in women's sport and use women's change rooms. Until recently this issue has mainly been at the elite level. However, the issue is now at the suburban level.

The issue of sharing changerooms, particularly where there are minors present, is perhaps of most note at the local government level. While we know of no example in regional Australia yet, it may only be a matter of time before local governments (hopefully with some state government direction) need to consider a policy in this regard.

This trend remains a "watch and see" trend. How it plays out is yet to be seen but it could, if it continues on its current path, see local governments or sporting organisations having to alter, or build, new changerooms and public toilets to accommodate all people's preferences.

3.4.3 General Trends

From experience working in the sport and recreation field there are some broad and widespread trends we have observed:

- People have many options to choose from and are less loyal to any one activity. People can easily try out and take up new activities for a period, before moving onto something else.
- Most people, particularly those with families are busy, trying to juggle their own or their children's schedules. They have little time to spare so to attract them to an activity it needs to be convenient.
- There is a willingness to pay for sport or physical activity if it frees the individual from having to volunteer. They just wish to turn up, play and leave.
- Coupled with this willingness to pay attitude is the decline in the number of people volunteering in executive roles and as officials. Some club positions now attract a small remuneration as a reward for "volunteering". Other clubs may reduce the fees for those that volunteer versus those that do not. Some organisations demand, as a condition of membership, some level of volunteering over a year.
- Many people play in competitions that emphasise the social aspect over the competitive aspect of play. They join the competition for social and physical benefits and are less focussed on "winning".
- Competitions and the rules of games are being changed to adapt to the trends that are emerging e.g. shorter games or seasons.
- The success that traditionally male sports have had in attracting women to their games. All the field sport codes plus horse racing, boxing and others have often found that their female changerooms, toilet facilities and referees' rooms are not fit for purpose, and or possibly non-existent. Many clubs are looking at new facility builds to address these shortfalls.

- Governments are recognising benefits of passive exercise as well as scheduled physical activity. As an example, urban design looks at making it easier to walk or bike to your destination rather than use a car/bus, adding exercise to people's trips, without inconveniencing them.
- Local governments and successful clubs are undertaking more formal planning than previously. They are becoming aware of forward planning for asset maintenance, executive succession, managing risks etc.
- Multiple use of sport and recreation facilities, season overlap, and all-year usage is becoming more prevalent.
- Replacing outdoor lighting is a technology trend that is impacting on local governments as organisations push to replace older style lights with LED lights for the energy savings and the superior lighting product.

These trends highlight the increasing importance of flexible, non-traditional recreation spaces and multi-use facilities over single-purpose infrastructure.

3.5 Arts and Cultural Participation Trends

Since 2003, the Western Australian Government has conducted an annual Arts and Culture Monitor to track behaviour and attitudes towards arts and culture. The 2024 Monitor was managed by the Department of Local Government, Sport and Cultural Industries (DLGSC) Culture and the Arts division. Participation trend from the survey found the following¹¹:

- Arts and culture are an important part of childhood and child development.
- Arts, culture and creativity has an increasingly valuable role in people's lives.
- Although perceived value has been increasing, attendance and participation levels fell in 2024 and across the state.
- People prefer to express themselves creatively through arts and craft, and photography. Participation in activities for creative expression declines as people age and drops off significantly among seniors with only 44% of respondents participating in creative activities after the age of 65 years.
- People preferred to attend movies, live music events and exhibitions over the past 12 months. The top 6 most popular events attended were a movie or film (50%), live music or gigs (41%), exhibitions of art, photography, sculptures etc (32%), comedy (21%), theatre (19%) and musical theatre or opera (18%).
- Attendance at libraries, museums and art galleries was moderate over the past 12 months.
- People are engaging in arts, cultural and creative activities online. Young people aged 16 to 24 years were most likely to engage in online experiences (61% of respondents in this age group engaged over the past 12 months), with online engagement rates declining with age. Online

¹¹ Source: Department of Local Government, Sport and Cultural Industries, 2024, Arts and Culture Monitor Survey

engagement was also higher among Aboriginal and Torres Strait Islander peoples with 75% of respondents engaging online over the past 12 months.

- People are engaging in First Nations activities and events. Aboriginal and Torres Strait Islander peoples were most likely to engage in First Nations experiences (70% engaged in an activity over the past 12 months). Engagement was also higher among younger people aged 16 to 24 years (47%). Engagement declined with age, dropping to 22% among people aged 75 years and older.
- The ease of accessing or participating in arts, cultural and creative activities declined in the past 12 months.
- Rising costs of living impacted attendance and participation in the arts over the past 12 months. Cost was the main barrier for attending and participating in arts and cultural activities over the past 12 months, mentioned by 31% of respondents. Time was the next biggest barrier, mentioned by 26% of respondents. People were too busy with work, family and other commitments to attend arts and cultural activities and events over the past 12 months.

3.6 Library Participation Trends

Table 9 provides a snapshot of library participation trends for Western Australia. The data has been sourced from the Australian Public Libraries Statistical Report and compares the two time periods of 2021-2022 and 2022-2023. The following is noted:

- There has been an increase in library participation and access in all categories
- The hours booked has increased by nearly 30%, which highlights the importance of providing space within libraries to supporting students, community groups and enterprises, clubs, self-employed and small business owners, and many other community members to come together at low or no cost.
- Access to the internet either through publicly available devices or Wi-Fi has increased with Wi-Fi access increasing substantially.
- Libraries offer a range of programs for different life stages and demographic groups in the community. The data shows that there has been an increase in participation across all demographic groups and particularly for young children. The high number of participation in early childhood and children programs reflects the important role libraries continue to play in pre-school literacy and learning.
- Literacy and lifelong learning and personal development wellbeing are the two most popular program area.

Table 9. WA Library Trends, 2021-2022 and 2022-2023

	2021-2022	2022-2023	% change
Visitation			
Online Visitors	7.6M	8.0M	4.5%
Website visits	4.0M	4.6M	15.5%
Hours booked in rooms/space	50,419	64,794	28.5%
Internet Access			
Public access devices	1,186	1,236	4.2%

	2021-2022	2022-2023	% change
Public device usage hours*	416,566	463,150	11.2%
Total Wi-Fi sessions*	571,938	928,666	62.4%
Hours of Wi-Fi use*	338,770	508,065	50.0%
Public Programs (Participants)			
Early childhood	274,977	336,612	22.4%
Children	107,703	152,163	41.3%
Young adult	11,560	12,820	10.9%
Adults	114,756	119,265	3.9%
Seniors	17,590	17,986	2.3%
All ages	31,756	54,308	71.0%
Program by Outcome Area (Participants)			
Literacy and lifelong learning	306,536	422,587	37.9%
Informed and connected citizens	21,250	21,928	3.2%
Digital inclusion	28,672	28,953	1.0%
Personal development and wellbeing	63,977	87,181	36.3%
Stronger and more creative communities	49,618	53,865	8.6%
Economic and workforce development	1,546	2,050	32.6%

Source: Australian Public Libraries Statistical Report, 2021-2022 and 2022-2023

4.0 Community Infrastructure Planning

4.1 The Role of Community Infrastructure

Investment in community infrastructure is essential for the health, social wellbeing and economic prosperity of communities and has been described as the cornerstone of wellbeing in a community¹². The National Health Services (NHS) Healthy Urban Development Unit (2008) states that *“Community facilities have a key role to play in promoting social cohesion, bringing different socio-economic and ethnic groups together, and creating a true sense of community belongingness”*. Communities that offer opportunities for human development have strong social capital, and act as magnets for investment, growth, and economic development.

Community infrastructure can provide focal points for community activity and places for people to meet and connect. Likewise, community infrastructure can act as an ‘attractor’ which encourages people to live in or visit a particular area. Given that a key component of a sustainable community is diversity, providing a range of quality community facilities can help to attract/retain a diverse population – community infrastructure should be provided to suit different ages, cultures and socio-economic backgrounds. The NHS London Healthy Urban Development Unit (2008) suggest that *“People want to live in areas that are served by good schools, good health services, high quality open spaces and recreational activities, all in accessible and convenient locations”*.

¹² Queensland Government Office of Urban Management and The Coordinator-General, 2006, Community facilities Planning Implementation Guidelines No.5

Over the past decade there has been a reduction in government funding in real terms resulting in competing priorities for more scarce funds. This, combined with the limited ability to commit to future recurrent funding by all levels of government is a compounding factor in assisting the provision of community infrastructure and essential services. However, on the positive side, this funding environment has seen a trend to more innovative and cost-effective models of infrastructure delivery, including collocation, joint ventures and cross subsidy developments. It has also allowed new models such as private-public partnership, community-led provision and social enterprises to flourish in the provision of community facilities and services.

These trends present a number of challenges for community infrastructure planning for the Shire of Murray, including the need to:

- Fund renewals and upgrades of existing and future facilities to make them inclusive, in particular for females (sports) and older people (community facilities) and fit for purpose.
- Address existing undersupply where population growth has outstripped the capacity of existing community infrastructure, while also meeting new demand fuelled by population growth.
- Maximise resource use efficiencies, including the capacity for integrated service and facility planning and development between the range of providers (i.e. the Commonwealth, State and Local, and the community and private sectors).
- Build the capacity of organisations and individuals and review Council policies and procedures including hiring and leasing to enable the functional sharing of community facilities between levels of Government, organisations and groups.
- Have improved line of site over fees and charges including community and commercial rates set across the various departments with community assets that are available for hire. Fees and charges are currently set by individual areas and there is opportunity to consolidate and improve the Shire's management of this.

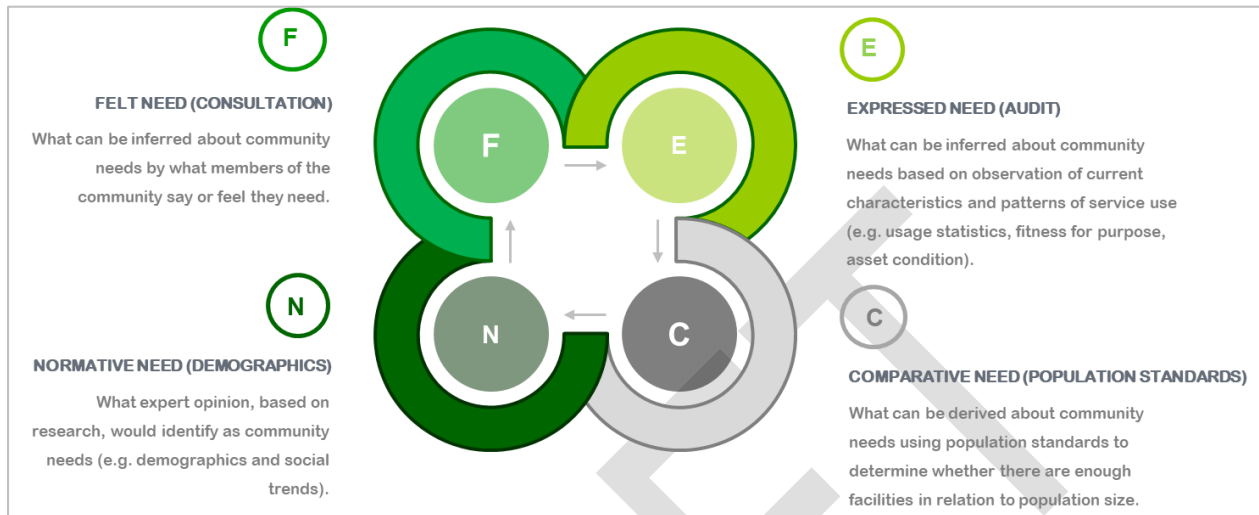
4.2 Community Infrastructure Planning Framework

Community infrastructure needs are expressed in different ways. In order to generate an accurate understanding of required needs in a community, it is important to consider “need” from multiple perspectives. The approach underpinning the community infrastructure framework is based on Bradshaw's (1972) “taxonomy of social need”, which provides a framework for assessing community needs. Bradshaw describes four types of need. These are:

- **Felt need (consultation):** what can be inferred about community needs by what members of the community say or feel they need.
- **Expressed need (audit):** what can be inferred about community needs based on observation of current characteristics and patterns of service use (e.g. usage statistics).
- **Normative need (demographics):** what expert opinion, based on research, would identify as community needs (e.g. demographics and social trends).

- **Comparative need (indicative level of provisions):** what can be derived about community needs from examining what has worked successfully in other communities.

Figure 2. Community Infrastructure Framework



A well-established community infrastructure planning framework should establish:

- The **scope of community infrastructure** to be included in the needs assessment and subsequent community infrastructure plan, together with clear definitions for each facility.
- Defined **community infrastructure hierarchy including planning catchments** to allow for planning efficiency across the network.
- **Population and data requirements** that will be needed as a key input into the needs assessment.
- **Provision Standards**, in this case specifically for Quantity Standards (Benchmarks) for community facilities as a starting point for the needs assessment. Other provision standards that will need to be considered include, Quality Standards (Fitness for Purpose and Asset Rating) and Utilisation Standards (Usage Rates).
- **Guiding planning principles** that underpin the provision of community infrastructure.

This framework ensures that infrastructure recommendations are informed not only by population benchmarks, but also by demonstrated demand, community expectations, and comparative analysis.

4.3 Scope & Definitions of Community Infrastructure

Community infrastructure plays a pivotal role in enhancing and upholding the overall well-being of a community. Its significance is vital for fostering inclusivity and unity within a community. In addition to providing services and facilities to keep a community running, community infrastructure also contributes to the liveability of a place and enhances quality of life. Together with economic

infrastructure, community infrastructure delivers tangible advantages to individuals and imparts substantial social and economic benefits to both local communities and the broader society.

The Western Australian Governments State Planning Strategy 2050 defines community infrastructure as *“the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the quality of life in a community”* (WA State Planning Strategy 2050, P.86). Although the definition of community infrastructure encompasses both community facilities and services, it should be noted that they are different elements of community infrastructure. A community facility is generally denoted as a physical structure or centre, whereas a service is often a program or activity that is delivered to the community. This study focuses on the physical buildings or assets of community infrastructure and is consistent with the intent of State Planning Policy 3.6 which notes *‘Community infrastructure includes structures and facilities which help communities and neighbourhoods to function effectively’*.

The Shire owns and manages a number of facilities for community use. Council provided community infrastructure considered under this Plan have been grouped into three key categories as follows:

- Arts and Culture
- Community and Civic
- Sport and Recreation

For each category there are a number of different facility types as defined in Table 10. The purpose of defining facility types is to assist with preparing a facilities audit to capture existing community facilities in a consistent manner. This allows for ease of input into the quantity standards assessment. Community facility types and corresponding definitions have been determined and refined in conjunction with the with Council.

Table 10. Scope of Community Infrastructure – Facilities

Facility	Definitions
Sport and Recreation Facilities	
Indoor Aquatic Centre	A facility containing formal controlled water spaces with outdoor aquatic components, indoor aquatic components or both. Includes ancillary amenities (e.g. change rooms, a café/kiosk).
Indoor Sport and Recreation Centre (Dry)	A multifunctional, sport recreation and community meeting place. A minimum three court facility (with ancillary changing rooms space including ancillary storage, café, offices, reception, changing, gymnasium/fitness component etc.)
Active Sporting Fields	Playing fields provide formal space for team sports on outdoor pitches and form part of a network of open spaces and wider green infrastructure in a community for active recreation.
Sport Oval AFL/Cricket/Rugby	
Sports Oval Soccer	
Cricket Nets	
Diamond Pitch	
Hockey Pitch	

Facility	Definitions
<i>Lawn Bowl Green</i>	
Sports Courts	
<i>Sport Courts - Basketball</i>	
<i>Sport Courts - Indoor</i>	
<i>Sport Courts - Multiuse</i>	
<i>Sport Courts - Tennis</i>	
<i>Sport Courts - Netball</i>	
<i>Sport Courts - Squash</i>	
<i>Sport Courts - Volleyball</i>	
<i>Sport Courts - Badminton</i>	
Other Sports Facilities	
<i>Equestrian</i>	
<i>Skate Facility</i>	
<i>BMX Facility</i>	
<i>Boat Ramp</i>	
<i>Shooting Range</i>	
<i>Pavilions / Club Houses</i>	Buildings or facilities adjacent to a sports ground/active reserve used for providing shelter, viewing areas, change and toilet facilities, administration spaces, social spaces and canteens for a range of sports groups.
<i>Golf</i>	A large, specially designed area of land for playing golf, typically consisting of 9 or 18 holes, each featuring a tee box, fairway, rough, hazards, and a putting green.
Community and Civic Facilities	
Community Hall	A multipurpose building managed by Council for the community. It provides a place where people from within a local neighbourhood can come together for social events, educational classes, recreational activities or other activities.
Community Centre / Hub	A larger facility offering a range of spaces suitable for various activities, programs, services and events. It typically offers co-located or integrated services, such as education, health care and social services.
Library	Libraries provide access to books, digital media, educational resources and community programs. They serve as community hubs for learning, creativity, and engagement.
Youth Centre / Space	Youth centres provide a safe space for young people to engage in social, recreational, and educational activities. These centres aim to foster personal development, social connections, and provide access to services for youth.
Seniors Centre	Seniors' centres provide social, educational, and recreational services tailored for older adults. They support social inclusion, health, and wellbeing in later life.
Maternal and Child Health Facilities	A maternal and child health service provides critical health services to families with young children, focusing on prenatal care, postnatal care, and child development. Services typically include health check-ups, vaccinations, breastfeeding support, parenting education, and early childhood intervention.
Men's Shed	Men's sheds are community spaces where individuals can engage in practical activities, socialise and support each other's wellbeing. They provide a safe environment for skill-sharing, woodworking, gardening, and other hands-on activities.

Facility	Definitions
Community Gardens	A community garden provides a shared space for local residents to grow food, flowers, or plants. It promotes environmental sustainability, community engagement, and food security.
Emergency Services	Fire brigade - Bush Fire Brigades provide emergency response, prevention and community education regarding fire safety.
Arts and Cultural Facilities	
Art and Cultural Centre	An arts and cultural centre offers a variety of artistic and cultural programs, providing a venue for exhibitions, performances, and cultural events.
Performing Arts Facility or Space	A facility or dedicated space for rehearsal staging and viewing of performing arts. It includes theatre and stage performance areas and may incorporate spaces for meetings, ticketing and administrative and commercial activities.
Museum	A facility providing space for exhibiting objects of historical or scientific, artistic and cultural interest. May include spaces for resource collections and research, educational and cultural programs, meetings, creative workshop space, small event spaces and commercial activities.

4.4 Establishing Community Infrastructure Hierarchy & Planning Catchments

4.4.1 Planning Catchments

Planning catchments provide the spatial framework for applying the community infrastructure hierarchy across the Shire. They define the geographic areas served by different levels of infrastructure and establish the basis for identifying the area of benefit for individual facilities. This is essential for infrastructure planning, staging and funding and supports the demonstration of a clear nexus between population growth and infrastructure provision in accordance with State Planning Policy 3.6 – Infrastructure Contributions Guidelines.

Catchments within the Shire of Murray have been defined based on settlement patterns, population distribution and growth projections, physical and environmental constraints, transport networks, and the location and function of existing and planned centres. This ensures that catchments reflect how communities function in practice, rather than relying on arbitrary distance measures. Given the Shire's mix of urban and rural environments, fixed travel distance thresholds have not been applied. Instead, catchments are based on reasonable travel expectations and functional accessibility.

The catchment framework comprises one Shire wide catchment, two district catchments and seven local catchments. The local catchments are nested within the district catchments, forming a clear and logical hierarchy of service provision. This structure ensures that infrastructure is delivered at an

appropriate scale, with local facilities addressing local needs, district facilities serving broader populations and Shire wide facilities supporting the entire Shire community.

The following provides an overview of each local catchment, which form the building blocks of the District and Shire wide catchments, including growth profiles and implications for infrastructure provision.

Pinjarra – West Pinjarra

The Pinjarra – West Pinjarra catchment is a primary urban growth area of the Shire, with population projected to reach approximately 27,500 by 2051. It includes established urban areas, significant greenfield expansion and surrounding rural land.

Within the catchment, the town of Pinjarra is designated as a Secondary Centre and functions as the Shire's primary urban, civic and administrative hub. As the principal service centre, it accommodates a concentration of community infrastructure serving both the local and broader district population. The scale of growth and strategic role of Pinjarra support the delivery of major district level infrastructure and much of the Shire wide infrastructure.

Ravenswood – Ravenswood North

The Ravenswood – Ravenswood North catchment is a rapidly growing urban area servicing the western part of the Shire, comprising established residential areas and new development. The Ravenswood town centre functions as an emerging district centre. Its central location along Pinjarra Road reinforces its role in accommodating district level infrastructure. As growth occurs, Ravenswood will support co-located community facilities serving both the local catchment and surrounding areas.

South Yunderup

South Yunderup is a major residential growth catchment characterised by established canal-based development and the new Austin lakes Residential estate. The catchment contains existing and planned local and neighbourhood centres. Given the scale of this catchment, which can accommodate up to around 18,000 people, infrastructure has been scaled to meet the greater needs within the catchment, supported by district level facilities in Ravenswood.

North Yunderup – Furnissdale – Barragup – Stake Hill

This catchment includes a mix of rural residential areas, small residential settlements and emerging urban areas. Infrastructure provision will focus on local facilities, with reliance on Ravenswood and Pinjarra for district-level services.

North Dandalup – Nambeelup

The North Dandalup – Nambeelup catchment is a predominantly rural area with modest growth. The town of North Dandalup functions as a local service centre, providing limited facilities. The catchment includes extensive rural residential areas, rural land uses and a developing industrial area in Nambeelup. Residents rely on Pinjarra for district level infrastructure, with local provision remaining limited.

Dwellingup

Dwellingup is a small, relatively isolated catchment with a strong tourism and recreation role, defined by surrounding state forest. The town of Dwellingup functions as the primary service node, supporting both residents and visitors with local infrastructure provision and ongoing reliance on Pinjarra for higher order services.

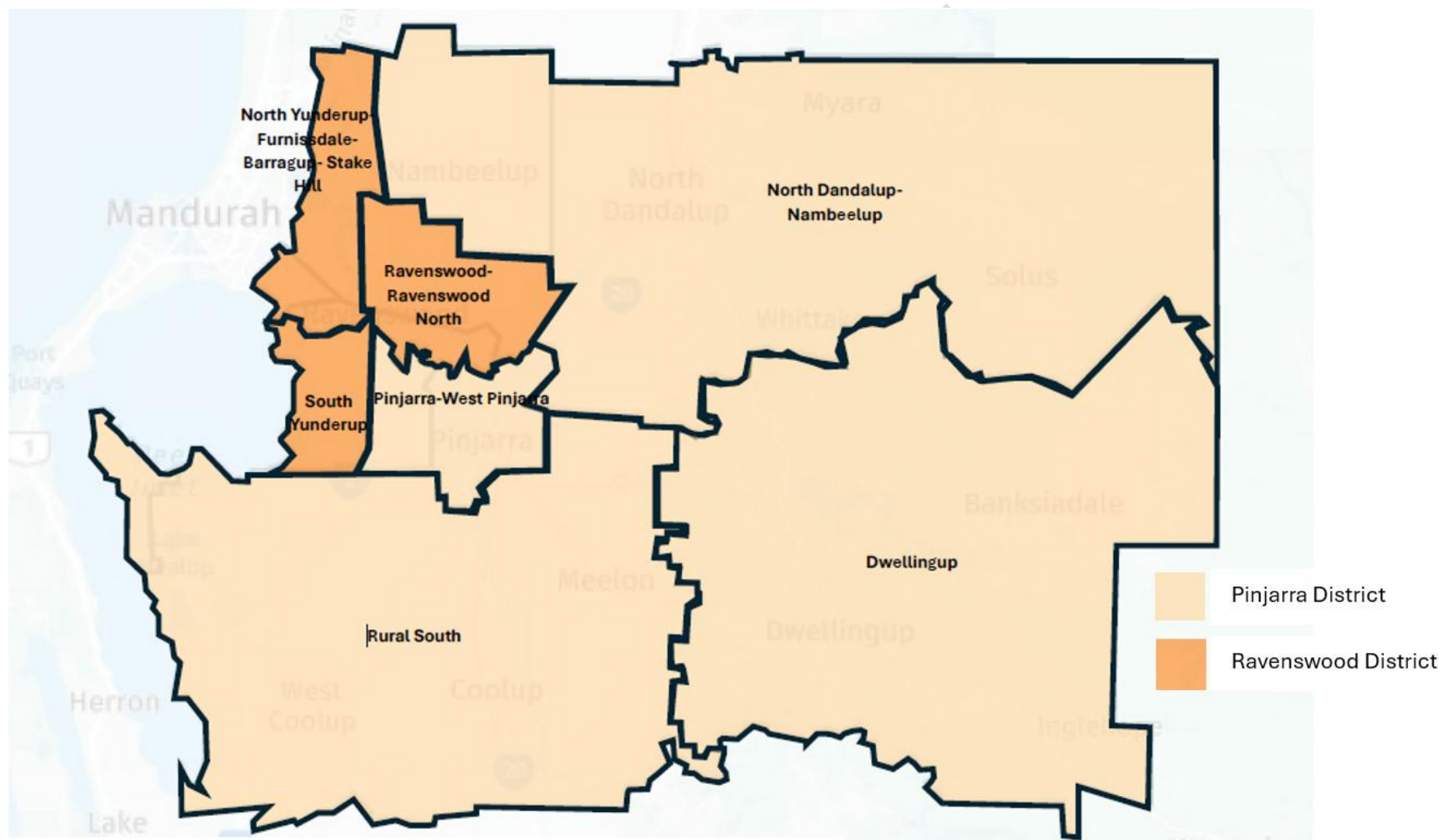
Rural South

The Rural South catchment is characterised by predominantly rural land use, with the small rural settlement of Coolup providing limited local services. Residents rely on Pinjarra for higher order infrastructure.

A map illustrating the planning catchments is provided in Figure 3.

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Figure 3. Planning areas and Suburbs



4.4.2 Community Infrastructure Hierarchy

A network approach relies on community facilities to be classified within a hierarchy. A community facility hierarchy recognises that each facility offers a different scale, servicing varying size catchments in terms of the geographic area and the number of people. For example, local community halls generally service local catchments; youth centres and libraries generally service district catchments; and large performing arts centres will service the entire local government area.

The hierarchy provides a framework for determining the type, scale and standard of infrastructure required across the Shire and aligns infrastructure provision with population growth. It also establishes the basis for identifying the area of benefit, which is critical to demonstrating need and nexus and supporting equitable cost apportionment in accordance with State Planning Policy 3.6 - Infrastructure Contributions Guidelines for any developer contribution plan.

The Shire of Murray hierarchy comprises three levels: local, district and Shire wide, each corresponding to a defined population catchment and performing a distinct role within an integrated network. Local infrastructure provides accessible, day to day facilities close to where people live; district infrastructure consolidates services into co-located, multi-purpose destinations; and Shire wide infrastructure provides higher order or specialised facilities that serve the broader community.

This network approach distributes smaller, local facilities across communities, supported by fewer, strategically located district and Shire wide facilities. A key principle is vertical integration, whereby higher order facilities accommodate a proportion of demand that might otherwise be generated at lower levels. This avoids duplication, ensures efficient provision and means infrastructure demand is not cumulatively applied across each level of the hierarchy.

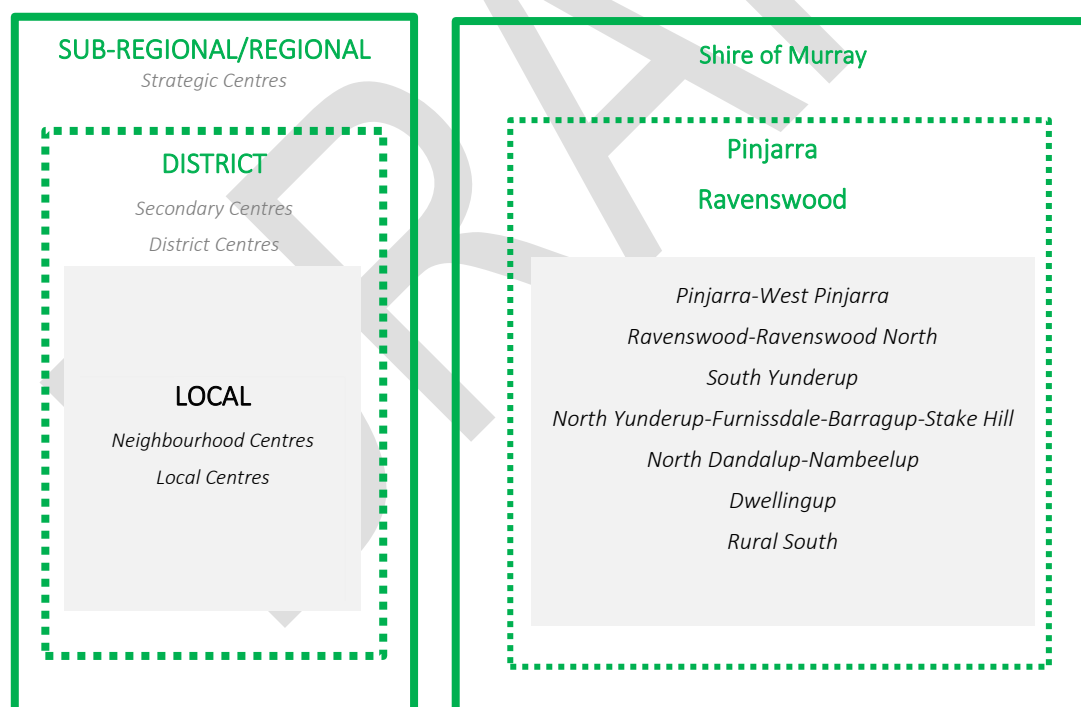
Each level of the hierarchy has a corresponding area of benefit: local catchments for local facilities, district catchments for district facilities, and the entire local government area for Shire wide infrastructure. This provides a clear and defensible basis for infrastructure planning, staging and funding.

Provision of higher order infrastructure is influenced by the proximity of the City of Mandurah, the nearest Strategic Centre, which accommodates a range of higher order facilities. Accordingly, the Shire does not seek to duplicate comparable higher order infrastructure already available in Mandurah, instead facilities are provided that are appropriately scaled to meet local needs while complementing regional provision.

A summary of the hierarchy is provided in Table 11 and Figure 4.

Table 11. Community Infrastructure Hierarchy

Hierarchy	Description	Population Catchment
Local	These are facilities and services that people prefer to access close to their homes and serve a localised function. An example of local level infrastructure includes a community hall.	Up to 10,000 people
District	Co-location and integration of services and facilities that support a multi-purpose destination. Examples of district level facilities include, multipurpose hubs, libraries, youth centres, skate parks, sports facilities and playing fields.	Up to 50,000 people
Sub-regional/ Regional	Major destinations that attract a large volume of visitors and users from all around. These facilities play an important role in resourcing and supporting residents, workers and visitors. These facilities include major cultural and sporting facilities.	75,000 + people

Figure 4. Community Infrastructure Planning Catchments and Hierarchy

4.5 Population Projections and Data Requirements

Future population assumptions are an important input for the planning of community infrastructure particularly in relation to the quantity provision standards. It should be noted that population assumptions to develop population projections are based on the best available information at a point in time and if changes to assumptions are made, this could result in changes to projections. In this regard any on-going review of population assumptions and projections will need to clearly point out any substantial changes, and the consequences of those changes.

There are several population projections for the Shire of Murray as follows (refer to Table 12):

- **.id forecasts** – .id forecasts provides population projections up to 2051. Projections are provided at the LGA and local township levels and are based on more recent Census data, are updated periodically and extend through to 2051, however these projections are currently under review and subject to change.
- **WA Tomorrow¹³** – The State Demographer (WA Tomorrow Forecast) provides projections only for the LGA level and up to 2036. There are five growth bands, A to E which represents a range of low to high population outcomes, with Band C as the median.
- **Shire of Murray Forecasts** - In the absence of finalised updated .id forecasts, the Shire has prepared a dwelling yield and population capacity assessment based on the draft Local Planning Strategy (LPS). Using the .id forecasts for the overall Shire this shows that full development of all these areas is not expected to occur until 2055.

The LPS proposes to consolidate future growth within and around existing towns, particularly Pinjarra, and limits the release of new urban areas. As a result, some identified growth areas in the .id forecast data, including North Ravenswood and West Pinjarra, are not expected to develop prior to 2051.

To reflect this, the Shire of Murray forecast redistributes the .id forecast small area growth from these locations to areas with a higher likelihood of development, based on the LPS and factors such as anticipated developer activity, infrastructure readiness and the extent of detailed planning undertaken, while retaining the overall .id forecast population trajectory for the Shire on a year by year basis.

It is also noted that the previously proposed marina development at Point Grey is not progressing and the area is not currently supported by the Shire as an urban growth area. Any future determination may have localised infrastructure implications, with limited influence on district level provision.

¹³ The WA Tomorrow population model is based on incorporating birth rates, death rates, and migration. These parameters are varied subtly over a series of simulations to determine a probable range of populations. WA Tomorrow then produces five bands of projections, essentially ranging from a low population growth through to a high population growth scenario. The WA Tomorrow forecasts are distinct from government strategies, frameworks and scenarios which are based on a target population size and seek to guide future growth to deliver desired patterns of urban form.

Table 12. Population Projections – Various Data Sets

Murray LGA	2026	2036	2046	2051	2055
WA Tomorrow (Upper)	22,700	33,630			
.id forecasts	20,378	32,829	58,809	71,820	
SOM forecast	20,378	32,829	58,809	71,820	80,383

Discussion with the Project Control Group indicated that the Shire of Murray forecasts are the preferred projections for the following reasons:

- Projections are based on the .id forecast data but have been refined to redistribute small area growth from locations unlikely to develop prior to 2051 to areas with a higher likelihood of development, having regard to anticipated developer activity, infrastructure readiness and the extent of detailed planning undertaken.
- Projections retain the overall .id forecast population trajectory for the Shire on a year by year basis, ensuring alignment with recognised demographic modelling.
- Projections also acknowledge the ultimate build out capacity, providing a long term view of infrastructure demand beyond 2051.
- The underlying .id forecast data provides a breakdown of local townships allowing for localised assessment
- The .id forecasts take into account emerging growth patterns and planned development, offering a sound basis for local planning.
- WA Tomorrow projections are limited to the overall local government area and only extend to 2036.

Table 13. Shire of Murray Forecasts Population Projections

Population (persons)	2025	2030	2035	2040	2045	2051	2055	Total change	Avg. annual % change
Pinjarra-West Pinjarra	5,834	7,223	8,645	12,470	19,982	27,504	32,723	+26,889	6.9%
Ravenswood-Ravenswood North	2,792	3,370	5,298	7,796	9,274	10,662	11,256	+8,464	5.5%
South Yunderup	4,463	5,384	8,458	12,438	14,794	17,006	17,954	+13,491	5.5%
North Yunderup-Furnissdale-Barragup-Stake Hill	3,594	3,785	4,500	5,769	7,081	10,353	11,404	+7,810	4.5%
North Dandalup-Nambeelup	1,299	1,360	1,588	1,992	2,410	3,400	3,805	+2,506	4.2%
Dwellingup	526	530	699	836	976	1,146	1,283	+757	3.5%
Rural South	1,452	1,508	1,565	1,622	1,680	1,749	1,958	+506	1.2%
Murray Shire Council	19,960	23,160	30,753	42,923	56,197	71,820	80,383	+60,423	5.5%

Source: Shire of Murray, 2026

4.6 Quantity Standards (Benchmarks) for Community Infrastructure

Quantity standards (also referred to as benchmarks) are often used to achieve a fair and equitable standard of community facility provision across a local government area. Quantity standards help to achieve this by setting clear expectations regarding the current and future provision (quantum) of community infrastructure required in a given area (or planning catchment).

The quantity assessment uses population standards to determine whether there are enough facilities in relation to the population size. Quantity standards identify the threshold at which the population requires and can sustain the provision of a facility. They are expressed as a ratio of a community need to 'x' number of people. One of the benefits of using quantity standards is that they prescribe a level of need per head of population for a given area and provide an easy means of calculation. The following should be noted in relation to quantity standards:

- There are certain infrastructure types that cannot be assessed using quantity standards as their provision are determined based on community needs.
- In small townships there are provisions for local community infrastructure (e.g. community hall, local sports venues) that are a critical for well-functioning communities regardless of population size.
- Although quantity standards are provided for individual facility types, there are some facilities that will most likely be co-located/integrated within a multipurpose sports centre e.g. aquatics and sports courts. This reflects models of delivery where these spaces can be provided more efficiently in a multipurpose centre rather than standalone.
- Quantity standards assessments do not take into consideration the quality and usage of existing facilities.
- Library planning in Australia is guided by the Standards and Guidelines for Australian Public Libraries, 2020. The guidelines make references to 'People Places' and compendium documents including 'Living Learning Libraries' which provides practical guidance around certain standards for library provision, including floorspace requirements. The Guidelines provide minimum recommended library size (GFA) based on the catchment population to be serviced. Note that the approach of using floorspace requirement differs from traditional quantity standards which uses number of facilities per population. The use of floorspace is preferred as it allows for a more flexible approach to planning for libraries that considers library needs holistically and the different models of library provision.
- Based on the People Places library building calculator the library floorspace currently required is 14 person per sqm (i.e., 2024 population divided by required library floorspace). The application of library floorspace is often undertaken at a LGA wide level rather than at a local suburb level to allow flexibility in determining where library floorspace is to be provided across the shire and to avoid setting expectations that every suburb will host a library space.
- The outcomes of the quantity standard assessment should not be considered binding or lead to the expectation that a certain level of facility provision will be provided. They are simply used

as a starting point for determining what need might be present in a community. Factors that need to also be considered include innovative delivery models to ensure affordability and achievability for council.

Generally, community infrastructure planning in Western Australia relies on the *Parks and Leisure Australia WA – Community Facility Guidelines* for quantity standards. Nevertheless, to inform recommended standards for the Shire of Murray the following was undertaken:

- Review Parks and Leisure Australia WA – Community Facility Guidelines
- Review of provision standards used in other Local Government Areas
- Review of the current rate of provision within the Shire of Murray

In considering the above, proposed quantity standards are recommended for the Shire of Murray (Table 14).

Table 14. Proposed Quantity Standards

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Sport and Recreation Facilities							
Aquatic Facility - indoor/outdoor	Regional - 1:150,000 District - 1:75,000 Local - 1:30,000	19960		1:75,000		The current rate of provision for district level indoor aquatic facility for the Shire is much lower when compared to the PLAWA Guidelines. Adopting the current rate is not feasible for the Shire. The current aquatic centre with expansion of the existing facilities can absorb the expected growth in population. The PLAWA Guideline provision rate for district aquatic facility is more appropriate.	25m - 50m lap pool for recreational and club water space 6 to 8 lanes of 2.5m 5-10km population catchments
Indoor Sport and Recreation Centre (Dry)	District - 30,000- 50,000 (combined multi-use community centre)	19960		1:30,000		The current rate of provision for district level indoor sports facility for the Shire is comparable to the PLAWA Guidelines. Adopting the PLAWA Guideline provision rate is reasonable.	Minimum 3 court facility with ancillary changing room space including storage, café, office, reception, changing, gymnasium/fitness component etc 5km population catchment Combined with other functional uses e.g. multi-use community centre
Active Sporting Fields							
Sports Oval AFL/Cricket	1:6,000 to 1:8,000 for senior sized ovals 1:1,500-1,800 lots i.e. s population of between 4,050 and 4,860 at 2.7 residents per lot for school/junior facilities	3327		1:5,000		The current rate of provision for senior sized AFL oval for the Shire is lower than the PLAWA Guidelines even at the lower end of the range. Adopting a slightly higher provision rate than the current rate is appropriate. It may require that more games are played on each oval on a game day, but the number of ovals should meet the needs of the population.	2+ senior sized ovals in a 5km population catchment Cricket is shared with an AFL oval

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Sports Oval Soccer	1:4,800-6,600	9980		1:6,000		Soccer is one of the most popular field sports in Australia. While there is little soccer played in the Shire at present this will not always be the case as the population grows, soccer fields will be required. A standard near the lower end of the PLAWA standard was adopted given the current low participation.	4+ senior soccer pitches in a 2km catchment
Cricket Nets	No benchmark	1815		As needed		PLAWA Guidelines does not have a standard for cricket nets and these should be provided on an as needs basis.	
Diamond Pitch	1:10,000-14,000			1:14,000		The Shire currently has no diamond pitches and demand is not considered high, adopting the PLAWA Guideline lower provision rate is reasonable in this instance.	3+ pitches within a 10km catchment for district facility
Hockey	No Benchmark - Provision should be based on individual business cases due to market saturation	9980		As needed		PLAWA Guidelines does not have a standard for hockey, and these should be provided on an as needs basis.	1 x synthetic pitch and 2-3 grass pitches to service the needs of a club where a business case for investment in a synthetic grass pitch can be justified 1-3 pitches within a 2km population catchment 4+ pitches within a 10km population catchment for district facilities Grass only. Can be located on a soccer/rugby pitch though the turf needs to short and the surface very smooth.

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Lawn Bowl Green	1:35,000-50,000	3992		1:35,000		The current rate of provision for lawn bowls for the Shire is much lower when compared to the PLAWA Guidelines. Adopting the current rate is not feasible for the Shire. The PLAWA Guideline provision rate at the lower end is more appropriate.	3+ grass/synthetic greens within a 5km catchment Bowling clubs often function as a community hub for a target demographic, with a diverse range of sport and recreation participation based on the wider community need and economic viability of a facility
Athletics	1:40,000-50,000 district level (grass) infrastructure with training areas potentially located on a school site subject to shared use agreement			1:40,000		The Shire currently has one athletics and adopting the PLAWA Guideline lower rate is reasonable in this instance.	5km population catchment for district facility Marked grassed oval with ancillary jumping pits and throwing areas
Sports Courts		#DIV/0!					
Sport Courts - Basketball	1:3,000-4,000 (outdoor)	6653		1:4,000		Outdoor courts for basketball training and competition are not recommended. The sport is an indoor sport. Only multiuse courts will be provided in the future.	Combined Courts
Sport Courts - Indoor	No benchmark	6653			1:6,250	PLAWA Guidelines does not have a standard for indoor sports courts. The Shire currently has two located within the MALC, maintaining the current rate provision is appropriate and provides guidance for indoor court provision within the indoor sport and recreation centre.	4-8 dedicated indoor courts for district/sub-regional centre Provision within indoor sport and recreation centre

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Sport Courts - Multiuse	No Benchmark	1996	As needed			PLAWA Guidelines does not have a standard for sports courts - multiuse and these should be provided on an as needs basis. Courts are ideally provided in recreation hubs along with other infrastructure such as skate parks, pump tracks and playgrounds.	Multi-use synthetic surface for multiuse sporting activities including tennis, netball, and basketball Multi-use game areas - provision of hard surfaces for a variety of sporting use which are multi-marked to accommodate a range of sporting activity
Sport Courts - Tennis	Regional - 1:30,000- 60,000 District - 1:15,000- 30,000 Tennis Australia (2018) use a ratio of 1 court/5,000 residents for club/recreation provision by local governments.	1663		1:30,000	1:4,000	Adoption of the PLWA Guideline standard for district facility is appropriate for the Shire.	District potential to expand to regional with additional courts Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Orientation of courts should be north-south. Club facilities rather than stand-alone single, double or triple court facilities. Club floodlit courts to be available for public booking uses. Within a 5km population catchment 8 court minimum club/district facility 16 court for a regional tennis centre

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Sport Courts - Netball	1:5,000-8,000 (outdoor) for training purposes			1:6,500		Single court facilities for training are not to be pursued. Development of an Association venue, initially with eight courts with expansion to 12 courts is recommended. A venue to this standard allows the development of a shire-wide netball competition.	10+ courts within a 5km population catchment for sub-regional/regional facilities - Minimum 10 courts with potential to expand Development for an Association requires consolidation of 10-12 courts on one site for the purposes of running league matches and festivals at a district/sub-regional level
Sport Courts - Squash	No benchmark		As needed			PLAWA Guidelines does not have a standard for sports courts - squash and these should be provided on an as needs basis.	
Sport Courts - Volleyball	No benchmark		As needed			PLAWA Guidelines does not have a standard for indoor volleyball sports courts - volleyball is played on courts marked for other sports such as basketball and netball.	These are included with indoor multi-use courts. Beach volleyball would be on a case-by-case basis, and indoor beach volleyball is typically provided by the private industry.
Sport Courts - Badminton	No benchmark		As needed			PLAWA Guidelines does not have a standard for indoor badminton sports courts - badminton is played on courts marked for other sports such as basketball and netball.	
Other Sports Facilities		#DIV/0!					
Equestrian	No benchmark	19960	As needed			PLAWA Guidelines does not have a standard for equestrian facilities, and these should be provided on an as needs basis.	
Skate Facility - District	Regional 1:25,000- 50,000 District 1:10,000- 25,000 Local 1:5,000-10,000	9980		1:17,500		The current rate of provision for skate facility is comparable to the PLAWA Guidelines. Adopting the PLAWA Guideline provision rate is reasonable.	Additional guidance is to be provided from a consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment. 2km local catchment population. Formal skate park facility within established public open space

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Skate Facility - Local	Regional 1:25,000-50,000 District 1:10,000-25,000 Local 1:5,000-10,000	9980	1 provided for every planning area at main park			The Shire currently has several local skate facilities.	
BMX Facility - Dirt	Dirt Track 1:5,000-10,000 Bitumen Track 1:50,000-200,000	6653	1 provided for every planning area at main park			The Shire currently has several local dirt tracks.	Non racing tracks, typically smaller and narrower than a BMX racetrack, designed for smaller catchments and budgets. Designed along the lines of BMX racetrack layouts, which encourage single direction riding. 2km local catchment population.
BMX Facility - Bitumen	Dirt Track 1:5,000-10,000 Bitumen Track 1:50,000-200,000			1:50,000 bitumen		Adoption of the PLWA Guideline standard for district facility is appropriate for the Shire.	Dedicated track for specific BMX activity generally with a stone sub-base which can provide access for other wheeled sports activities (such as skateboarding) and be a focal hub for youth. A formalise activity space which may incorporate dirt jumps and ramps. 10km district population catchment
Pump Track	No benchmark	19960	As needed			Skate and/or pump tracks are to be provided as part of District Recreation Hubs at Ravenswood and Pinjarra. Smaller skate or pump tracks are to be provided in other locations in local recreation hubs.	
Boat Ramp	No benchmark	2218	As needed			PLAWA Guidelines does not have a standard for boat ramp, and these should be provided on an as needs basis.	
Non-motorised Boat Facility	No benchmark	19960	As needed			PLAWA Guidelines does not have a standard for non-motorised facility, and these should be provided on an as needs basis.	

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Shooting Range	No benchmark	19960	As needed			PLAWA Guidelines does not have a standard for shooting range, and these should be provided on an as needs basis.	
Pavilions / Club Houses	No benchmark	1426	1 pavilion with each sport field catering to adult competition.			PLAWA Guidelines does not have a standard for pavilions/clubhouse, and these should be provided on an as needs basis. The Shire should provide a pavilion with each sports field catering for adult competition.	
Golf	No benchmark	19960	As needed			PLAWA Guidelines does not have a standard for golf facilities, and these should be provided on an as needs basis.	
Community and Civic Facilities							
Community Hall	1:5,000-7,500	1815			1:7,500	The current rate of provision for a community hall is much higher than the PLAWA Guidelines. Adopting the current rate is not feasible for the Shire. The PLAWA Guideline provision rate is more appropriate.	2km local population catchment Minimum land area of 1,000sqm Minimum GFA of 400sqm Located within 400m of an activity centre Located within 800m of public transport Appropriate separation from residential areas to avoid noise issues Provided within a community hub

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Community Centre / Hub	1:15,000-25,000			1:25,000		Adoption of the PLAWA Guideline standard is appropriate for the Shire.	10km local population catchment Minimum land area of 3,000sqm Minimum GFA of 900sqm Located within 400m of an activity centre Located within 800m of public transport Appropriate separation from residential areas to avoid noise issues
Library	Regional 1:50,000-150,000 District 1:20,000-1:50,000	28	14 person per sqm			The approach of using floorspace requirement differs from traditional quantity standards which uses number of facilities per population. The use of floorspace is preferred as it allows for a more flexible approach to planning for libraries that considers library needs holistically and the different models of library provision. The application of library floorspace is often undertaken at a LGA wide level rather than at a local suburb level to allow flexibility in determining where library floorspace is to be provided across the shire and to avoid setting expectations that every suburb will host a library space.	10km local population catchment Minimum land area of 3,000sqm Located within 400m of an activity centre Located within 800m of public transport Appropriate separation from residential areas to avoid noise issues Co-location/integration with other complimentary uses
Youth Centre / Space	1:20,000-30,000			1:25,000		Adoption of the PLWA Guideline standard is appropriate for the Shire.	Can either be standalone where justification can be provided via community consultation or as part of a community hub

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Seniors Centre	1:20,000-30,000	19960		1:20,000		The current rate of provision for seniors facility is comparable to the PLAWA Guidelines. Adopting the PLAWA Guideline provision rate is reasonable. Adopting the lower end of the range is a reflection of the ageing population in some parts of the community.	Standalone/dedicated space, collocated with community hub
Maternal and Child Health Facilities	1:30,000-50,000			1:30,000		Adoption of the PLWA Guideline standard is appropriate for the Shire.	Provided as part of community hub
Men's Shed	No benchmark	19960		As needed		PLAWA Guidelines does not have a standard for men's shed and these should be provided on an as needs basis.	Located within residential areas or near other community spaces to encourage engagement. Co-location with community centres or recreation spaces can increase participation.
Community Gardens	No benchmark	19960		As needed		PLAWA Guidelines does not have a standard for community gardens, and these should be provided on an as needs basis.	Ideally located near residential areas with sufficient sunlight and access to water. Close to schools, community centres or larger parkland areas. Co-location with sustainability programs, schools or green spaces is beneficial.
Emergency Services	No benchmark	3327		As needed		PLAWA Guidelines does not have a standard for emergency services, and these should be provided on an as needs basis in consultation with the Department of Fire and Emergency Services based largely on response times.	Located near major roads, highways and accessible to local populations

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Arts and Cultural Facilities							
Art Centre or Cultural Space - Local	No benchmark	4990			1:10,000	PLAWA Guidelines does not have a standard for local level arts and cultural space. The Shire has a number of these facilities and are an important asset to the community, future provision of these spaces will be integrated within a community hub.	2km local population catchment Provided within a community hub
Art Centre or Cultural Space - District	1:50,000-150,000			1:30,000		The PLAWA Guidelines for district arts and cultural space are not appropriate for peri urban communities such as the Shire of Murray where there is a lower population density, on this basis the standard for the Shire has been based on similar standards for community and civic facilities.	10km local population catchment Minimum land area of 2,000sqm Minimum GFA of 600sqm Located within 400m of an activity centre or within a cultural/heritage precinct Located within 800m of public transport Located close to arterial roads Ample space for car parking Co-location/Integration in a hub with other complementary uses
Performing Arts Facility or Space - Local	Regional 1:150,000-250,000 District 1:50,000-150,000				1:10,000	PLAWA Guidelines does not have a standard for local performing arts space. It is important to distinguish between high level performance spaces that are more suited to professionals and offer a higher end product and often cost more to hire vs a smaller community space for local shows/performances/school events etc which is more affordable to community groups. Future provision of these spaces will be integrated within a community hub.	2km local population catchment Provided within a community hub

Facility Type	PLAWA	Murray LGA (Current Provision Rate)	Regional	District	Local	Comment/Rationale	Design Guideline/Spatial Requirements
Performing Arts Facility or Space - District	Regional 1:150,000- 250,000 District 1:50,000- 150,000	19960		1:30,000		The PLAWA Guidelines for district performance arts space are not appropriate for peri urban communities such as the Shire of Murray where there is a lower population density, on this basis the standard for the Shire has been based on similar standards for community and civic facilities and comparable to the current rate of provision for the Shire.	10km local population catchment Minimum land area of 3,000sqm Minimum GFA of 1,000sqm Located within 400m of an activity centre or within a cultural/heritage/entertainment precinct Located within 800m of public transport Located close to arterial roads Ample space for car parking Co-location/Integration in a hub with other complimentary uses
Museum	1:250,000			1:50,000		The PLAWA Guidelines for museum are not appropriate for peri urban communities such as the Shire of Murray, however the PLAWA Guidelines notes museums are area/location specific. In the context of Murray, the need is established by the unique heritage profile of the region as one of the State's earliest settlement areas which creates a distinct community expectation for such a cultural facility to exhibit the Shire's colonial and aboriginal history in a way that a typical outer metro/peri-urban area would not.	Provision of a museum will be in accordance with the Shire's Pinjarra Heritage Railway Precinct masterplan which identified the railway building for an integrated museum and visitors centre as a component a broader precinct which aims to capitalise on the heritage, tourism and cultural aspects of the heritage rail in Pinjarra

4.7 Models of Delivery

Literature, emerging case studies, and policy directions strongly support the move towards a holistic approach to ***integrated community infrastructure***. Such an approach brings together the three critical components of community infrastructure (community facilities, human services, and social networks) as part of an interrelated system where each component links to, supports, and relies on each other. The following models of delivery have been identified as relevant to for the provision of community infrastructure in the Shire of Murray.

Co-location and Community Hubs

The concept of co-location has been around for a number of years and increasingly governments and communities are realising the benefits of co-locating and integrating services and facilities through creation of hubs. A community hub is essentially a multipurpose building catering for a wide range of needs and can differ in size, scale and offering. The primary objectives of community hubs are service coordination and delivery, place-making, community building and access for activities, programs, and services to address social needs¹⁴.

The characteristics of a community hub include the following:

- Respond to, and are shaped by, the unique circumstances, needs and assets of their community
- Co-locate or cluster a range of community facilities and human services
- Attract people and are identified as a focal point and gathering place for the community
- Are readily accessible to ensure all members of the community can utilise them
- Have a civic quality, sense of stability and level of amenity that marks them as an important place in the community, and
- Include an inviting public domain that encourages people to interact in the public realm.

A community hub may include all or some of the following (see examples below):

- Library
- Community or performance hall
- Meeting spaces
- Kindergarten and/or childcare
- Family support, toy library spaces and parenting information
- Maternal and Child Health Services
- Aged care services / seniors groups accessing spaces
- Consulting Services
- Outreach support services
- Community garden
- Customer services and community information

¹⁴ Queensland Government, 2024, Delivering a Shared Community Hub, accessed at <https://placeconnect.statedevelopment.qld.gov.au/toolkit/delivering-shared-community-hub-introduction>

- Computer and other IT facilities
- Primary school and before and after school care / vacation care
- Children's health services
- Playgroups
- Sport and/or recreational facilities
- Community health services
- Arts spaces

Similar to community hubs, community precincts are areas where a number of facilities are collocated. They can include a variety of uses (including residential, retail and commercial) that attract different groups of people at different times of the day for a variety of purposes and meet a wide range of community needs and support community strengths. In most cases, precincts are envisaged around anchor facilities, such as, schools, sporting clubs or community-based facilities. To make these precincts work more effectively, dedicated community development is required to establish programs, support community groups and networks, and link groups and programs with existing facilities.

Integrated Service Delivery

Integrated service delivery encompasses a range of practices and models, including intergovernmental collaboration and the collocation of services. Practices and models range from strong collaboration among agencies with the agencies remaining 'intact' and retaining specialist roles through to fully integrated models with integrated governance, administration and practice. The main benefits of integrated service delivery include ability to provide a greater number of services based on the needs of the community and better coordination of services, through effective collaboration. Integrating services and supports across different sectors is an essential step to ensuring that families facing multiple adversities have positive social networks and have access to key services during their children's early years. Integrated early childhood and family support services can be a highly effective way of supporting families in communities experiencing high levels of disadvantage. Community hubs can play a valuable role in supporting migrant and refugee families.

There are three recognised models of integrated service delivery:

1. **A 'one-stop shop':** a centre, often purpose built, with a comprehensive range of core and additional services
2. **A 'hub and spoke' or core services hub:** a central core of service delivery situated in a physical location that links with services in other locations
3. **A 'virtual integration' model:** that builds and relies on strong networks between services

Integrated service delivery at one location is an example of a community hub.

Public Private Partnerships

A successful public private partnership can be effective in reducing duplication and maximising facility use. Public private partnerships involve the public sector providing incentives for private sector investment in the delivery of community infrastructure. Schools are one example of public private partnerships where education providers provide collocation of education services and the sharing of

facilities. Development incentives and agreements is another form of public private partnership which can be used to encourage private contributions for community facilities on government-owned land.

Commercial Ventures and Financial Viability

In the past, community facilities have often operated on a not-for-profit basis and relied on grants and revenue, for example from hiring space, to maintain on-going operational costs. The issue with this is that often tenants are small community groups (e.g. arts groups) who have limited capacity to pay and therefore revenues collected fall short of what is actually required to make cost recovery.

Over the past decade there has been a reduction in government funding in real terms and reluctance for public borrowing, with increasingly competing priorities for scarce funds. This, combined with the limited ability to commit to future recurrent funding by all elements of government has seen a trend to more innovative and cost-effective models of delivery to alleviate both the upfront capital investment and also the ongoing operational costs of a facility. Community facilities are now being designed to include commercial spaces, such as cafes and function spaces as a means to off-set on-going cost.

Getting more out of existing infrastructure through repurposing

In the context of population growth (particularly in infill areas) and increasing community expectations, improving the capacity, efficiency and performance of existing infrastructure will need to be considered in order to meet demand. Maximising the use of existing well-located physical infrastructure, including re-use, to meet evolving community needs is emerging as a successful model of delivery in areas where land availability is constrained. Where community facilities are no longer suitable for its existing service provision, but is conveniently located, the following options can be considered¹⁵:

- detailed and sensitive upgrades
- substantially altering or expanding the structure or space
- retaining parts while adding greater capacity or different new functions
- demolishing the existing and creating a new facility.

The community has a significant investment in publicly-owned and funded land and physical infrastructure. However, due to changing demographics and patterns of development, some infrastructure is no longer fit for purpose, is poorly located or difficult to access. In these cases, it is often appropriate to upgrade and renew buildings or open space infrastructure. This may include physical changes to maintain its original use, or entirely changing the purpose or function. Altering and re-focusing community facilities for a different purpose can meet changing community needs, while protecting the community's investment. In addition, in some cases there may be a strong rationale for divesting nonperforming community facilities and reinvesting back into the community facilities network e.g. funding a facility in higher demand areas.

¹⁵ Best Practice Guideline for Community facilities, QLD Government, 2019

4.8 Vision and Planning Principles

An important aspect of the overall community infrastructure planning framework is the need to set overarching vision and principles that will ensure the existing and future development of community facilities meets the strategic direction of the Shire of Murray to deliver a well-connected and equitable network.

Based on the background review, industry trends and leading practice for community infrastructure provision, the following vision and planning principles are recommended to inform and underpin the planning and provision of community infrastructure in the Shire of Murray.

VISION

To provide inclusive, connected, and sustainable community infrastructure that supports the health, wellbeing, and resilience of the Shire of Murray's diverse and growing population, now and into the future.

PLANNING PRINCIPLES

P1	Maximising usage of existing community facilities	In providing new social and community infrastructure it is important to understand the capacities and performance of existing infrastructure in the catchment. Existing infrastructure may be underutilised for a range of reasons that include poor awareness (promotion), restricted access by a controlling organisation or poor facilities management. If this is found to be the case, steps must be taken to ensure that the spare capacity in existing facilities and services is utilised prior to new facilities and services being provided. In addition, some services may be more usefully delivered via outreach programs. Where this is the case, some services needs may not require a physical facility.
P2	Shared use of community infrastructure.	Many community groups meet irregularly and need short term space which is free or at low cost. Where possible existing community facilities such as schools or clubs should allow community groups to utilise either excess space or space not required during particular times. Council should assist by maintaining a register of available space and addressing concerns over public liability.
P3	Developing flexible, multi-purpose community facilities which can incorporate a range of commercial and community services and evolve overtime as the community changes.	In many cases, it is not feasible or appropriate to provide standalone community facilities for the exclusive use of specific community or socio-demographic groups. Wherever possible and appropriate, several services and needs should be delivered via a flexible multi-purpose facility. In addition to providing multiple community services and functions, consideration should be given to the ability and appropriateness of incorporating commercial functions such as office space, or café/coffee shop which can be leased to community organisations, government agencies or the private sector and can assist in offsetting the capital and operating costs of a community facility.
P4	Planning for program and service delivery, not just space.	It is important that the design of community facilities considers the purposes for which they will be used through careful planning and engagement with end users and that the design adopted is flexible to allow adaptation as needs change over time.

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PLANNING PRINCIPLES

		Having a robust and responsive service system is essential for maintaining and enhancing quality of life for local communities. Governments and planners are recognising the need for better planning and integration of services, with government, private and community sectors working together to better coordinate and address gaps. The introduction of case managers, one-stop shops and service hubs are all examples of recent attempts to create a 'seamless service system'.
P5	Locating community facilities as part of a functional major activity centre.	Community facility locations are one of the primary determinants of function and usage. Maximum patronage is facilitated by integrating community facilities within the broader range of uses found in an activity centre. An active, high-profile location will also increase real and perceived safety for potential community facility users. The location should also maximise accessibility to the community facility's target market through good access to public and alternative transport modes.
P6	Create adaptable community facilities appropriate to the level of service demanded.	The Shire of Murray will be expected to serve a number of functions for community infrastructure including regional, district, and local. Generally, community facilities serving a local catchment should have a 'neighbourhood' feel, provide relatively informal spaces, have pedestrian access and ideally be managed by the local community. District and regional level community facilities should be accessible and provide a broader range of structured and semi-structured spaces for community use. This should include the provision of spaces to support a range of program and service delivery needs.
P7	High Quality Design Outcomes for Community Facilities.	The development of community facilities should incorporate high quality urban design outcomes. The building design must also utilise environmentally sustainable concepts such as energy efficiency and waste minimisation. Buildings should address and enhance public streets, spaces and views and be designed to be energy and water efficient and include best practice principles in Crime Prevention Through Environmental Design (CPTED), as well as ensure all abilities access in its detailed design and fit out. Where possible the location should be a mixed-use area, close to shops and services.
P8	Child-friendly and aged-friendly communities	The need to develop child-friendly and aged-friendly communities where children and the elderly have access to the full range of opportunities to participate in community life and reach their potential is well recognised.
P9	Access and Inclusion	To create a socially inclusive community, design places that cater for multiple users (all ages, abilities and cultures) and which encourage active lifestyles and social interaction. Acknowledging the requirements of cultural groups during the planning and design of community facilities helps ensure that these spaces are suitable for their intended purposes.

VISION

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PLANNING PRINCIPLES

		Facilities should be physically accessible and useable by people with different abilities.
P10	Technologically Responsive	Community facilities need to be planned to maximise the contribution of new technologies to service delivery, learning and community building. Technologies such as Wi-Fi, video streaming and digital signage may be part of the facility. Other technology including security systems like access control and AI surveillance, and sustainability tools like smart irrigation and energy-efficient lighting may also be appropriate.
P11	Environmentally Sustainable	It is important that new facilities and renewed facilities and spaces are designed and developed to maximise environmental sustainability including thoughtful management of resource use in construction and operation of the facility. As a minimum, rainwater tanks and solar panels should be included at the facility and walkability and public transport access must be a consideration in the siting of the facility.
P12	Promote Safety and Security	Community facilities should be built in accordance with CPTED principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Safety and security can be enhanced by involving the community in design and development; providing spaces that can be monitored by a range of people including passersby and shop keepers; strategically positioning lighting, trees, and meeting places; and using barriers to guide pedestrian and vehicle traffic.
P13	Future Proofing	One of the most important characteristics of a future-proof building is flexibility, or the ability to adapt and evolve as operational requirements and needs change. A building that continues to be used is a building that lasts and is valued—and designing for flexibility is one of the best ways to ensure a building remains operational even after needs evolve.

5.0 Overview of Existing Community Infrastructure

The following sections provides an overview of the existing community infrastructure in the Shire of Murray.

5.1 Arts and Culture

5.1.1 Art Centre or Cultural Space

Existing art centre and cultural spaces are (Table 15) are all located in Pinjarra (refer to Appendix B – Mapping of Existing Community Infrastructure). Most of the existing spaces are heritage venues located in the Edenvale Precinct in Pinjarra. While these spaces are valuable for local community use, they are not purpose-built facilities and lack the necessary infrastructure to host structured arts programs, exhibitions, or to support the development of local artists. The absence of a dedicated facility restricts the Shire's ability to deliver consistent and diverse cultural programming, and limits opportunities for professional artist development and community engagement in the arts.

The existing art centres and cultural spaces are all classified as local level facilities that services the immediate communities. The following is noted in relation to usage, functionality and significance:

- All spaces are highly used and meets the needs of those that are using the facility
- Functionally the spaces are considered reasonable and meeting operational requirements

Table 15. Existing Arts Centre and Cultural Space

ID No.	Asset Name	Notes	Hierarchy	Planning Area
13	Edenvale Liveringa	Leased to private art gallery, New Arts Collective.	Local	Pinjarra-West Pinjarra
14	Edenvale Murray Arts and Crafts	Leased to Murray Districts Arts and Craft Society. Used for art and craft classes, workshops, training and gallery/shop.	Local	Pinjarra-West Pinjarra
15	Edenvale Old School	Pinjarra Patchwork & Quilters	Local	Pinjarra-West Pinjarra
18	Edenvale The Old Barn	Leased to Murray District Arts and Craft Society. Used for art workshops and classes.	Local	Pinjarra-West Pinjarra

5.1.2 Performing Arts Facility or Space

The key existing performance space is in the Pinjarra Civic Centre (refer Table 16). The Civic Centre while functional, is dated and lack purpose-designed facilities such as professional lighting, sound systems, and backstage areas, which limits the scale and diversity of performances that can be staged.

The following is noted in relation to the Civic Centre¹⁶:

- The Civic Centre is predominantly used as performance space for the Drama Club and dance groups. It has limitations as a performance space (not fit for purpose).
- No breakout space, community services are lacking space, limited storage.
- The building is old and tired and does not meet standards for accessibility e.g. no universal toilets.
- The facility has no commercial kitchen, has issues with power supply tripping and poor acoustics.
- Issues with incompatible bookings for example, if there is a 'loud' use booked for one hall, the other hall also needs to be booked out due to amenity issues reducing potential for activation etc
- Shared kitchen presents challenges at times if both hirers want access to the kitchen
- The Murray Civic Precinct Mater Plan notes that the Civic Centre is a category c site under the Shire's Local Heritage Survey and whilst conservation of the site is desirable, it does not add much in terms of character and would look out of place in a new development. The Shire has indicated it would not oppose the building's demolition if required as part of the redevelopment.

There are stage facilities in the local community halls in Coolup, Dwellingup and North Dandalup.

Table 16. Existing Performing Arts Facility or Space

ID No.	Asset Name	Notes	Hierarchy	Planning Area
32	Pinjarra Civic Centre	The Civic Centre is a multi-use facility featuring a foyer, auditorium and kitchen. The Centre has a capacity of 300 and is suitable for school, dance and theatrical events/shows. The Lesser Hall is attached to the Civic Centre and is used as a hall for hire. The hall has a capacity of 110 and is suitable for workshops, meetings and small events. The two facilities are connected by a shared kitchen.	District	Pinjarra-West Pinjarra

¹⁶ Source: Needs Analysis: Shire Administration Building, Library, Primary Civic Building/s and Murray Leisure and Aquatic Centre, 2023

5.1.3 Museum

The Shire of Murray has several small local museums and historical buildings predominantly located at the Edenvale Heritage Precinct (Table 17). It is noted that these facilities are primarily volunteer-run, thematically focused and constrained by limited operating hours, funding, and interpretive capacity. While they offer valuable insights into local heritage and history, they are not configured or resourced as contemporary, professionally curated museums serving broader regional or visitor markets.

Table 17. Existing Museum

ID No.	Asset Name	Notes	Hierarchy	Planning Area
2	Edenvale Homestead	Currently leased as tea rooms/restaurant	Local	Pinjarra-West Pinjarra
16	Edenvale Old Schoolmaster's House	Home of the Murray District Historical Society Inc.	Local	Pinjarra-West Pinjarra
17	Edenvale Roger May Machinery Museum	Officially opened in 2001, the museum is built from rammed earth, timber and iron sheeting. The Museum is a replica of the original barn that started its life around 1888 in the Precinct and was originally used to house working horses, milking cows and to store farm equipment and machinery.	Local	Pinjarra-West Pinjarra

5.2 Community and Civic

5.2.1 Community Halls and Centres

There are 11 existing community centres/halls in the Shire of Murray. The existing network comprises a large number of small local level facilities that are generally used as 'halls for hire' or meeting space. It is noted that while these facilities provide essential gathering spaces, many are small, ageing, or otherwise constrained in their ability to meet future demands. Some growth areas, notably South Yunderup, currently lack a dedicated facility altogether. There are no district community centres in the Shire.

Table 18. Existing Community Halls

ID No.	Asset Name	Notes*	Hierarchy	Planning Area
7	Coolup Hall	Central to current community, opposite side railway line. Need not reflected by benchmark. However established facility in isolated town. Desirable for community development. Retain, renew and upgrade	Local	Rural South
9	Dwellingup Hall	Need not reflected by benchmark. However established facility in isolated town. Desirable for community development. Strong community sentiment. Potential co-location with new sporting club house. Bush fire evacuation centre desirable—possible co-location? Retain, renew and upgrade	Local	Dwellingup
20	Lesser Hall	Bookings near capacity, dated but structurally sound, not contemporary. Good location in town with high exposure and co-location potential. Redevelop to full contemporary facility district facility.	Local	Pinjarra-West Pinjarra
26	Murray House	Community Resource Centre Specialist use and not open to community for general bookable space. Has issues in relation to functional purpose and ability to meet future needs.	Local	Pinjarra-West Pinjarra
29	North Dandalup Hall	Central to current community, opposite side highway. Need not reflected by benchmark. However established facility in isolated town. Desirable for community development. Retain, renew and upgrade	Local	North Dandalup-Nambeelup
30	North Pinjarra Hall	Too small (N/H centre 400m ²), dated but structurally sound, not contemporary. Poor location in northern end of estate and extreme north of Pinjarra. Potential to relocate oval to site adjacent to primary school will have social space in time. Remove at end of life. Local meeting spaces served at sporting social space.	Local	Pinjarra-West Pinjarra
37	St John's Church	Appears to have low usage. Suitable venue for small functions, such as weddings. Use could be improved by providing toilet and kitchenette amenities.	Local	Pinjarra-West Pinjarra
40	West Murray Hall	Co-located with the West Murray Volunteer Bushfire Brigade. The site is located within a rural residential area reducing accessibility from the growing urban catchment. The building is dated, undersized for the future population catchment with limited land to expand. The building does not meet contemporary design standards. Consider	Local	North Yunderup-Furnissdale-Barragup-Stake Hill

ID No.	Asset Name	Notes*	Hierarchy	Planning Area
		relocation to activity centre location (North Yunderup) at end of economic life.		
43	North Yunderup Hall	Former CWA Hall. Located on small lot within residential area with limited parking. Building is dated, smaller than standard and does not meet contemporary design standards. Consider relocation to activity centre location (North Yunderup) at end of economic life.	Local	North Yunderup-Furnissdale-Barragup-Stake Hill
46	Ravenswood Community Centre	Meets interim needs. Too small for permanent facility (400m ²). Future permanent site in town centre not yet available. Maintain existing site for medium term. Identify permanent site in town centre. Initially for neighbourhood centre. Site to be large enough to evolve in long term to District Community Centre. Design to facilitate expansion in longer term	Local	Ravenswood-Ravenswood North
52	Peel Street Hall	Former Girl Guides Hall. In poor condition and no longer used. Building due for demolition.	Local	Pinjarra-West Pinjarra

* Information from Council Existing Community Infrastructure Database Report.

5.2.2 Library

The Shire of Murray currently operates a single public library located in Pinjarra. This facility is approximately 500m² in size and plays an important role in the community by providing access to books, digital resources, and community programs. However, it is limited in scale, lacks flexibility, and does not offer the range of modern facilities expected of contemporary libraries, the following is noted in relation to the library¹⁷:

- The current building has limited space for the range of activities on offer.
- No dedicated space for youth.
- Children's area gets crowded for storytime/rhymetime and limits access.
- No space for meetings and events – reliance on the use of Lesser Hall for spill over space.
- Limited storage.
- No staff amenities.
- Toilets are not universally accessible.
- Book shelving is not accessible (height) for people in wheelchairs.
- Book shelving is fixed to the floor and is inflexible.

There is currently no library service available in other planning areas of the Shire, making access to library services uneven across the Shire.

¹⁷ Source: Needs Analysis: Shire Administration Building, Library, Primary Civic Building/s and Murray Leisure and Aquatic Centre, 2023

Table 19. Existing Library

ID No.	Asset Name	Notes	GFA	Planning Area
5	Murray Library	The current library services are operated within the existing facilities at Forrest Street. The library is a well-loved community facility and is used for a range of activities and programs delivered through the Shire. There are also visiting services such as JP and outreach services e.g. mental health.	500sqm	Pinjarra-West Pinjarra

5.2.3 Youth Centre / Space

The Shire of Murray currently has no dedicated youth centre/space. While youth programs and services are occasionally delivered through community spaces such as the library, recreation centres and the Murray Aquatic and Leisure Centre (MALC), these are not configured as permanent youth-dedicated spaces. Consultation with young people in the Shire identified a need for more activities, programming and access to health and wellbeing services. It also found that young people commonly spend time at the library, MALC, local parks, the shopping centre, and along the river.

5.2.4 Seniors Centre

The Shire of Murray currently has a seniors space that operates out of the Pinjarra Multipurpose Facility in Pinjarra (lawn bowls club house). The space is leased to Peel Home and Community Care who coordinates activities such as social activities, meals and information services tailored to older adults. It is noted that the seniors use the building once per week. Other parts of the Shire currently lack any form of dedicated seniors' infrastructure.

Table 20. Existing Seniors Centres

ID No.	Asset Name	Hierarchy	Notes	Planning Area
24	Multipurpose Community Facility	District	Co-located Seniors and Bowling Club facility	Pinjarra-West Pinjarra

5.2.5 Maternal and Child Health Facilities

Dedicated, purpose-built maternal and child health centres do not currently exist in the Shire, and there is limited co-location with facilities.

5.2.6 Men's Shed

Currently, the Shire of Murray has one Men's Shed located within the rail precinct in Pinjarra.

Table 21. Existing Men's Shed

ID No.	Asset Name	Hierarchy	Notes	Planning Area
44	Pinjarra Community Men' Shed	Local		Pinjarra-West Pinjarra

5.2.7 Community Gardens

The Shire of Murray has one community garden located within the rail precinct in Pinjarra.

Table 22. Existing Community Garden

ID No.	Asset Name	Hierarchy	Notes	Planning Area
45	Pinjarra Community Gardens Club Rooms	Local		Pinjarra-West Pinjarra

5.2.8 Emergency Services (Bushfire Brigades)

The Shire of Murray has 5 Bushfire brigade facilities, located within South Yunderup, Furnissdale, North Dandalup, Coolup and Dwellingup. The Murray State Emergency Services centre is also located in Pinjarra.

Table 23. Existing Emergency Services

ID No.	Asset Name	Hierarchy	Notes	Planning Area
6	Coolup Fire Station	Local		Rural South
8	Dwellingup Fire Station	Local		Dwellingup
28	North Dandalup Fire Station	Local		North Dandalup-Nambeelup
35	South Yunderup Fire Station	Local		South Yunderup
38	State Emergency Service Office	Local		Pinjarra-West Pinjarra
39	West Murray Fire Station	Local		North Yunderup-Furnissdale-Barragup-Stake Hill

5.3 Sport and Recreation

5.3.1 Indoor Aquatic Centre

The Murray Aquatic and Leisure Centre (MALC) is a district level facility and services a large portion of the Shire of Murray population. It is owned and managed by the Shire of Murray and is available for community to access programs, casual use, and there are spaces within the centre that are hireable by groups and individuals. The MALC has undergone a major redevelopment with the addition of the aquatic facilities in 2011/2012 and the Shire runs swimming lessons and hosts Education Department lessons. Until 2023 the MALC was a shared use facility with the Pinjarra Senior High School and had been since its original construction. The MALC offers the following:

- Heated 8 lane 25 Metre Program Pool.
- Heated Leisure Pool with Turbo Channel.
- Hydrotherapy pool.

The MALC facility ranks high in respect to usage and functional purpose suggesting that the facility is well utilised by the community. The following feedback from previous studies is noted in relation to the MALC facility:

- The Health Club (32%) and Swim School (20%) appear to be the main income drivers for the centre in 2022/2023.
- The aquatic centre, including the hydro pool, is well used by the community.
- It was acknowledged that the wet facility (pools) is in good condition and is relatively new (11 years old).
- Current pool is limited – no ‘fun’ aspect such as a slide.
- Provision of outdoor play area for young kids to attract more families e.g. waterplay.

Table 24. Existing Indoor Aquatic Centre

ID No.	Asset Name	Hierarchy	Notes	Planning Area
3	Murray Aquatic and Leisure Centre – Wet	District		Pinjarra-West Pinjarra

5.3.2 Indoor Sport and Recreation Centre (Dry)

The MALC also has dry facilities with three indoor courts, fitness, gymnasium, creche and associated amenities. These facilities opened in 1983 with one court and two additional courts were added in 1996.

There is also a modern group fitness studio, a fully equipped and modern 24/7 gymnasium, an indoor cycling studio and a group fitness room. A crèche, kiosk, change rooms, and reception and administration areas are support facilities. The Pinjarra Basketball Association and Pinjarra Netball Association play competitions at the venue, as well as at venues in Mandurah.

The following feedback is noted in relation to the MALC-Dry facility:

- The dry areas (courts/gym) of the facility are aged and require some work to make them more appealing. There are also limitations to space and the opportunity to expand and reconfigure some spaces as noted above.
- The current courts do not meet the need/ competition standard (netball/basketball) with small run offs and no seating area. Minimum three competition size courts would require a building footprint of 2,165m².
- A number of the main income generators, or potential income generators, are operating at or near capacity (i.e. the gym, fitness, court use and cycling). In particular health and fitness membership has the potential to grow but is limited by current available space and limited membership services.
- Expansion of centre with additional court facility.
- More and better located office space for staff including meeting room/kitchen facility. Currently poorly located and not functional.
- Group fitness room upstairs (which presents accessibility challenges) is underutilised and opportunity to relocate the group fitness together with the gym.
- Expansion of the cycling room.
- Expansion of the creche that has capacity for all day/after school care, option to relocate the creche into different space in the centre.
- Provision of flexible meeting space. Currently it is one large room.

Table 25. Existing Indoor Sport and Recreation Centre

ID No.	Asset Name	Hierarchy	Notes	Planning Area
3	Murray Aquatic and Leisure Centre - Dry	District		Pinjarra-West Pinjarra

5.3.3 Active Sporting Fields

Sports Oval AFL/Cricket/Soccer

There are nine senior-sized and one junior-sized AFL ovals located at:

- Sir Ross McLarty Precinct (4)
- Redcliffe Oval
- Carcoola/North Pinjarra
- South Yunderup

- Dwellingup Oval
- North Dandalup

The Ovals typically are used for other sports with cricket occurring on three of the ovals at Sir Ross McLarty Precinct as well as Redcliffe Oval. Soccer is played at South Yunderup Sporting Precinct with two fields.

Table 26. Existing Sports Oval

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
57	North Dandalup Community Precinct - POS - Sport - Court	1	Local	Oval not irrigated/used for active sport. Portion used for passive recreation, with adjacent playground, multiuse hard court & cricket practice wicket.	North Dandalup-Nambeelup
82	North Pinjarra Recreation Precinct - POS - Sport - Oval	1	Local	Former AFL Oval. Currently unused. Pinjarra North (Existing) – AFL/Cricket – the oval exists and is an adequate size. It is not currently used for active sport. A bore exists on the site although reticulation area is limited to a small area and will need an upgrade to service the full oval. A small, dated pavilion (approx. 130m2 plus veranda) with toilets, change room, small store and kiosk exists. This would need refurbishment when reactivating the oval.	Pinjarra-West Pinjarra
83	Dwellingup Trails Precinct - POS - Sport - Oval	1	Local	Low use for sport. Pavilion needs for renovation and upgrade to contemporary standards and social space for community events and potentially emergency evacuation.	Dwellingup
84	Redcliffe Oval Sporting Precinct - POS - Sport - Oval	1	Local	AFL/Cricket also Known as Murray River Country Estate Oval Oval exists (adequate size) with 2 cricket nets, 30 bay car park and passive recreation area. Additional land needs to be added as per the structure plan in future stages of subdivision of the Murray River Country Estate. A small pavilion with toilets and changerooms (approx. 170m2 plus verandas) was constructed by the developer in the early stages of the estate. This is still located on the developer's land and therefore	Pinjarra-West Pinjarra

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
				under developer ownership and management and located within a future expansion of the parkland under the structure plan. The pavilion however is boarded up and fenced and in poor condition and will need a full refurbishment prior to re-use. The carpark driveway only has one access point to the street and a second access point and circulation back to the street is needed.	
85	Sir Ross McLarty Sporting Precinct - POS - Sport - Oval	2	Local	AFL/Cricket/Hockey Current projects from the masterplan are currently underway: - New McLarty Sports pavilion as an addition to existing Football Pavillion to add second set of gender neutral changerooms, public toilets, medical room, umpires' room, additional storage additional terrace seating. - Upon completion of new McLarty Sports pavilion the existing George Beacham Pavillion will be demolished. Other infrastructure yet to be implemented from masterplan includes: - Rationalisation of Enzo Menara Changerooms area to provide two gender-neutral changerooms. - A general purpose storage shed for general community group storage will be developed at the Event space. - New changerooms and toilets to oval 3 (northern AFL/Cricket oval)- 2034 - Second set of gender-neutral change rooms to Lovegrove Pavillion – 2040 - New playground – 2030 - Landscape buffer to adjoining houses – 2033	Pinjarra-West Pinjarra

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
				• Upgrade lighting to oval 2 (western cricket oval) to 250lux LED – 2036 • Install lighting to oval 3 (northern AFL/Cricket oval)- 2031 • New road Roe Street to Sibbald Ave – 2040 • Two new internal roundabouts – 2034 • Main entry gate and entry statement to Lovegrove Street – 2034 • Entry gate to Events area – 2029 • Secondary access to precinct via Longo Avenue – 2034 • Dixon Ave car park and landscaping – 2034 • Lovegrove Street carpark – 2032/4 • Longo Ave (south) carpark and landscaping – 2035 • Longo Ave (north) carpark – 2034 • Dixon Avenue Street parking – 2037 • Landscaping Dixon street car park.	
92	South Yunderup Sporting Precinct - POS - Sport - Oval	2	Local	Only used for soccer at present, although large enough for AFL/Cricket. Co-located on future primary school site.	South Yunderup

Cricket Nets

Cricket nets are located at Redcliffe Oval Sporting Precinct, Dwellingup Trails Precinct, Sir Ross McLarty Sporting Precinct (two sets), Enzo Menara Reserve and North Dandalup Community Precinct.

Table 27. Existing Cricket Nets

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
59	Redcliffe Oval Sporting Precinct - POS - Sport - Cricket Practice Wicket	2	Local	Also known as Murray River Country Estate Oval.	Pinjarra-West Pinjarra
70	Dwellingup Trails Precinct - POS - Sport - Cricket Practice Wicket	2	Local		Dwellingup

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
89	Sir Ross McLarty Sporting Precinct - POS - Sport - Cricket Practice Wicket	6	Local	3 newly constructed in 2025. East side of Lovegrove Pavillion.	Pinjarra-West Pinjarra
94	North Dandalup Community Precinct - POS - Sport - Cricket Practice Wicket	1	Local		North Dandalup-Nambeelup

Diamond Pitch

There are no permanent diamond pitches, but temporary facilities can be established on existing reserves.

Hockey Pitch

There is no existing synthetic hockey pitch. Grass field hockey is played on existing active reserves at Sir Ross McLarty Sporting Precinct.

Lawn Bowl Green

Lawn Bowls is played at Sir Ross McLarty Sporting Precinct (three greens) and South Yunderup Reserve (two greens).

Table 28. Existing Lawn Bowl Greens

ID No.	Asset Name	Quantity	Hierarchy	Notes	Planning Area
90	Sir Ross McLarty Sporting Precinct - POS - Sport - Bowling Green	3	Local	There is pressure from this Club to expand to accommodate ancillary groups such as the Slot Car Racing Club.	Pinjarra-West Pinjarra
91	South Yunderup Sporting Precinct - POS - Sport - Bowling Green	2	Local	Pressure for third bowling green.	South Yunderup

5.3.4 Sports Courts

Sports courts in the Shire consist of the following:

- There are three outdoor basketball courts with one at each of Redcliffe Oval North Pinjarra Recreation Precinct and Dwellingup Sporting Precinct
- There are three indoor courts at MALC that can be used for basketball, netball, volleyball, badminton and pickleball.
- There are nine multiuse outdoor courts (marked for various sports such as basketball and netball). They are single facilities provided in parks for free and casual access.

- There are 12 tennis courts throughout the Shire. The biggest complexes are four courts at South Yunderup Sporting Precinct and three courts at York Road Recreation Precinct.
- There are no dedicated netball courts at present. The sport is played in Mandurah on an Association model.
- There are no squash facilities provided by the Shire of Murray.
- There are no dedicated outdoor courts, but grass courts could be set up on the active reserves. Volleyball can be played on the three indoor courts at the MALC.
- Badminton can be played on the three indoor courts at the MALC. It can also be played in the North Dandalup Community Hall and the Dwellingup Hall.

Table 29. Existing Sports Courts

ID No.	Asset Name	Type	Quantity	Hierarchy	Notes	Planning Area
53	York Road Recreation Precinct - POS - Sport - Court	Sport Courts - Tennis	3	Local		North Yunderup-Furnissdale-Barragup-Stake Hill
54	York Road Recreation Precinct - POS - Sport - Court	Sport Courts - Multiuse	1	Local	Multiuse (soccer goal shooting and basketball half-court)	North Yunderup-Furnissdale-Barragup-Stake Hill
56	North Dandalup Community Park - POS - Sport - Court	Sport Courts - Netball	1	Local	New court is marked for basketball and netball.	North Dandalup-Nambeelup
58	Dwellingup Trails Precinct - POS - Sport - Court	Sport Courts - Tennis	1	Local		Dwellingup
60	Murray Aquatic and Leisure Centre Precinct - POS - Sport - Court	Sport Courts - Indoor	3	Local	Also two outdoor multipurpose courts	Pinjarra-West Pinjarra
62	Murray Aquatic and Leisure Centre Precinct - POS - Sport - Court	Sport Courts - Multiuse	2	Local	The area is marked for 2 x basketball, 2 x netball and 3 x tennis	Pinjarra-West Pinjarra
64	Gowman Way Park - POS - Sport - Court	Sport Courts - Basketball	1	Local	Basketball only	Ravenswood-Ravenswood North
69	Kingfisher Park - POS - Sport - Court	Sport Courts - Netball	1	Local	Multiuse - Basketball and Netball	North Yunderup-Furnissdale-Barragup-Stake Hill
71	Enzo Menara Reserve - POS - Sport - Court	Sport Courts - Tennis	2	Local		Rural South

ID No.	Asset Name	Type	Quantity	Hierarchy	Notes	Planning Area
73	Redcliffe Oval Sporting Precinct - POS - Sport - Court	Sport Courts - Tennis	2	Local	2 x tennis/ 1 basketball also Known as Murray River Country Estate Oval. 2 tennis courts on land owned by developer on future open space. Courts in poor condition, requiring reconstruction.	Pinjarra-West Pinjarra
74	Redcliffe Oval Sporting Precinct - POS - Sport - Court	Sport Courts - Basketball	1	Local		Pinjarra-West Pinjarra
75	North Pinjarra Recreation Precinct - POS - Sport - Court	Sport Courts - Basketball	2	Local		Pinjarra-West Pinjarra
76	Dwellingup Trails Precinct - POS - Sport - Court	Sport Courts - Basketball	1	Local		Dwellingup
77	South Yunderup Sporting Precinct - POS - Sport - Court	Sport Courts - Basketball	1	Local	Basketball only	South Yunderup
78	South Yunderup Sporting Precinct - POS - Sport - Court	Sport Courts - Tennis	4	Local		South Yunderup
93	Munji Street Park - POS - Sport - Court	Sport Courts - Multiuse	1	Local	Half-court basketball and separate netball hoop	South Yunderup

5.3.5 Other Sports Facilities

Equestrian

All equestrian activities are located at the Murray Regional Equestrian Centre that caters to various equestrian specialties. There are nine clubs located at this facility.

Table 30. Existing Equestrian Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
86	Murray Regional Equestrian Centre - POS - Sport - Polocrosse Fields	Regional	Large complex with nine clubs. Also Sand arena, Reining Arena, Campdraft arena, Cutting Arena, Show jumping arena & cross-country course.	Rural South

Skate Facility

There are two main district skate facilities located at Sir Ross McLarty Sporting Precinct and Dwellingup Trails Precinct. There two local facilities with portable ramps located at North Yunderup and Coolup.

Table 31. Existing Skate Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
79	Kingfisher Park - POS - Sport - Skate Ramp	Local	Portable jumps on an old court	North Yunderup-Furnissdale-Barragup-Stake Hill
80	Don Spark Reserve - POS - Sport - Skate Ramp	Local	Portable jumps on an old court	Rural South
81	Sir Ross McLarty Sporting Precinct - POS - Sport - Skate Park	District		Pinjarra-West Pinjarra
87	Dwellingup Trails Precinct - POS - Sport - Skate Park	District		Dwellingup

BMX Facility

There are three BMX dirt tracks in the Shire at Kingfisher Park, North Dandalup Community Park and North Pinjarra Recreation Precinct. All the facilities are only for casual, recreational usage. None would meet the needs for a BMX sporting competition, rather they are focussed on recreation use.

Table 32. Existing Dirt BMX Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
65	North Pinjarra Recreation Precinct - POS - Sport - BMX Facility	Local		Pinjarra-West Pinjarra
66	North Dandalup Community Park - POS - Sport - BMX Facility	Local	Railway Park	North Dandalup-Nambeelup
67	Kingfisher Park - POS - Sport - BMX Facility	Local		North Dandalup-Nambeelup

Pump Track

There is one pump track at Dwellingup Trails Precinct.

Table 33. Existing Pump Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
88	Dwellingup Trails Precinct - POS - Sport - Pump Track	Local		Dwellingup

Boat Ramps and Launching Sites

There are ten boat ramps of varying sizes including a launching site for non-motorised boats.

Table 34. Existing Boat Ramps and Launching Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
95	Batavia Quays Launch Facility	Local		South Yunderup
96	Birchmont Launch Facility	Local		Rural South
98	Furnissdale Launch Facility	Local		North Yunderup- Furnissdale- Barragup-Stake Hill
99	Henry Street Launch Facility	Local		Pinjarra-West Pinjarra
100	Herron Point Launch Facility	Local		Rural South
101	Murray Bend Foreshore	Local		Ravenswood- Ravenswood North
102	North Yunderup Launch Facility	Local		North Yunderup- Furnissdale- Barragup-Stake Hill
103	Rivergum Esplanade Launch Facility	Local		South Yunderup
104	Wharf Cove Launch Facility	Local		South Yunderup
105	Ravenswood Canoe Launch Facility	Local		Ravenswood- Ravenswood North

Shooting Range

The Murray Districts Pistol Club and the Peel Clay Target Club operate from land at West Coolup.

Table 35. Existing Shooting Facilities

ID No.	Asset Name	Hierarchy	Notes	Planning Area
50	Coolup Pistol Club Indoor Range	District	Murray Districts Pistol Club	Rural South

Pavilions/Club House

Table 36 details the existing clubhouses and pavilions in the Shire. These are associated with the sporting activity that occurs on the site and are support infrastructure to that activity.

Table 36. Existing Pavilions/Club House

ID No.	Asset Name	Hierarchy	Notes	Planning Area
10	Dwellingup Oval Pavilion	Local	Poor functionality for football users; not female friendly, no indoor social area, size of changerooms Public toilets in poor condition Poor building condition	Dwellingup

ID No.	Asset Name	Hierarchy	Notes	Planning Area
19	George Beacham Pavilion	Local	Building at end of life. Pavillion component replaced by new Lovegrove Pavillion. Planned for demolition upon construction of additional changerooms at McLarty Pavillion	Pinjarra-West Pinjarra
21	McLarty Event Space Club Rooms	Local		Pinjarra-West Pinjarra
22	McLarty Sporting Pavilion	Local		Pinjarra-West Pinjarra
	Lovegrove Pavillion	Local		Pinjarra-West Pinjarra
25	Murray Equestrian Club Rooms	Local		Rural South
31	North Pinjarra Pavilion	Local		Pinjarra-West Pinjarra
33	Pinjarra Golf Clubhouse	Local		Pinjarra-West Pinjarra
36	South Yunderup Pavilion	Local		South Yunderup
41	Yunderup Sport and Recreation Club	Local		South Yunderup
42	Coolup Club Rooms	Local	Tennis Court Pavillion	Rural South
47	Ravenswood Foreshore Club Rooms	Local	Canoe Club	Ravenswood-Ravenswood North
48	York Road Club Rooms	Local	Tennis Club Pavillion	North Yunderup-Furnissdale-Barragup-Stake Hill
49	Batavia Quays Club Shed	Local	Scouts Boat Shed	South Yunderup
51	Coolup Shotgun Club Rooms	Local	Peel & Districts Gun Club	Rural South

Golf Facilities

There is an existing 18-hole golf course located on the corner of Pinjarra Road & Sutton Street. The Golf facility includes club house and pro shop. The Club has a strong membership base, but current facilities limit its ability to diversify revenue and increase community access. A comprehensive Needs and Feasibility Study was completed in 2025 identifying infrastructure deficiencies which limit the Club's long-term sustainability. The Club's core infrastructure — including the clubhouse, maintenance facilities and course reticulation — is aged and no longer fit for purpose. The existing clubhouse does not meet modern standards for accessibility, sustainability, or gender inclusivity, and it limits the Club's ability to host events or expand its hospitality offerings.

6.0 Future Community Infrastructure Demand & Recommendations

The following sections provide an assessment of the identified needs arising from the analyses completed. The assessment applies the Community Infrastructure Planning Framework detailed in Section 4.2. The community infrastructure provision recommendations consider leading practice models of delivery as well as the guiding principles and opportunities identified as part of this study. In many cases, a feasibility study and/or business case will need to be completed before any allocation of public funds are allocated. These studies will examine all aspects of demand, design, management and more in detail.

6.1 Arts and Culture

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Art Centre or Cultural Space - Local			10,000	4		3	- Population growth in the Shire will increase demand for 3 local and 2 district arts centre or cultural space by 2055. - Where there is a need identified for both a local space, it is often the case	PINJARRA DISTRICT <u>Pinjarra Arts and Cultural Hub</u> Arts space with exhibition space, work rooms and storage space

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Art Centre or Cultural Space - District		30,000				2	that the development of the district centre would also perform the function of a local space thus reducing the need to provide two separate facilities. - The needs for local arts centre or cultural space is drive by growth in Ravenswood-Ravenswood North, South Yunderup and North Yunderup-Furnissdale-Barragup-Stake Hill. - The district level arts centre or cultural space is needed to support growth in the district catchments of Pinjarra and Ravenswood. - The model of delivery for arts and cultural space is best facilitated as part of a multipurpose community hub.	RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - Arts space within the new Ravenswood Community Hub SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - Arts space within the new South Yunderup Community Hub
Performing Arts Facility or Space - Local			10,000			6	- Population growth in the Shire will increase demand for several local level and 1 district performing art space by 2055. - The provision of local level performing space will ideally be in existing spaces where there is capacity or integrated with larger district facilities. - The district level performing art space is needed to support growth throughout the Shire.	PINJARRA DISTRICT <u>Pinjarra Arts and Cultural Hub</u> - New performing arts facility in Pinjarra as primary performance venue for larger events to replace Civic centre - dedicated space with good acoustics, lighting, stage, storage etc - Preference for this to be in the Civic Precinct

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Performing Arts Facility or Space - District		30,000		1		1	The model of delivery for performing art space is best facilitated as part of a multipurpose community hub.	RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - Performance space within the new Ravenswood Community Hub SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - Performance space within the new South Yunderup Community Hub
Museum		50,000				1	- By 2055 there will be a need for a museum space in the Shire. - In the context of the Shire of Murray, the need is established by the unique heritage profile of the region as one of the State's earliest settlement areas which creates a distinct community expectation for such a cultural facility to exhibit the Shire's colonial and aboriginal history in a way that a typical outer metro/peri-urban area would not.	PINJARRA DISTRICT <u>Pinjarra Museum</u> - New museum space as part of Pinjarra Heritage Railway Precinct, within an expanded existing railway station building - Relocate Roger May Museum to Pinjarra Railway Heritage Precinct – either new building or conserved heritage railway sheds
Library	14 person per sqm			500	925	5,241	Application of the minimum recommended library size to the current and future population of the Shire (using the 'People Places' library building	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> Replacement and expansion of the existing Pinjarra Library as

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	calculator), it was found that there is in an existing gap in library floor space as well as a need for additional space to meet the future population. • There is an existing floorspace deficit of 925sqm and by 2055 the deficit will increase to 5,241sqm. • The Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and Aquatic Centre Report 2023 recommends redevelopment of the Library as part of a multipurpose civic hub to address current and future needs.	part of a multipurpose community hub to address current and future needs RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> • New branch library in Ravenswood as part of new community hub

6.2 Community and Civic

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Community Hall			7,500	11		2	- The benchmark assessment indicates that the Shire is currently over served with local community halls which reflects the Shire's dispersed settlement pattern. Two district level community centres/hub will be needed by 2055. - As the population grows in South Yunderup there will be needs for local community hall space (currently none exists in this local area). The provision of the South Yunderup community hall should be co-located with other community facilities to create a hub. - It is expected that the district facilities would be located in the Pinjarra and Ravenswood planning districts and in South Yunderup. - Leading practice in community infrastructure provision is moving away from small standalone centre/house/meeting rooms. These are now often embedded in higher order facilities e.g. libraries or a district community centre. - Where there is a need identified for both a local and district community centre, it is often the case that the development of the district community centre would also perform the function of a local hall thus	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - New District Community Centre as part of the new Pinjarra Community Hub (replacing Lesser Hall) PINJARRA WEST <u>Pinjarra West Community Hall</u> - New Local Community Hall in Pinjarra West (within Murray River Country Estate Neighbourhood Commercial Centre <u>St John's Church</u> - Provide toilet and kitchenette amenities to St John's Church <u>Peel Street Hall</u> - Demolish the Peel Street Hall. <u>Pinjarra North Hall</u> - Replace existing building with new Local Community Hall in more central location. RAVENSWOOD DISTRICT
Community Centre / Hub		25,000				2		

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	reducing the need to provide two separate facilities. A number of the existing community halls will require upgrade to remain fit for purpose or alternatively demolition and/or replacement where the current site or structure is no longer viable.	<u>Ravenswood Community Hub</u> - Replace existing Ravenswood Community Centre with new District Community Centre as part of Ravenswood Community Hub on new site in Ravenswood town centre. SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - New Community centre in South Yunderup as part of hub - Multipurpose Room in South Yunderup Community Hub - designed to support arts activity plus exhibition space in foyer area NORTH YUNDERUP-FURNISSDALE-BARRAGUP-STAKE HILL <u>North Yunderup Community Hall</u> - New Local Community Hall in North Yunderup to replace existing CWA/West Murray Hall in more central location within

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		Future North Yunderup Local Commercial Centre DWELLINGUP <u>Dwellingup Hall</u> - Upgrade Dwellingup Hall in current location NORTH DANDALUP <u>North Dandalup Hall</u> - Upgrade North Dandalup Hall in current location COOLUP <u>Coolup Hall</u> - Upgrade Coolup Hall in current location
Youth Centre / Space		25,000				2	- There is currently no youth space in the Shire. - The benchmark analysis shows that by 2055 the Shire will have requirements for 2 youth centres, one in each of the planning districts. - This is supported by the consultation undertaken as part of the Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> Youth space (indoor and outdoor spaces) as part of new Pinjarra Community Hub RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u>

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							Aquatic Centre Report 2023 which found that there is a need for more youth spaces, activities and programming. Common models for youth space see the provision of a 'hub and spoke' model.	Youth space (indoor and outdoor spaces) as part of new Ravenswood Hub
Seniors Centre		20,000		1		2	- By 2055 the Shire will have requirements for additional senior's centre. - The age projection data shows that by 2051, Pinjarra (69.4%) and South Yunderup (69.5%) will have a large proportion of the community aged 60 years and older.	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> - Shared space in the new Pinjarra Community Hub for senior activities Review long term allocation of existing Seniors Centre space following delivery of District Seniors Centre RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - New standalone seniors' facility, adjacent to the Ravenswood hub with shared hall with stage
Maternal and Child Health Facilities		30,000				2	The benchmark assessment indicates that the Shire will have additional needs for 2 district level maternal and child health facilities by 2055. It is anticipated that these will be provided as part of the Pinjarra and Ravenswood Community Hub	PINJARRA DISTRICT <u>Pinjarra Community Hub</u> Shared space in the new Pinjarra Community Hub for MCH activities

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							and outreach space provided at the South Yunderup Community Hub as that population grows. - To support equitable access to early years care and parental support, the Shire should prioritise integrating maternal and child health services into planned multipurpose community centres in Pinjarra and Ravenswood district. - A co-located, flexible delivery model is preferred over standalone buildings, offering long-term adaptability and value.	RAVENSWOOD DISTRICT <u>Ravenswood Community Hub</u> - Shared space in the new Ravenswood Community Hub for MCH activities SOUTH YUNDERUP <u>South Yunderup Community Hub</u> - New MCH space in South Yunderup as part of Hub
Men's Shed	As needed			1			- There is no set benchmark for men's shed and these are often initiated by community members who are interested in establishing a space. - At the time of writing this report there was no indication that additional men's shed are needed in the Shire, however this may change over time as new community emerges in planned growth areas. - It is noted that the Pinjarra Heritage Railway Precinct Business Case 2022 identifies expansion of the existing Men's Shed.	SHIRE WIDE - Need for new men's shed in the future to be determined and led by community with support from the Shire to respond to community proposals where received and assist to facilitate local needs. PINJARRA DISTRICT - Expansion of the existing Men's Shed as per the Pinjarra Heritage Railway Precinct Business Case 2022.
Community Gardens	As needed			1			There is no set benchmark for community gardens, and these are often initiated by	SHIRE WIDE

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							community members who are interested in establishing a space. At the time of writing this report there was no indication that additional community gardens are needed in the Shire, however this may change over time as new community emerges in planned growth areas.	Need for new community gardens in the future to be determined and led by community with support from the Shire to respond to community proposals where received and assist to facilitate local needs.
Emergency Services	As needed			6			- Bushfire brigade facilities are determined based on the location of population and response times. Existing facilities are generally well positioned to meet current response requirements. The capacity of the existing network of facilities will require review in consultation with the Department of Fire and Emergency Services (DFES) and the relevant Bush Fire Brigades to ensure they continue to meet the safety needs of the community as it grows. Consultation has raised some preliminary matters that could be considered as part of the review, including: - Additional industrial development at Peel Business Park will require additional structural fire capacity. The existing Mandurah facility is well	SHIRE WIDE The Shire in partnership with DFES and Volunteer Bush Fire Brigades, develops an Emergency Services Integrated Facility Plan to ensure infrastructure and response capabilities are strategically positioned to meet the needs of a growing population.

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	placed from a response time and capability perspective and the District boundary would need to be extended to cover this area. ○ As the Shire's towns grow, there will be an increasing need to evolve the central Pinjarra facility (DFES owned) to manage structural fires to enable timely response. Given the relative isolation of Dwellingup increased capacity for structural fires will also be needed in this town. ○ There is some overlap with West Murray and South Yunderup catchments and response time will need further review as urban areas grow in Ravenswood and southern portion of South Yunderup. The South Yunderup site is also constrained from expanding and land locked. Both of these facilities are in need of expansion. ○ The North Yunderup facility is well located to service its	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	catchment however requires improved training and meeting space.	

6.3 Sport and Recreation

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Indoor Aquatic Centre		75,000		1			- The benchmark assessment indicated that there are no need for an additional indoor aquatic centre to 2055. The existing centre will need expansion to cater for the growing population. - The Needs Analysis Shire Administration Building, Library, Civic Buildings and Murray Leisure and Aquatic Centre Report 2023 recommended to retain the Murray Aquatic and Leisure Centre and look at opportunities to upgrade/extend facility (expanded creche, courts, outdoor splash park) in the short to medium term.	PINJARRA DISTRICT <u>Murray Aquatic and Leisure Centre</u> Improve MALC by providing, additional outdoor pool/ outdoor waterplay with BBQ's and passive recreation space to improve utilisation and viability, accessible change areas, and improved therapy facilities such as spa, steam room, sauna therapy rooms.
Indoor Sport and Recreation Centre (Dry)		30,000		1		1	- The benchmark analysis indicates that by 2055, an additional indoor sport and recreation centre will be required. - Generally, a four-court facility is preferred as a minimum size as it is more cost-effective sharing	PINJARRA DISTRICT <u>Murray Aquatic and Leisure Centre</u> - See below RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> - See below

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	the support facilities (creche, canteen, change rooms etc) across a greater number of users. The actual number of courts may be greater than four as the benchmarking for court sports (see below) is indicating a need for 12 indoor courts by 2055. The <i>Murray Sport and Recreation Infrastructure Plan 2023-2033</i> identified the Ravenswood Regional Recreation Sporting Facility as a suitable location to service the indoor recreation facility requirements of the western towns within the Shire.	
Active Sporting Fields								PINJARRA DISTRICT - Pinjarra NW (New) 2 ovals – both AFL/Cricket - Pinjarra NE (New) 2 Ovals – with 4 soccer pitches / 4 Diamond pitches

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
Sports Oval AFL/Cricket		5,000		6	2	9	- Population growth will increase demand for oval and rectangle sports, requiring nine new ovals and ten rectangle fields through to 2055. - Both field types can host cricket pitches, with rectangle fields offering the easiest alignment.	- Pinjarra West (New) 2 ovals – 2 Cricket ovals/4 Soccer pitches - Implement remaining recommendations of the Sir Ross McLarty Masterplan - Expand the land available at Redcliffe Oval to accommodate a pavilion, car park expansion and passive recreation. - Upgrade the reticulation system to Pinjarra North Oval and provide training lights
Sports Oval Soccer		6,000		2	1	10	- Active sporting fields require a significant area. It is important that planning takes place in the next few years to identify the locations of new sporting complexes and to secure the sites at a reasonable cost, well ahead of the development front pushing up land prices. - Single isolated fields should not be provided where possible as they cannot sustain a club and make for a poor competition structure where families may need to drop off and pickup children from multiple locations. Planning is needed to identify sites that can provide the	NORTH DANDALUP-NAMBEELUP North Dandalup Oval - Provide reticulation system RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> 8 oval modules in total plus synthetic Hockey pitch as follows: 1 primary AFL oval 1 secondary AFL oval with athletics in summer

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							required number of fields and ovals in sustainable, multi-field facilities. The ten rectangle fields should be accommodated on two or three new sites if there is no room for expansion at existing facilities.	2 ovals – AFL/cricket 2 ovals – 2 cricket ovals with 4 soccer pitches 2 ovals – 2 cricket with 3 Hockey (grass) 1 Synthetic Hockey Pitch
Cricket Nets	As needed			11			Cricket nets should be located at all locations where cricket is played competitively. Ideally, they are located such that they can be used by the batting side during a game for warm-up.	SOUTH YUNDERUP <u>South Yunderup Sporting Precinct</u> South Yunderup (Delta Drive) (Existing) - 1 Oval Module with 2 soccer pitches
Diamond Pitch		14,000				4	- The benchmarking indicates that there is a current need for four pitches by 2055. There are no facilities at present and people pursuing these activities presumably do so in Mandurah. - Planning should be undertaken for a location and design while waiting for any nascent demand to appear in the community.	<u>Austin Lakes Sporting Precinct</u> - South Yunderup (Austin Lakes North) (New) – 1 oval module – AFL/2 diamond pitches - South Yunderup (Austin Lakes South) (New) – 2 ovals – AFL/Cricket

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							- While the population growth in the major localities will drive demand any new facility should accommodate all the demand for diamond pitches in a single location rather than single or double diamond facilities in two or more locations. - A single facility is better for club viability, scheduling and would be capable of hosting regional and state level events.	NORTH YUNDERUP-FURNISSDALE-BARRAGUP-STAKE HILL North Yunderup (New) – 1 oval – 1 AFL/2 diamond pitches
Hockey	As needed			2			- Pinjarra Hockey Club has been established for around 50 years but only recently relocated to the Sir Ross McLarty Oval 2, a grass field. The potential is now there for the sport to grow within the LGA, also driven by population growth and the state's strong ties to the sport. - Hockey has a strong preference for artificial pitches. Artificial pitches have several advantages including their trueness and the speed of the surface.	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							As with some other activities a site will need to be determined in coming years that can be the home base of the sport. The Sport and Recreation Infrastructure Plan 2024 - 2034 did identify Ravenswood Regional Recreation Facility but another site, possibly a new site, may also need to be considered.	
Athletics		40,000		1		1	- The benchmarks indicate that additional athletics is required by 2055. - Athletics can be provided on AFL ovals as they operate in different seasons, and the dimensions of an AFL field allow for the development of the 400m running track and the 100m sprint course.	
Lawn Bowl Green		35,000		5			The benchmarking indicates that there is no need for additional facilities through to 2055 however, it is possible that the sport may encounter a resurgence as the population	PINJARRA DISTRICT <u>Sir Ross McLarty Sporting Precinct</u> To optimise use of the building, address any short to medium term demand without compromising existing Seniors Centre tenure (with new 10 year

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	ages so the demand for new facilities, over and above the two existing facilities, should be monitored. There appears to be some local demand for lawn bowls in the Shire.	lease) and retain flexibility for long term allocation of the Seniors space: - Work with the Pinjarra Bowling Club to assess utilisation, functional needs and optimise existing space. - Investigate potential for shared use of underutilised areas, subject to demonstrated demand. - Review long term allocation of existing Seniors Centre space following delivery of District Seniors Centre. RAVENSWOOD DISTRICT Masterplan for South Yunderup Lawn Bowls to consider ability to expand by 1 green and add cover to 1 green
Sports Courts								PINJARRA DISTRICT
Sport Courts - Basketball		4,000	4,000	3	1	16	The benchmarking analysis indicates the need for 16 new basketball courts to 2055.	<u>Murray Aquatic and Leisure Centre</u> Retain existing facility at MALC Pinjarra extending to four

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							- These courts can be used for training, if provided with lighting, as well as casual use. - However, the trend for training now is to train on the surface that you play on, which is an indoor court with, generally, a timber surface. Any new courts should be driven by demand or in response to a recreation need rather than the assumption that a basketball club would use the facility for training.	consolidated courts of competition size <u>Sir Ross McLarty Sporting Precinct</u> - New 8 court complex at Sir Ross McLarty Sporting Complex to serve the LGA - Tennis Club with 10 courts at Sir Ross McLarty, Pinjarra RAVENSWOOD DISTRICT <u>Ravenswood Sporting Complex</u> - New 8 Court facility at Ravenswood. - Tennis Club with 10 Courts at Ravenswood Sporting Complex SOUTH YUNDERUP - Retain 4 social tennis courts at South Yunderup Bowls Club
Sport Courts - Indoor		6,250	6,250	3	1	9	- There are three indoor sport courts and population growth will drive demand for up to nine new courts. This will need to be accommodated in a new indoor sport and recreation centre (dry) in a suitable location. - The timing of this will be in approximately ten years. In the next decade a site should be secured and a feasibility study for the new centre should be	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							undertaken along with initial concept designs.	
Sport Courts - Multiuse	As needed			9			Any new courts, to ensure maximum use, should be multiuse courts (particularly netball lines) where possible.	
Sport Courts - Tennis		30,000	4000	12			- 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. - Although the benchmark analysis indicates that by 2055 there will be no requirement for additional tennis courts, the reality is that of the existing 12 only 4 are suitable for competition standards whilst the rest are not. The intention is to retain the 4 courts at South Yunderup and build two new complexes of 10 courts. All other smaller facilities will eventually be removed.	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							- Pickleball though is a rapidly developing form of tennis that is less space intensive than traditional tennis. The trend to pickleball needs to be watched as it may affect the need for the type and number of courts. Tennis courts can be line marked for use of pickleball. - Potential sites for a tennis facility include Sir Ross McLarty Sporting Precinct on the events ground and at the Ravenswood Recreation Facility.	
Sport Courts - Netball		6,500			2	12	- All outdoor facilities that are provided are local, single court facilities suited to casual play and training (in some instances though lights are not provided). Netball is played indoor at the MALC. - Competitive club/association netball is played during winter months and remains a predominantly outdoor sport.	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							- Where there is a larger facility with both indoor and outdoor courts, higher grades are generally those played indoors. - There is little room to add further outdoor courts at the MALC, particularly if indoor courts are increased. - The Ravenswood Recreation site could accommodate outdoor courts adjacent to an indoor recreation centre if the need arises.	
Sport Courts - Squash	As needed						No obvious demand for squash courts and these should be provided on an as needs basis	
Sport Courts - Volleyball	As needed						- Volleyball is played on courts marked for other sports such as basketball and netball. These are included with indoor multi-use courts. - Beach volleyball would be on a case-by-case basis, and indoor beach volleyball is	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local		19,960	80,383		
							typically provided by the private industry.	
Sport Courts - Badminton	As needed						Badminton is played on courts marked for other sports such as basketball and netball.	
Other Sports Facilities								
Equestrian	As needed			1			- The Stage 3 of the Murray Regional Equestrian Centre Masterplan proposes to deliver a covered multipurpose equestrian arena (80m × 40m) and a new clubhouse. The project responds to identified needs from local and regional equestrian clubs identified in the masterplan and business case (2024) and will enhance the capacity of the facility to support training, competitions and events. - The covered arena will include natural light panels, lighting for evening use, an irrigation system, multipurpose riding surface, seating for	PINJARRA DISTRICT <u>Murray Regional Equestrian Centre</u> Implement the Murray Regional Equestrian Centre Masterplan

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	approximately 1,000 spectators, bucking chutes and secure railings. - The adjacent clubhouse will provide a function and meeting space for up to 150 people overlooking the arena, together with kitchen and food service facilities, offices, storage, event management space, public amenities and a covered viewing veranda. - Supporting works include site servicing, drainage and water infrastructure, pathways and electrical upgrades. - The estimated total project cost is approximately \$10.85 million, with delivery dependent on securing State and Federal funding support.	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
Skate Facility - Regional		50,000			19,960	80,383	The large population growth to 2055 expected in the Shire will justify the provision of a regional skate facility. There are two district level skate facilities in the Shire at present and two more will be required as the population grows. Depending upon where the regional skate facility is located it may meet the need for one of the district level facilities.	- A competition BMX track is available in Mandurah and is not to be replicated in Murray. - Wheeled sports facilities are to be concentrated as part of recreation hubs, with complementary facilities such as paths, shading, playgrounds, seating and drink fountains at: - Dwellingup Trails Precinct (existing) - South Yunderup (Austin Lakes) - Ravenswood District Recreation Hub - Pinjarra District Recreation Hub
Skate Facility - District		17,500		2		2	- All communities should have access to a local-level skate facility, particularly where a district-level facility is not available. - The Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts recommended that the Shire invest in modular skating infrastructure for North	Existing smaller informal skate or pump facilities are to be retained and maintained under general asset renewal program in remaining local catchments at Coolup, North Dandalup, North

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
Skate Facility - Local	1 provided for every planning area at main park			2	19,960	80,383	Yunderup, North Pinjarra, and Coolup. To ensure a well-connected network that meets the evolving needs of users, it is important to undertake proactive planning for the location and design of these facilities. Although commonly referred to as "skate facilities," these spaces are increasingly used by bike and scooter riders. Therefore, the design and layout—including the type and style of jumps—should accommodate a variety of wheeled devices. Additionally, consideration should be given to accessibility and safety to support inclusive use by all community members.	Pinjarra, North Yunderup and Pinjarra.

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
BMX Facility - Bitumen		50,000				1	- The dirt BMX jumps are an important recreation facility, much like a local skate park and should be provided in each community, collocated with the skate park where possible. - The sport of BMX is club-based and the need for a purpose-built facility with a hard surface is likely to develop as the population grows. - Benchmarking indicates that the need for a facility will be required by 2055. Planning for its location should occur before then but no moves to build such a facility should be undertaken until there is a local club, or at a minimum an organised group of people demonstrating the need for such a facility.	
BMX Facility - Dirt	1 provided for every planning area at main park			3				
Pump Track	As needed			1			- There is no benchmark standard for a pump track, but these facilities are now very popular. - As the facilities are designed for bike and scooter riders, they are	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	often preferred by these riders to skate facilities that may not have been designed with these wheeled vehicles in mind. The Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts did not make any recommendation concerning a new facility, but it did recognise the high demand for these facilities and recommended their consideration in a master plan for York Park and the need for teen-focused facilities in South Yunderup and Ravenswood.	

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
Boat Ramp	As needed			9			- The Department of Transport Maritime (DoT) published the Peel Recreational Boating Facilities Study 2010 (the Study) in September 2010. - The Study forecast the number of registered recreational vessels (“vessels”) in the Peel region to grow from 8,733 in 2009 to 18,438 by 2031 and provided infrastructure development options to address this growth. - Options relevant to the Shire of Murray are as follows: - Support the Shire of Murray’s investigation into an alternative site for the North Yunderup (Culeenup Road) boat ramp (In planning for detail design of Tonkin Road boat ramp facility) - Investigate opportunities to utilise the site adjacent to the South Yunderup bund	- Provision of boat ramps and launching facilities in accordance with the Peel Recreational Boating Facilities Study. - Preparation of a plan for the development of water based trail infrastructure.
Non-motorised Facility	As needed			1				

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		
							wall dredge spoil area and opposite Wellya Crescent for the development of a new regional boat launching facility (In-planning and detailed design)	
Shooting Range		As needed		1			- There are two shooting clubs based in Coolup that hold leases with the Shire for club premises. - These are the Murray Districts Pistol Club and the Peel Gun Club. Facilities are ageing and may require significant maintenance in the future. - A facility condition analysis indicates the club house and the indoor range facility at the Murray District Pistol Club site to be in a poor condition.	There is no recommendation for a new shooting complex
Pavilions / Club Houses		1 pavilion with each sport field catering to adult competition.		14			- The Sport and Recreation Infrastructure Plan 2024 – 2034 identified several pavilions that requires upgrades. - Given there will be a number of new sports	PINJARRA DISTRICT <u>Sir Ross McLarty Sporting Precinct</u> Redevelop the George Beacham Pavilion at Sir Ross McLarty Sports Precinct and demolish the existing facility

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383	ovals/courts/complexes additional pavilions are going to be needed.	- Undertake Enzo Menara change room improvements to create gender neutral areas) at the Sir Ross McLarty Sports Precinct <u>Pinjarra North</u> - Refurbish existing changeroom facility at Pinjarra North Redcliffe Oval - Refurbish existing changeroom facility and extend car park at Redcliffe Oval <u>Dwellingup Oval Pavillion</u> - Refurbish the Dwellingup Oval Pavilion RAVENSWOOD DISTRICT <u>South Yunderup Oval</u> - Enclose the function space at South Yunderup Pavilion (South Yunderup Oval) NEW PAVILIONS

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
					19,960	80,383		Provision of a new pavilion at new sporting fields: • Ravenswood Sporting Complex - Multi-sports Pavilions AFL/Athletics • Ravenswood Sporting Complex - Multi-sports Pavilions Hockey/Soccer/Cricket • Ravenswood Sporting Complex - Clubhouse Tennis • Pinjarra NW Ovals - Pavilion • Pinjarra NE Oval - Pavilion • Pinjarra West Oval - Pavilion • South Yunderup Austin Lakes North Changeroom Building • South Yunderup Austin Lakes South Club Category Pavilion • North Yunderup Changeroom Building • Sir Ross McLarty Sporting Precinct - New Tennis Clubhouse • Sir Ross McLarty Sporting Precinct - New Netball Clubhouse

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local					
Golf	As needed			1	19,960	80,383	- Needs and Feasibility Study was completed in 2025 identifying infrastructure deficiencies which limit the Club's long-term sustainability - The existing clubhouse does not meet modern standards for accessibility, sustainability, or gender inclusivity, and it limits the Club's ability to host events or expand its hospitality offerings. - In 2025 Council considered a Needs Assessment, Feasibility Study and Master Plan which identified major redevelopment opportunities, including function and conference facilities and expanded recreational offerings, at an estimated cost of approximately \$27 million. Recognising that the Shire does not currently have the financial capacity to deliver this full redevelopment, Council instead requested the Club prioritise	- Council to support the Golf Club as needed - Work with the club to deliver prioritised short-term improvement works, while identifying the broader redevelopment as a long-term strategic vision contingent on securing significant external funding

Community Facility	Population Standard			Existing 2025	Additional need Required 2025	Additional need Required 2055	Summary of demand	Recommendation
	Regional	District	Local		19,960	80,383		
							smaller short-term works required over the next five years. The Club subsequently identified a number of short-term maintenance and safety projects.	

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7.0 Implementation Plan

The needs assessment has highlighted that as the Shire of Murray continues to grow there will be increasing demand for community infrastructure to service the community. In this context, the needs assessment recognises that planning and delivering community infrastructure presents some challenges which include:

- Uncommitted funding sources to deliver community infrastructure
- Population growth and changing settlements patterns, which can impact upon the timing or need for planned community infrastructure
- The complexity of planning for new communities and working with multiple stakeholders, including developers
- The difficulty in managing the timeliness and coordination of different infrastructure networks to ensure land for community infrastructure is fully serviced

In light of these implications, Council will need to monitor growth and development applications to ensure future plans for community infrastructure remain appropriate for that community. Any significant changes in growth and settlement patterns may impact upon the timing, or need for planned infrastructure. Council will also need to review its community infrastructure planning documents periodically to ensure identified directions remain relevant and appropriate.

The implementation plan provides direction on the community infrastructure requirements for the Shire of Murray. It also provides guidance for more detailed infrastructure planning including as part of structure planning processes. The Plan proposes indicative timing in response to the recommended community infrastructure provision identified. It is expected that the implementation plan will guide delivery of community infrastructure and progression of capital projects through Council's capital project planning and delivery cycle. The Council-approved capital projects will be considered for contributions within a Development Contributions Plan.

7.1 Strategic Directions & Projects

Strategic directions have been identified for action and investment that will meet current and future community needs. There are future directions that are applicable across the Shire of Murray and specific planning catchment-based directions to understand local needs and opportunities specific to those areas.

7.1.1 Shire Wide Strategic Directions

The following Shire wide directions are proposed to plan and deliver a strong community infrastructure network for the Shire of Murray.

Shire Wide Direction 1 - Review the Shire of Murray Public Open Space Strategy 2022

Review the Shire of Murray Public Open Space Strategy 2022 with a view to identifying specific sites for the recommendations of this report. This should be undertaken so that the land can be identified and acquired well in advance of the development front to ensure that sufficient suitable land can be made available at a reasonable cost. Delaying the acquisition of land can mean that appropriate land of the size, shape and topography is not available or the cost to acquire the land is prohibitive.

Shire Wide Direction 2 – Develop an Emergency Services Integrated Facility Plan

The capacity of the existing network of facilities will require review in consultation with the Department of Fire and Emergency Services (DFES) and the relevant Bush Fire Brigades to ensure they continue to meet the safety needs of the community as it grows. The Shire in partnership with DFES and Volunteer Bush Fire Brigades, develops an Emergency Services Integrated Facility Plan to ensure infrastructure and response capabilities are strategically positioned to meet the needs of a growing population.

Shire Wide Direction 3 – Master planning and feasibility assessment

Develop a program for the delivery of master plans and feasibility assessments in a timely manner for the facility recommendations of this report.

Shire Wide Direction 4 – Program of works

Some existing facilities are aged and require enhancements to improve their appeal and accessibility. A program of works should be developed to renovate older community facilities, where viable, to make them more attractive, and more accessible to the community.

Shire Wide Direction 5 - Ongoing monitoring of community facilities

As part of ongoing review of community facilities, identify any “poor” performing community facilities as part of regular network asset assessments (conditions audits, fitness for purpose assessment) for opportunity to upgrade and re-furbish. If not able to be upgraded to meet minimum design standards, investigate opportunities to rationalise, consolidate, or re-purpose for higher and best use as an alternative Shire asset. Where appropriate, rationalise low performing facilities to invest back into the network e.g. for the establishment of new community or redevelopment of existing. There may also be opportunities for the Shire to acquire strategic sites, to assist in the delivery of quality community spaces and facilities.

7.1.2 Projects

Planning district and local catchment projects have been allocated a timeframe for implementation consisting of the following:

- Short (0-10 years) - Has already commenced or is expected to commence in the next ten years (2026–2036)
- Medium (10-20 years) - Is expected to commence in the next 10 to 20 years (2036–2046)
- Long (20+ years) - Is expected to commence in the next 20 years (2046–2055)

All future projects are important and ideally, they would all be completed quickly. However, as resources are finite a priority has been allocated. However, should an opportunity to complete a project that is a longer-term priority occur (e.g. a particular grant scheme that could fund the project), the Shire should take those opportunities as and when they occur.

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
PINJARRA DISTRICT								
1	Pinjarra Arts and Cultural Hub	> Arts and craft space in Pinjarra – with exhibition space, work rooms and storage space etc > New performing arts facility in Pinjarra as primary performance venue for larger events to replace Civic centre > Dedicated space with good acoustics, lighting, stage, storage etc	Pinjarra District (District)	Civic Precinct	8,352sqm GFA			
2	Pinjarra Museum	> New museum space as part of Pinjarra Heritage Railway Precinct, within an expanded existing railway station building > Relocate Roger May Museum to Pinjarra Railway Heritage Precinct – either new building or conserved heritage railway sheds	Pinjarra District (District)	Pinjarra Heritage Railway Precinct	2,378sqm GFA			
3	Pinjarra Roger May Museum	Investigate relocation to Pinjarra Railway Precinct	Pinjarra District (District)	Pinjarra Heritage Railway Precinct	NA - existing site			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
4	Pinjarra Community Hub	> New District Community Hub > Replacement and expansion of Pinjarra Library as part of Hub > Youth space in Pinjarra (indoor and outdoor spaces) as part of Hub > Shared space for seniors activities as part of Hub > New MCH space in Pinjarra as part of Hub	Pinjarra District (District)	Current Civic Centre site	5,479sqm GFA			
5	Murray Aquatic and Leisure Centre	> Improve MALC by providing, additional outdoor pool/ outdoor waterplay with BBQ's and passive recreation space to improve utilisation and viability, accessible change areas, and improved therapy facilities such as spa, steam room, sauna therapy rooms. > Extend to 4 consolidated courts of competition size.	Pinjarra District (District)	NA - existing site	NA - existing site			
6	Sir Ross McLarty Masterplan implementation	Implement the remaining masterplan recommendations	Pinjarra District (District)	NA - existing site	NA - existing site			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
7	Pinjarra Multipurpose Community facility	Review Bowling Club utilisation & functional needs to optimise space. Investigate potential for shared use of underutilised areas. Review long term allocation of Seniors space following delivery of District Seniors Centre.	Pinjarra (District)	NA - existing site	NA - existing site			
8	Pinjarra District Recreation Hub	District scale destination playground (rail theme), sand/nature play, including pump/skate element, youth hang out (including multi court space), picnic	Pinjarra District (District)	Pinjarra Heritage Railway Precinct - Lions Park	7,000sqm			
9	Pinjarra Golf Club	Work with the Golf Club to deliver prioritised short term improvement works, while identifying the broader redevelopment as a long term strategic vision contingent on securing significant external funding.	Pinjarra (District)	NA – existing site	NA – existing site			
PINJARRA - PINJARRA WEST								
10	Pinjarra North Hall	Replace existing building with new Local Community Hall in more central location.	Pinjarra-Pinjarra West (Local)	Local centre in new urban area between railway and SW Highway	3,031sqm GFA			
11	Pinjarra North Oval	Upgrade the reticulation system to Pinjarra North Oval and provide training lights	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
12	Pinjarra North Oval Changeroom	Refurbish existing changeroom facility at Pinjarra North	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
13	Redcliffe Oval	Expand the land available at Redcliffe Oval to accommodate a pavilion, car park expansion and passive recreation	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
14	Redcliffe Oval Changeroom	Refurbish existing changeroom facility and extend car park at Redcliffe Oval	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
15	Pinjarra NW Ovals	2 new ovals – both AFL/Cricket	Pinjarra-Pinjarra West (Local)	New urban area between Paterson Road and Railway	8.5hectares			
16	Pinjarra NW Ovals - Pavilion	New clubhouse/changerooms	Pinjarra-Pinjarra West (Local)	New urban area between Paterson Road and Railway	875sqm GFA			
17	Pinjarra NE Ovals	2 new ovals – with 4 soccer pitches / 4 Diamond pitches	Pinjarra-Pinjarra West (Local)	New urban area between railway and SW Highway	8.5hectares			
18	Pinjarra NE Oval - Pavilion	New clubhouse/changerooms	Pinjarra-Pinjarra West (Local)	New urban area between	875sqm GFA			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
				railway and SW Highway				
19	Pinjarra West Ovals	2 new ovals – 2 Cricket ovals/4 Soccer pitches	Pinjarra-Pinjarra West (Local)	New urban area between golf course and Murray Bend	8.5hectares			
20	Pinjarra West Oval - Pavilion	New clubhouse/changerooms	Pinjarra-Pinjarra West (Local)	New urban area between golf course and Murray Bend	875sqm GFA			
21	Sir Ross McLarty Sporting Precinct - New Tennis complex	New tennis complex with 10 courts at Sir Ross McLarty	Pinjarra-Pinjarra West (Local)	NA - existing site	2hectares			
22	Sir Ross McLarty Sporting Precinct - New Tennis Clubhouse	Clubhouse for new tennis complex	Pinjarra-Pinjarra West (Local)	NA - existing site	180sqm GFA			
23	Sir Ross McLarty Sporting Precinct - New Netball complex	New netball complex with 8 courts at Sir Ross McLarty	Pinjarra-Pinjarra West (Local)	NA - existing site	3hectares			
24	Sir Ross McLarty Sporting Precinct - New	Clubhouse for new netball complex	Pinjarra-Pinjarra West (Local)	NA - existing site	405sqm GFA			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
	Netball Clubhouse							
25	Sir Ross McLarty Sporting Precinct - George Beacham Pavilion	Redevelop the George Beacham Pavilion at Sir Ross McLarty Sports Precinct and demolish the existing facility	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
26	Sir Ross McLarty Sporting Precinct - Enzo Menara change room	Undertake Enzo Menara change room improvements to create gender neutral areas) at the Sir Ross McLarty Sports Precinct	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
27	Pinjarra West Community Hall	New Local Community Hall in Pinjarra West	Pinjarra-Pinjarra West (Local)	Within Murray River Country Estate Neighbourhood Commercial Centre	3,031sqm GFA			
28	St John's Church	Provide toilet and kitchenette amenities to St John's Church	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
29	Peel Street Hall	Demolish the Peel Street Hall	Pinjarra-Pinjarra West (Local)	NA - existing site	NA - existing site			
DWELLINGUP								

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
30	Dwellingup Hall	Upgrade Dwellingup Hall in current location	Dwellingup (Local)	NA - existing site	NA - existing site			
31	Dwellingup Oval - Pavillion	Refurbish the Dwellingup Oval Pavillion	Dwellingup (Local)	NA - existing site	NA - existing site			
NORTH DANDALUP-NAMBEELUP								
32	North Dandalup Hall	Upgrade North Dandalup Hall in current location	North Dandalup-Nambeelup (Local)	NA - existing site	NA - existing site			
33	North Dandalup Oval	Provide reticulation system	North Dandalup-Nambeelup (Local)	NA - existing site	NA - existing site			
RURAL SOUTH								
34	Coolup Hall	Upgrade Coolup Hall in current location	Rural South (Local)	NA - existing site	NA - existing site			
35	Murray Regional Equestrian Centre	> Covered multipurpose equestrian arena (80m × 40m) and a new clubhouse > Supporting works include site servicing, drainage and water infrastructure, pathways and electrical upgrades.	Rural South (Local)	NA - existing site	NA - existing site			
RAVENSWOOD DISTRICT								

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
36	Ravenswood Sporting Complex - Ovals	Ravenswood Sporting Complex (New) – 8 oval modules in total plus synthetic Hockey pitch as follows: > 1 primary AFL oval > 1 secondary AFL oval with athletics in summer > 2 ovals – AFL/cricket > 2 ovals – 2 cricket ovals with 4 soccer pitches > 2 ovals – 2 cricket with 3 Hockey (grass) > 1 Synthetic Hockey Pitch	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana Freeway, Ravenswood	Minimum 25hectares			
37	Ravenswood Sporting Complex - Multi-sports Pavilions AFL/ Athletics	There are two pavilions. One will service the AFL/Athletics ovals and the other the Hockey, Soccer and Cricket ovals.	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana Freeway, Ravenswood	1,175sqm GFA			
38	Ravenswood Sporting Complex - Multi-sports Pavilions Hockey/ Soccer /Cricket	There are two pavilions. One will service the AFL/Athletics ovals and the other the Hockey, Soccer and Cricket ovals.	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana Freeway, Ravenswood	1,270sqm GFA			
39	Ravenswood Sporting Complex - Courts	New 8-court Facility	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana Freeway, Ravenswood	4 hectares 13,500m2 GFA			
40	Ravenswood Sporting Complex - Tennis	New Tennis Facility - 12 court with ability to expand to 16-courts	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana	2.4hectares			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
				Freeway, Ravenswood				
41	Ravenswood Sporting Complex - Clubhouse Tennis	Clubhouse for new tennis complex	Ravenswood District (District)	Lot 334 cnr Pinjarra Road and Kwinana Freeway, Ravenswood	180sqm GFA			
42	Ravenswood District Recreation Hub	District scale inclusive playground including pump track, youth hang out, picnic and events space, jetty/canoe launch facility, trails network	Ravenswood District (District)	Lot 1996 Angus Place, Ravenswood	1-1.5ha			
43	Ravenswood Community Hub	> New District Community Centre in Ravenswood to replace existing building > New branch library in Ravenswood as part of hub > Youth space in Ravenswood (indoor and outdoor spaces) as part of Hub > New standalone seniors' facility, adjacent to the Ravenswood hub with shared hall with stage > New MCH space in Ravenswood as part of Hub > Multi-purpose room in Ravenswood – designed to support arts activity plus exhibition space in foyer area > Performance space in Ravenswood hub	Ravenswood District (District)	Ravenswood town centre	10,562sqm GFA			
SOUTH YUNDERUP								

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
44	South Yunderup Community Hub	> New District Community centre in South Yunderup as part of hub > New MCH space in South Yunderup as part of Hub > Multipurpose Room in South Yunderup Community Centres - designed to support arts activity plus exhibition space in foyer area > Performance space in South Yunderup hub	South Yunderup (Local)	South Yunderup neighbourhood centre	4,576sqm GFA			
45	South Yunderup Austin Lakes North Oval	1 new oval module with AFL/2 diamond pitches	South Yunderup (Local)	Austin Lakes Estate in the north	4.5hectares			
46	South Yunderup Austin Lakes North Changeroom Building	New clubhouse/changerooms	South Yunderup (Local)	Austin Lakes Estate in the north	405sqm GFA			
47	South Yunderup Austin Lakes South Oval	2 new ovals – AFL/Cricket	South Yunderup (Local)	Austin Lakes Estate in the south	8.5hectares			
48	South Yunderup Austin Lakes South Club Category Pavilion	New clubhouse/changerooms	South Yunderup (Local)	Austin Lakes Estate in the south	875sqm GFA			
49	South Yunderup Lawn Bowls	Masterplan to consider ability to Expand by 1 green and add cover to 1 green	South Yunderup (Local)	NA - existing site	NA - existing site			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
50	South Yunderup Sporting Precinct	Enclose the function space at South Yunderup Pavilion, lighting of pitches, sealing of carparking (South Yunderup Oval)	South Yunderup (Local)	NA - existing site	NA - existing site			
51	Neighbourhood scale inclusive playground including pump track, youth hang out, picnic and kickabout space.	South Yunderup (Austin Lakes) Recreation Hub	South Yunderup (Local)	Austin Lakes Estate - Stage 24	0.5Ha			
NORTH YUNDERUP-FURNISSDALE-BARRAGUP-STAKE HILL								
52	North Yunderup Oval	1 new oval – 1 AFL/2 diamond pitches	North Yunderup-Furnissdale-Barragup-Stake Hill (Local)	North Yunderup Urban Expansion Area	4.5hectares			
53	North Yunderup Changeroom Building	New clubhouse/changerooms	North Yunderup-Furnissdale-Barragup-Stake Hill (Local)	North Yunderup Urban Expansion Area	405sqm GFA			

No.	Project	Description	Catchment	Potential Candidate Site	Building GFA/ Land sqm	Short (0-10 years)	Medium (10-20 years)	Long (20+ years)
54	North Yunderup Community Hall	New Local Community Hall in North Yunderup to replace existing CWA/West Murray Hall	North Yunderup-Furnissdale-Barragup-Stake Hill (Local)	North Yunderup Urban Expansion Area	3,031sqm GFA			
SHIRE WIDE								
55	Water based Trail Infrastructure	Preparation of a plan for the development of water based trail infrastructure.	Shire - Wide	NA	NA			
56	Boat Ramps & Launching Facilities	Provision of boat ramps and launching facilities in accordance with the Peel Recreational Boating Facilities Study.	Shire - Wide	NA	NA			

7.2 The Role of the Shire of Murray in Community Infrastructure Planning and Delivery

The Shire of Murray has a responsibility to plan and deliver adequate and appropriate community infrastructure to meet community needs. The Shire is at the forefront of community infrastructure planning and provision and can take on a variety of roles:

- As a **planning regulator** to encourage the provision of community infrastructure through structure planning, master planning and planning scheme provisions and incentives.
- As a **land and building owner** the Shire has the potential to develop any surplus land for community infrastructure (solely or as a joint venture) as well as designate land for community infrastructure.
- As a **direct service provider** delivering programs and initiatives for residents and workers, children, youth and aged.
- The Shire can **advocate** to other levels of government for the delivery of facilities and services required by the community.
- Act as a **facilitator/active partner** to coordinate integrated delivery of community infrastructure within the Shire.
- **Collaborate** with other stakeholders such as private sector and state government to plan and/or deliver community infrastructure in partnerships.

7.3 Community Infrastructure Funding

Some of the current funding mechanisms available are shown below.

- **Municipal funding** – Municipal funding is generated by the Shire through the levying of annual rates, contributions and other operating revenue such as service charges.
- **Reserve funding** – Reserve funding is the long-term saving of funds for future major expenditure such as strategic or major capital projects which cannot be managed within a single budgetary year often negating or minimising the need for loan borrowings.
- **Grant funding** – Grant funding is funding provided by government, public, private, and not-for-profit organisations to be used for a particular purpose largely for public benefit. Generally, grant funding must be applied for, and projects must meet a set of eligibility criteria for funding to be granted.
- **Developer contribution** – State Planning Policy 3.6 allows for contributions to be collected from developers or landowners by local government authorities towards the cost of new or upgraded community infrastructure required to service the future urban growth and development. Funds are levied through Development Contributions Plans (DCPs) which are

primarily implemented through structure plans and local planning schemes. Any community infrastructure where a contribution is sought through a DCP has an implied agreement that the Shire will deliver the infrastructure in line with a 10-year long-term financial plan.

- **Partnerships** – The Shire can form a partnership with another government body or private entity to fund and develop community infrastructure within the Shire.

To ensure optimum levels of provision are present for community infrastructure, a range of funding mechanisms are required. Some funding components will be more or less applicable for covering capital costs (land and assets) and/or operating costs of the assets. Funding for whole of life cost of facilities is essential if facilities are to be provided that commensurate with community needs. In addition to the type of funding mechanism utilised for the provision of facilities, it is essential that wherever possible collaboration with other key stakeholders be sought.

In this regard, it is considered important that the following funding principles be adopted:

- A range of funding mechanisms will be employed where appropriate.
- Funding mechanisms will cover land, plus whole of life asset costs.
- Partnerships and collaboration with key stakeholders will be sought where possible and appropriate.

7.4 Monitoring and Review

This is a long-term plan which will require significant collaboration and investment over time. Council will monitor population growth and demographic changes, as well as future demands, to ensure that the assumptions and recommendations in this Plan remain relevant.

In order to ensure the desired outcomes and actions proposed in the Plan are met, evaluation and monitoring will need to be undertaken. This will allow the Shire to continually monitor progress, be responsive to legislative change, incorporate any new potential partners and/or opportunities as they arise and generally remain contemporary. Ideally, monitoring will be undertaken within an ongoing cycle—planning, delivering, monitoring, review or evaluation, and renewed planning. The challenge is to ensure that common objectives, information protocols and processes are established to ensure that monitoring is an integral part of delivery and facility management.

It is recommended that a minor review be undertaken in the first two years of the Plan's adoption, with a major review within five years of adoption. Thereafter the Plan should be updated on a five yearly cycle to coincide with the release of census data.

It should be noted that the Plan is dependent upon costings, other council priorities, long-term financial plans, and resources to deliver.

8.0 Project Design Briefs

8.1 Pinjarra Community Hub

8.1.1 Design Brief

COMPONENT SPACES	DESCRIPTION
General Community Hub	
Foyer, entry, reception	• Reception desk • Important for the entry area to have ample space and does not create a bottle-neck for larger events • A welcoming entry area that allows users to relax orientate and socialise before entering main gallery or activity areas • Open space/display and/or gathering area
Community Waiting room/lounge	• Located at the centre of the facility within the foyer space. • The lounge is a space where all users can stop, relax and take some time out, meet other users and socialise • Flexible and allow for a range of smaller groups of casual and cafe style seating.
	•
Office Space for Staff	• Adequate office space throughout the building for staff
Shared amenities for Staff	• Shared amenities such as kitchen, meeting rooms
General amenities	• Parents room if no parents room, baby change facility to be included in oversized PWD toilet • Amenities are to be accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces • PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space)	• 3 x Multipurpose space used for the following: ○ Library activities ○ MCH activities ○ General Community Use/intergenerational • Designed to allow different modes and uses. • Separately hireable and closable space has internal dividable walls for adaptability and has direct access to kitchen • 10-150 capacity meeting spaces • The design and interrelationship of hireable spaces is to consider noise, child safety and access to amenities and kitchen facilities
Shared Consulting rooms/Allied Health Space	• 2 x Consulting Room/Allied Health Space • Desk • Shelving • Lockable storage and chairs

COMPONENT SPACES	DESCRIPTION
	Wash basin in all rooms
Shared Community Kitchen	- Accessible from all hireable spaces without traversing other hireable spaces, unless kitchenettes supplied. - Size of kitchen linked to capacity of venue, types of likely activities and expected regularity of use. - Inclusion of bar server area to enable catering at event/functions.
Kitchenette	- In meeting rooms with no/limited access to main kitchen. - To be sized appropriately according to capacity of the room.
Storage	Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.
Library	
Customer Service	Small centralised service point close to the entry point to the library.
Book/Lending Collection	Space for book collection
Children's Space	A flexible space for holding children's activities, supported by AV including projection, a sink to all wash up from activities, storage for activity support materials and flexible furniture.
Dedicated Young Adult Area	This area provides facilities within the library where young adults can establish a place for themselves e.g. study, hangout out, quiet space, informal space
Co-working Spaces	Bookable meeting room, quiet study spaces and drop-in space, wet/dry activity room
Seating and Reading Area	- Digital resources including computers, access to ports, WiFi - Quiet space
MCH	
Consulting Rooms	Minimum of 2 consulting rooms
Dedicated Amenities for Young Children	- Dedicated toilets for MCH facility for toddlers - Bathrooms for small children needs to be close to MCH consulting rooms
Other	
Heating, Ventilation and Cooling	Air conditioning, fans, openable windows for natural ventilation
Media and Technology	Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Outdoor space	Provision for open space within the site to provide for opportunities such as children's playground, community/sensory garden, passive use, public art etc.
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area

8.1.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Community Hub	Foyer, entry, reception	1 x 20sqm	20
	Community waiting room/lounge	1 x 50sqm	
			50
	Office Space for Staff	6 x 15sqm	90
	Staff Amenities (toilets, kitchens, staff room, utility space, storage)	1 x 90sqm	90
	General Amenities	1 x 90sqm	90
	Shared Consulting rooms/Allied Health Space	2 x 20sqm	40
	Multipurpose multigenerational spaces meeting spaces (Meeting rooms of varying sizes/Activity Spaces including kitchenette)	Variety of space between 10sqm –100sqm	420
	Shared Community Kitchen	1 x 50sqm	50
	Storage	6 x 10sqm, 3 x 20sqm	120
	IT (server etc)	1 x 10sqm	10
	Plant room	1 x 25sqm	25
	Circulation (20%)	20%	201
	TOTAL COMMUNITY HUB		1206
Library	Customer Service/Library Reception	1 x 50sqm	50
	Book/Lending Collection	1 x 250sqm	350
	Children's Space	1 x 100sqm	100
	Dedicated Young Adult Area	1 x 100sqm	100
	Co-working Space	1 x 150sqm	150
	Seating and Reading Area	1 x 100sqm	100
	Circulation (20%)	20%	170
	TOTAL LIBRARY		1020
MCH	Consulting Rooms (including office space)	3 x 20sqm	60
	Dedicated Amenities for Young Children	1 x 35sqm	35
	Circulation (20%)	20%	19
	TOTAL MCH		114
Outdoor Space	Enclosed Community Outdoor event/activity space accessible from library 120sqm, smaller community room – 70sqm & large community room 120sqm, plus public informal square for gathering 600sqm, plus landscaping allowance 90sqm	1 x 120sqm, 1 x 70sqm, 1 x 120sqm, 1 x 600sqm, 1 x 90sqm	1000
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	65 car spaces	2319
TOTAL BUILDING AREA			5,479

8.2 Pinjarra Arts & Cultural Hub

8.2.1 Design Brief

COMPONENT SPACES	DESCRIPTION
Creative Space	
Foyer, entry, reception	• Reception desk • Important for the entry area to have ample space and does not create a bottle-neck for larger events • A welcoming entry area that allows users to relax orientate and socialise before entering main gallery or activity areas • Open space/display and/or gathering area
Community Waiting room/lounge	• Located at the centre of the facility within the foyer space. • The lounge is a space where all users can stop, relax and take some time out, meet other users and socialise • Flexible and allow for a range of smaller groups of casual and cafe style seating.
Café/Art shop	• Social enterprise opportunity • Defined space for leasing option
Arts Workshop	• At least 3 dedicated flexible workshops • Dedicated space for hire at low cost • Drop in space – 1 room casual drop in e.g. no booking • Artist in residence space with lockable storage • Shared prep/sink area accessible from all workshop rooms
Visual Arts Gallery	• Curated • Ground level with easy access to loading bay • Collection storage, secure, climate controlled, direct access to loading bay • Incorporation of media/digital wall
Performance/ Rehearsal space/Events Space	• Space that has the capability to hold large events and functions up to 500 people • Space that can be divided e.g. 10x10m • Consider dividable walls for adaptable spaces dividable walls should be able to be changed by users and not require specific skill set or tech experience • Pre-fabricated sprung floor • Soundproofing • At a minimum, provision of an area that will accommodate a portable elevated platform • Stage curtains and lighting that does not require technician or skilled staff to operate • Options for backstage change rooms to be provided
Back of House Storage	• Storage for props, costumes
General Storage	• Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.

COMPONENT SPACES	DESCRIPTION
Performing arts training/practice spaces	- At least 3 dedicated flexible spaces - Dedicated space for hire at low cost for lessons, training, practice etc
General amenities	- Back of house change rooms with amenities behind the stage - Loading dock and internal set loading/construction area accessible to stage and loading bay - Staff/facility manager offices and meeting room - Parents room if no parents room, baby change facility to be included in oversized PWD toilet - Public Amenities, accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces - PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Other	
Heating, Ventilation and Cooling	Air conditioning, fans, openable windows for natural ventilation
Media and Technology	- Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G - Stage related equipment (curtains, stage lighting, etc) only in spaces regularly used for performances
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area and performing arts and art space
Outdoor spaces	Arrival forecourt area, event spill-out space, informal presentation lawn, shaded seating area/landscape area. Designed with event servicing capacity including power and water

8.2.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Creative Space	Foyer, entry, reception	1 x 80sqm	80
	Community waiting room/lounge (integrated with foyer/entry)	1 x 70sqm	70
	Café/Art Shop	1 x 100sqm	100
	Arts Workshop, shared wet prep/sink area	3 x 40sqm, plus shared wet prep/sink area – 15sqm	135
	Artist in Residence – dedicated room with lockable storage	1 x 20sqm	20
	Visual Arts Gallery	1 x 200sqm	200
	Collection storage area, climate controlled	1 x 35sqm	35

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
	Performance/ Rehearsal space/Events Space, excluding stage space, wing space, etc.	1 x 500sqm	500
	Fixed stage area	1 x 150sqm	150
	Back stage dressing rooms with toilet and shower	2 x 25sqm	50
	Green Room	1 x 35sqm	35
	Set loading/construction/storage area	1 x 60sqm	60
	Back of House Storage with wide corridor for trolley's	2 x 30sqm	60
	Performing arts training/practice spaces	2 x 40, 1 x 30sqm	110
	General Storage	4 x 10sqm	40
	General Public Amenities	1 x 120sqm	120
	Facility manager, reception back office and meeting space, staff amenities	1 x 35	35
	Kitchen/catering space	1 x 50sqm	50
	Cleaners room	1 x 15sqm	15
	IT (server etc)	1 x 10sqm	10
	Covered loading dock/service area	1 x 35sqm	35
	Plant room	1 x 50sqm	50
	Circulation (20%)	20%	392
	TOTAL CREATIVE SPACE		2352
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	120 bays	4000
Outdoor space	Arrival forecourt, event gathering/spill out area Outdoor performance space, service/event support, landscaped area		2000
TOTAL AREA			<u>8352</u>

8.3 Pinjarra Museum

8.3.1 Design Brief

COMPONENT SPACES	DESCRIPTION
Foyer, entry, reception	- Reception desk that handles museum entry, (future) steam train ticketing, and general Shire enquiries. - A welcoming entry area that allows users to relax orientate and socialise before entering main museum space - Digital touch screens and brochure racking focused on the wider Peel region and Murray's natural assets. - Retail point for local history books and museum souvenirs, possibly co-located with a kiosk/cafe

COMPONENT SPACES	DESCRIPTION
Permanent Gallery	- The Bindjareb Noongar history and colonial settlement. Requires "Museum Grade" lighting (UV filtered) and humidity control. - The Hotham Valley and South Western Railway history – this part should ideally have visual or physical links to the platform. - A quiet, supervised space where the public can access the Shire's local studies archives and digitized records. - A flexible space with a modular wall system and floor loading capacity for heavier industrial artifacts.
Back of house collection storage	High-security, climate controlled area with specialised racking for textiles, paper, and small artifacts.
General amenities	- Staff/facility manager offices and meeting room - Parents room if no parents room, baby change facility to be included in oversized PWD toilet - Public Amenities, accessible from all parts of the museum - PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Heating, Ventilation and Cooling	Air conditioning
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries
Outdoor spaces	Outdoor interpretation area – perhaps incorporating display of heavier machinery, rolling stock, interpretation etc.

8.3.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Front of House	Foyer, entry, reception	1 x 40sqm	40
	Museum shop/kiosk	1 x 50sqm	50
	Regional visitor display	1 x 35sqm	35
	Staff office, meeting room, amenities, storage, curatorial workspace	1 x 60sqm	60
	General amenities incl. Kitchen, toilets, IT/Server Room	1 x 90sqm	90
	Permanent Exhibition (Aboriginal/Colonial)	1 x 120sqm	120
	Railway History Gallery	1 x 80sqm	80
	Rotating/Travelling Gallery	1 x 100sqm	100
	Local Studies/Research Room	1 x 40sqm	40
Back of House	Collection storage – climate controlled	1 x 150	150
	Preparation area and loading bay	1 x 50	50

	Circulation (20%)	20%	163
	TOTAL MUSEUM		978
Outdoor Space	Outdoor interpretation area	1,000sqm	1000
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	10	400
TOTAL AREA			2,378

8.4 Pinjarra West Community Hall

8.4.1 Design Brief

COMPONENT SPACES	DESCRIPTION
General Community Hub	
Foyer, entry, reception	• Reception desk • Important for the entry area to have ample space and does not create a bottle-neck for larger events • A welcoming entry area that allows users to relax orientate and socialise before entering main activity areas • Open space/display and/or gathering area
General amenities	• Parents room if no parents room, baby change facility to be included in oversized PWD toilet • Amenities are to be accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces • PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space)	• 3 x Multipurpose space • Designed to allow different modes and uses. • Separately hireable and closable space has internal dividable walls for adaptability and has direct access to kitchen • 25-100 capacity meeting spaces • The design and interrelationship of hireable spaces is to consider noise, child safety and access to amenities and kitchen facilities
Shared Community Kitchen	• Accessible from all hireable spaces without traversing other hireable spaces, unless kitchenettes supplied. • Size of kitchen linked to capacity of venue, types of likely activities and expected regularity of use. • Inclusion of bar serverly area to enable catering at event/functions.
Storage	• Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.
Other	
Heating, Ventilation and Cooling	• Air conditioning, fans, openable windows for natural ventilation
Media and Technology	• Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G
DDA Compliant	• Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Outdoor space	• Provision for open space within the site to provide for opportunities such as children's playground, community/sensory garden, passive use, public art etc.
Carparking	• Car park, loading zone, drop-off zone, bus or larger vehicle parking • Number of car parks in accordance with planning scheme requirements

COMPONENT SPACES	DESCRIPTION
	- Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area

8.4.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Community Hall	Foyer, entry, reception	1 x 20sqm	20
	General Amenities	1 x 50sqm	50
	Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space including kitchenette)	1 x 25sqm, 1 x 80sqm and 1 x 100sqm	205
	Shared Community Kitchen	1 x 50sqm	50
	Storage	2 x 30sqm	60
	IT (server etc)	1 x 5sqm	5
	Plant room	1 x 20sqm	20
	Circulation (10%)	10%	41
	TOTAL COMMUNITY HALL		450
Outdoor Space	Community Outdoor event/activity space, plus informal gathering, kick around, plus landscaping	Enclosed Outdoor event/activity space accessible from mid-sized room 80sqm, public informal square for gathering 500sqm, landscaping allowance 200sqm	780
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	35	1800
TOTAL AREA			<u>3031</u>

8.5 Coolup Hall Upgrade

Upgrade objective

To provide for a flexible, multi-purpose facility that supports small scale concurrent activities, improves acoustic performance and usability, and strengthens local arts, culture, social connection, intergenerational engagement and tourism.

- Retain core space for events and performances, with acoustic upgrades, possible operable zoning with separate entries and AV capability.
- New separate meeting room space with separate entry for meetings, workshops, small exhibitions
- Upgrade toilet amenities to compliant accessible and gender-neutral provision
- Upgrade kitchen with servery to external space and main hall
- Integration external and internal spaces by floor to ceiling windows and glass doors.
- Additional storerooms
- New main entry and foyer toward eastern end of building with current entry converted to service entry.

- Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, entrances, etc to DDA standards
- Building renewal/renovation including removal of asbestos, replacement of timber floor, upgrade stormwater drainage system to preclude winter ground water impacting building, air conditioning, general improvements.

8.6 Dwellingup Hall Upgrade

Upgrade objective

To provide for a flexible, multi-purpose facility that supports small scale concurrent activities, improves acoustic performance and usability, and strengthens local arts, culture, social connection, intergenerational engagement and tourism.

- Retain core space for events and performances, with acoustic upgrades, possible operable zoning with separate entries and AV capability.
- New separate meeting room space with separate entry for meetings, workshops, small exhibitions
- Upgrade toilet amenities to compliant accessible and gender-neutral provision
- Upgrade kitchen with servery to external space and main hall
- Covered and flexible external space, to north of building. Integration with internal space by floor to ceiling windows and glass doors. Power and lighting provided. Mix of paved and grass/landscaped space.
- Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, entrances, etc to DDA standards
- Additional onsite parking to south of building with improved path links throughout
- Building renewal/renovation including removal of asbestos, restumping floor, stormwater drainage/roof plumbing improvements, air conditioning, general improvements.

8.7 North Dandalup Hall Upgrade

Upgrade objective

To provide for a flexible, multi-purpose facility that supports small scale concurrent activities, improves acoustic performance and usability, and strengthens social connection and intergenerational engagement.

- Retain core space for events and performances, with acoustic upgrades, possible operable zoning with separate entries and AV capability.
- Separate meeting room space with separate entry for meetings, workshops, small exhibitions
- Upgrade toilet amenities to compliant accessible and gender-neutral provision
- Upgrade kitchen
- Covered and flexible external space, to north of building. Integration with internal space by floor to ceiling windows and glass doors. Power and lighting provided. Mix of paved and grass/landscaped space.
- Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, entrances, etc to DDA standards
- Seal car park on south side of building and provide improved path links throughout
- Building renewal/renovation including removal of asbestos, general improvements.

8.8 Ravenswood Community Hub

8.8.1 Design Brief

COMPONENT SPACES	DESCRIPTION
General Community Hub	
Foyer, entry, reception	• Reception desk • Important for the entry area to have ample space and does not create a bottle-neck for larger events • A welcoming entry area that allows users to relax orientate and socialise before entering main gallery or activity areas • Open space/display and/or gathering area
Community Waiting room/lounge	• Located at the centre of the facility within the foyer space. • The lounge is a space where all users can stop, relax and take some time out, meet other users and socialise • Flexible and allow for a range of smaller groups of casual and cafe style seating.
Office Space for Staff	• Adequate office space throughout the building for staff
Shared amenities for Staff	• Shared amenities such as kitchen, meeting rooms
General amenities	• Parents room if no parents room, baby change facility to be included in oversized PWD toilet • Amenities are to be accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces • PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space)	• 3 x Multipurpose space used for the following: ○ Library activities ○ MCH activities ○ General Community Use • Designed to allow different modes and uses. • Separately hireable and closable space has internal dividable walls for adaptability and has direct access to kitchen • 10-150 capacity meeting spaces • The design and interrelationship of hireable spaces is to consider noise, child safety and access to amenities and kitchen facilities
Shared Consulting rooms/Allied Health Space	• 2 x Consulting Room/Allied Health Space • Desk • Shelving • Lockable storage and chairs • Wash basin in all rooms
Shared Community Kitchen	• Accessible from all hireable spaces without traversing other hireable spaces, unless kitchenettes supplied. • Size of kitchen linked to capacity of venue, types of likely activities and expected regularity of use.

COMPONENT SPACES	DESCRIPTION
	Inclusion of bar server area to enable catering at event/functions.
Kitchenette	- In meeting rooms with no/limited access to main kitchen. - To be sized appropriately according to capacity of the room.
Storage	Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.
Library	
Customer Service	Small centralised service point close to the entry point to the library.
Book/Lending Collection	Space for book collection
Children's Space	A flexible space for holding children's activities, supported by AV including projection, a sink to all wash up from activities, storage for activity support materials and flexible furniture.
Dedicated Young Adult Area	This area provides facilities within the library where young adults can establish a place for themselves e.g. study, hangout out, quiet space, informal space
Co-working Space	Bookable meeting room, quiet study space and drop-in space, wet/dry activity room
Seating and Reading Area	- Digital resources including computers, access to ports, WiFi - Quiet space
Creative Space	
Arts Workshop	- At least 3 dedicated flexible workshops - Dedicated space for hire at low cost - Drop in space – 1 room casual drop in e.g. no booking - Artist in residence space
Visual Arts Gallery	- Curated - Wall space in foyer and lounge areas - Collection storage - Incorporation of media/digital wall
Performance/ Rehearsal space/Events Space	- Space that has the capability to hold large events and functions up to 300 people - Shared with Seniors Centre - Space that can be divided - Consider dividable walls for adaptable spaces dividable walls should be able to be changed by users and not require specific skill set or tech experience - Pre-fabricated sprung floor - Soundproofing - At a minimum, provision of an area that will accommodate a portable elevated platform - Stage curtains and lighting that does not require technician or skilled staff to operate - Options for backstage change rooms to be provided - Design for flexibility, for future removal of stage
Back of House Storage	Storage for props, costumes
MCH	
Consulting Rooms	Minimum of 2 consulting rooms

COMPONENT SPACES	DESCRIPTION
Dedicated Amenities for Young Children	- Dedicated toilets for MCH facility for toddlers - Bathrooms for small children needs to be close to MCH consulting rooms
SENIORS CENTRE	
Foyer, Entry, Reception	Welcoming, legible entry with seating, clear wayfinding and direct access to main spaces; opportunity for shared reception with the hub.
Main Social Lounge	Central gathering space for informal use, designed with comfortable, age-friendly furniture and operable walls for flexibility.
Large Activity Hall (Shared)	Primary multipurpose hall shared with the Community Hub for events, programs and functions; divisible, acoustically treated, with storage, outdoor access and staging.
Dining Room	Flexible space for communal meals and functions, directly connected to kitchen
Commercial Kitchen	Supports seniors programs and shared events; includes servery, storage and capacity for regular and occasional high-volume use.
Multipurpose Room (with kiosk)	Flexible space for programs, small group use or social enterprise/kiosk function. Centrally located with direct access to Entry foyer
IT Learning Space	Equipped for digital literacy, training and small group learning.
Craft/Hobby Room	Durable space with benches, sink and storage for arts, crafts and hobby activities.
Consulting Rooms/Allied Health	Small number of flexible rooms for visiting services, including hair dresser.
Retreat / Quiet Room	Low-stimulation space for rest and quiet use.
Office/Staff Amenities	Modest office space and staff facilities.
General Amenities	Accessible toilets, including at least one universal cubicle; optional shower provision.
Storage	Distributed, accessible storage supporting all activity areas.
Other	
Heating, Ventilation and Cooling	Air conditioning, fans, openable windows for natural ventilation
Media and Technology	Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Outdoor space	Provision for open space within the site to provide for opportunities such as children's playground, community/sensory garden, passive use, public art etc.
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area

8.8.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Community Hub	Foyer, entry, reception	1 x 20sqm	20
	Community waiting room/lounge	1 x 50sqm	50
	Office Space for Staff	6 x 15sqm	90
	Staff amenities Amenities (toilets, kitchens, staff room, utility space, storage)	1 x 90sqm	90
	General Amenities	1 x 90sqm	90
	Shared Consulting rooms/Allied Health Space	2 x 20sqm	40
	Multipurpose multigenerational meeting spaces (Meeting rooms of varying sizes/Activity Space including kitchenette)	Variety of space between 10sqm - 100sqm	420
	Shared Community Kitchen	1 x 50sqm	50
	Storage	6 x 10sqm, 3 x 20sqm	120
	IT (server etc)	1 x 10sqm	10
	Plant room	1 x 25sqm	25
	Circulation (20%)	20%	200
	TOTAL COMMUNITY CENTRE		1205
Library	Customer Service/Library Reception	1 x 50sqm	50
	Book/Lending Collection	1 x 250sqm	350
	Children's Space	1 x 100sqm	100
	Dedicated Young Adult Area	1 x 100sqm	100
	Co-working Space	1 x 150sqm	150
	Seating and Reading Area	1 x 100sqm	100
	Circulation (20%)	20%	150
	TOTAL LIBRARY		1000
Creative Space	Arts Workshop	2 x 20sqm and 1 x 40sqm	80
	Visual Arts Gallery – use of wall space in foyer	NA	0
	Performance/ Rehearsal space/Events Space – Shared with Seniors large hall	NA	0
	Back of House Storage	1 x 20sqm	20
	Circulation (20%)	20%	20
	TOTAL CREATIVE SPACE		120
MCH	Consulting Rooms (including office space)	3 x 20sqm	60
	Dedicated Amenities for Young Children	1 x 35sqm	35
	Circulation (20%)	20%	19
	TOTAL MCH		114
Seniors Centre Adjacent with shared large hall	Foyer, entry, reception	1 x 70sqm	70
	Office Space for Staff	1 x 60sqm	60
	Staff Amenities (toilets, kitchens, staff room, utility space, storage)	1 x 20sqm	20
	General Amenities	1 x 50sqm	50
	Main social lounge, operable wall to split space, direct connection to outdoor space	1 x 140sqm	140
	Large activity hall with overflow outdoor space, includes stage area – shared space with hub	1 x 300sqm	300
	Dining room	1 x 120sqm	120

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
	IT learning space	1 x 75sqm	75
	Multipurpose room with kiosk (20sqm)	1 x 120sqm	120
	Shared Consulting rooms/Allied Health Space/hairdresser	3 rooms	50
	Retreat space	1 x 30sqm	30
	Craft/hobby room - durable finishes, benches and sink, separated from quiet areas, storage spaces	1 x 100sqm	100
	Commercial kitchen	1 x 60sqm	60
	Storage	Various spaces totalling 100sqm	100
	Plant Room	1 x 40sqm	40
	Circulation (20%)	20%	267
	TOTAL SENIORS BUILDING		1602
	TOTAL BUILDING		4062
Outdoor Space	Enclosed Community Outdoor event/activity space accessible from library 120sqm Smaller community room – 70sqm Larger community room 120sqm Public informal square for gathering 600sqm Landscaping allowance 90sqm Seniors – Outdoor courtyard – 100sqm Seniors – Outdoor activity – 600sqm Seniors – landscape allocation 500sqm	Various spaces totalling 2,200sqm	2200
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	130 bays	4300
TOTAL AREA			<u>10,562</u>

8.9 South Yunderup Community Hub

8.9.1 Design Brief

COMPONENT SPACES	DESCRIPTION
General Community Hub	
Foyer, entry, reception	- Reception desk - Important for the entry area to have ample space and does not create a bottle-neck for larger events - A welcoming entry area that allows users to relax orientate and socialise before entering main gallery or activity areas - Open space/display and/or gathering area
Community Waiting room/lounge	- Located at the centre of the facility within the foyer space. - The lounge is a space where all users can stop, relax and take some time out, meet other users and socialise - Flexible and allow for a range of smaller groups of casual and cafe style seating.
Office Space for Staff	Adequate office space throughout the building for staff

COMPONENT SPACES	DESCRIPTION
Shared amenities for Staff	Shared amenities such as kitchen, meeting rooms
General amenities	- Parents room if no parents room, baby change facility to be included in oversized PWD toilet - Amenities are to be accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces - PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space)	- Multipurpose space used for the following: - MCH activities - General Community Use - Designed to allow different modes and uses. - Separately hireable and closable space has internal dividable walls for adaptability and has direct access to kitchen 10-150 capacity meeting spaces - The design and interrelationship of hireable spaces is to consider noise, child safety and access to amenities and kitchen facilities
Shared Consulting rooms/Allied Health Space	2 x Consulting Room/Allied Health Space - Desk - Shelving - Lockable storage and chairs - Wash basin in all rooms
Shared Community Kitchen	- Accessible from all hireable spaces without traversing other hireable spaces, unless kitchenettes supplied. - Size of kitchen linked to capacity of venue, types of likely activities and expected regularity of use. - Inclusion of bar servery area to enable catering at event/functions.
Kitchenette	- In meeting rooms with no/limited access to main kitchen. - To be sized appropriately according to capacity of the room.
Storage	Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.
Arts Workshop	- Dedicated flexible workshop space - Dedicated space for hire at low cost - Drop in space – 1 room casual drop in e.g. no booking - Artist in residence space
Visual Arts Gallery	- Curated - Wall space in foyer and lounge areas - Collection storage - Incorporation of media/digital wall
MCH	
Consulting Rooms	Minimum of 2 consulting rooms
Dedicated Amenities for Young Children	- Dedicated toilets for MCH facility for toddlers - Bathrooms for small children needs to be close to MCH consulting rooms
Other	

COMPONENT SPACES	DESCRIPTION
Heating, Ventilation and Cooling	Air conditioning, fans, openable windows for natural ventilation
Media and Technology	Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Outdoor space	Provision for open space within the site to provide for opportunities such as children's playground, community/sensory garden, passive use, public art etc.
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area

8.9.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Community Hub	Foyer, entry, reception	1 x 20sqm	20
	Community waiting room/lounge	1 x 70sqm	70
	Office Space for Staff	4 x 15sqm	60
	Staff amenities (toilets, kitchens, staff room, utility space, storage)	1 x 40sqm	40
	General Amenities	1 x 90sqm	90
	Shared Consulting rooms/Allied Health Space	2 x 20sqm	40
	Multipurpose multigenerational meeting spaces (Meeting rooms of varying sizes/Activity Space including kitchenette)	Variety of space between 10sqm - 100sqm	420
	Shared Community Kitchen	1 x 50sqm	50
	Storage	4 x 10sqm, 3 x 20sqm	100
	IT (server etc)	1 x 10sqm	10
	Plant room	1 x 25sqm	25
	Circulation (20%)	20%	185
	TOTAL COMMUNITY CENTRE		1110
Creative Space	Arts Workshop	2 x 20sqm	40
	Visual Arts Gallery incorporated into foyer, common spaces	NA	0
	Back of House Storage	1 x 20sqm	20
	Circulation (20%)	20%	19
	TOTAL CREATIVE SPACE		72
MCH	Consulting Rooms (including office space)	3 x 20sqm	60
	Dedicated Amenities for Young Children	1 x 35sqm	35
	Circulation (20%)	20%	19
	TOTAL MCH		114
	TOTAL BUILDING		1,296
Outdoor Space	Enclosed community space accessible from smaller community room – 70sqm	Various spaces totalling 880sqm	880

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
	Enclosed community space accessible from larger community room - 120sqm Public informal square for gathering and event capable 600sqm Landscaping allowance 90sqm		
Access & Carparking	Car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	75 bays	2,400
TOTAL AREA			4,576

8.10 North Yunderup Community Hall

8.10.1 Design Brief

COMPONENT SPACES	DESCRIPTION
General Community Hub	
Foyer, entry, reception	- Reception desk - Important for the entry area to have ample space and does not create a bottle-neck for larger events - A welcoming entry area that allows users to relax orientate and socialise before entering main activity areas - Open space/display and/or gathering area
General amenities	- Parents room if no parents room, baby change facility to be included in oversized PWD toilet - Amenities are to be accessible from all hireable spaces by any means that avoids the need to traverse other hireable spaces - PWD may include shower but not necessary, option for at least one (1) full-accessible shower to be included
Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space)	3 x Multipurpose space - Designed to allow different modes and uses. - Separately hireable and closable space has internal dividable walls for adaptability and has direct access to kitchen 25-100 capacity meeting spaces - The design and interrelationship of hireable spaces is to consider noise, child safety and access to amenities and kitchen facilities
Shared Community Kitchen	- Accessible from all hireable spaces without traversing other hireable spaces, unless kitchenettes supplied. - Size of kitchen linked to capacity of venue, types of likely activities and expected regularity of use. - Inclusion of bar servery area to enable catering at event/functions.
Storage	Storage areas generally to have direct access to main rooms but not essential if able to move equipment safely and without damaging walls.
Other	

COMPONENT SPACES	DESCRIPTION
Heating, Ventilation and Cooling	Air conditioning, fans, openable windows for natural ventilation
Media and Technology	Audio-visual equipment; Ceiling mounted data projector and screen; Microphones; WIFI/5G
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Outdoor space	Provision for open space within the site to provide for opportunities such as children's playground, community/sensory garden, passive use, public art etc.
Carparking	- Car park, loading zone, drop-off zone, bus or larger vehicle parking - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area

8.10.2 Indicative Space Requirements

Precinct	Use types / Item	Rooms/ Spaces	Total Footprint (sqm)
Community Hall	Foyer, entry, reception	1 x 20sqm	20
	General Amenities	1 x 50sqm	50
	Multipurpose meeting spaces (Meeting rooms of varying sizes/Activity Space including kitchenette)	1 x 25sqm, 1 x 80sqm and 1 x 100sqm	205
	Shared Community Kitchen	1 x 50sqm	50
	Storage	2 x 30sqm	60
	IT (server etc)	1 x 5sqm	5
	Plant room	1 x 20sqm	20
	Circulation (10%)	10%	41
	TOTAL COMMUNITY HALL		451
Outdoor Space	Community Outdoor event/activity space, plus informal gathering, kick around, plus landscaping	Enclosed Community Outdoor event/activity space accessible from mid-sized room 80sqm, public informal square for gathering 500sqm, landscaping allowance 200sqm	780
Access & Carparking	car spaces, disabled spaces, pick up drop off, taxi, bus, inc circulation and landscaping	35	1800
TOTAL AREA			<u>3031</u>

8.11 Pinjarra NW (New) 2 ovals – both AFL/Cricket

Land Area: 8.5 hectares

- Preferred dimensions 405m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site where possible
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use

COMPONENT SPACES	DESCRIPTION
Ovals	• Two full size AFL ovals 185m x 155m. At least 10m between the fencing on both fields for coaches' boxes (on one field) and pedestrian traffic. • Extra grassed areas should be provided for warmup/down. • Filled, topsoil, levelled with sub soil drainage. • Turf with suitable hard-wearing grass suited to the season and climate • Underground pop-up Irrigation on timers. Bore or irrigation tanks with pumps and hardstand • LED lighting to Australian Standard for play on one oval. Pole placement to be cognisant of cricket oval dimensions. • LED lighting to Australian Standard for training on one oval. Pole placement to be cognisant of cricket oval dimensions. • Scoreboard on main oval • Cricket pitch (artificial grass surface) on each oval. Cricket pitch offset from centre square (that will be buried during winter season)
Interchange area	• The interchange area is 15m wide. Two interchange benches are provided (home and away team) and they are 4.8m long and 1.2m wide.
Fencing	• A 900mm bollard fence around the boundary of each oval with three vehicle gates.
Goal Posts	• Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. • Padding is attached around each goal and behind post is: ○ Minimum of 35mm thick foam, covered in canvas or painted. ○ Minimum height of 2.5m from the bottom of each goal and behind post. ○ Suitable width to allow the padding to be securely fixed around each goal and behind post.
Coaches' boxes	• Two coaches' boxes are to be provided (home and away team) on the side of the ground, looking away from the sun and positioned adjacent to the centre wing position.
Cricket nets	• Set of four each measuring 3.6 metres by 27 metres

COMPONENT SPACES	DESCRIPTION
Car Parking, access road and servicing	• A bitumen, lined car park for 200 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. • Bus parking • Drop-off zone • Bicycle parking • Bin store • Pathways • Power, water, sewer service connections • Drink fountain • Trees, street trees and landscaped areas • Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	• See specification
Passive Recreation/Playground	• Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection. • Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court • Trees, street trees and landscaped areas
PA and technology	• Public address system. Sirens. Wi-Fi
Storage	• Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Two bays (AFL and Cricket) with a central divider. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
DDA Compliant	• Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.12 Pinjarra NW Oval Pavilion

Local Club Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	• All toilets unisex with direct external access. • Min 4 WC cubicles, including 2 ambulant cubicles. • Nominal 2 unisex showers, cubicles and benches. • Compliant PWD WC and shower with fold down change table. • External hand wash sinks/trough, bench and drinking fountain. • External access with metal battened screens and securable/lockable gates.
Change Rooms and Supporting Player Amenities	280	• 2 x 80m² change rooms with dividing partition. • Lockable double swing doors to change rooms to enable 4 x 40m² change room configuration (2400mm clear).

Elements	Minimum Internal Area (m ²)	Details
		- Change rooms have direct access to playing fields. 2 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 4 x 20m² sized spaces. - Amenities have direct access to change rooms with interconnecting doors. 1 x 30 m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen, Canteen and Bar	50	40m² Kitchen and dry store and 10m² bar area both with stainless steel benches and servery spaces. - External grade roller shutter over external counters. - Canteen and Bar Servery hatch and counter facing Club Room and external. - Direct views to playing fields
Meeting Room	20	Lockable floor to ceiling cupboards
Club Room	150	- Multipurpose space with direct views and access to playing fields. - Adjacent to Kitchen/Canteen. - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	200	- Covered spectator viewing, adjacent to Club Room - Maximise views to playing fields
External / Internal Storage	135	2 x 35m² All-purpose store for playing equipment - External roller shutter door and personal access door. 2 x 15m² internal store rooms 15m² Storage of tables/chairs 5m² cleaner's store 15m² Mechanical, electrical, comms, HWU stores
Heating, Ventilation and Cooling		Air conditioning, fans, operable windows for natural ventilation

8.13 Pinjarra NE (New) 2 Ovals – with 4 soccer pitches / 4 Diamond pitches

Land Area: 8.5 hectares

- Preferred dimensions 405m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site where possible
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use.

COMPONENT SPACES	DESCRIPTION
Ovals	• Four full-size soccer pitches also capable of AFL across each pair of fields. The soccer pitches are to be FIFA dimensions of 105 metres x 68 metres. Allow at least four metres around each field for run-off. Extra grassed areas should be provided for warmup/down. • Filled, levelled with sub soil drainage • Turf with suitable hard-wearing grass suited to the season and climate • Underground pop-up Irrigation on timers. Bore or irrigation tanks with pumps and hardstand • LED lighting to Australian Standard for play on two fields (one oval). Pole placement to be cognisant of all sports being played. • LED lighting to Australian Standard for training on two fields (one oval). Pole placement to be cognisant of all sports being played. • Scoreboard on main oval and another on the main field
Diamond pitches	• Backstop fence 7.62m to 9.14m behind the foul line (and at least 5m from the soccer field at all points).
Fencing	• A 900mm bollard fence around the boundary of each oval with three vehicle gates.
Goal Posts	• Two goal posts meeting Australian Standard 4866.1—2007 Playing Field Equipment – Soccer Goals for each field. • A range of goal posts for younger ages.
Technical area	• The Technical Area must: ○ Contain two (2) team benches, capable of seating eleven (11) people in each bench 2.44 metres ○ Provide cover to protect the players and officials from the elements and missiles thrown by spectators ○ Provide fixed seating in the team benches ○ Provide identical fixtures for both teams ○ Contain a table and chair for the 4th Official (should a 4th be appointed to any match) • Provide a technical area to two fields

COMPONENT SPACES	DESCRIPTION
Car Parking and access road	• A bitumen, lined car park for 200 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. • Bus parking • Drop-off zone • Bike parking • Bin store • Pathways • Power, water, sewer connections • Drink fountain • Trees, street trees and landscaping • Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	• See specification
Passive Recreation/Playground	• Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection • Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court • Trees, street trees and landscaped areas.
PA and technology	• Public address system. Sirens. Wi-Fi
Storage	• Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Two bays (Soccer and Diamond sports) with a central divider. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm (or similar) insulation to roof. Vermaseal (or similar) to walls.
DDA Compliant	• Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.14 Pinjarra NE Oval Pavilion

Local Club Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	• All toilets unisex with direct external access. • Min 4 WC cubicles, including 2 ambulant cubicles. • Nominal 2 unisex showers, cubicles and benches. • Compliant PWD WC and shower with fold down change table. • External hand wash sinks/trough, bench and drinking fountain. • External access with metal battened screens and securable/lockable gates.
Change Rooms and Supporting Player Amenities	280	• 2 x 80m² change rooms with dividing partition. • Lockable double swing doors to change rooms to enable 4 x 40m² change room configuration (2400mm clear). • Change rooms have direct access to playing fields.

Elements	Minimum Internal Area (m ²)	Details
		2 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 4 x 20m² sized spaces. - Amenities have direct access to change rooms with interconnecting doors. 1 x 15m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen, Canteen and bar	50	40m² Kitchen and dry store and 10m² Bar area both with stainless steel benches and servery spaces. - External grade roller shutter over external counters. - Servery hatch and counter facing Club Room and external. - Direct views to playing fields
Meeting Room	20	Lockable floor to ceiling cupboards
Club Room	150	- Multipurpose space with direct views and access to playing fields. - Adjacent to Kitchen/Canteen. - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	200	- Covered spectator viewing, adjacent to Club Room - Maximise views to playing fields
External / Internal Storage	135	2 x 35m² all-purpose store for playing equipment - External roller shutter door and personal access door. 2 x 15m² internal storerooms 15m² Storage of tables/chairs 5m² cleaner's room 15m² mechanical, electrical, communications, HWU stores
Heating, Ventilation and Cooling		Air conditioning, fans, operable windows for natural ventilation

8.15 Pinjarra West (New) 2 ovals – 2 Cricket ovals/4 Soccer pitches

Land Area: 8.5 hectares

- Preferred dimensions 405m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site where possible
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use.

COMPONENT SPACES	DESCRIPTION
Ovals	• Four full-size soccer pitches with cricket pitches (artificial grass surface) between adjacent pairs of soccer fields. • The soccer pitches are to be FIFA dimensions of 105 metres x 68 metres. Allow at least four metres around each field for run-off. Extra grassed areas should be provided for warmup/down. • Filled, topsoil, levelled with sub soil drainage • Turf with suitable hard-wearing grass suited to the season and climate • Underground pop-up Irrigation on timers. Bore or irrigation tanks with pumps and hardstand. • LED lighting to Australian Standard for play on two fields (one oval). Pole placement to be cognisant of all sports being played. • LED lighting to Australian Standard for training on two fields (one oval). Pole placement to be cognisant of all sports being played. • Scoreboard on main oval
Fencing	• A 900mm bollard fence around the boundary of each oval with three vehicle gates.
Goal Posts	• Two goal posts meeting Australian Standard 4866.1—2007 Playing Field Equipment – Soccer Goals for each field. • A range of goal posts for younger ages.
Technical area	• The Technical Area must: ○ Contain two (2) team benches, capable of seating eleven (11) people in each bench 2.44 metres ○ Provide cover to protect the players and officials from the elements and missiles thrown by spectators ○ Provide fixed seating in the team benches ○ Provide identical fixtures for both teams ○ Contain a table and chair for the 4th Official (should a 4th be appointed to any match) • Provide a technical area to two fields
Cricket nets	• Set of four each measuring 3.6 metres by 27 metres
Car Parking, access road and servicing	• A bitumen, lined car park for 200 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay.

COMPONENT SPACES	DESCRIPTION
	• Bus parking • Drop-off zone • Disability car parks close to main entry • Bicycle parking • Bin store • Pathways • Power, water and sewer service connections • Drinking fountain • Trees, street trees, landscape areas • Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	• See specification
Passive Recreation/Playground	• Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection. • Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court • Trees, street trees and landscaped areas
PA and technology	• Public address system. Sirens. Wi-Fi
Storage	• Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Two bays (Soccer and Cricket sports) with a central divider. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm (or similar) insulation to roof. Vermaseal (or similar) to walls.
DDA Compliant	• Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.16 Pinjarra West Oval Pavilion

Local Club Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	• All toilets unisex with direct external access. • Min 4 WC cubicles, including 2 ambulant cubicles. • Nominal 2 unisex showers, cubicles and benches. • Compliant PWD WC and shower with fold down change table. • External hand wash sinks/trough, bench and drinking fountain. • External access with metal battened screens and securable/lockable gates.
Change Rooms and Supporting Player Amenities	280	• 2 x 80m² change rooms with dividing partition. • Lockable double swing doors to change rooms to enable 4 x 40m² change room configuration (2400mm clear). • Change rooms have direct access to playing fields. • 2 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 4 x 20m² sized spaces.

Elements	Minimum Internal Area (m ²)	Details
		- Amenities have direct access to change rooms with interconnecting doors. 1 x 15m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen, Canteen and Bar	50	40m² Kitchen and dry store and 10m² Bar area both with stainless steel benches and servery spaces. - External grade roller shutter over external counters. - Canteen and Bar Servery hatch and counter facing Club Room. - Direct views to playing fields
Meeting Room	20	Lockable floor to ceiling cupboards
Club Room	150	- Multipurpose space with direct views and access to playing fields. - Adjacent to Kitchen/Canteen. - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	200	- Covered spectator viewing, adjacent to Club Room - Maximise views to playing fields
External / Internal Storage	135	2 x 35m² All-purpose store for playing equipment - External roller shutter door and personal access door. 15m² Storage of tables/chairs 5m² cleaners store 15m² mechanical, electrical, communications, HWU stores
Heating, Ventilation and Cooling		Air conditioning, fans, operable windows for natural ventilation

8.17 North Dandalup one oval (Existing) – AFL/Cricket

No new land is required.

COMPONENT SPACES	DESCRIPTION
Oval	- Clear vegetation and make the oval full size - 165m x 140m with 5m wide runoff area. - Levelled with turf with suitable hard-wearing grass suited to the season and climate - Underground pop-up Irrigation on timers. Bore or irrigation tanks with pumps and hardstand. - LED lighting to Australian Standard for play. - Scoreboard
Fencing	A 900mm bollard fence around the boundary of the oval with three vehicle gates.
Goal Posts	- Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. - Padding is attached around each goal and behind post is: - Minimum of 35mm thick foam, covered in canvas or painted. - Minimum height of 2.5m from the bottom of each goal and behind post. - Suitable width to allow the padding to be securely fixed around each goal and behind post.
Interchange area	The interchange area is 15m wide. Two interchange benches are provided (home and away team) and they are 4.8m long and 1.2m wide.
Coaches' box	Coaches' boxes are to be provided (home and away team) on the side of the ground, looking away from the sun and positioned adjacent to the centre wing position.
Car Parking, access road and servicing	- A bitumen, lined car park for 50 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Drop-off zone Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	No pavilion at this facility
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Two bays (AFL and Cricket sports) with a central divider. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm (or similar) insulation to roof. Vermaseal (or similar) to walls.
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.18 Dwellingup one oval (Existing) – AFL/Cricket

No new land is required.

Existing facility with one AFL team using periodically. Oval meets needs. Current funding for replacement/upgrade to pavilion.

COMPONENT SPACES	DESCRIPTION
Pavilion	Pavillion exists (approx. 150m² plus verandas). Includes toilets, changerooms, small kitchen. \$1.45M Election commitment funding granted for a refurbishment.

8.19 Ravenswood Sporting Complex (New) – 8 oval modules

- 1 primary AFL oval with no other sports
- 1 oval – AFL with Athletics in summer
- 2 regular AFL Ovals
- 2 ovals – 2 cricket ovals with 4 soccer pitches
- 2 ovals – 2 cricket with 3 Hockey (grass)
- 1 Synthetic Hockey Pitch

Land Area: A minimum of 25 hectares

COMPONENT SPACES	DESCRIPTION
Ovals AFL/Other sport	- Four full size AFL ovals 185m x 155m. At least 10m between the fence on the main field and an adjacent field for coaches' boxes (on one field) and pedestrian traffic. - Extra grassed areas should be provided for warmup/down. - Filled, topsoil, levelled with sub soil drainage - Turf with suitable hard-wearing grass suited to the season and climate. - Underground pop-up Irrigation on timers. Bore or irrigation tanks with pumps and hardstand - LED lighting to Australian Standard for play on both ovals. Pole placement to be cognisant of other sports dimensions. - Scoreboard on main oval
Coaches' boxes on AFL/other sport ovals	Two coaches' boxes are to be provided (home and away team) on the side of each oval, looking away from the sun and positioned adjacent to the centre wing position.
Interchange area on AFL/other sport ovals	On AFL ovals the interchange area is 15m wide. Two interchange benches are provided on each oval (home and away team) and they are 4.8m long and 1.2m wide.

COMPONENT SPACES	DESCRIPTION
Fencing on AFL/other sport ovals	- A 900mm post and rail fence 5m beyond the boundary of the main AFL oval with two vehicle gates and two pedestrian gates. - A 900mm high bollard fence 5m beyond the boundary of remaining ovals with two vehicle gates to each oval
AFL Goal Posts	- Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. - Padding is attached around each goal and behind post is: - Minimum of 35mm thick foam, covered in canvas or painted. - Minimum height of 2.5m from the bottom of each goal and behind post. - Suitable width to allow the padding to be securely fixed around each goal and behind post.
Athletics on AFL Field	- Athletics track and facilities to the secondary AFL field - Sufficiently large for a 400m natural grass track with 8 lanes and 100m main straight for sprints (110m for men's hurdles) 3m clearance of obstacles from outside of the track - Any light towers to be well outside the track - Two throws cages for discuss and shotput (not hammer) - A long jump and triple jump facility with rubberised track
Cricket on AFL Field	Artificial grass cricket pitch to two AFL Ovals (not the main oval or the athletics oval)
Cricket Ovals and soccer pitches	2 ovals – 2 cricket ovals with 4 soccer pitches - Light one oval for soccer training and play. Do not light for night cricket. - Artificial cricket wickets between soccer fields
Goal Posts	- Two goal posts meeting Australian Standard 4866.1—2007 Playing Field Equipment – Soccer Goals for each field. - A range of goal posts for younger ages.
Technical area	- The Technical Area must: - Contain two (2) team benches, capable of seating eleven (11) people in each bench 2.44 metres - Provide cover to protect the players and officials from the elements and missiles thrown by spectators - Provide fixed seating in the team benches - Provide identical fixtures for both teams - Contain a table and chair for the 4th Official (should a 4th be appointed to any match) - Provide a technical area to two fields
Cricket and Hockey Ovals	- Two Cricket Ovals that meet minimum size for AFL/minimum 140m diameter for cricket and are sufficiently large for four hockey fields to be overlaid on each oval. Hockey field dimensions are 91.4m long and 55m wide. Run-off areas are 5m at the ends of the fields and 4m at the sides of the fields. - Lighting of one oval to Australian Standard to allow hockey training.
Cricket nets	12 cricket practice nets, each measuring 3.6 metres by 27 metres

COMPONENT SPACES	DESCRIPTION
Car Parking, access roads and servicing	• A bitumen, lined car park for 650 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. • Bus parking • Drop-off zone • Bike parking • Bin stores • Pathways • Power, water, sewer connections • Drink fountains • Trees, street trees and landscaping • Disability car parks close to main entry • Loading zone for deliveries in close proximity to kitchen, main area.
Artificial Hockey Field	• Include the land for an artificial hockey field but its future development is subject to a business case.
Pavilion	• 1 for AFL ovals (multi- sport pavilion)). • 1 for Cricket/Hockey/Soccer (multi- sport pavilion). • See specification
Passive Recreation/Playground	• Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection. • Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court • Trees, street trees and landscaped areas
PA and technology	• Public address system. Sirens. Wi-Fi
Storage	• Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Four bays with a central divider between bays. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
DDA Compliant	• Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc
Fencing	• 1800mm security fencing to the sporting complex with a main gate and a secondary access gate.

8.20 Ravenswood Sporting Complex Pavilions

Multi-Sport Clubhouse Category

There are two pavilions. One will service the AFL/Athletics ovals and the other the Hockey, Soccer and Cricket ovals.

8.20.1 Pavilion for Hockey, Soccer and Cricket ovals

Elements	Minimum Internal Area (m ²)	Details
Public Unisex Amenities	40	1 compliant PWD WC and Shower room with fold down change table - All toilets unisex with direct external access 2 WC cubicles and 2 ambulant WC cubicles - External hand wash sinks/trough - Wall mounted drinking fountain in adjacent breezeway - External access with metal battened screens and secure/lockable gates 10m² Cleaners/Utility Room accommodating building services.
Change Rooms and Supporting Player Amenities	400	3 x 80m² change rooms with dividing partition - Lockable double swing doors to change rooms to enable 6 x 40m² change room configuration (2400mm clear) - Change rooms have direct access to playing fields 3 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 6 x 20m² sized spaces - Amenities have direct access to change rooms with interconnecting doors. 2 x 15m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin 10m² First Aid Room
Kitchen and Canteen	50	40m² Kitchen and dry store spaces and 20m² bar area both with Stainless steel benches and servery spaces - Dual access from Walkway and Club Room - Roller shutter over external counters - Canteen and bar Servery hatch and counter facing Club Room and external - Direct views to playing fields.
Meeting Room	20	Lockable floor to ceiling cupboards
Club Room	200	- Multipurpose space with direct views and access to playing fields - Cupboard storage - Adjacent to Kitchen/Canteen, Office and Internal Storage.
External Covered Viewing Area	300	2 x 100m² Covered spectator viewing, adjacent to Club Room - Maximise views to playing fields
Internal Storage	70	3 x 15m² Internal stores 20m² Storage of tables/chairs 5m² cleaners store - Internal sliding door access to Club Room.
External Storage	170	3 x 35m² All-purpose store for playing equipment - External roller shutter door with personal access door

Elements	Minimum Internal Area (m ²)	Details
		20m² Mechanical, electrical, comms, HWU stores
Office	20	2 x 10m² offices with access from external walkway as well as internal access from Club Room - Direct views to playing fields.
Heating, Ventilation and Cooling		Air conditioning, fans, operable windows for natural ventilation

8.20.2 Pavilion for the AFL/Athletics ovals

Elements	Minimum Internal Area (m ²)	Details
Public Unisex Amenities	40	1 compliant PWD WC and Shower room with fold down change table - All toilets unisex with direct external access 2 WC cubicles and 2 ambulant WC cubicles - External hand wash sinks/trough - Wall mounted drinking fountain in adjacent breezeway - External access with metal battened screens and secure/lockable gates 10m² Cleaners/Utility Room accommodating building services.
Change Rooms and Supporting Player Amenities	320	2 x 80m² change rooms with dividing partition - Lockable double swing doors to change rooms to enable 4 x 40m² change room configuration (2400mm clear) - Change rooms have direct access to playing fields 2 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 4 x 20m² sized spaces - Amenities have direct access to change rooms with interconnecting doors. 2 x 15m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin 10m² First Aid Room
Kitchen and Canteen	50	40m² Kitchen and dry store spaces and 20m² bar area both with Stainless steel benches and servery spaces - Dual access from Walkway and Club Room - Roller shutter over external counters - Canteen and bar Servery hatch and counter facing Club Room and external - Direct views to playing fields.
Meeting Room	20	Lockable floor to ceiling cupboards
Club Room	200	- Multipurpose space with direct views and access to playing fields - Cupboard storage

Elements	Minimum Internal Area (m ²)	Details
		• Adjacent to Kitchen/Canteen, Office and Internal Storage.
External Covered Viewing Area	300	• 2 x 100m² Covered spectator viewing, adjacent to Club Room • Maximise views to playing fields
Internal Storage	55	• 2 x 15m² Internal stores • 20m² Storage of tables/chairs • 5m² cleaners' store • Internal sliding door access to Club Room.
External Storage	170	• 2 x 35m² All-purpose store for playing equipment • External roller shutter door with personal access door • 20m² Mechanical, electrical, comms, HWU stores
Office	20	• 2 x 10m² offices with access from external walkway as well as internal access from Club Room • Direct views to playing fields.
Heating, Ventilation and Cooling		• Air conditioning, fans, operable windows for natural ventilation

8.21 South Yunderup (Delta Drive) (Existing) - 1 Oval Module with 2 soccer pitches

Existing facility and no new land is required. Existing facility generally meets needs. Need to seal car park, add playing lights. Pavillion exists (with change rooms, toilets, storage, Kitchen and with covered area for future infill as social space/clubroom. Enclose the 100m² covered area for social space.

COMPONENT SPACES	DESCRIPTION
Soccer fields on one oval	• Irrigation system exists however it is linked to the broader Austin Lakes estate irrigation system which has been prone to interruptions which can risk impacts to playing surface. Further investigations are needed to determine standalone bore for this site. • LED lighting to Australian Standard for play on both fields. Pole placement to be outside the oval.
Car Parking and access road	• A bitumen, lined car park for 100 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. • Bus parking • Drop-off zone • Disability car parks close to main entry • Loading zone for deliveries in close proximity to kitchen, main area.

COMPONENT SPACES	DESCRIPTION
Playground	Small playground with softfall. Fencing to control access. Shade cloth for sun protection.
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Single bay (4m x 7m). Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.

8.22 South Yunderup (Austin Lakes North) (New) – 1 oval module – AFL/2 diamond pitches

- Land Area: 4.5 hectares
- Preferred dimensions 215m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use

COMPONENT SPACES	DESCRIPTION
Oval	- One full size AFL oval 185m x 155m. - Extra grassed areas should be provided for warmup/down. - Filled, top soil, levelled with sub soil drainage - Turf with suitable hard-wearing grass suited to the season and climate - Underground pop-up Irrigation on timers. Bore or irrigation tank with pump and hardstand - LED lighting to Australian Standard for play. - Scoreboard
Interchange area	The interchange area is 15m wide. Two interchange benches are provided (home and away team) and they are 4.8m long and 1.2m wide.
Fencing	900mm bollards to the sporting complex with a main gate and a secondary access gate.
Goal Posts	- Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. - Padding is attached around each goal and behind post is: - Minimum of 35mm thick foam, covered in canvas or painted. - Minimum height of 2.5m from the bottom of each goal and behind post. - Suitable width to allow the padding to be securely fixed around each goal and behind post.

COMPONENT SPACES	DESCRIPTION
Coaches' boxes	Two coaches' boxes are to be provided (home and away team) on the side of the ground, looking away from the sun and positioned adjacent to the centre wing position.
Diamond pitches	Backstop fence 7.62m to 9.14m behind the foul line (and at least 5m from the AFL Oval field at all points).
Car Parking, access road and services	- A bitumen, lined car park for 100 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Drop-off zone - Bin store - Bicycle parking - Pathways - Power, water, sewer service connections - Drink fountain - Trees, street trees and landscaped areas - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	See specification
Passive Recreation/Playground	- Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection. - Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court - Trees, street trees and landscaped areas
PA and technology	Public address system. Sirens. Wi-Fi
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.23 South Yunderup Austin Lakes North Pavilion

Local Changeroom Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain.

Elements	Minimum Internal Area (m ²)	Details
		External access with metal battened screens and securable/lockable gates.
Change Rooms and Supporting Player Amenities	145	1 x 80m² change rooms with dividing partition. - Lockable double swing doors to change rooms to enable 2 x 40m² change room configuration (2400mm clear). - Change rooms have direct access to playing fields. 1 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 2 x 20m² sized spaces. - Amenities have direct access to change rooms with interconnecting doors. 1 x 15 m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen and Canteen	30	20m² Kiosk area 10m² dry store with stainless steel benches and servery spaces. - External grade roller shutter over external counter. - Servery hatch and counter facing playing field. - Direct views to playing fields
External Covered Viewing Area	100	- Covered spectator viewing, adjacent to pavilion - Maximise views to playing fields
External / Internal Storage	90	2 x 35m² All-purpose store for playing equipment - External roller shutter door and personal access door 5m² cleaner's store 15m² Mechanical, electrical, HWU stores

8.24 South Yunderup (Austin Lakes South) (New) – 2 ovals – AFL/Cricket

- Land Area: 8.5 hectares
- Preferred dimensions 405m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site where possible
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use

COMPONENT SPACES	DESCRIPTION
Ovals	Two full size AFL ovals 185m x 155m. At least 10m between the fencing on both fields for coaches' boxes (on one field) and pedestrian traffic.

COMPONENT SPACES	DESCRIPTION
	• Extra grassed areas should be provided for warmup/down. • Filled, topsoil, levelled with sub soil drainage • Turf with suitable hard-wearing grass suited to the season and climate • Underground pop-up Irrigation on timers. Bore or irrigation tanks with pump and hard standard • LED lighting to Australian Standard for play on one oval. Pole placement to be cognisant of cricket oval dimensions. • LED lighting to Australian Standard for training on one oval. Pole placement to be cognisant of cricket oval dimensions. • Scoreboard on main oval • Cricket pitch (artificial grass surface) on each oval. Cricket pitch offset from centre square (that will be buried during winter season)
Interchange area	• The interchange area is 15m wide. Two interchange benches are provided (home and away team) and they are 4.8m long and 1.2m wide.
Fencing	• A 900mm bollard fence 5m around the boundary of each oval with three vehicle gates.
Goal Posts	• Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. • Padding is attached around each goal and behind post is: ○ Minimum of 35mm thick foam, covered in canvas or painted. ○ Minimum height of 2.5m from the bottom of each goal and behind post. ○ Suitable width to allow the padding to be securely fixed around each goal and behind post.
Coaches' boxes	• Two coaches' boxes are to be provided (home and away team) on the side of the ground, looking away from the sun and positioned adjacent to the centre wing position.
Cricket nets	• Set of 4 each measuring 3.6 metres by 27 metres
Car Parking, access road and servicing	• A bitumen, lined car park for 200 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. • Bus parking • Drop-off zone • Bicycle parking • Bin store • Pathways • Power, water and sewer connections • Drink fountain • Trees, street trees and landscaping • Disability car parks close to main entry • Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	• See specification
Passive Recreation/Playground	• Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection.

COMPONENT SPACES	DESCRIPTION
	Passive recreation area with shade structures, seating, picnic table, bins, BBQ, multi-purpose court
PA and technology	Public address system. Sirens. Wi-Fi
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Two bays (AFL and Cricket) with a central divider. Access by roller door to each bay. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
Heating, Ventilation and Cooling	Air conditioning, fans, operable windows for natural ventilation
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.25 South Yunderup Austin Lake South Pavilion

Local Club Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain. - External access with metal battened screens and securable/lockable gates.
Change Rooms and Supporting Player Amenities	280	2 x 80m² change rooms with dividing partition. - Lockable double swing doors to change rooms to enable 4 x 40m² change room configuration (2400mm clear). - Change rooms have direct access to playing fields. 2 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 4 x 20m² sized spaces. - Amenities have direct access to change rooms with interconnecting doors. 1 x 30 m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen, Canteen and Bar	50	40m² Kitchen and dry store 10m² bar area both with stainless steel benches and servery spaces. - External grade roller shutter over external counters. - Servery hatch and counter facing Club Room and external. - Direct views to playing fields

Elements	Minimum Internal Area (m ²)	Details
Meeting Rooms	20	Lockable floor to ceiling cupboards
Club Room	150	- Multipurpose space with direct views and access to playing fields. - Adjacent to Kitchen/Canteen. - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	200	- Covered spectator viewing, adjacent to Club Room - Maximise views to playing fields
External / Internal Storage	135	2 x 35m² All-purpose store for playing equipment - External roller shutter door and personal access door. 2 x 15m² internal storerooms 15m² Storage of tables/chairs 5m² cleaners store 15m² mechanical, electrical, communications, HWU stores

8.26 North Yunderup (New) – 1 oval – 1 AFL/2 diamond pitches

- Land Area: 4.5 hectares
- Preferred dimensions 215m by 210m
- Enable ovals/pitches to have a north south orientation
- Co-located with school site
- Roads on at least three sides – neighbourhoods connector, access street A or B
- Site should be flat with no constraints that would impact the intended use

COMPONENT SPACES	DESCRIPTION
Oval	- One full size AFL oval 185m x 155m. - Extra grassed areas should be provided for warmup/down. - Filled, topsoil, levelled with sub soil drainage - Turf with suitable hard-wearing grass suited to the season and climate - Underground pop-up Irrigation on timers. Bore or irrigation tanks with pump and hardstand - LED lighting to Australian Standard for play. - Scoreboard
Interchange area	The interchange area is 15m wide. Two interchange benches are provided (home and away team) and they are 4.8m long and 1.2m wide.
Fencing	900mm bollards to the sporting complex with a main gate and a secondary access gate.
Goal Posts	- Two goal posts, a minimum height of 6m, are placed at each end of the playing surface 6.4m apart. A further two behind posts, a minimum height of 3m, are placed at a distance of 6.4m on each side of the goal posts so that a straight line can be drawn on the ground to join each post. - Padding is attached around each goal and behind post is:

COMPONENT SPACES	DESCRIPTION
	- Minimum of 35mm thick foam, covered in canvas or painted. - Minimum height of 2.5m from the bottom of each goal and behind post. - Suitable width to allow the padding to be securely fixed around each goal and behind post.
Coaches' boxes	Two coaches' boxes are to be provided (home and away team) on the side of the ground, looking away from the sun and positioned adjacent to the centre wing position.
Diamond pitches	Backstop fence 7.62m to 9.14m behind the foul line (and at least 5m from the AFL Oval field at all points).
Car Parking, access road and servicing	- A bitumen, lined car park for 100 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Drop-off zone - Bin store - Bicycle parking - Pathways - Power, water, sewer service connections - Drink fountain - Trees, street trees and landscaped areas - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Pavilion	See specification
Passive recreation/Playground	Standard level playground with softfall. Fencing to control access. Shade cloth for sun protection.
PA and technology	Public address system. Sirens. Wi-Fi
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.27 North Yunderup Pavilion

Local Changeroom Category

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain. - External access with metal battened screens and securable/lockable gates.

Elements	Minimum Internal Area (m ²)	Details
Change Rooms and Supporting Player Amenities	145	1 x 80m² change rooms with dividing partition. - Lockable double swing doors to change rooms to enable 2 x 40m² change room configuration (2400mm clear). - Change rooms have direct access to playing fields. 1 x 40m² amenities (toilets and showers) with dividable doors in each area enabling 2 x 20m² sized spaces. - Amenities have direct access to change rooms with interconnecting doors. 1 x 15 m² Referees room with change space, bench seating, fridge, lockers, 2 shower cubicles, 1 WC cubicle and wash basin. 10m² First Aid Room
Kitchen and Canteen	30	20m² Kiosk and 10m² dry store both with stainless steel benches and servery spaces. - External grade roller shutter over external counter. - Servery hatch and counter facing playing field. - Direct views to playing fields
External Covered Viewing Area	100	- Covered spectator viewing, adjacent to Pavillion - Maximise views to playing fields
External / Internal Storage	90	2 x 35m² All-purpose store for playing equipment - External roller shutter door and personal access door. 5m² cleaner's store 15m² mechanical, electrical, HWU's

8.28 South Yunderup Lawn Bowls – 2 existing – expand by 1 green and add cover to 1 green

No additional land is required.

COMPONENT SPACES	DESCRIPTION
Green	- One new green - Square flat synthetic surface of up to 40m x 40m surrounded by a ditch, subject to master planning demonstrating this can be accommodated. - Permanent shade cover over one green - Seating and end scoring equipment as needed. - Extension, sealing, marking and integration of car park between soccer oval and sports club - LED lighting to Australian Standard for play to new green - Extension of clubroom veranda.
Basketball Court	Line marking basketball court as multi-use court

8.29 Aquatic

Expansion and improvements to MALC Pinjarra. Including use of adjoining 12-14 Camp Road.

COMPONENT SPACES	DESCRIPTION
Pool	50 metre 8 x 2.5m wide lane outdoor pool, with moveable bulkhead and ramped entry, electronic timing, starting blocks, 5m wide circulation space all around, shaded spectator seating and spectator lawn area (1000m²)
Water playground	- Outdoor interactive splash park, with tipping buckets, spray jets, water tunnels, interactive fountains etc plus picnic facilities and passive recreation space, including barbecues, shaded seating, picnic lawn and family areas - Bookable shelters for large groups and birthday parties or celebrations - Overall area 1000m²
Change Areas	- Universal family change area – 8-10 cubicles, 6-8m² each for wheelchair access, parent and carer assistance - Dedicated school group male and female changing areas, with direct external access to bus collection area and direct access to pool deck. 50m² each for 25-30 students each, with bench seating and wall hooks.
Wellness & Recovery Facilities	Steam room, sauna and cold plunge to supplement hydrotherapy pool – 150m² for up to 30 users
Staff amenities	100m² increase in size and improvements in configuration of reception, staff room, staff amenities, offices, meeting room/s
Reception and Kiosk	- reconfiguration of kiosk and reception facilities to better service both wet and dry components of centre - increase seating capacity by at least 60m²
Storage	Additional equipment storage 100m²
Swim Club Room	Meeting Room, office and storage - 50m², directly accessible to outdoor pool
Back of House Infrastructure	Increased area by 300-400m²
Parking and access (for overall aquatic/indoor court facility)	- A bitumen, lined car park from 136 to 350 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Drop-off zone - Bin store - Bicycle parking - Pathway connections

8.30 Indoor Courts

MALC Pinjarra

Retain and improve existing MALC dry facilities. Including use of adjoining 12-14 Camp Road with no additional land is required.

COMPONENT SPACES	DESCRIPTION
Courts	- Add two additional courts compliant with netball standards for use by netball and basketball. Use netball as it has the biggest court requirements. Netball courts are 30.5m long and 15.25m wide with a run-off of 3.05m or 3.65m for two courts that are adjacent to each other. - The surface is to match the existing timber court surfaces - One high volume, low speed fan and one extraction fan (or equivalent) per court - Lighting to Australian Standards - Match video technology on each court - Scoreboard and shot clocks - Retractable basketball backboards with floor plates for netball and volleyball. - Spectator seating (50) for each court with an additional 100 to one court to be used for feature events - Alternate direct entry option from outside to reduce congestion in the main foyer (for association competition days and event use)
Fitness Area	- Expanded and consolidated fitness area - Expand Gym floor area from 220m² to min. 600m² - Expand group fitness from 200 to 400m² total in two adjoining rooms with operable dividing wall and 10m² stores to each room - Additional mind and body class studio of 150m² - Central audio control to all rooms, separable for different audio sources as required - Expand virtual cycle/spin studio from 50m² to 140m² - Covered outdoor breakout space of 160m² 4 Allied health consulting rooms (120m²) – sports therapy, physio, rehabilitation, exercise physiology etc. - One 12m² appraisal room - Gym foyer/circulation space (lockers, welcome counter, sales area, vending machine, drink fountains, etc. area) 40m² - Dedicated Toilets and changerooms
Creche	expansion of creche from 65m² to 180m², plus 120m² outdoor play area with 50% covered
Storage	Additional storage areas of 50m² linked to multipurpose rooms and courts
Multipurpose rooms	2 rooms 40m² each with dividing operable wall
Out of School Hours Care - Space	250m² play area with operable wall/doors and additional Kitchen(9m²), dedicated toilets (2 per sex), office, and small entry foyer

8.31 Ravenswood – New 8-court Facility

Site Area = 4 hectares

Building Footprint Size: 12,225m²

Building = 13,500m²

COMPONENT SPACES	DESCRIPTION
Courts	- Eight courts in two halls of four courts. Court size is compliant with netball standards for use by netball and basketball. Use netball dimensions as it has the biggest court requirements. Netball courts are 30.5m long and 15.25m wide with a run-off of 3.05m or 3.65m for two courts that are adjacent to each other. Allow additional area, at least 5m, for spectator chair seating between courts. - Each hall is to be adjacent to a two-storey spine with the Support rooms. Lift and stairs as required. - One hall features a central court that can be transformed into a show court, with retractable seating available to accommodate 500 spectators. - The surface is to be a sprung hardwood timber floor meeting state standard - Two big ass fans (or equivalent) per court - Lighting to Australian Standards - Match video technology on each court - Scoreboard and shot clocks on each court - Retractable basketball backboards with floor plates for netball and volleyball. - Spectator seating (50) for each court except show court.
Support Rooms	- Reception - Kiosk or café with seating area. - Kitchen with cooking facilities, cold room, storage etc - First aid room - Community Meeting Rooms (x2) - Office for Sport Associations - Office for centre management - Public toilets including small area for changing - Disabled toilets - Baby changing room - Storage for cleaning and centre supplies - Storage for sporting equipment
Car Parking and access road	- A bitumen, lined car park for 400 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Loading zone, drop-off zone - Disability car parks close to main entry

8.32 Tennis

Two new tennis facilities are proposed.

Land area for a 12-court facility is recommended as 22,000m² (*Tennis Australia National Tennis Facility Planning and Development Guide, p15*). Additional land should be provided to allow expansion to 16-courts (a regional tennis complex) at a later point. Site area with additional courts (16 in total) estimated at 24,000m².

8.32.1 Ravenswood Tennis Facility

Site Area = 2.4 hectares. Land available at Ravenswood Sporting Complex

COMPONENT SPACES	DESCRIPTION
Tennis	12 courts of 36.6m x 18.3m with 6.4m of run off at the back of the court, 3.66m at the side to a fence but where there is no court between pairs of courts then a 5.48m clearance is required as a minimum. - Fence courts into pairs to maximise the area for pickleball - Hardcourt surface with line marking - Nets for tennis and pickleball - Umpire chairs
Lights	Court lights for play to Australian Standards
Seating	Mobile seating outside main courts
Car Parking and access road	- A bitumen, lined car park for 50 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Loading zone, drop-off zone, - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Clubhouse	See specification
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Single bay (4m x 6m). Access by roller door. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
Outdoor covered area	Outdoor covered area. Roof only with lights and fans. Seating. Concrete floor.
Heating, Ventilation and Cooling	Air conditioning, fans, operable windows for natural ventilation
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.32.2 Ravenswood Tennis Facility Clubhouse

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain. - External access with metal battened screens and securable/lockable gates.
Kitchen and Canteen	20	10m2 Canteen and 10m2 Kitchen area both with stainless steel benches and servery spaces - External grade roller shutter over external counter - Servery hatch and counter facing Club Room - Direct views to playing fields.
Club Room	50	- Multipurpose space with direct views and access to playing fields - Adjacent to Kitchen/Canteen - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	50	- Covered spectator viewing adjacent to club room - Maximise views to courts
External Internal Storage	20	- All-purpose store for playing equipment - External roller shutter door - Internal access to Club Room via single swing door - Storage of tables and chairs.

8.32.3 Sir Ross McLarty Tennis Facility

Site Area = 2 hectares. Land available at Sir Ross McLarty, Pinjarra

COMPONENT SPACES	DESCRIPTION
Tennis	12 courts of 36.6m x 18.3m with 6.4m of run off at the back of the court, 3.66m at the side to a fence but where there is no court between pairs of courts then a 5.48m clearance is required as a minimum. - Fence courts to into pairs to maximise the area for pickleball - Artificial grass surface with line marking - Nets for tennis and pickleball - Umpire chairs
Lights	Court lights for play to Australian Standards
Seating	Mobile seating outside main courts
Car Parking and access road	- A bitumen, lined car park with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Loading zone, drop-off zone, - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Clubhouse	See specification
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Single bay (4m x 6m). Access by roller door. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
Outdoor covered area	Outdoor covered area. Roof only with lights and fans. Seating. Concrete floor.
Heating, Ventilation and Cooling	Air conditioning, fans, operable windows for natural ventilation
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.32.4 Sir Ross McLarty Tennis Facility Clubhouse

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain. - External access with metal battened screens and securable/lockable gates.

Elements	Minimum Internal Area (m ²)	Details
Kitchen and Canteen	20	10m² Canteen and 10m² Kitchen area both with stainless steel benches and servery spaces - External grade roller shutter over external counter - Servery hatch and counter facing Club Room - Direct views to playing fields.
Club Room	50	- Multipurpose space with direct views and access to playing fields - Adjacent to Kitchen/Canteen - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	50	- Covered spectator viewing adjacent to club room - Maximise views to courts
External Internal Storage	20	- All-purpose store for playing equipment - External roller shutter door - Internal access to Club Room via single swing door - Storage of tables and chairs.

8.33 Sir Ross McLarty Basketball/Netball

- Do not provide outdoor basketball courts except as part of a multiuse single court for casual play.
- Existing
 - Existing – a number of dispersed small multi-purpose facilities in local parks. There is no competitive netball in the Shire.
- Proposed
 - Netball is played on an association model. All games and training take place at a single centralised venue. By 2055 the Shire will need an estimated 12 courts. The master plan for the complex should envisage growing to that size but not all courts need to be built initially. The starting size is recommended at eight courts.

Site Area: 3.0 hectares for Netball Complex. This area is available at Sir Ross McLarty Sporting Complex.

COMPONENT SPACES	DESCRIPTION
Netball Courts	8 courts of: - Length: 30.50m - Width: 15.25m - Court Thirds: 10.167m - Goal Circle Radius: 4.9m - Centre Circle: 900mm - All measurements are to the outside edge of the lines. All lines form part of the court. - Hard Surface (acrylic)

COMPONENT SPACES	DESCRIPTION
	- Netball goal posts - Allow in the planning to add four additional courts at a later stage.
Lights	Court lights for play to Australian Standards
Seating	Mobile seating (benches)
Car Parking and access road	- A bitumen, lined car park for 350 bays with separated access road for ingress and egress. Night lighting for safety. Disability car parks as required. Car stops in each bay. - Bus parking - Loading zone, drop-off zone, - Number of car parks in accordance with planning scheme requirements - Disability car parks close to main entry - Loading zone for deliveries in close proximity to kitchen, main area.
Clubhouse	See specification
Storage	Storage areas on the grounds but away from the main areas. Colorbond shed with concrete floor. Single bay (6m x 6m). Access by roller door. Lighting and electrical outlets. POLYAIR 8mm insulation to roof. Vermaseal to walls.
Outdoor covered area	Outdoor covered area. Roof only with lights and fans. Seating. Concrete floor.
Heating, Ventilation and Cooling	Air conditioning, fans, operable windows for natural ventilation
DDA Compliant	Ensure all spaces are accessible by all user groups including kitchens, amenities, doors, reception, entrances, etc

8.34 Sir Ross McLarty Basketball/Netball Clubhouse

This clubhouse may not be required if the football clubhouse can be upgraded and suitably connected.

Elements	Minimum Internal Area (m ²)	Details
Spectator and Player Amenities	40	- All toilets unisex with direct external access. - Min 4 WC cubicles, including 2 ambulant cubicles. - Nominal 2 unisex showers, cubicles and benches. - Compliant PWD WC and shower with fold down change table. - External hand wash sinks/trough, bench and drinking fountain. - External access with metal battened screens and securable/lockable gates.
Kitchen and Canteen	20	10m² Canteen and 10m² Kitchen area both with stainless steel benches and servery spaces - External grade roller shutter over external counter - Servery hatch and counter facing Club Room - Direct views to playing fields.

Elements	Minimum Internal Area (m ²)	Details
Club Room	50	- Multipurpose space with direct views and access to playing fields - Adjacent to Kitchen/Canteen - Cupboard storage (trophy cabinets, projector screen)
External Covered Viewing Area	50	- Covered spectator viewing adjacent to club room - Maximise views to courts
External Internal Storage	20	- All-purpose store for playing equipment - External roller shutter door - Internal access to Club Room via single swing door - Storage of tables and chairs.

8.35 Ravenswood District Recreation Hub

- Land area 1-1.5ha
- Components include:
 - District scale inclusive playground 2,000-3,000m²
 - Pump track 1000m²
 - Youth hang space (incl multi court space) 500m²
 - Event lawn space 3000m²
 - Picnic facilities 1000m²
 - River viewing/jetty/ canoe launch facility
 - Pathways linking to broader foreshore trail network
 - Toilets 50m²
 - Parking 80 bays

8.36 Pinjarra District Recreation Hub

- Land area (constrained) – 7000m²
- Components include
- District scaled destination playground (Rail themed) with shade structures 2500m²
- Sand /nature play 300m²
- Pump/skate element 600m²
- Youth hang space (incl multicourt space) 500m²
- Kickabout space 1500m²
- Picnic facilities 600m²
- Paths and circulation
- Toilets (exist)
- Parking 60 bays

9.0 Reference Documents

- *Austin Lakes, South Yunderup—Master Plan and Indicative Costing*
- *Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts (Draft)*
- *Dwellingup Pavilion and Community Hall Building Evaluation 2022*
- *Dwellingup Sport and Recreation Facilities Needs Study 2023*
- *Murray Sport and Recreation Infrastructure Plan 2024-2034*
- *Shire of Murray Public Open Space Strategy 2022*
- *Shire of Murray Local Planning Strategy 2025 (Draft)*
- *Feasibility Study and Needs Assessment Ravenswood Regional Sport & Recreation Facility, 2018*
- *Peel Region Recreational Boating Facilities Study Review 2020*
- *Sir Ross McLarty Precinct Masterplan adopted 2021*
- *Pinjarra District Structure Plan 2025 (Draft)*
- *Community Infrastructure Plan 2013*
- *Murray Civic Hub and Murray Leisure & Aquatic Centre Needs Assessment 2023*
- *Murray Civic Precinct Master Plan 2025*
- *Pinjarra Heritage Railway Precinct Business Case 2022*
- *State Planning Strategy 2050*
- *State Planning Policy 3.6 – Infrastructure Contributions and Infrastructure Contributions Guidelines 2021*
- *South Metropolitan Sub-Regional Framework 2018*

10.0 Appendix A – Background Review

Document	Purpose/Relevant Aspects
Austin Lakes, South Yunderup—Master Plan and Indicative Costing	This master plan with associated indicative costing was prepared in March 2025. The master plan is for an active park, with the bulk of the spaces being used for playgrounds, a pump track and a kickabout area. Despite the level of development, the park would be considered as a local recreation park as no toilet facilities are proposed. The focus is on shorter rather than extended stays. The master plan has an accompanying <i>Opinion of Probable Cost</i>. The cost of the total park development is estimated at \$1,710,492 (ex GST).
Bounce and Roll: Action Plan for Wheeled Sports Facilities and Outdoor Multi-Purpose Courts (Draft)	This Plan is described as the Shire’s “first ever dedicated plan for the future of wheeled sports facilities and outdoor multi-purpose courts” and this “Plan outlines a long-term strategic roadmap for planning, designing, and developing high quality wheeled sports and multi-court facilities across the Shire”. The Plan was developed in 2025. Wheeled and court sport activities are defined as: skateboarding, scootering, inline and roller hockey, wheelchair sports, BMX, cycling and multi-purpose courts. Facility types are skate parks, BMX pump tracks, bike skills and learn to ride tracks, mountain bike tracks, non-traditional sporting courts, and multi-purpose courts. Access to each of the facility types is mapped and condition ratings recorded. Consultation was undertaken online with the broad results being: • The community generally views these facilities as beneficial and valuable • To encourage higher usage and improve the overall experience, essential amenities such as toilets and water fountains need to be available. • There was concern with a lack of facilities and the maintenance of existing facilities. • Safety is a significant concern for the community. • There is high demand for new recreational spaces, particularly for wheeled activities (such as skate parks and pump tracks) and bounce-related facilities (multi-purpose courts). • There is a desire for spaces that encourage community connection, where individuals can spend time with friends and family while interacting with others. Facilities for parents and carers should be provided for their use while they mind children. Recommendations were proposed for the next five years. They are: • Develop a Pickleball Strategy (next two years) • Develop family and teen focused facilities in South Yunderup and Ravenswood (next 3-5 years). • Create a master plan for York Park (next 3-5 years). • Invest in modular skating infrastructure for North Yunderup, North Pinjarra, and Coolup (next two years). • Develop a strategy to provide public toilets for local parks (next 3-5 years).
Dwellingup Pavilion and Community Hall Building Evaluation 2022	This report is a high-level building evaluation report for Hancock Pavilion on Dwellingup Sports Precinct and Dwellingup Community Hall. The report was focussed on a high-level review to gain an understanding of the state of the building’s and estimate costs for repairs, adaptations, extensions or replacement. <u>Hancock Pavilion</u> In this case the building is better on the inside than the outside. The external appearance is “appears quite dated with some cracking brickwork and storm damage to external patio

Document	Purpose/Relevant Aspects
	structures. The external features, particularly the timber posts and facias are quite weathered and require protective coatings applies.” Internally the building is in “fair condition” and with a program of cleaning, painting and regular maintenance it would have a lifespan of more than five years. Functionally however the building does have limitations. Spaces are small and toilets, particularly female toilets are inadequate and is not well structured to accommodate female sports. The report recommended capital works in the order of \$65,000 for internal work and \$25,000 for external work with a replacement cost of \$3,600-\$3,900m². In addition to the pavilion the adjacent tennis courts were also inspected and were found to be in poor to fair condition with an estimated replacement cost of \$120,000 to \$150,000. Repairs were not considered viable—only replacement was recommended. There is an octagonal shelter adjacent to the oval. It was found to be poor to fair condition with a useful life of five or more years. Only minor maintenance was suggested and that the end of its life it be replaced with a new facility as this facility has some significant limitations e.g. very low roof height at the edges. <u>Dwellingup Community Hall</u> The Dwellingup Community Hall is generally in good condition internally and externally including all storage rooms, kitchenettes, and amenities. External carparks surrounding the hall are also in good condition. A general maintenance program is required and if implemented the hall has a useful life of ten or more years. If a refresh of the kitchenette and the toilets was required, this could be achieved for a budget of \$75,000.
Dwellingup Sport and Recreation Facilities Needs Study 2023	This Strategy is for the sport and recreation facilities in Dwellingup (population 720 in 2020). The sport and recreation facilities in Dwellingup are focussed on the recreation precinct and Dwellingup Hall. Dwellingup is expected to grow in population to 2,684 persons by 2041. Consultation was undertaken and the key themes to emerge were: • Dwellingup Oval requires maintenance to the oval surface, drainage works, lighting upgrades and repair or remove the cricket nets. • Hancock Pavilion has serious shortcomings in terms of facilities (particularly for women), size and overall condition. • Slowing of traffic at northern end of the recreation precinct. • Adding security lighting on paths and key facilities. • Improving amenity for passive enjoyment including seats and shade. • Upgrade the tennis courts. • Improve the acoustics of the Dwellingup Hall. The following recommendations were made, and which have been prioritised into short term (1-3 years) and mid-term (4-7 years) groups. Short Term Projects (1-3 years) • <i>Recommendation 1:</i> Traffic calming measures be investigated for the northern access road pathway. • <i>Recommendation 2:</i> A lighting audit and investigation into the feasibility of large ball sports training lighting (50 Lux) at Dwellingup Oval and security lighting around the precinct be undertaken. • <i>Recommendation 3:</i> Investigate the feasibility of refurbishing or rebuilding the Hancock Pavilion to contemporary community and sporting standards.

Document	Purpose/Relevant Aspects																								
	<i>Recommendation 4:</i> Upgrade Dwellingup Oval drainage system, level the playing surface, increase weed control measures and continue to investigate solutions to water supply issues. <i>Recommendation 5:</i> Remove the existing cricket net facility. Mid Term Projects (4-7 years) <i>Recommendation 6:</i> Further shaded rest spots be added to the precinct, particularly on the eastern and southern side of the oval. <i>Recommendation 7:</i> The existing tennis courts be upgraded into a multi court sport area and the existing shelter be removed. <i>Recommendation 8:</i> Retain the Dwellingup Community Hall in its current state until the results of a cost-benefit analysis of upgrading the halls acoustic has been completed.																								
Murray Sport and Recreation Infrastructure Plan 2024-2034	The Murray Sport and Recreation Infrastructure Plan 2024-2034 is an extensive document finalised in late 2024. At the time of review, all recommendations remain current, with none yet implemented. The Plan comprises two sections: - Part 1 provides an overview, including a summary of key outcomes and recommendations. - Part 2 presents the detailed background along with demand analysis that informed the conclusions and recommendations outlined in Part 1. Of particular importance to the Community Infrastructure Plan are the sport and recreation facility space provision standards described in Section 8 (Part 2). These standards specify the dimensions and features required for newly developed sport and recreation spaces. Additionally, Section 9 of Part 2 defines provision standards for various types of facilities and offers recommendations for new infrastructure to accommodate population growth projections through to 2051. The development of this Plan involved extensive consultation with Council, sporting organisations, and the community over an extended period. Given the Shire’s consistent population growth, many recommendations focus on addressing emerging community needs. The report outlines 20 prioritised recommendations, with a total estimated cost of \$46,600,000. It should be noted that these estimates are based on recently completed projects and have not been prepared by a Quantity Surveyor. A summary of the Plan’s recommendations and their projected costs is provided below. <table><tr><th>Priority</th><th>Location</th><th>Project</th><th>Cost Estimate (\$000s)</th></tr><tr><td>1</td><td>Sir Ross McLarty Sports Precinct, Pinjarra</td><td>George Beacham pavilion redevelopment and associated civil works.</td><td>2,730</td></tr><tr><td>2</td><td>Ravenswood Active Sporting Precinct, Ravenswood.</td><td>Plan for a district level active sports space and deliver by 2031</td><td>8,325</td></tr><tr><td>3</td><td>South Yunderup Oval, South Yunderup</td><td>Add sports lighting</td><td>715</td></tr><tr><td>=4</td><td>Sir Ross McLarty Sports Precinct, Pinjarra</td><td>Create gender neutral changing areas in Enzo Menara Change Rooms</td><td>280</td></tr><tr><td>=4</td><td>Murray Regional Equestrian Centre, Coolup</td><td>A new multi-use club room</td><td>6,030</td></tr></table>	Priority	Location	Project	Cost Estimate (\$000s)	1	Sir Ross McLarty Sports Precinct, Pinjarra	George Beacham pavilion redevelopment and associated civil works.	2,730	2	Ravenswood Active Sporting Precinct, Ravenswood.	Plan for a district level active sports space and deliver by 2031	8,325	3	South Yunderup Oval, South Yunderup	Add sports lighting	715	=4	Sir Ross McLarty Sports Precinct, Pinjarra	Create gender neutral changing areas in Enzo Menara Change Rooms	280	=4	Murray Regional Equestrian Centre, Coolup	A new multi-use club room	6,030
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Document	Purpose/Relevant Aspects			
	6	Murray Regional Equestrian Centre, Coolup	A covered arena	5,030
	7	South Yunderup Oval, South Yunderup	An enclosed social and function space	200
	=8	Sir Ross McLarty Sports Precinct, Pinjarra	Upgrade sports and other lighting across the precinct	1,100
	=8	Skate park or youth precinct in Ravenswood	Commence planning for a district level Skate Park/BMX and youth Zone in Ravenswood (by 2031).	850
	=10	Murray Aquatic and Leisure Centre, Pinjarra	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.	75
	=10	Golf Club, Pinjarra	Support the club to develop a business case and concept and source funding for a new club room facility.	8,600
	=10	Skate park or youth precinct in West Pinjarra	Develop a neighbourhood level skate park/BMX facility by 2033.	75
	=13	Sir Ross McLarty Sports Precinct, Pinjarra	Continued improvements to ovals 2 and 4	470
	=13	Pinjarra Sporting and Recreation Club, Pinjarra	Advise the Pinjarra Sporting and Recreation Club on sourcing funding for a shade canopy over the bowling green infrastructure as identified in the master plan.	1,400
	=15	Murray District Pistol Club, Coolup	Support the Club to develop a business case and concept and source funding for an upgrade to the existing shooting range and club house facilities.	2,165
	=15	Sir Ross McLarty Sports Precinct, Pinjarra	Plan and construct a district level play space by 2027	205
	17	New active sporting precinct, North Pinjarra	Plan for a new active sporting space, including allocation of land, in North Pinjarra by 2014	30
	18	New active sporting precinct, Dwellingup	Commence planning for recommended upgrades to the Dwellingup Pavilion as outlined in the Dwellingup Sporting Precinct Needs Analysis.	8,170
	19	Paddling facilities across the Shire	Develop a strategic plan for a water-based trails network.	75

Document	Purpose/Relevant Aspects			
	20	West Pinjarra play space	Develop a neighbourhood level play space in West Pinjarra by 2033.	75
		TOTAL		\$46,600
Shire of Murray Public Open Space Strategy 2022	The Shire of Murray Public Open Space Strategy has been formulated to ensure that adequate open space is available to accommodate population growth. This Strategy guides the provision, enhancement, and management of public open space (POS) to align with community expectations and effectively address emerging trends and issues in this area. Public open space encompasses recreational, sporting, and natural areas at four distinct catchment levels: local, neighbourhood, district, and regional. The Strategy outlines prescribed minimum and maximum sizes for each park and catchment category, as well as standards for levels of embellishment ranging from basic to high quality. The adopted Vision for the Strategy is as follows: “The Shire of Murray will have well planned and integrated parks, public places, streetscapes and linkages, that meet the needs of a rapidly growing population and define the Shire’s character and sense of place”. Rather than making site-specific recommendations for new or existing open space, the Strategy emphasises the ongoing review and development of plans, strategies, and policies. This framework is designed to support the effective delivery of open space as the population continues to expand.			
Local Planning Strategy 2025 (Draft)	The Strategy acts as the 15-year strategic blueprint (through to 2038) for land use and development within the Shire of Murray. Its primary statutory purposes are to: • Set Long-Term Direction: Establish the planning vision and goals for the local government area. • Integrate Policy: Apply relevant State and regional planning policies at the local level. • Provide Rationale for Zoning: Form the strategic basis for the new Local Planning Scheme No. 6 (LPS6). • The Strategy provides the high level framework for community infrastructure. Key relevant aspects include: Strategic Principles & Infrastructure Efficiently • Adequate Land Supply: A core principle is to ensure an adequate supply of appropriately located land for community and education facilities, recreation, and open space. • Infrastructure Maximisation: The Strategy aims to maximise the efficient use of existing infrastructure and services to support a growing population. • Sustainable Design: It includes sustainability strategies in future structure plans, which impacts the design and lifecycle costs of community buildings Settlement Hierarchy & Activity Centres • Consolidated Urban Form: Growth is prioritised in Pinjarra as the primary town and Secondary Centre, with other settlements supported as logical extensions. • Activity Centre Network: The Strategy establishes a robust hierarchy of centres (Secondary, District, Neighbourhood and Local) to ensure services are accessible and meet community needs. • Transit-Oriented Development: The "Mandurah–Ravenswood–Pinjarra High Priority Transit Corridor" is identified as a key area for concentrating higher intensity community and residential development close to public transport. Transport & Connectivity • Reduced Car Dependency: A major goal is to reduce reliance on private vehicles by integrating land use with active transport (walking and cycling) and public transport improvements.			

Document	Purpose/Relevant Aspects
	- Active Transport Integration: Future structure plans must embed comprehensive walking and cycling networks to connect residential neighbourhoods with schools, activity centres, and open spaces. Catchment-Specific Planning Directions The Strategy identifies specific "Planning Investigation Areas" that directly influence where new community infrastructure will be required: - Dwellingup: Aims for at least 242 new dwellings to sustain essential services and improve bushfire resilience. - North Dandalup: Focuses on strengthening the town centre and improving connectivity across the South Western Highway to better access community amenities. - Point Grey: Shifts the focus from a residential settlement to a low-impact tourism destination to avoid the high costs and liabilities of providing isolated urban infrastructure The Strategy references the Shire of Murray Community Infrastructure Plan 2013 and Sport and Recreation Infrastructure Plan 2024 and includes specific provisions to review the Community Infrastructure Plan, include provisions for Developer Contribution Plans for Community Infrastructure in the Shire's new Local Planning Scheme and ensure structure plans make provision for community infrastructure sites.
Murray Leisure Centre Master Plan and Concept Plan 2016	The Master Plan was developed to address the needs of the facility for a projected population increase to 2036. The dry side of the facility was noted as ageing with (at the time of the masterplan) part of the facility being shared with the Department of Education). Its primary goals are to: - Modernise Facilities: Transition from an ageing infrastructure to a "safe and resilient" health and wellness hub. - Financial Sustainability: Repurpose under-performing areas into high demand, income-generating spaces like expanded gyms and group fitness studios. - Integration: Align with the Shire's 15-year vision by co-locating health, fitness, and social services to create a multipurpose venue. The Plan focuses heavily on "dry side" infrastructure and member services to drive usage and revenue: - Gym and Fitness Expansion: - Proposal for a multi-functional gym space of not less than 800m² to meet future demographic demands. - Enhanced member services, including dedicated personal consultation rooms, secure lockers, and specialized changing infrastructure. - Dedicated Group Activity Spaces: - Creation of a specific Cycling Studio to cater to the high growth in personal fitness and indoor cycling participation. - Adaptable spaces for "Outdoor Group Training" (e.g., boxing, boot camps, and CrossFit) to follow modern industry trends. - Wellness and Social Amenities: - Introduction of a Health and Wellness Centre, potentially including a hydrotherapy pool, spa, and sauna. - Strategic placement of a Café and sports retail area in "front of house" locations to encourage secondary spending from both members and non-members. - Operational Improvements: - Centralisation of supervision into a single Customer Service Hub to monitor all activities, including the crèche and fitness areas.

Document	Purpose/Relevant Aspects
Feasibility Study and Needs Assessment Ravenswood Regional Sport & Recreation Facility, 2018	- o Incorporation of Environmentally Sustainable Design initiatives to reduce the building's carbon footprint and long-term utility costs. The Ravenswood Regional Sport and Recreation Facility Feasibility Study and Needs Assessment examined the parcel formerly known as Fiegerts Road (Lot 334 Pinjarra Road, Ravenswood), acquired by the Western Australian Planning Commission for the Forrest Highway and a future regional sport and recreation development. The site has been designated as a location for a regional facility to support the growing populations within the Shire of Murray, City of Mandurah, and the broader Peel region. This report sought to determine the necessity for such a facility while also evaluating associated impacts, costs, and constraints. The study concluded that, in light of projected population growth, demand for a competitive sports venue will be significant. Nonetheless, due to demographic trends and an ageing population, the facility's planning must address not only sporting requirements but also fitness, health, and opportunities for social engagement among adult users if it is to be successful. Collocation and shared use of facilities and proper site management are also critical success factors. The study found that most pressure for new facilities was emanating from the City of Mandurah with the Shire of Murray "has sufficient capacity to cater for the sporting needs of their residents... for the next decade or more" (so beyond 2019). There are other regional sporting facilities in the catchment (Rushton Park and Peelwood Parade) and the focus of this facility must not undercut, but complement, the other facilities. Various tools were used to decide which facilities are required and their timing with facility timing recommendations being: • Within ten years: "Netball (hard outdoor courts), grass pitch provision (rectangular initially and then oval – should be combined based on shared use) with associated clubhouse infrastructure together with Trails/Tracks, Mountain Bike Track and BMX pump track as the initial development. • "(In) 5-15 years: Synthetic hockey pitch provision, diamond pitch and additional hard-court infrastructure. • "(In) 10-20 years: Little athletics (grass) and Tennis (subject to rationalising existing tennis infrastructure). • "(In) 2036 to 2051: Indoor courts/basketball. • "2051 and beyond: Synthetic track and aquatic infrastructure". Detailed studies were also undertaken covering transport, environment and civil works with recommendations included in the overall costing. The research was used to inform a concept plan for the potential development. It identified a complex with three zones: • Zone 1 for active sport (multi-purpose sports complex with netball and tennis) and support facilities such as parking, landscaping, drainage and a play space • Zone 2 for active sport with a district sport complex with similar support facilities to Zone 1. • Zone 3 for active and passive sport. This zone incorporates additional active sports as well as facilities for passive recreation to align with drainage channels, a high level shared path and a regional play space. A high-level cost estimate was prepared at \$163,014,818 and can be broken down across the zones as Zone 1 - \$39,481,700, Zone 2 - \$29,501,164 and Zone 3- \$91,050,514.
Peel Region Recreational	This report provides an update to the Peel Region Recreational Boating Facilities Study completed in 2010. The original study issued recommendations based on projected boat registration numbers for 2019, which notably exceeded actual registrations (12,273 projected versus 10,113 actual).

Document	Purpose/Relevant Aspects
Boating Facilities Study Review 2020	Given the lower than anticipated registrations and the progress made on several prior recommendations, this review re-evaluates the requirements for recreational boating facilities and presents updated recommendations to accommodate both current and newly forecasted demand. The scope of the review encompasses boating infrastructure throughout the Peel Region, covering the Shire of Murray, the Shire of Waroona, and the City of Mandurah. Facility types assessed in the review include public boat ramps and their associated infrastructure such as car-trailer parking, jetties, swing moorings, boat stackers, and boat pens. The assessment also covers small boat harbours and jetties attached to canal blocks, as these typically serve as permanent moorings. Riverside jetties were excluded from consideration due to their limited number and predominant use for short-term mooring. The analysis considers facility needs through to the year 2036. Based on an examination of actual and projected growth in boat ownership, it is estimated that by 2036, there will be a requirement for ten additional boat ramp lanes (with corresponding trailer parking) and 547 new moorings. Most recommendations from the 2010 study remain either ongoing or in the planning stages, with no significant new recommendations identified. As this review is now over five years old, updated information from the Shire of Murray is necessary to determine the current status of these recommendations.
Sir Ross McLarty Precinct Masterplan adopted 2021	The Sir Ross McLarty Precinct serves as the Shire's leading sports facility, with a comprehensive master plan developed in 2021. The objective of the master plan was to consolidate and optimise existing infrastructure through principles of co-location, shared use, and multi-purpose accessible design, resulting in a functional, achievable, and sustainable framework for both local clubs and the Shire. Many of the current buildings exceed 40 years in age and do not meet contemporary standards regarding accessibility and gender neutrality. Sports and activities present at the Precinct at that time included Australian football, cricket, scouts, bowls, hockey, and skateboarding. With the Pinjarra Tennis Club ceasing operations, the plan recommended the removal of the tennis courts. Additional facilities—such as the Lovegrove Street Hall, George Beacham Pavilion, caretaker's residence, and cricket practice nets—were also slated for demolition to accommodate new amenities and a reconfiguration of activities. In 2021, the estimated cost to implement all aspects of the master plan was \$11,766,803, a figure that has likely increased substantially by late 2025. The strategy outlines a phased implementation schedule spanning from 2023 to 2040.
Pinjarra District Structure Plan 2025 (Draft)	The draft plan provides the overarching strategic framework to coordinate the long term growth of the Pinjarra townsite. It covers 1,073 hectares and is designed to accommodate a projected population of 24,264 people and approximately 9,854 dwellings. The vision is to create a "Secondary Centre" within the Peel Region composed of walkable, well connected neighbourhoods that balance urban growth with the preservation of Pinjarra's rural heritage and the Murray River environment. Education Infrastructure The plan makes significant land allocations for new educational facilities to support the long-term population: • Primary Schools: Provision for five new primary schools in addition to existing facilities (totalling 7 primary schools for the district). • High Schools: Allocation for one additional high school to complement the existing Pinjarra Senior High School (totalling 2 high schools). • School Co - location: A preference for co - locating primary schools with neighbourhood level sport and recreation precincts to allow for shared use of ovals and facilities.

Document	Purpose/Relevant Aspects
	Sport, Recreation and Open Space • District Level: The Sir Ross McLarty Sports Precinct remains the primary district-level hub. • Neighbourhood Level: Proposal for two new neighbourhood sport and recreation precincts in North Pinjarra (one on either side of the railway line), typically 10 - 12 hectares in size. • Urban Ecology: Creation of a "green network" of interconnected open spaces and green corridors that protect wetlands, bushland, and river foreshores while providing recreational trails. Activity Centres and Community Hubs • Precinct Structure Plan (PSP): The DSP mandates a more detailed Precinct Structure Plan for the 102-hectare Town Centre (Activity Centre) to drive higher density, mixed use development. • Local and Neighbourhood Centres: Identification of three local activity centres of varying scales and the use of "Corner Stores" as focal points in neighbourhoods that are not within a 400m walk of a larger centre. • Health Hub: Development of a Health Hub precinct co - located with the Murray Districts Hospital to consolidate medical and allied health services. Movement and Sustainable Transport • Pinjarra to Mandurah Transit System: A high priority proposal for a new high frequency transit link to connect Pinjarra with the Mandurah Strategic Centre. • Walkable Neighbourhoods: Residential areas are designed around a 400m (five-minute) walk radius, with the highest densities concentrated near transit and activity centres. • Heavy Vehicle Diversion: Long term strategy to divert heavy vehicles and through traffic away from the historic town centre to improve the public realm and pedestrian safety. Implementation Mechanisms The DSP acts as the "parent" document that triggers: • Local Structure Plans: Required for specific residential growth cells before subdivision. Development Contribution Plans (DCP): To be prepared to ensure the equitable funding and staging of the identified district level infrastructure (schools, ovals, and major roads).
Community Infrastructure Plan 2013	• Asset management: There is a sizeable legacy of community infrastructure which is aging and will require significant investment to bring up to modern day standards. • New provision is generally based on a thorough strategic assessment using the neighbourhood and town structuring model from Liveable neighbourhoods and the structure planning processes. Much of the legacy of community infrastructure is opportunistic and may not be located in the most appropriate areas where significant population growth has been identified. It will need to be determined in which instances it is practical and desirable in the longer term to relocate and replace existing infrastructure to better serve the future community. • General Service Provision and multi-use: The lack of service delivery for an aging community will need to be addressed. In addition, new infrastructure needs to be constructed to be as flexible as possible to cater for a multi-functional use. • Library Services: Current library service provision will be inadequate to accommodate growth. Such provision will need to consider non-traditional library services and take account of the potential development of education and health related partnerships in order to enable expanded services to be delivered. • State and Shire of Murray Services: The provision of a "one stop shop" community services centre is potentially required with an integrated state and Shire of Murray service for those that are least able to travel.

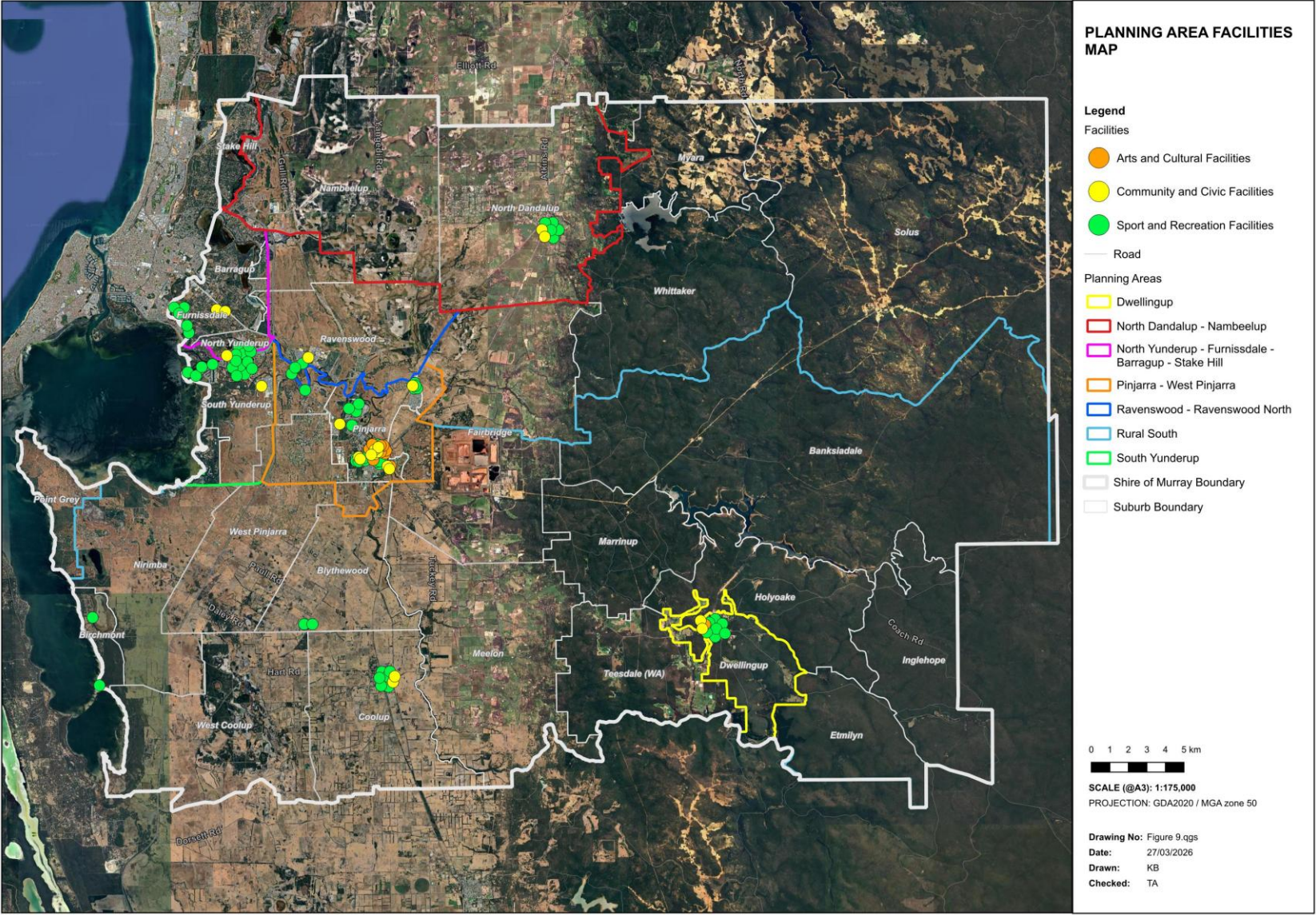
Document	Purpose/Relevant Aspects
	Refurbishment of the Murray Leisure Centre from 2023 onwards.
Murray Civic Hub and Leisure and Aquatic centre Needs Assessment 2023	The report recommends creating a distinct Civic Hub in Pinjarra and improvements to the Murray Aquatic and Leisure Centre. Key components include: - Council Administration: A new facility of at least 2,000sqm to replace the existing dated building and temporary "donga" offices, providing space for a projected total workforce of 281 FTE staff. - District Library: A redevelopment to expand the existing 720sqm library to at least 2,000sqm to address a significant current and future floorspace deficit. - Civic Centre: A minimum 2,500sqm multipurpose facility including performance and event spaces, meeting rooms, and dedicated spaces for youth and seniors. - Youth Space: Youth needs facilitated through programming and activation of space in the multipurpose community hub. - Indoor Courts: A minimum of three indoor courts are required to meet district-level standards. - Future District Facility: A second district-level indoor recreation facility is recommended for development by 2038, with the Ravenswood Regional Recreation Precinct identified as a suitable site. - Upgrades: Specific recommendations for the existing MALC include improved changing facilities, warm water activities, and expanded children's water play.
Murray Civic Precinct Master Plan 2025	The Masterplan seeks to develop an "intergenerational space that facilitates community interaction and contributes positively to social and civic life". It addresses the need to replace dated, low quality buildings with a cohesive, multi-staged civic heart for Pinjarra. The redevelopment is organised into four primary stages: - Stage 1a - Street & Utility Upgrades: Surfacing and intersection upgrades for Forrest and James Streets. Expansion of on-street parking and upgrades to existing power and stormwater infrastructure. - Stage 1b - New Library & Learning Centre: Construction of a new 3,000m² two story building to house the district library and temporary administration offices. Development of a 140-bay car park and a landscaped forecourt. Removal of existing transportable ("donga") administration building. - Stage 2 - New Administration Building & Civic Piazza: Construction of a permanent 5,000m² two story administration building. Creation of a "Civic Piazza," designed as a landscaped public square to serve as a central community meeting point. Stage 3 -New Civic Centre: Development of a new 2,500m² multipurpose Civic Centre to replace the existing aging hall. The existing Civic Centre is recognised as a heritage site, but the plan acknowledges its potential demolition to facilitate redevelopment.
Pinjarra Heritage Railway Precinct Business Case 2022	The Business Case was prepared for the Shire of Murray to provide justification for undertaking the Pinjarra Heritage Railway Precinct Redevelopment Project. The Project will see the existing underutilised Precinct transform into a visitor and community hub that provides a range of activities. The preferred design will deliver the following elements: - Refurbished station with visitor centre - Museum - Heritage Signage - Overnight RV area and facilities - Rail carriage accommodation

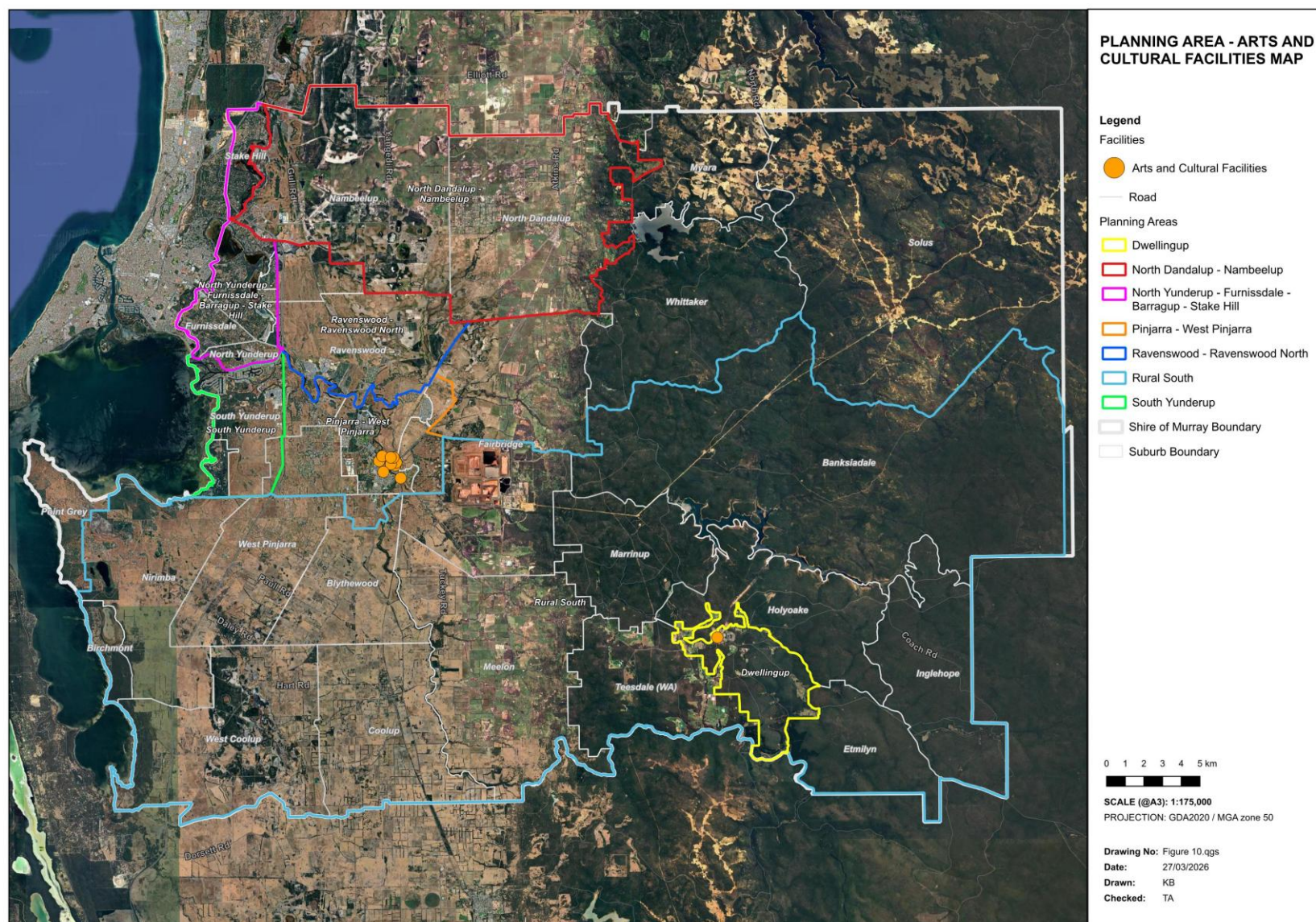
Document	Purpose/Relevant Aspects
	• Nature Play • Play carriages • Picnic and BBQ facilities • Refurbished trainsman barracks as bespoke accommodation • Provision of expanded Men's Shed

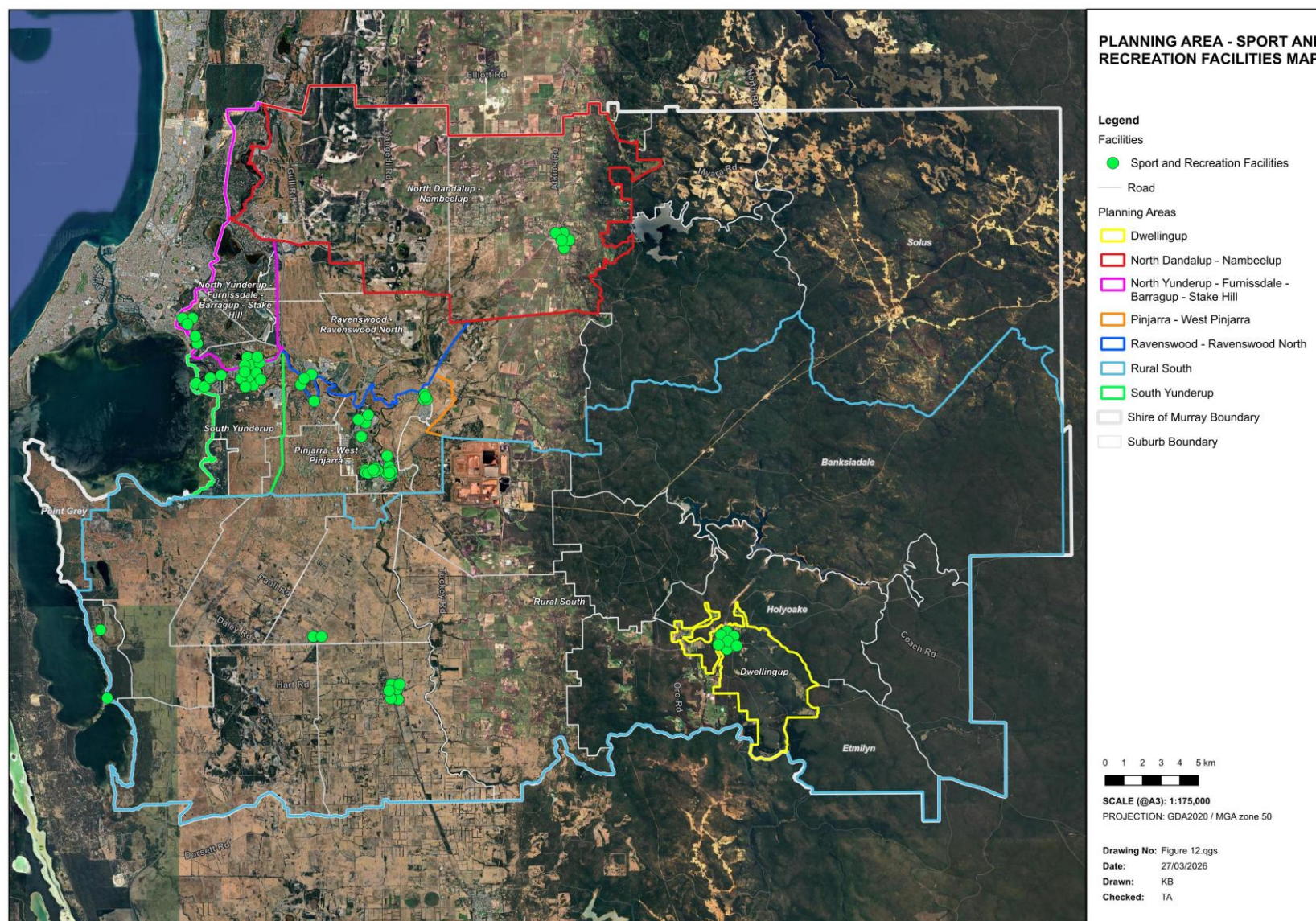
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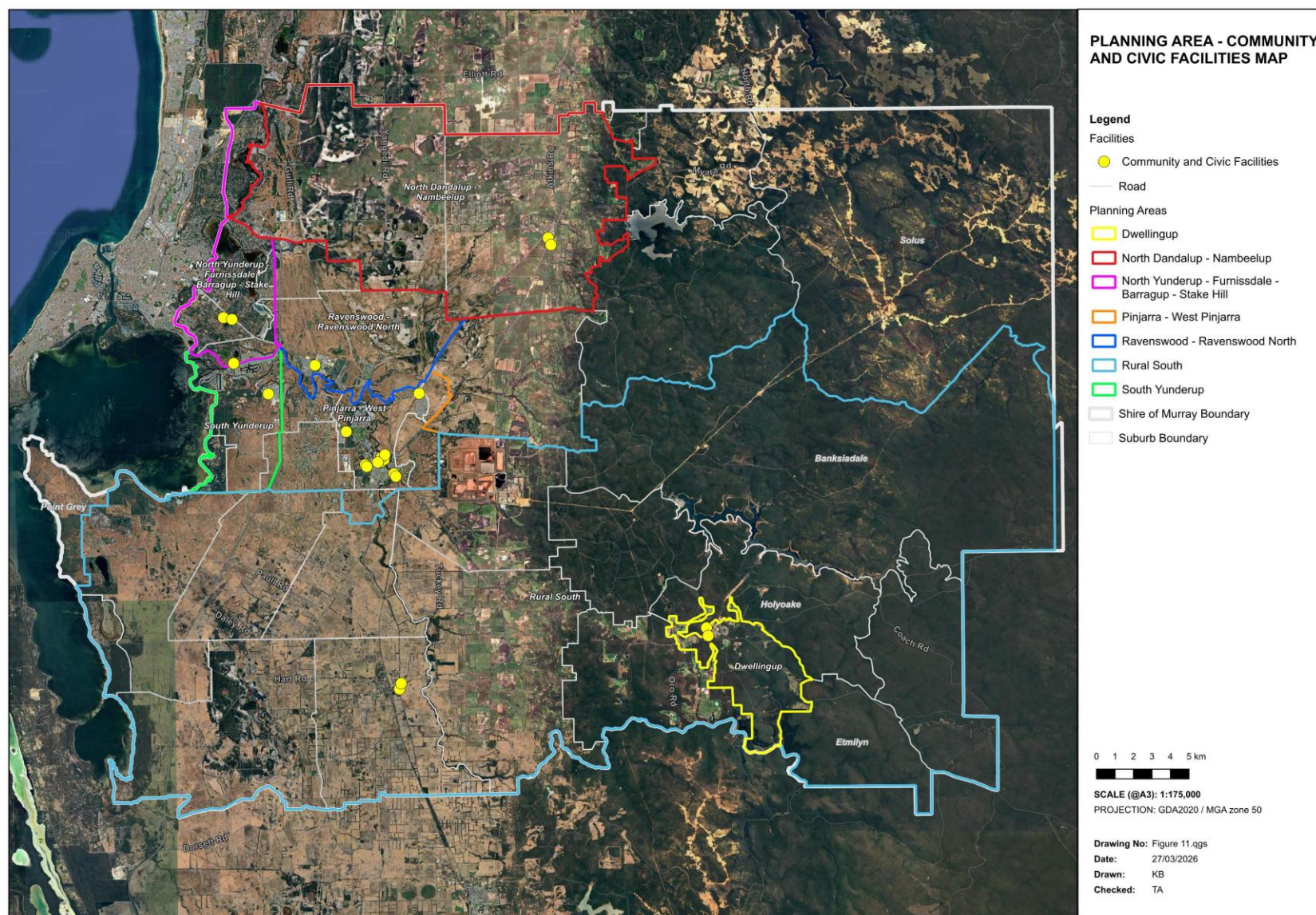
11.0 Appendix B – Existing Community Infrastructure Maps

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