

# ROEBOURNE RECREATION PRECINCT

## DRAFT MASTERPLAN REPORT

JULY 06 | 2022 REV D





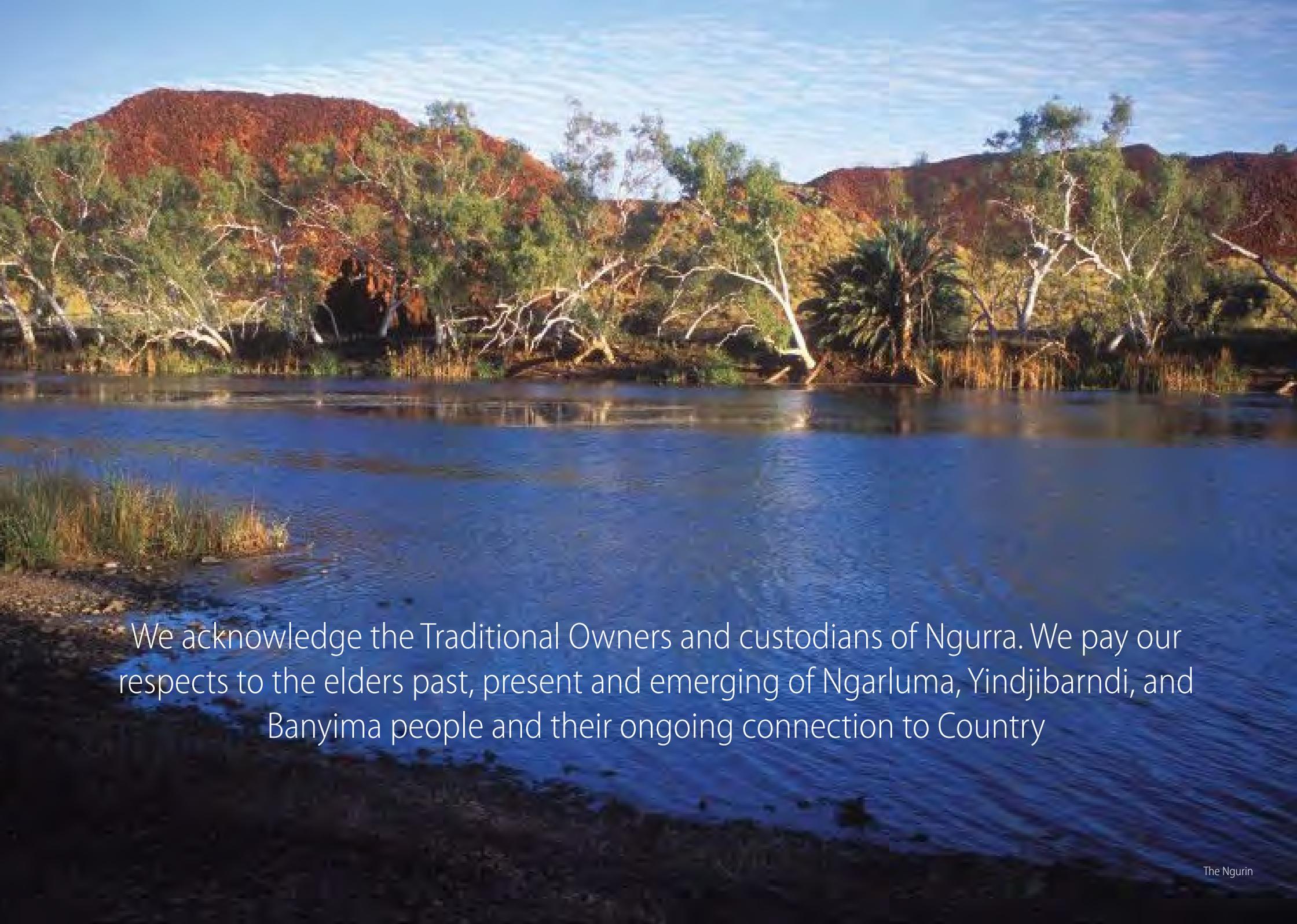
## Document History

Issue	Revision	Notes	Date
FINAL DRAFT Masterplan	D	Issue for approval	06/07/22
FINAL DRAFT Masterplan	C	Issue for approval	21/06/22
FINAL DRAFT Masterplan	B	Issue for approval	13/06/22
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This document has been prepared by Gresley Abas Architects in association with NBQSS Cost Planners, and Stantec for the City of Karratha.

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We acknowledge the Traditional Owners and custodians of Ngurra. We pay our respects to the elders past, present and emerging of Ngarluma, Yindjibarndi, and Banyima people and their ongoing connection to Country

# INTRODUCTION

Gresley Abas has been engaged to deliver a masterplan and concept design for the Roebourne Recreation Precinct (RRP).

This work builds on the extensive work already undertaken by a number of external consultants and the City of Karratha since 2004.

This document is a record of the process undertaken to achieve the final masterplan including community consultation and needs analysis (by the City of Karratha), site and context investigations, case study analysis, development of various planning options, and final concept generation.

The masterplan report includes the development of a concept design for the local Community (50c)Hall with additional required structures, a cost estimate to deliver the plan and most importantly the foundations of a community co-design process to deliver an appropriately culturally aware project.

The project's high level aims are captured in the table overleaf:

Need	Aspirations & Directions
<p><b>Integrated and multiuse facilities for all ages</b></p>	<p>Create an entrance to the Precinct by linking the Community Hall and Aquatic Centre entrances, building new office area/foyer, storage for equipment, more flexible spaces that can be used for indoor and outdoor activities.</p> <p>Create and activate multifunctionality of the facilities: The Community Hall all could be used as a community gym when no programs occur, parking to accommodate weekend market/ events or so on.</p>
<p><b>More diverse sports and recreation opportunities</b></p>	<p>Expand the range of outdoor recreational and active programs (e.g. gym, BMX trails, trampolines, obstacle courses, climbing activities, open-air exercise/training equipment, adventure and nature play area etc.).</p> <p>Recreational walks, cycle paths and fitness trails that links to the Ngurin, Andover Park, Gus Jager sports oval.</p>
<p><b>Vibrant, inclusive and functional facilities</b></p>	<p>Placemaking and culture valorisation: yarning circle, bush garden, language integration for all signage. Beautification of the precinct through landscaping including carpark, creation of a landscape buffer between facilities and the highway, refurbishment/upgrade of existing facilities. Parking will be a consideration with more extensive use of the community precinct: overflow parking areas to be identified and adequate for whatever solution is implemented.</p>



# ACKNOWLEDGING PREVIOUS WORK

## Key Reference Documents

A number of key reference documents have informed this masterplan report. These include but are not limited to:

Document	Author
City of Karratha Strategic Community Plan 2016-2026	City of Karratha
Roebourne Structure Plan, 2014	City of Karratha
Roebourne Community & Education Precinct Engagement Report, 2014	UDLA
Roebourne Youth Precinct Masterplan 2004	Arbor Vitae, CCS Strategic Management
Roebourne Services and Facilities Strategy Report, 2019	Keogh Bay Consulting
West Pilbara Plan, 2018	Department of Communities
Disability Access and Inclusion Plan, 2018-2022	City of Karratha
Roebourne Streetscape Masterplan Project Report, 2021	GHD Woodhead

See **Appendix A** for a list previous (existing) site investigations undertaken and documented which have informed this report.





CAPE LAMBERT

POINT SAMSON

COSSAK

WICKHAM

DAMPIER

KARRATHA

ROEBOURNE

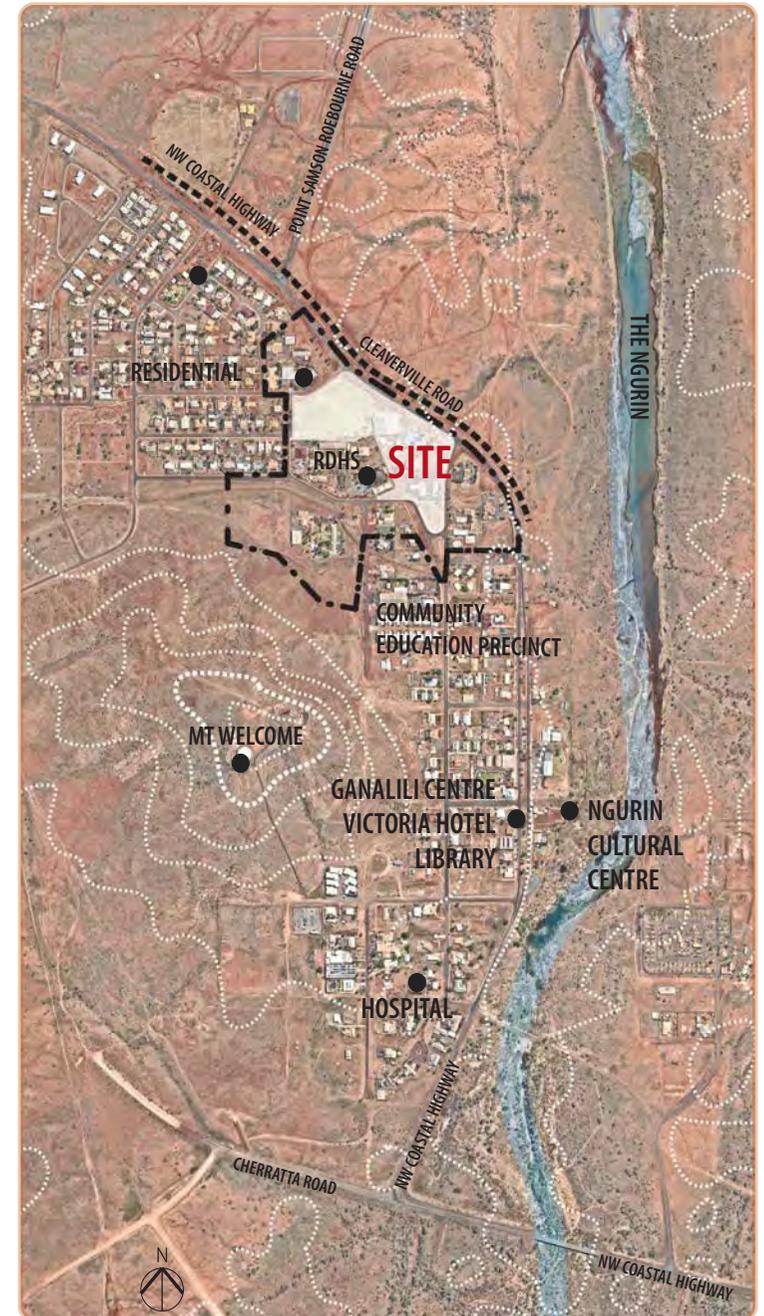


# ROEBOURNE

The Town of Roebourne is situated 40km east of the City of Karratha. It is located along the Northwest Coastal Highway and sits on the banks of the Harding River (The Ngurin). The town has a population of 978 people (2016 Census), of whom 74 % identify as Aboriginal or Torres Strait Islander. The town has a young demographic with 26% of Roebournes population aged under 19 and only 10% of the population aged over 60. It serves as the centre for numerous Aboriginal Language Groups which include, the Ngarluma, Yindjibarndi, Banyima, Gurrama and Marduthunia peoples. Roebourne is a small town that remains central to the historic narrative of Australia's Northwest.

In 2005, Roebourne became the first site of Native Title Determination in the Pilbara. The Ngarluma Native Title Determination area, was made in favour of the Ngarluma and Yindjibarndi peoples. Ngarluma and Yindjibarndi linguists established two active spellings for the Roebourne townsite: Yirramagardu (Ngarluma) and Ieramugado (Yindjibarndi).

Due to its ubiquitous and current usage, the European name 'Roebourne' will be used throughout this report however, the cultural significance of both Aboriginal names, Yirramagardu (Ngarluma) and Ieramugado (Yindjibarndi) are acknowledged.





To Karratha/Wickham

To Ngurin River

Children's Service

OVAl

Lot 500

COVERED COURTS

Lot 501

AQUATIC CENTRE

Lot 502

Residential

WELCOM ST

NW COASTAL HWY

FUTURE RDHS SPORTS HALL

SKATE PARK

ROEBOURNE DISTRICT HIGH SCHOOL

Lot 502

COMMUNITY (50C) HALL

Lot 700

FUTURE RDHS WORKSHOP

TRANSFORMER

Lot 503

YAANDINA

TRANSFORMER

FRASER ST

SHOLL ST

BP Service Station

Roebourne TAFE

To Roebourne Town Centre

0 10 20 40m



# THE PRECINCT

The Roebourne Structure Plan (2014) identified seven precincts to guide detailed planning and development objectives which are representative of both the existing local character of the area to which the precinct applies and potential development opportunities.

The Recreation Precinct site sits with the Community and Education Precinct. The site is bounded on the west by Roebourne District High School and by the Northwest Coastal Highway to the northeast. At present this area provides Roebourne's leisure and recreational services.

Current land use arrangements for the precinct are outlined in the table below.

Land Parcel	Management Order To	Responsible Agency	Reserve Purpose	Current land Use/Facilities
Reserve 50250 Lot 500 on DP64464	Minister for Education – with power to lease for any term	Department of Education	For the Purposes of the School Education Act 1999	Sports Oval ancillary and adjacent to the Roebourne Primary School (Oval)
Reserve 39141 Lot 501 on DP64464	Shire of Roebourne (now City of Karratha)	Department of Planning, Lands and Heritage	Recreation	Multi-purpose courts, change rooms and parking (Covered Courts)
Reserve 25592 Lot 502 on DP64464	Minister for Education – with power to lease for any term	Department of Education	School Education Act 1999	School, Aquatic Centre, partial skate park and shelter (Aquatic Centre)
Reserve 34869 Lot 503 on DP64464	N/A	Department of Planning Lands and Heritage	Public Utilities Services	Largely vacant site containing infrastructure (power, water, sewer). Also, minor component of skate park.
Reserve 39095 Lot 760 on DP18636	Vested with Shire of Roebourne (now City of Karratha) – with power to lease for 21 years	Department of Planning Lands and Heritage	Community Purposes	Community Hall, Youth Centre, part of skate park and carpark (Community Hall)



Children's Service

OVAL

To Ngurin

Residential

WELCOM ST

NW COASTAL HWY

COVERED COURTS

AQUATIC CENTRE

FUTURE RDHS SPORTS HALL

ROEBOURNE DISTRICT HIGH SCHOOL

SKA PARK

COMMUNITY (50C) HALL

FUTURE RDHS WORKSHOP

TRANSFORMER

YAANDINA

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FRASER ST

SHOLL ST

Roebourne TAFE

BP Service Station

0 10 20 40m

To Roebourne Town Centre

# CONTEXT AND SITE ANALYSIS

## BUILDINGS AND FACILITIES



Within the study area there are several key facilities and buildings. These include:

### Roebourne Community Hall (50c Hall)

The Community Hall (50c Hall) building is octagonal in shape (hence its name) and consists of one large air-conditioned hall space and stage surrounded by storage rooms, a kitchen, toilet, changeroom facilities and rooms for a mechanical plant. The Hall is an aging facility with a single large space that can only be used by one community group at a time, limiting its potential use. Internally the hall creates some relief and comfort from the heat. Externally, the single covered entryway provides minimal shading. Once inside there is no transparency or visual connection to the precinct.

Currently the Hall is leased to the local Police and Citizens Youth Centre (PCYC) to run recreational programs targeted at youth up to 20hrs a week. Activities and programs offered include dance classes, tutoring, 'Roeb-fit' boxing and fitness, crafts, movie nights, and a 'SafeSPACE™' program. Ad hoc hire by community groups for meetings, functions and events (celebrations, funerals) occurs throughout the year. The Hall can accommodate up to 265 patrons.

The Hall maintains considerable cultural relevance to the community, as a repository of many shared experiences and memories. It is recognised as an enduring facility with heritage significance. Previous engagement reports acknowledge that the Hall is an important facility, used by many different groups in Roebourne.



### Roebourne Aquatic Centre

Roebourne Aquatic Centre is located in the Youth Precinct between the hall and the school oval. The pool, lawn area, playground, kiosk, BBQ facilities, office and maintenance sheds currently occupies 2/3 of site. This area is fenced. Previous engagement identified the Aquatic Centre is an essential asset, community hub and family facility for Roebourne.

Besides everyday swimming and recreational activities the programs offered at the pool include swimming lessons, programs in partnership with Royal Life Saving, special occasions hire and services. Presently the lawn area lacks adequate shade and seating for pool users and the centre entry is dislocated and remote. There is a shared use agreement in place with the RDHS



### Covered Basketball Courts

The covered Basketball Courts are located north of the town on the opposite side of the highway. The structure is significant and dominates the 'skyline' of Roebourne as you enter the town from the north. The courts are popular during after school hours between 3pm to 9pm for both formal and informal games. The courts are used primarily for basketball but include provision for tennis, volleyball and netball. The quality of the courts is varied and are subject to vandalism. A small change room block and lockable storage area are run-down and inadequate for current use by local sporting groups and organisations.



# CONTEXT AND SITE ANALYSIS

## BUILDINGS AND FACILITIES



### Oval

The Oval is located adjacent to the basket ball courts and Roebourne District High School (RDHS) and forms part of the proposed precinct. There is a fence separating the oval from the school buildings. The oval is utilised by the RDHS, community members and sporting groups (RAN, VSWANS Boys Academy, Roebourne Girls Academy, PCYC and Yaandina). Turf renovation, night lighting provision, oval markings, shade, seating, storage and amenities will need to be considered to support active and regular use. The RDHS has a active football team the Roebourne Magpies. There is a shared use agreement of the site in place with the RDHS.



### Roebourne District High School (RDHS)

The school caters to students from Kindergarten to Year 12, with approximately 98% of the students being Aboriginal. The existing school buildings are two storeys high and are in moderate condition.

The Department of Education is underway with a complete redevelopment of the school to accommodate a extensive program of new facilities with expected completion in 2023. These include a multi-purpose sports hall and performing arts space, workshop and training facilities, admin and cafeteria, outdoor learning and play spaces. Special facilities for teaching culture and language include a digital arts and media lab, language centre, science lab and library.

The concurrent development of RDHS and the recreation precinct presents a significant opportunity for enhanced connection and shared use through improvements to the interaction and interface between the two sites. Presently



Visualisation sourced: Pilbra News, 2022.



the school site is fenced and inhibits movement between the two sites.

### Yaandina Youth Centre

Yaandina Youth Centre is a community initiative which runs in partnership with the Department of Child Protection and the Department of Education, Employment and Workplace Relations, Woodside, Rio Tinto and the PCYC program. The centre delivers specialised activities and programs that engage young people in positive social activities and learn new skills to assist them further in education, employment and training. Over 300 children and young people participate each week in afterschool and school holidays programs.



The landscaped, Yaandina courtyard and publicly accessible toilet block provides climatic relief and amenity. The courtyard is tucked away behind the toilets which acts as a barrier between it and the Precinct as a whole. The building is not within the RRP and will undergo refurbishment by others.

### Mechanical and Electrical Compounds

A small group of service compounds located south of the 50c Hall and to the west of Yaandina (housing the bin, air conditioning plant and a sub-station) have significant visual prominence and include razor wire and blockwork. Modifications are needed to improve their appearance and prevent unlawful access.



## BUILDINGS AND FACILITIES



### Bus Shelter

An existing bus shelter can be found along Sholl Street. The bus shelter is disconnected from the precinct.

### Skate Park

The skate park is run-down and lacks challenging features or elements to engage users. Observations show general community use, the skate park is not being used much as a skating facility but more so for BMX. Roebourne skaters currently travel to Wickham to use the more recently developed skating facilities at the Community Hub. The two existing shade structures provide insufficient shade to give adequate protection.



### Landscape and Amenity

A number of high quality trees exist on site.

The large number of vacant lots, 'leftover' spaces and expansive car parks in Precinct does not create positive human scaled spaces or experiences.

There is a general lack of amenities including safe lighting, bike fixing locations, water bubblers, seating, bbq facilities and shade.

### Circulation and Paths

The youth precinct is surrounded by local streets Fraser, Welcome, Sholl and Harding Street. Its eastern boundary is formed by the North West Coastal Highway.

Although there are only a few paths within the precinct there is evidence of heavy pedestrian use. During the day



the school restricts access through the school building area, forcing pedestrians to walk along either Fraser Street or cut between the hall and the school onto the oval. It appears that these tracks are also used by vehicles. There are no formal pedestrian links to and around the aquatic centre or the hall.

The road network is also disjointed with streets connecting through convoluted junctions.

### Fencing

Connectivity across the site is inhibited by unnecessary fencing. The fencing also restricts accessibility and usage of facilities.

### Car Parking

Associated with the 50c Hall and the aquatic centre is a large car park for approximately 50 cars. This car park is underutilised for the current use of the hall and aquatic centre. There are no disabled parking bays, bus bays or safe set down areas. Some additional bay are provided near the basketball courts.

Large expanses of asphalt are present in the car parking areas, which are lacking in shade or climate protection. Significant flooding occurs sporadically in the wet season. The site's extensive hardscape areas obstruct site drainage and inhibit water management.

During events and special occasions, informal overflow parking of vehicles occurs along NW Coastal Highway to the north east of the site.



## ENVIRONMENT



Plains system vegetation



Plains system vegetation



Riverine/ Terrace System: Trees in the drainage channels

### Vegetation

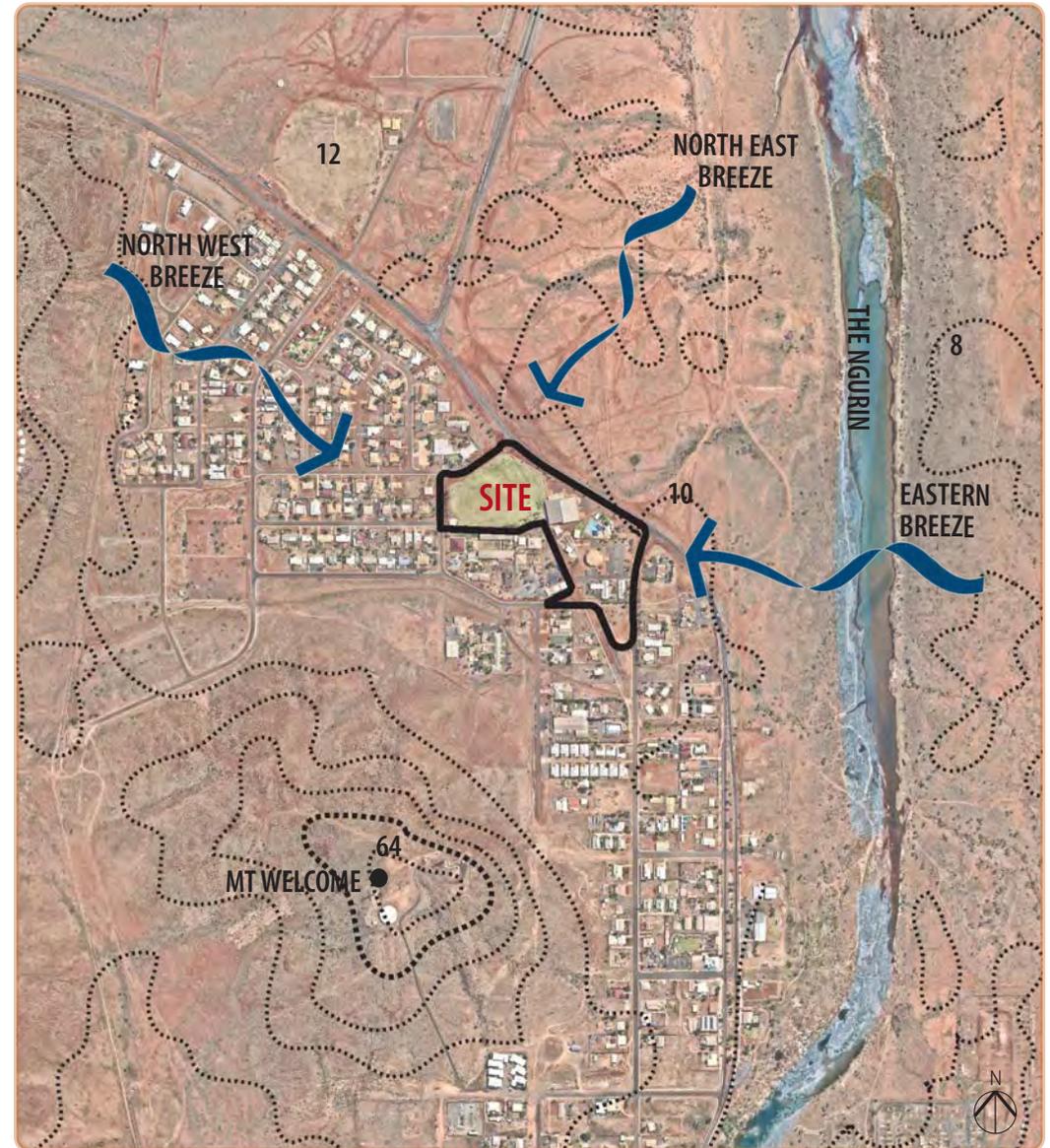
There are three vegetation complexes within the Roebourne region. Local bush planting will be used throughout the precinct, strengthening the sense of place and connection to Country. The dominant species of each system include:

**Hills system:** Trees: *Terminalia canescens*, *Acacia coracea*, *Brachychiton australe* Shrubs: *Eremophila longifolia*

**Plains system:** Small trees: *Acacia inaequilatera*, *Hakea suberea*, *Grevillea pyramidalis*

**Riverine/ Terrace System:** Trees in the drainage channels: *Eucalyptus dichromophloia*

Roebourne is located in Tussock grass pastures.



# CONTEXT AND SITE ANALYSIS

## ENVIRONMENT



### Local Climatic Conditions

The climate is characterised by extreme temperatures, high evaporation rates and unpredictable, often torrential rainfall. Rain is mainly associated with tropical cyclones in mid to late summer. The region also receives some winter rainfall, particularly in May and June. Seasonal and annual rainfall is variable. Heavy rains are sporadic and cause widespread flooding and erosion. As the site sits within a Category D Cyclone Region, all design and specifications will need to respond to the associated special requirements.



Summer month's daily maximum temperature is usually above 30C and often exceeds 40C. The town is subject to moderating influences from the ocean, and daily temperatures are reduced by sea breezes towards the middle of the day. The daily maximum temperatures in the winter months are more moderate.

The design and materials selected will specifically take into account the particular environmental conditions that prevail in Karratha including ambient summer temperatures of 40+ degrees, noting that subsequent actual temperatures for built areas will be much higher 60+ degrees (i.e. roof spaces, external roof surfaces, etc.).

Dust and strong winds are a consideration, particularly if a natural ventilation solution is nominated. Orientation and materials will have to be carefully selected to ensure that the facility is available for all year round use.

### Topography and Hydrology

Roebourne is located in a low-lying coastal plain which



Mt Welcome in the distance.



The Ngurin

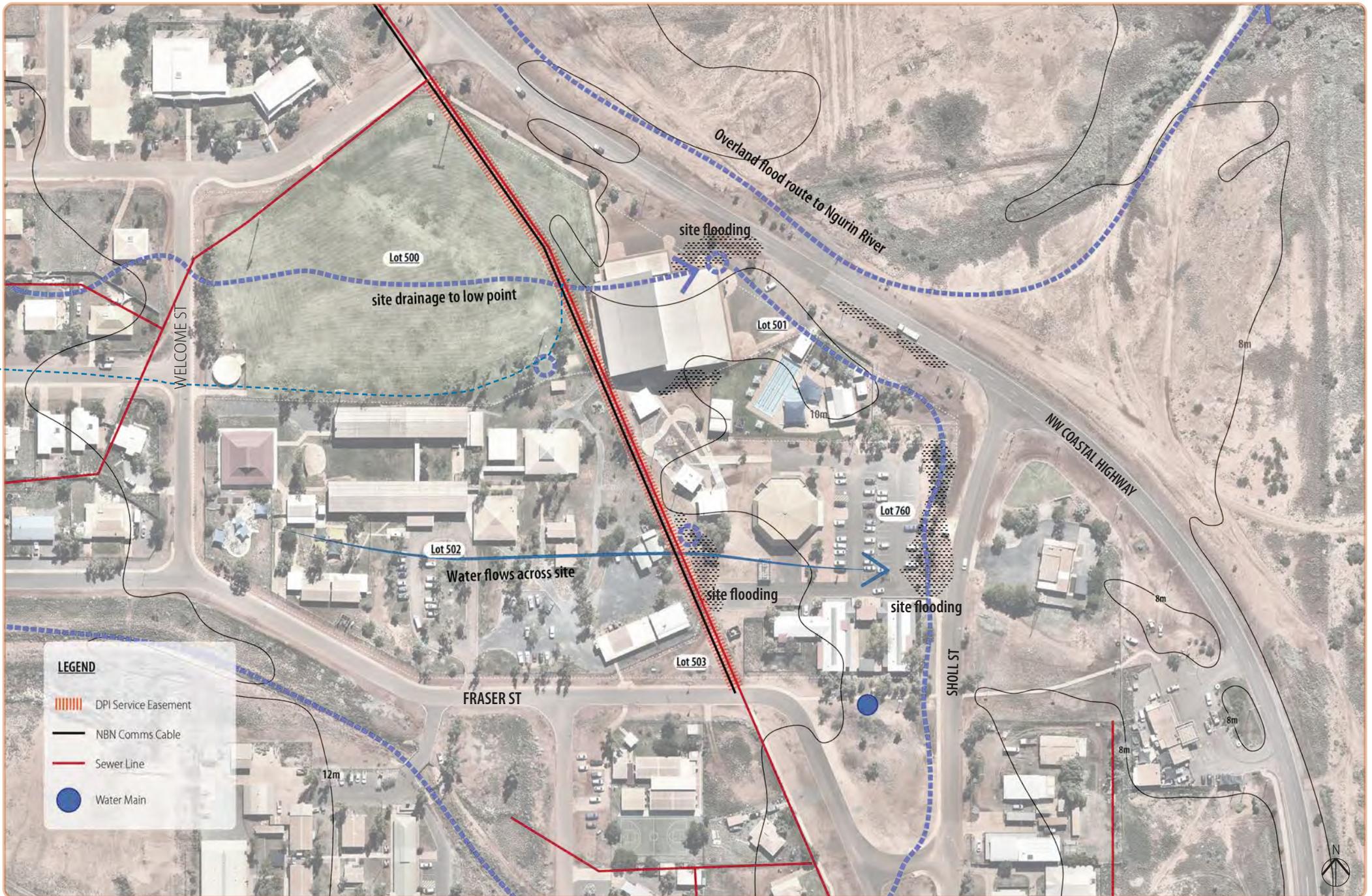
gently slopes seawards. It is traversed by several north flowing rivers including, Harding River(The Ngurin). Prior to the construction of the Harding dam and connection to the West Pilbara Water Supply Scheme in 1983, the town derived its water supply solely from bores located in the flood plain of the Harding River. The undulating topography around the town consists of residual hills and ridges. Steep ridge lines west of the town, including the highest point at Mount Welcome, are the defining landform of the town area. Outside of the town to the east the riparian landscape of Harding River is a contrasting but similarly distinctive landform.

The Ngurin is highly significant to the Roebourne Language Groups. In Aboriginal culture water is associated with Dreamtime, meeting places, and integrated with learning. Aboriginal culture understands the landscape through tracks or song lines many of which trace journeys to significant water bodies. These tracks or pathways and the central water body are important learning tools and present knowledge sharing opportunities. The location of the river is said to be highly significant where the salt water meets the fresh.

### Soils

Roebourne is located in a floodplain. It is flat with a mixture of earthy sand and gravel deposits that are coarse grained particles, and fine textured and brown heavy clays, known as 'cracking clay' (cracks deeply in the dry season). The gravelly soils are able to absorb rainfall readily, however the clays tend to swell, and fill the cracks between the particles and reduce the rate of infiltration dramatically, leading to flooding.





**SERVICES AND INFRASTRUCTURE OVERVIEW**

# CONTEXT AND SITE ANALYSIS

## SERVICES AND INFRASTRUCTURE OVERVIEW



### Services

A service easement runs through the Precinct. An investigation of the easement revealed a main sewer pipe (Water Corporation) and telecommunication lines (Telstra). The sewer pipe is constructed from terracotta and is relatively old. Without upgrades to pipe work in this area the sewerage pipe places restrictions on the type of development that can occur over the easement. Landscape treatments including garden beds, footpaths and lawn are permitted. Major construction, such as a building, would require the section of pipe under the building to be replaced and upgraded to PVC material.



### Surface Water and Drainage - On site

During major rainfall events, site flooding occurs sporadically. To deal with large amounts of water collecting in a short period of time, the masterplan will need to consider a storm water strategy. A drainage easement also forms a part of the site. A small compensating basin has been constructed in the area and appears to take water from the adjacent highway. The aquatic centre swimming pool also drains into the basin. The drainage easement is a possible development site due to its proximity to the Aquatic Centre, Oval, Community Hall and RDHS. If this site is developed in the future a new drainage strategy for the site will be required. To address this, the masterplan will suggest the following strategy:

- Incorporation of shallow swales and compensating basins into the landscape areas to accommodate site runoff;



- Strategies to increase site permeability through surface treatments that allow water to infiltrate quickly
- Consideration of mechanisms to diverting storm water from the highway (that currently collects within the site) into the adjoining Harding River flood plain.

### Surface Water and Drainage - Off site

The Ngurin is the low point to which all stormwater from the townsite ultimately drains. Areas of the townsite are also affected by flooding from the river in major rainfall events.



The Roebourne Stormwater and Flood Management Plan covers site flooding risks in great detail (Figure 21 - Flood Hazard, Map 1). The precinct is located outside of the 100-year ARI and 500-year ARI storm surge flood zones. The flood's spread appears to be limited by NW Coastal Highway. The site, however, is in the 500-year ARI river flood zone. Assessment of inundation risk and design of infrastructure in this area will need to consider flooding from riverine flooding, arterial drainage and local drainage capacity.

### Waste Management

There is no designated bin compound on site to cater for increase in activity and usage.

### Electrical Services

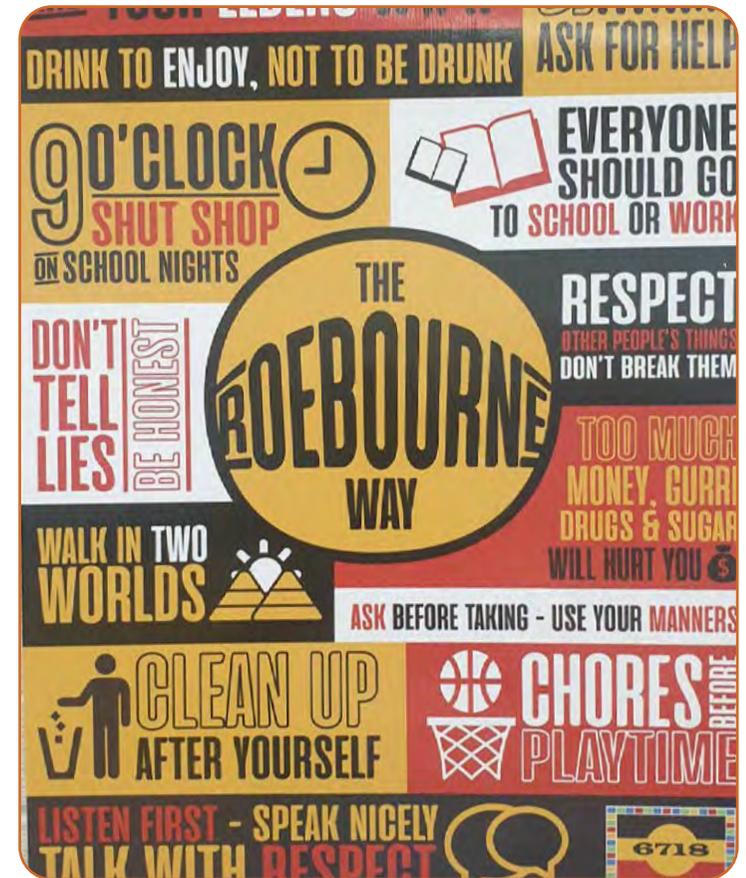
Additional work is required to determine any additional infrastructure required depending on a determined option for concept design.



## IDENTIFIED STAKEHOLDERS

- Roebourne Elders Council
- 6718 Leadership Table community reference group
- Ngarluma Aboriginal Corporation
- Yinjibarndi Aboriginal Corporation
- Ngarluma & Yinjibarndi Foundation
- Ngarluma Bindirri Aboriginal Corporation
- Roebourne Active Network (RAN)
- Roebourne District High School
- PCYC Roebourne, current tenant of the community hall.
- Yaandina Youth Services
- City of Karratha Youth Advisory Group (YAG)
- Roebourne Magpies Sporting Club
- Marwarnkarra Health Services
- Empowering People Through Community
- Headspace Pilbara
- Roebourne Community Resource Centre
- Ieramagadu Community Association

- Wider community through RDHS redevelopment community workshops
- One Tree Community Services
- North West Regional TAFE
- Department of Communities
- Department of Education, Lead Agency for RDHS redevelopment project.
- Department of Local Government, Sport and Cultural Industries
- City of Karratha Project Working Group (PWG)
- Pilbara Development Commission
- Regional Development Australia
- WA Police
- Ngaarda Media
- Rio Tinto
- Woodside



Mawarnkarra  
HEALTH SERVICE



North  
Regional



# LISTENING AND LEARNING

## DESIGN ENGAGEMENT SUMMARY

The City of Karratha led the consultation process and conducted the following activities:

- Four(4) community drop-in sessions held at the PCYC: 31 Adults and 36 Youth participated in the sessions.
- Nine(9) one on one stakeholder meetings with local businesses, user groups and service providers.
- Monthly meetings with the Department of Education project representatives leading the RDHS Redevelopment Project.

### Key objectives of Engagement

Consultation sought to understand key stakeholder priorities and aspirations for the RRP. Key objectives of the engagement process were to;

- Ensure transparency and inclusiveness
- Identify and agree on design principles
- Understand the current and future use of the Precinct
- Develop a sense of community ownership of the project

### Identified Stakeholders

Identified stakeholders included the broader community, service providers, user groups, local businesses, Roebourne Language Groups, Elders, Aboriginal Corporations and Government planning authorities. The complete list of stakeholders is provided overleaf.

### Engagement Process

The City of Karratha recognised that the development of a meaningful engagement process and working method that is truly collaborative and respectful is critical to the project's success. The masterplan should be responsive and unique to the community and context and support development of positive community relations.

The city's three(3) stage engagement process provided multiple opportunities for stakeholder involvement and a focus on community and stakeholder values, ownership, and representation. The consultation and engagement workshops were frequent, informal in style and supported by printed handout and presentation material. The stages were as follows:

#### Stage 1 – Visioning and Design Principles

Understanding the community priorities and establishing the Roebourne Recreation Precinct Design Principles.

#### Stage 2 – Planning Options Consultation

The three(3) planning options were presented for discussion to seek broad community and stakeholder feedback and to undertake a cost-benefit analysis to identify a preferred option to be developed further.

#### Stage 3 – Draft Masterplan Consultation

Seek feedback on the draft masterplan concept to ensure it aligns with the key outcomes of Stage 1 Engagement and the agreed RRP Design Principles.

### Acknowledgment of Previous Engagement

We acknowledge the following list of previous engagement reports and studies. A majority of the key priorities that arose throughout this engagement process have been identified in previously:

- Roebourne Community & Education Precinct Engagement Report, 2014 (UDLA)
- Roebourne Town Structure Plan: Community Engagement Report, 2014 (UDLA)
- Roebourne Youth Precinct Masterplan, 2004 (Arbor Vitae, CCS Strategic Management)
- Roebourne Services and Facilities Strategy Report, 2019 (Keogh Bay Consulting)

### Outcomes Summary

Outcomes from Stage 1 engagement are summarised on the following pages and Stage 2 and 3 later in the report. The communities local knowledge and expertise highlighted a number of key opportunities and considerations. The information gathered provided for the development of the Roebourne Recreation Precinct Design Principles which formed the foundations of the masterplan report. See **Appendix B** for a full breakdown of discussion notes taken from each consultation and design engagement meeting.

Further to this, the final masterplan outlines a strategy which builds on previous engagement work done by the City of Karratha. The strategy provides guidance for how the co-design, development, activation and management of the RRP might acknowledge the communities cultural identity and heritage.



# LISTENING AND LEARNING

## STAGE 1 ENGAGEMENT SUMMARY

The purpose of Stage 1 engagement was to understand the community priorities for the future RRP and to establish the RRP Design Principles to guide all future design work. In doing so the resultant masterplan should be place led, sustainable, achievable and appropriate to the community of Roebourne.

The City of Karratha conducted and facilitated the following activities:

- Community Drop-In Visioning & Ideation Activities
- Invitations for 1:1 sit down with community leaders from Ngarluma & Yinjibarndi Language Groups

### Stage 1 Engagement Outcomes

The key priorities of the community, local businesses, user groups and service providers identified in Stage 1 Engagement are as follows;

- The RRP to become a welcoming, usable space. More activation of the site wanted (sport, recreation, amenities, shaded outdoor gathering spaces, learning on Country).
- Desire for a large indoor multi-use space and integrated multipurpose facilities to improve ease of use and management.
- Improving existing facilities either via refurbishment or rebuilt but without taking away from existing function provision.
- Preference for low-cost use of facilities, with basic equipment and furniture available, bathrooms/showers, small meeting spaces and areas for creche/playgroups to operate.

- Hub feel, multiple tenancy's.
- Opportunity for co-design to build inclusion into decision making and foster relationships between the City of Karratha and the community.
- Include culture and Country knowledge sharing/learning opportunities throughout.
- PCYC and Yaandina youth programs need to be rationalised.
- The Precinct should be well connected and integrated with the future RDHS site.
- Increase provision of landscaping and shade across the precinct.

A expanded list of comments from the community, local businesses, user groups and service providers is provided on the following page.

### Community Implications

The City of Karratha has indicated extensive consultation and a previous community consultation and services review by Keogh Bay Consulting in 2019 determined that there are few fit for purpose facilities in Roebourne where people can easily “come together” to deliver and/or participate in activities.

The Community Hall redevelopment has been acknowledged as having the potential to create significant opportunities for broader community activities, events and programs to be delivered and accessed.

Current sports spaces, basketball courts and Aquatic Centre located within the Recreation Precinct are well used. This is supported by the attendance records to the PCYC program

from the Community Hall and the Aquatic Centre which show strong participation and interest. Relatively to the population attendance, numbers indicate that each resident would have participated in an activity within the precinct at minimum once a month.

The redevelopment of the Community Hall will diversify the opportunities for sports and recreational activities which would have strong social benefits across the following areas:

- Increase in sport participation
- Increase in health and wellbeing
- Increase in community cohesion and social inclusion
- Advancement in improving mental health
- Improvement in local amenity

The redevelopment, by creating a more inviting and higher quality facilities, will activate the site by drawing residents from the catchment area, but also provide opportunities to host inter-town and inter-regional events.

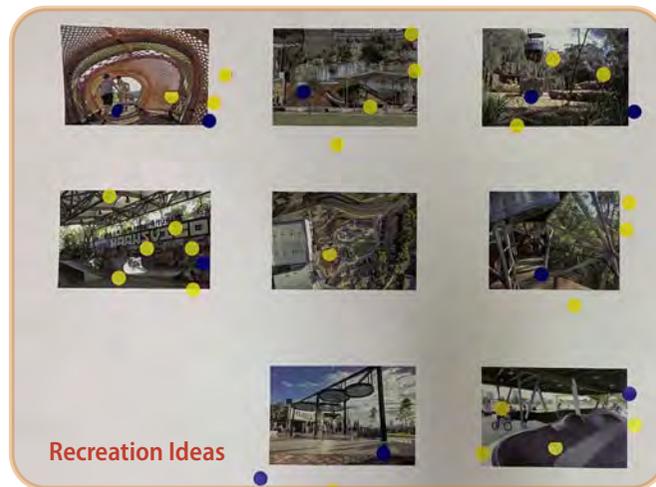
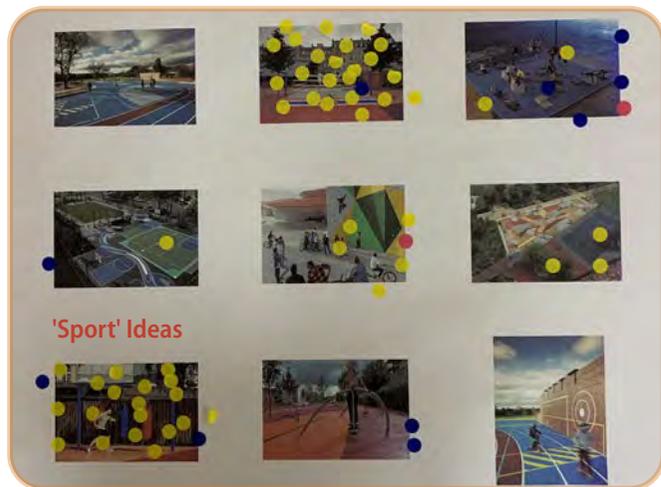
The precinct redevelopment will provide local facilities as gathering places for activities which will strengthen the community and will in turn promote community cohesion and social inclusion through participation in physical and recreational activity.

Additionally, a more engaged and entertained youth will help in decreasing boredom and related anti-social activities.

Extensive community consultation already undertaken demonstrates support from service providers and community members for the project.



Workshop materials from the Stage 1: Community Drop-In Visioning and Ideation Activities. Site aerial annotated with community priorities.



Workshop materials from the Stage 1: The 'Dot Activity' was colour coded to allow better understanding of what visuals appeal to what age group. Blue (Elders) Pink (Adults) Yellow (Youth).

# LISTENING AND LEARNING

## STAGE 1: COMMUNITY AND STAKEHOLDER PRIORITIES

### COMMUNITY PRIORITIES

- › Need a cyclone shelter
- › 50c Hall heart of town –need it for funeral and celebration –safe place for children
- › Keep hall and make it bigger/better new A/C, solar panels
- › Demolish the hall it's too old
- › Make one big site with the school
- › Not enough parking for big events
- › Shade and shelter outside, more lights
- › Public toilets
- › Need big trees around, footpath
- › Give back pride
- › Respect us –don't take away from us
- › Community garden
- › More activities for the kids and adults
- › Celebrate culture and country. Bush trail, wildflower and bush medicine planting. Stonewall from country where painting can happen. Tree planting program with student. Storytelling area "boorungy" circle. Outdoor learning .Signs. Song writing maybe a studio.
- › Art teaching to be valorised

### ELDERS

- › Make the Hall stronger
- › Community garden with bush tucker
- › Careful of the flood plain
- › Could open the hall and free the spirits
- › Needs healing by acknowledging what happened here
- › Have trees that mean something like mulga wood
- › Be respectful
- › Need places to teach and learn

### YOUTH

- › Love the pool can we have a splash pad- water park
- › Need a quiet place in the hall, for if you don't want to be with everyone, sometimes too much noise
- › Grass in front of building
- › More courts
- › A climbing wall
- › Trampolines
- › Boxing ring
- › Nature playground
- › BMX track and a bigger skate park (more challenging)
- › Community garden

### SERVICE PROVIDERS

- › Connect Yaandina to the Hall
- › Provide for the Elders so they will look after the kids
- › Need places to think/reflect (seating under trees) esp. for Elders
- › Hall need a more open design and more things to do, be a place to heal trauma
- › Keep homey, safe feeling of the Hall
- › Need to listen to the voice of Youth and include them
- › Will need an activation plan for the precinct
- › More bins/ drinking fountain
- › Create safe link to the outside of the precinct
- › Need safety elements : fencing, no pebbles outside, more lights
- › Courts & amenities need to be refurbished

### LOCAL BUSINESSES

- › 50c Hall historic building, safe place for children and community – used to be our evacuation centre
- › Need to re-introduce stories, this is how the community learns by telling and sharing stories, touching and showing
- › Pay tribute to the history
- › Careful to not compete with other sites in Roebourne
- › Carpark is an issue during NAIDOC week
- › Be ambitious with the site – needs to be a legacy for the future generations
- › Hall needs to be open and multipurpose

### USER GROUPS

- › Kitchen needs to work as a kiosk and be upgraded
- › Add a BBQ area to the kitchen
- › A indoor gathering place for 120/150 ppl is needed – only the Hall provides that
- › Need to have practical things not just pretty
- › Used to be more activities available
- › Need to have more shade and greenery
- › Don't take away from the community they need the Hall
- › Have separable spaces for different age /activities-the Hall does not cater for use by different groups at the same time
- › Need to keep the connection to the memories of the 50c Hall –commemorate all that has happened here



# NEEDS ANALYSIS AND FUNCTIONAL BRIEF

In 2019 the City of Karratha in partnership with the Department of Communities commissioned a review of the services being delivered in Roebourne and current usage of existing facilities. This report spoke directly to the future use opportunities of the RRP as part of what was referred to as the Community and Education Precinct.

Following nine months of extensive engagement with community and service providers, this report provided the following.

The community need is for a Precinct that supports vibrant culture and identity, family, healing, activity and is above all a safe place. The gap is initially in making best use of the existing facilities on the site that are currently under-utilised. Spaces that are used most in Roebourne are those without doors and locks. In the medium term a more substantial, rejuvenated or purpose-built facility in Roebourne is required. The community hall in its current form does not serve the community well. Its single purpose function should be extended to include a broader range of leisure and recreational services.

The Precinct needs to address the following service considerations:

- More diverse sport and recreational facilities
- Be readily accessible
- Be well-maintained and activated
- Add social value

The significant work described above led to the formulation of a associated functional brief, shown overleaf was the starting point for the development of masterplan options for testing.



Roebourne Recreation Precinct. View inside the Community Hall (50c Hall)

# FUNCTIONAL BRIEF

Planning Options	Main Built Form Elements	Other built form required as separate or integrated with main built form
<p><b>Scenario 1</b></p> <p>Large indoor community gathering space on site</p>	<p><b>1A</b></p> <p>Rebuilt 50c Hall</p> <ul style="list-style-type: none"> <li>› Gathering space 150 ppl (banquet seated)200 m2</li> <li>› Kitchen/kiosk (30m<sup>2</sup>)</li> <li>› Kitchen store (10m<sup>2</sup>)</li> <li>› Bin compound (15-25m<sup>2</sup>)</li> <li>› Cleaner rooms (4m<sup>2</sup>)</li> <li>› Toilets +shower. This include male and female amenities with 4pans +4 hand basin +1sh with a change area and a UAT parent room with baby change table and shower (60m<sup>2</sup>)</li> <li>› Storage for tables/chairs (150 chairs-15 banquet round tables + additional trestles tables+ general equipment )(50m<sup>2</sup>)</li> </ul> <p><b>1B</b></p> <p>One (1) Enclosed Basketball Court</p> <p>Gathering space:</p> <ul style="list-style-type: none"> <li>› Function room 150 ppl (banquet seated)200 m<sup>2</sup></li> <li>› Kitchen/kiosk (30m2)</li> <li>› Kitchen store (10m2)</li> <li>› Bin compound (15-25m2)</li> <li>› Cleaner rooms (4mm2)</li> <li>› Toilets +shower. This include male and female amenities with 4pans +4 hand basin +1sh with a change area and a UAT parent room with baby change table and shower (60m2)</li> <li>› Storage for tables/chairs (150 chairs-15 banquet round tables + additional trestles tables+ general equipment )(50m2)</li> </ul>	<ul style="list-style-type: none"> <li>› Admin/reception for precinct management to become the entry point to the precinct</li> <li>› 6 workstations (30m<sup>2</sup>)</li> <li>› Medium size tea room/kitchenette (10m<sup>2</sup>)</li> <li>› Comms Room (9m<sup>2</sup>)</li> <li>› Storage (10m<sup>2</sup>)</li> <li>› UAT for staff toilet (5m<sup>2</sup>)</li> <li>› Meeting room max 20ppl capacity (40m<sup>2</sup>)</li> <li>› Public facing computer area for community use 4 stations</li> </ul>
<p><b>Scenario 2</b></p> <p>No large gathering indoor building on site</p>	<p>Facilities to support large community gathering in sports hall or precinct surrounds</p> <ul style="list-style-type: none"> <li>› Kitchen/kiosk (30m<sup>2</sup>)</li> <li>› Kitchen store (10m<sup>2</sup>)</li> <li>› Bin compound (15-25m<sup>2</sup>)</li> <li>› Cleaner rooms (4mm<sup>2</sup>)</li> <li>› Toilets +shower. This include male and female amenities with 4pans +4 hand basin +1sh with a change area and a UAT parent room with baby change table and shower (60m<sup>2</sup>)</li> <li>› Storage for tables/chairs (150 chairs-15 banquet round tables + additional trestles tables+ general equipment )(50m<sup>2</sup>)</li> </ul>	

The following are the other functional brief requirements that are consistent across all three (3) planning options. Majority relate to Precinct enhancements.

## Precinct Enhancements

### Basketball Court Enhancements

- › Multi-use wall for projection, artwork, climbing, handball, tennis etc
- › Resurfacing to better incorporate multiple sports, line marketing etc
- › Improved grandstand/spectator seating
- › Add solar to roof
- › Soffit linings to the court areas
- › Lighting upgrades
- › Resurface existing flooring (Plexicourt)
- › Refurbish existing change rooms
- › Make storage accessible
- › Facade treatments

### Aquatic centre

- › Re-purpose current kiosk/customer service area to lifeguard station/first aid room.
- › Additional shade structures for pool (2 x Relocate existing shade structures to Aquatic Centre)
- › Upgrade of existing change rooms
- › Add disabled Pool access
- › Upgrade boundary fencing

### Publicly accessible toilets and External Store

- › Lockable storage
- › Publicly accessible UAT
- › New male/female publicly accessible toilets

### Skate Park

- › Upgrade Skate Park (more challenging)
- › Additional shade
- › In-ground trampolines
- › Practice/hit up wall

### New Country and Culture Learning Zone

- › A shaded space to support the establishment of a community garden with a workshop.
- › Close proximity to the hall kitchen
- › Storytelling area "boorongy" circle
- › Integrated nature play space(s)

### Outdoor Gathering Spaces

- › Shaded areas for small informal gatherings and meetings
- › Integrated play features
- › Seating areas around the sight in key shaded locations
- › To support outdoor cooking and yarning

### Oval Upgrades

- › Shaded seating areas
- › Additional line marking
- › Nature Playground
- › Solar lighting

### Parking

- › Reduction in size - number of formal bays
- › Additional trees and landscaping to call carparking
- › Provide shade structures

### Overflow Parking

- › Formalise overflow parking

### Upgraded Bus Shelter at Sholl Street Entry

### Public Art and Memorial Opportunities

- › Mural/s
- › Sculptural elements within landscape

### Landscaping and Paths

- › Additional landscaping and tree planting throughout the Precinct
- › Formalised pathways to be established throughout the precinct connecting key areas
- › Skate elements integrated throughout precinct along pathways

### Yaandina - 50c Hall connectivity strengthened

### Other Amenities

- › Introduce bike fixing opportunities
- › Provide better wayfinding and signage
- › Introduce cold water fountains
- › BMX Pump Track
- › Grassed amphitheatre seating area



# DESIGN PRINCIPLES

Further to a functional brief with aspirations, it is important to capture the spirit and ambitions of the project into a number of key design principles.

The purpose of these principles is two-fold:

- All design work considered should be guided by these principles. In doing so the outcomes should be place led, sustainable, achievable and appropriate to the community of Roebourne.
- Secondly these principles form a basis for a methodology of design review by stakeholders, approval bodies, review panels and community groups (including that of various options to be developed) to determine the most suitable and appropriate outcomes.

The Roebourne Recreation Precinct Design Principles have been developed through consideration and analysis of;

- › The project aspirations,
- › The significant previous work conducted by the City of Karratha and its consultants,
- › An appreciation of the context and history of the place,
- › Community and stakeholder consultation,
- › The opportunities and constraints unique to the development,
- › The Australian Indigenous Design Charter,
- › Previous work undertaken by Gresley Abas in local government work and with aboriginal communities,
- › Case studies pertinent and relevant to the project aspirations and brief.
- › The Aspirational Framework described in the 2019 Keogh Bay Consulting Report (adjacent)

See overleaf for the Design Principles;



# 1 VIBRANT CULTURE AND IDENTITY

- Celebrate distinctive characteristics to create a strong sense of place.
- Create inclusiveness.
- Listen and learn from Nyambarli (elder leader of traditional landowners – Ngarluma people).
- Acknowledge cultural protocols.
- Design with Gurnda (Respect) to culture and country.
- Establish a narrative with art, landscape and interpretation.



# 2 FAMILY AND HEALING

- Enable gatherings + yarning places - design for togetherness
- Enhance the provision of services to the community
- Foster custodianship
- Improve community linkages
- Remember and respect. Memorial



# 3 HEALTHY ACTIVE LIVES

- Deliver diverse sports and recreation opportunities
- Create energetic and vibrant spaces
- Promote walking through better linkages
- Integrate services into activity spaces wherever possible.



## 4 LEARNING AND SHARING

- Enable learning at every opportunity
- Build youth employment skills through involvement in design, delivery, maintenance and upkeep
- Create appropriate spaces for Kinship
- Enhance places for learning Gurnda
- Tell stories through Art, Interpretation
- Use landscape to establish connections to country.

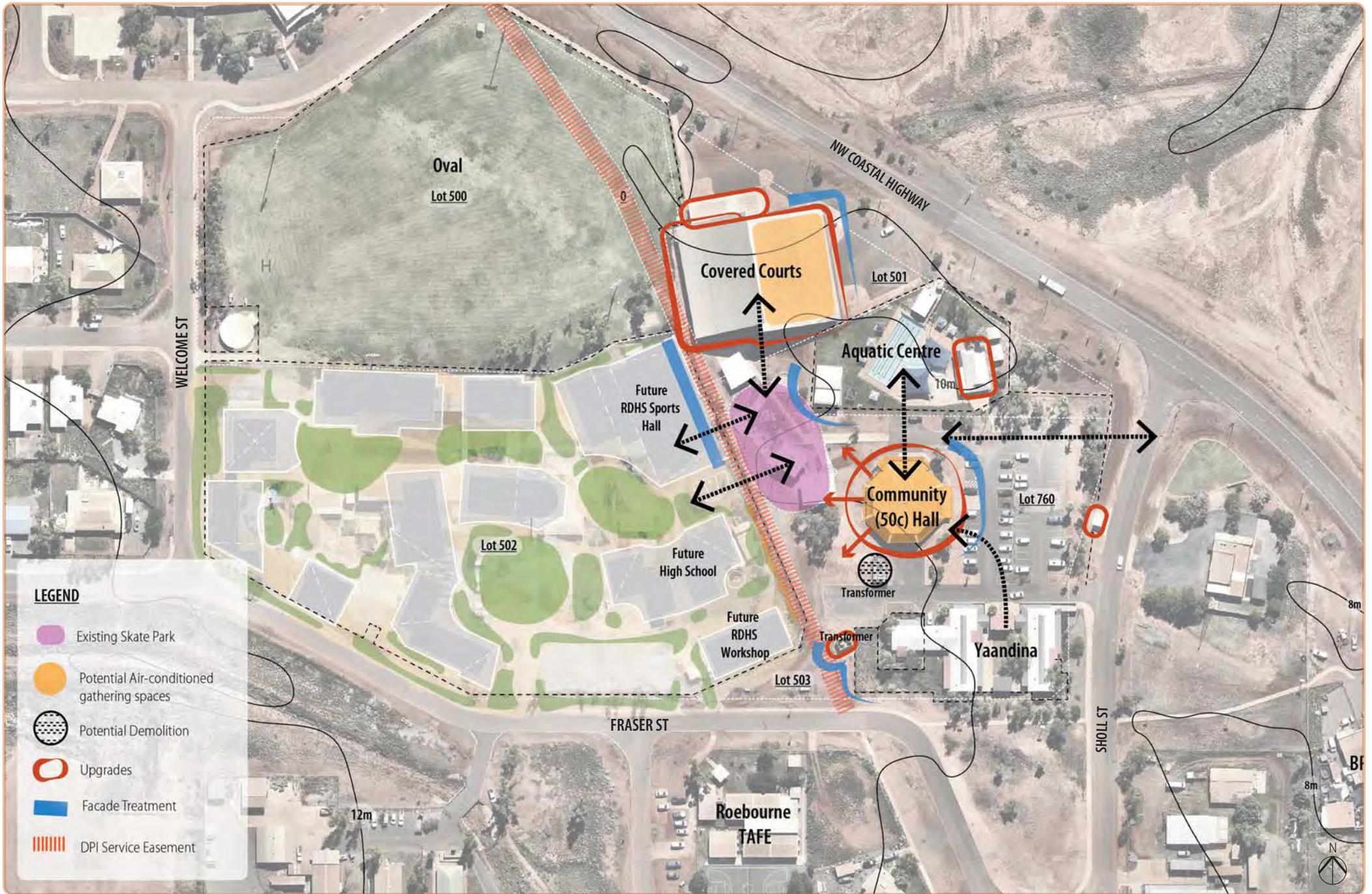
## 5 SAFETY

- Establish Cultural Safety
- Design to keep kids safe.
- Create visibility and passive surveillance throughout precinct.
- Acknowledge 24 hour habitation of external spaces
- Create safe spaces for the delivery of services

## 6 RESILIENCE

- Design for local conditions (heat, cyclone, overland waterflow)
- Deliver functional and efficient facilities
- Minimise functional repetition within Roebourne
- Enable for simple servicing and maintenance
- Deliver value for money outcomes
- Design for triple bottom line sustainability





**BUILTFORM AND FUNCTIONS**

# OPPORTUNITIES AND CONSIDERATIONS

A list of design elements, opportunities and considerations were devised from consultation with key stakeholders.

## BUILT FORM AND FUNCTIONS

### Overview

- Consider opportunities to release and consolidate land tenure to unlock site potential
- Consider co-location of community facilities with amenities of a complimentary nature
- Facility design to provide greater flexibility and accommodate multiple functions to better serve the community and encourage greater use
- Consider the wider context of development occurring in the town to ensure there is not a duplication of services.
- Opportunity for the development of an architectural language that is unique to the town and generated from an interpretation of the cultural and natural histories of the site
- Future facilities should address NW Coastal Highway
- Opportunity for sustainable design
- Encourage ownership, pride and responsibility of the facilities by involving the community in the development and design
- Opportunity to integrate the future RDHS site.
- Removal of fences around public buildings to allow free flowing access across the site

### Community (50 cent) Hall

- Opportunity to upgrade and renovate the existing Community Hall(50c Hall). To fulfill this purpose, the facility should be either refurbished/extended or replaced. The refurbishment of the hall presents the following opportunities;
  - › Upgrade the kitchen or provide kiosk to the western side to cater for community functions
  - › Provide offices and spaces for service providers i.e.. meeting room/s for hire, workshop areas and training
  - › Provide publicly accessible toilets, change rooms, showers and amenities on site
  - › Provide additional lockable storage for cleaning, activities and events
  - › Provide activity rooms for a range of leisure and recreational activities i.e.. Cultural learning, cooking, art and craft workshops, boxing, movie viewing, life skills mentor sessions, computer workstations, copy/printing facilities, study assistance
- Explore option to selectively demolish sections of the Community Hall, retaining the skeletal structure and form a key, external gathering space where public art and memorial opportunities can be integrated into design
- Improve legibility, identity and entrance to precinct and provide spaces for community gathering, events and performances
- Upgrade facilities to meet current Category D Cyclone building codes
- Consider current use of community hall for funeral services and culturally appropriate design for gathering and funerals. Consider relocation of funeral services to alternative facility ie. the Ngunin Centre

- Consider agreement with the Department of Education and other service providers to provide services within the new adjacent indoor air-conditioned school sports and performing arts centre, after school hours.

### Covered Basketball Courts

- Activate and optimise existing covered courts to make them fully operational and accessible. Create opportunities for passive and active recreation, indoor and outdoor activities.
- Upgrade facilities to accommodate events, sports carnivals, markets, arts and cultural events and performances;
  - › Multi-mark the hard courts for netball, volleyball, tennis as well as basketball
  - › Refurbish existing change room block to cater for the oval and outdoor covered hard courts
  - › Consider night lighting and access should be provided

### Roebourne Aquatic Centre

- The pool is a core community meeting place for families and is a safe, social place. Upgrade to existing change room facilities should consider universal access requirements and improvements to surrounding landscape amenity should include shade, seating and planting
- A group of small service compounds need minor modifications to improve their appearance

### Yaandina: Roebourne Family and Youth Services

- Operations between Yaandina, the Community Hall and outdoor activities should be relatively seamless and complimentary.



# LANDSCAPE

# OPPORTUNITIES AND CONSIDERATIONS

## LANDSCAPE



### Landscape Design to Reflect Cultural Heritage and Identity

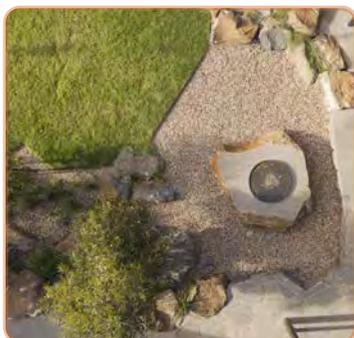
- Opportunity for landscaping and open space to reflect cultural heritage and identity of the site and character of surrounding community. Provide connection to Country by replicating surrounding natural environment.
- Opportunity to integrate local native planting, bush tucker throughout precinct
- Establish a narrative with art, landscape and interpretation



- Carefully deliberate location within landscape of separate spaces for Men and Women (needs consultation with Elders).

### Shade and Amenity

- Provide permanent shade and natural shade cover in the precinct; Increase seating and shading opportunities to encourage a family focused community spaces.
- Retain all existing trees where possible.
- Potential to extend landscape improvements to south of the Oval site, including shade trees, planting, gathering spaces.
- Create better physical links Yaandina Youth Service by creating a landscaped forecourt.
- Create a vegetated buffer along NW Coastal Hwy to provide safety, separation between areas and entrance to the RRP.



- Consider management and maintenance of open spaces. Robust, durable materials and plantings are suggested.
- Set aside an area that can be developed as an earth formed informal BMX track

### Nature Play

- Consider shaded, nature playground for younger children to encourage family connections to the precinct. Include integrated nature playground opportunities throughout precinct.



### Water Sensitive Design (WSUD)

- Incorporate WSUD principles, improving water quality, stormwater and drainage.
- Consider existing water flow paths and drainage requirements. Opportunity to incorporate shallow swales and compensating basins into the landscape areas to accommodate site runoff.
- Landscape design should respond to cyclonic weather conditions. Minimise risk of damage during expected extreme weather events.



### Oval

- Upgrade oval to accommodate football, soccer, touch rugby, baseball, softball and cricket.
- Consider additional spectator seating and shade.



## COMMUNITY, EDUCATION AND CULTURE

# OPPORTUNITIES AND CONSIDERATIONS

## COMMUNITY, EDUCATION AND CULTURE

### Space for Cultural Learning and Activities

- Opportunity for multi-functional “third place” outdoor spaces for meeting, cultural activities and practices. These could be cooking areas (fire pits), food preparation areas, yarnning circles, informal stages, community gardens and/or art marking spaces. A place for people and families to connect with culture, on Country
- Provide outdoor learning opportunities which may have ties into RDHS and the maintenance of the precinct itself
- Create inviting and comfortable spaces that promote opportunities to share cultural knowledge with the broader community and visitors
- Provide Free wifi
- Collaborate with RDHS to facilitate learning opportunities and programmes that extend the school curriculum and engage families
- Encourage the participation of adults, elders and role models in the management of facilities and programs

### Gathering spaces

- Provide gathering and meeting spaces that are welcoming and highly visible to promote interaction and multi use, flexible areas suitable for both small gatherings and larger community events

### Youth Engagement

- Consolidate recreation spaces for children and youth into a “youth precinct” near the basketball courts, skate park and 50c Hall

- Upgrade existing skate park to accommodate more challenging features
- Create a robust, indestructible and multi-functional integrated skate circuit throughout the precinct. Local children and youth participate in the design process, which will encourage ownership
- Opportunities for bike paths, BMX trails, adventure and nature play, in ground trampolines
- Increasing the connection with young people and culture by engaging the community is a significant opportunity
- Extend cultural arts and community engagement programs for youth to include art, sculpture, music, dance and acting.
- Opportunity to build youth employment skills through involvement in design, delivery, maintenance and upkeep of community facilities and programs

### Safety and Health

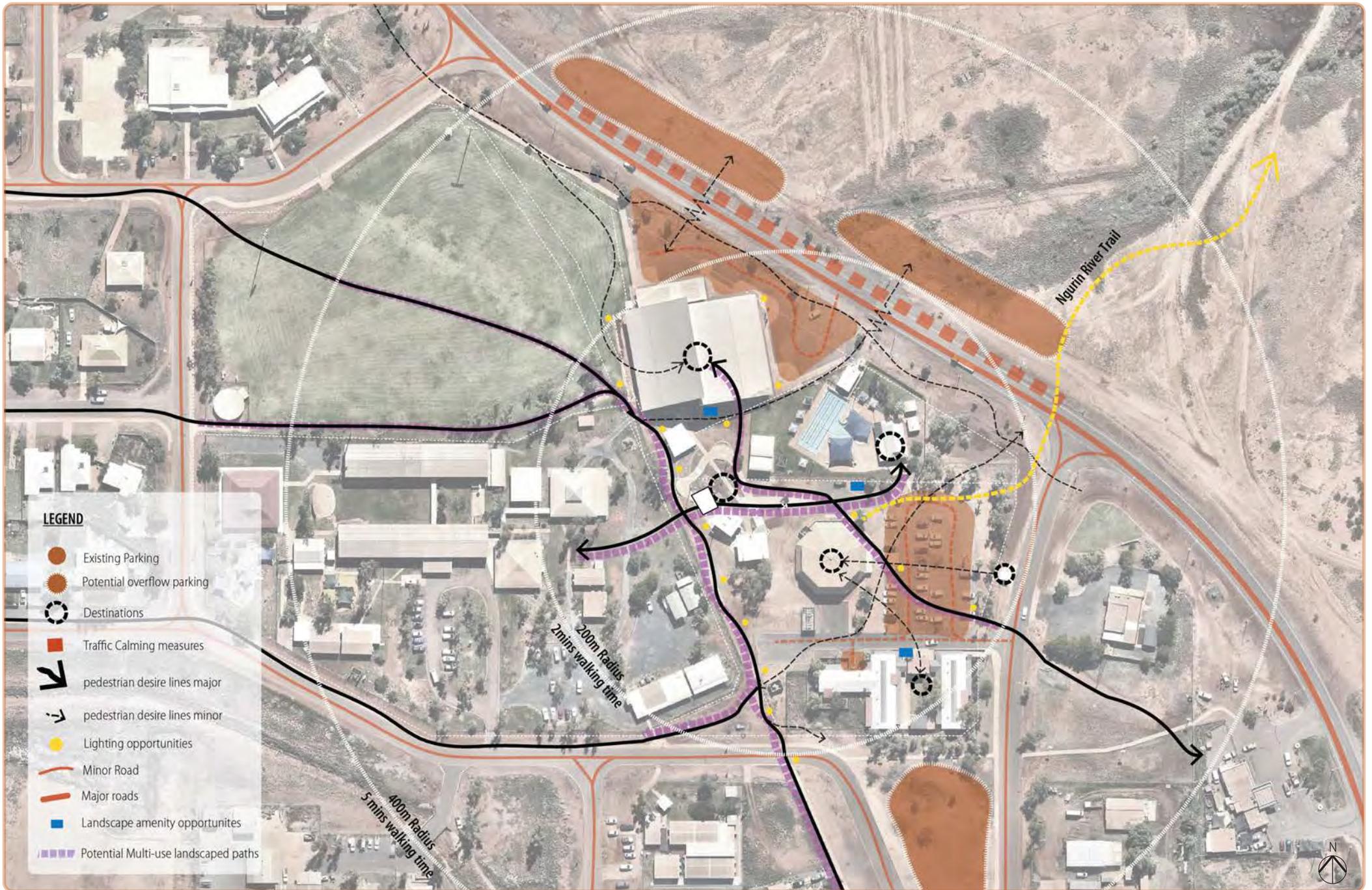
- Carefully deliberate location of separate spaces for Men and Women (needs consultation with Elders)
- Consideration of cultural safety (needs consultation with Elders)
- Provide upgrade and installment of solar powered lighting to public areas. Consider public art and lighting opportunities to create identity for precinct.
- Passive surveillance considerations
- The NW Coastal Highway is a major barrier and a safety risk.

### Activation, Management and Employment

- Develop ongoing business and employment opportunities for the community
- Create activity on the site throughout day and night ie. Cultural Events, Dance productions, ‘Songs of Peace’ Event

### Public Art Opportunities

- Public art and memorials to reflect the culture and story of the Roebourne Language Groups.
- Development of public art memorials should involve local artists, art groups, schools and community groups
- Opportunity to incorporate digital projections in the centre of the key community space. Digital media could showcase local artist works, local stories, imagery and cultural material.



# MOVEMENT

# OPPORTUNITIES AND CONSIDERATIONS

## MOVEMENT

### Pedestrian Connectivity

- Opportunity to create an integrated, landscaped, pedestrian network that aligns with existing informal, pedestrian pathways and connects key areas. i.e. RDHS to the Aquatic Centre and Community Hall.
- Consider robust multi-use pathways throughout the precinct i.e. skate elements, shared paths for cycling and walking.
- Opportunity for increased accessibility throughout the site i.e. pram, wheelchair accessibility to people of all ages and with limited mobility.
- Consider realignment of fencing to encourage ease of access for pedestrians
- Disjointed lot configurations and unused void spaces should be addressed.

### Amenity and Comfort

- Provide amenities along pathways i.e. bike fixing, servicing opportunities, seating, shade, BBQ's and chilled water bubblers.
- External areas, such as pedestrian and vehicular movement zones, have the potential for significant improvements. To soften and provide climatic protection i.e. Apply landscape treatment to the existing carpark.
- Provide better wayfinding and signage throughout the precinct.
- Upgrading and installing solar-powered lighting in public areas is required. Consider public art and lighting as options for establishing the Precinct's identity.

- Improve and define connection and crossing points over the highway. Implement traffic calming for vehicles along NW Coastal Highway.

### The Ngurin Connection

- Opportunity to create links to the Ngurin.

### Parking Provision

- Review carpark provision and reduce the number of formal, underutilised parking bays to allow for partial conversion into activated areas and the provision of overflow parking to accommodate events and special occasions.

### Bus Shelter Upgrades

- Opportunity to upgrade the existing bus shelter, improve public transportation connections, and create a welcoming entrance to the site.

### Service Access

- Consider maintaining services access to the pool, PCYC, and Yaandina Youth Centre for emergency access and maintenance.



# CASE STUDIES

Learning Lessons. We have reviewed a range of projects with similar components, briefs, climates, or cultural influences to inform the development of the three planning options contained in this report. These include projects we have completed, discovered through research, identified by the City of Karratha, and those found from discussions with the local community of Roebourne.

## WICKHAM COMMUNITY HUB

- › Location , Wickham, WA (Pilbara)
- › Client: City of Karratha
- › Completed: 2018
- › Budget: \$9m
- › Gresley Abas Project

### Key Similarities;

- › Pilbara / City of Karratha project
- › Designed for climate
- › Shaded multi modal skate park
- › Integrated overland water flow/ landscape / wayfinding
- › Adjacent youth services function
- › Night time media projection system
- › Within recreation precinct
- › Flexible multi-use spaces for various activities
- › Designed for mixed community groups

### Key Lessons

- › Shaded activity spaces highly successful
- › Flexible multi-use spaces for various activities successful

## JD HARDY CENTRE

- › Location: South Hedland , WA
- › Client: Town of Port Hedland
- › Completed 2020
- › Budget: \$3m - \$4m

The JD Hardie Youth and Community Hub (JDHYCH) is the Town of Port Hedland's leading youth precinct. The state of the art building features a commercial kitchen, performing arts room, indoor court, meeting rooms and offices.

The JDHYCH is ideally situated to cater for a range of programs and activities. It is located a short distance from the South Hedland Town Centre, Marquee Park Splash and Play water park, two local primary schools, a high school and local TAFE.

The programs and activities held at the JDHYCH cater for young people of all ages and abilities, and range from physical to creative. Each term, the team put together a program of workshops, activities and excursions to keep all young people in Port Hedland entertained.

### Key Lessons

- › Community buy-in reportedly successful.
- › Flexible multi-use spaces for various activities successful



THE NEW WELLINGTON SQUARE



## THE NEW WELLINGTON SQUARE

- › Location , Perth CBD
- › Client: City of Perth
- › Completed: 2021
- › Budget: \$17.5M

The newly-constructed Wellington Square aims to be a hub for City of Perth residents, visitors, families and friends to meet, celebrate, adventure and explore. The park boasts a new intergenerational playground and a place of reflection in the north-west corner of Wellington Square to commemorate the Stolen Generations.

New amenities also include event spaces for medium to large scale activities and multi-use sporting field. With 350 new trees and 60 per cent canopy cover, the park also features expansive shade and greenery. The Star attraction is certainly the 3000m<sup>2</sup> intergenerational playground Koolangka Koolangka Waabiny, one of the biggest playgrounds in greater Perth.

Alongside a children's playground the area features nature play, a skate park, parkour activities, a flying fox, embankment slides, a pump track, waterplay and climbing towers, as well as basketball courts.

The park also features an off-leash dog park, new footpaths and shaded picnic areas for relaxation. New lighting and CCTV will also ensure the safety of the park into the evening.

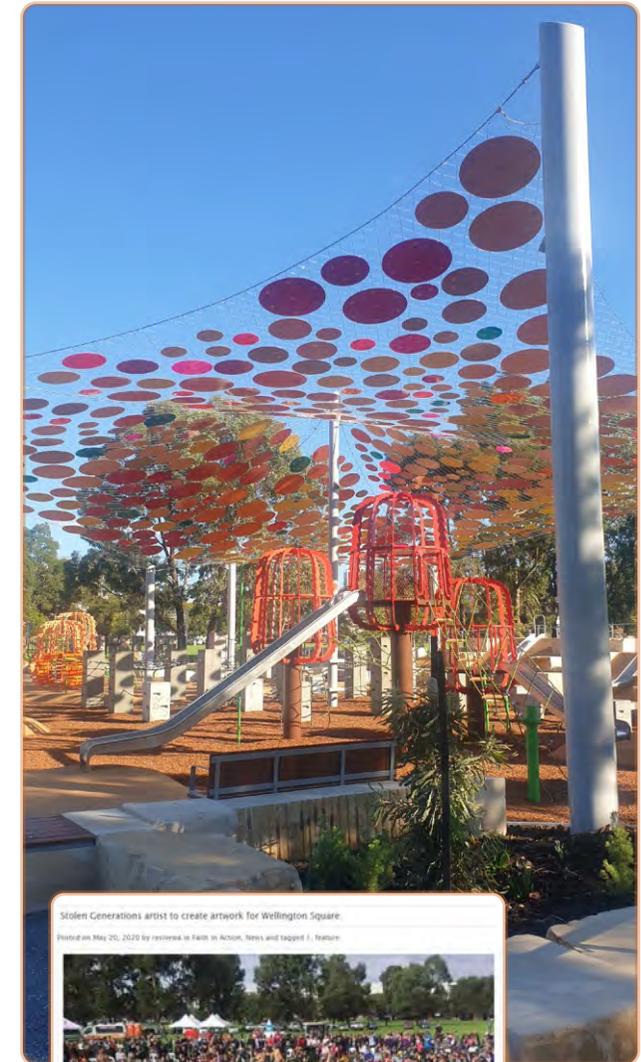
Wellington Square represents cultural and spiritual significance, linking the past and the present, where Whadjuk Nyoongar people met, raised families, hunted and performed ceremonies. Both the park and playground have received dual names in recognition of Wellington Square's significance to many members of the Aboriginal community, and out of respect for the Traditional Owners and custodians of the land.

### Key Similarities

- › Design for Country / place.
- › Basketball court
- › BBQ facilities
- › Drinking fountain
- › Park benches
- › Pathways
- › Picnic benches with tables
- › Public and Accessible toilets
- › Rubbish bins
- › Significant shade structures
- › Water taps
- › Public Art
- › Designed for climate
- › Shaded multi modal skate park
- › Within recreation precinct
- › In-ground trampolines
- › Wheelchair Accessible
- › Gardens
- › Memorial
- › Oval Upgrade with seating / shelters
- › Climbing Walls

### Key Lessons

- › Significant consultation and design involvement with local Aboriginal groups.
- › Shaded activity spaces highly successful
- › Blending of active functions successful
- › Activation assisted through waiving event fees in initial years.
- › High quality amenity implementation improves amenity of broader area.





## WUNGURRWIL DHURRUNG

- › Location: Wyndham Vale, Victoria. Wathaurung Country.
- › Budget: ~\$10m
- › Client: Wathaurung Aboriginal Corporation
- › Completed 2020
- › Gresley Abas Project

Designing on Country. Wungurrwil Dhurrung is a new community centre in Wyndham Vale, one of Victoria's urban growth areas. An early stage of the development planned throughout this precinct, the Centre is uniquely responsive to the site and the community that it serves and the building is a demonstration of how community can come together and create new opportunities for all.

This is a truly integrated centre – a landscape with a building in it, high ESD performance in every element, supporting a user experience of connection to the environment, to place, and to community. The Centre has a Five Star Greenstar 'As Designed' certification with the GBCA, 'As built' in progress.

Wathaurung Language has been used throughout the centre to name the whole place as well as areas within the centre, and on all of the way-finding signage and place identification.

Wathaurung Aboriginal Corporation, trading as Wadawurrung, were consulted during the design of the centre. The Kolling Wada-Ngal Committee of Management are the Aboriginal people who represented the community for the project definition, briefing, design, delivery and now the operation of the centre.

### Key Lessons

- › Significant consultation and design involvement with local Aboriginal groups leads to culturally appropriate design outcomes and community buy in.
- › Commitment to sustainable targets from project conception creates more achievable sustainability pathways.
- › Areas can be modified by the users - opened or closed, made public or private, separate or together as each occasion requires.





## PAMS HEALTHCARE HUB NEWMAN

- › Location: Newman, WA
- › Budget: ~\$8m
- › Client: Department of Health (Federal)
- › Completed 2020

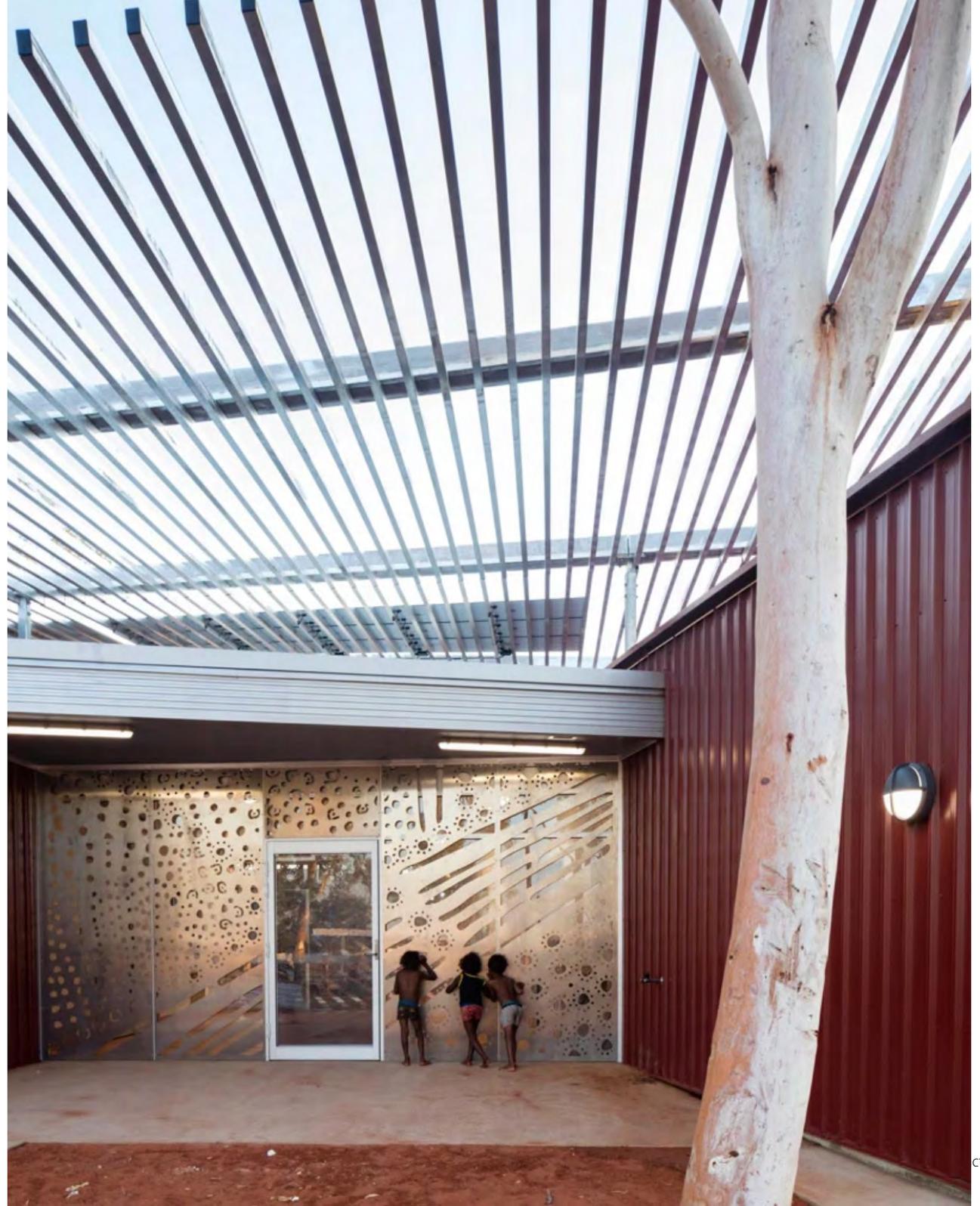
The Puntukurnu Aboriginal Medical Service central management and administrative hub is based in Newman. Established in 1966 and located approximately 1,200 km north Perth, Newman has a population of roughly 4,500 people and is the closest town to many of the Western Desert communities of WA.

In August 2020 PAMS opened the Newman Clinic realising the vision of Nyiyaparli and Martu Peoples. Newman Clinic is a comprehensive Primary Health Care service staffed by General Practitioners, Registered Nurses and Aboriginal and Torres Strait Islander Health Workers.

Central to all these projects was an in-depth consultation process, which was not just about what the building looked like, but much more about what the buildings were going to facilitate and allow. Each building is shaded by a sculptural pergola that acts as a secondary roof and provides shading around it, while serving as support for 60 flexible photovoltaic panels which gather thirty percent of the clinics' power.

### Key Lessons

- › Community (health) services provided to the local community.
- › Culturally appropriate design
- › Deep consultation
- › Acknowledges the importance of external spaces.
- › Integrated local artworks into screens and shading devices.
- › Excellent relationship between internal and external spaces.
- › Co-design process implemented to obtain community buy in and ownership.



LIYAN-NGAN NYIRRWA



## LIYAN-NGAN NYIRRWA (CULTURAL WELLBEING CENTRE)

- › Location: Broome, Western Australia. Wathaurung Country.
- › Budget: Unknown
- › Client: Nyamba Buru Yawuru
- › Completed 2020
- › MudMap Studio, Laird Tran Studio, UDLA and others.

The Liyan-ngan Nyirrwa (Cultural Wellness Centre) is a community meeting place located in Broome, a remote town 2200km north west of Perth on the grounds of Nyamba Buru Yawuru (NBY). The centre is designed to foster the revitalisation of Yawuru culture through landscape, art and architecture which reflects mabu liyan (good feeling).

LnN is described as a place to honour and celebrate Yawuru people, the Traditional Custodian of Broome and their culture. It is a place for healing and reconciliation, designed to maximise cultural wellness for the community. Key components include; a large central outdoor gathering area; a central nurlu (dancing) area; various sized meeting spaces; a community garden; playgrounds; artworks; a multi-purpose building and community hall; Country Managers' workshop; café and commercial kitchen, and; an extension of NBY's existing language and archiving centre.

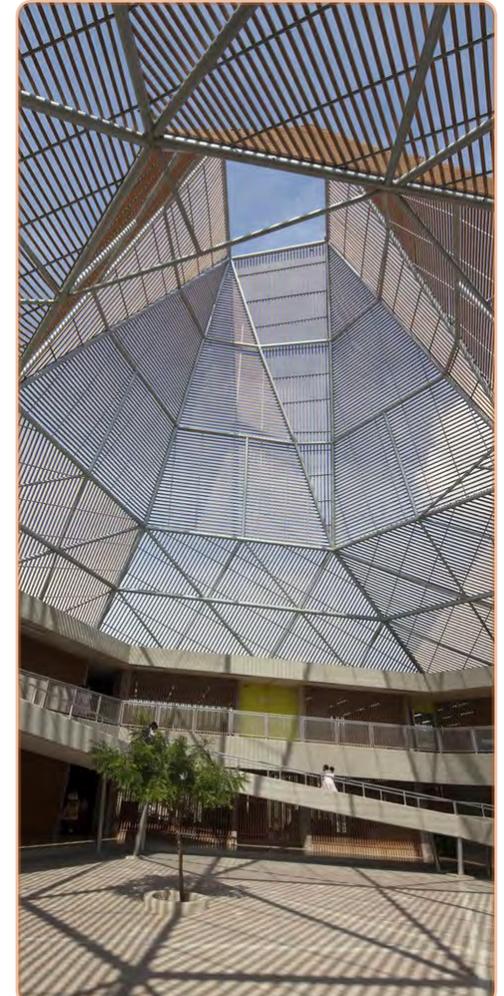
MudMap Studio's approach for this project allowed for cultural exchange within the design process, offering an example of a working method that is collaborative and respectful. The resulting landscape is one that has been uniquely designed with and for the end-user and is a health and wellbeing landscape unique to its community and context. The design process ran over six years and created a collaborative partnership between MudMap Studio (MMS) and NBY. Engagement and partnership are concepts central to the success of LnN. Built upon a foundation of mabu liyan, the strategic approach undertaken ensured that the community has maintained ownership of this project from beginning to end.



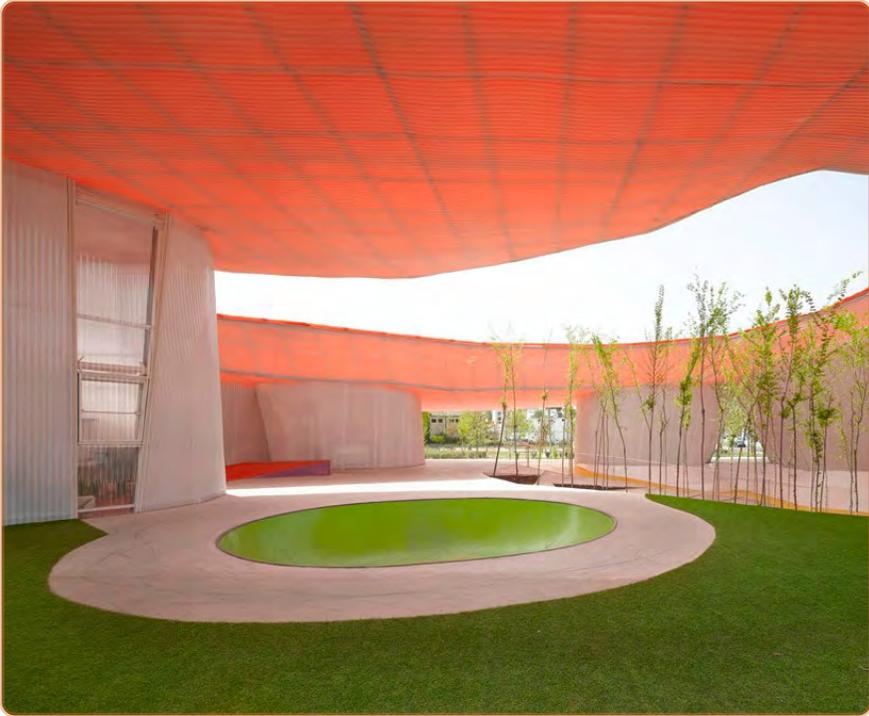


# OTHER PRECEDENTS

There are many opportunities for excellence in this project. We have looked close and far away to find a range of precedent images that speak to the values and objectives of this project. Most of these images have been shown through community consultation to be popular with the locals.







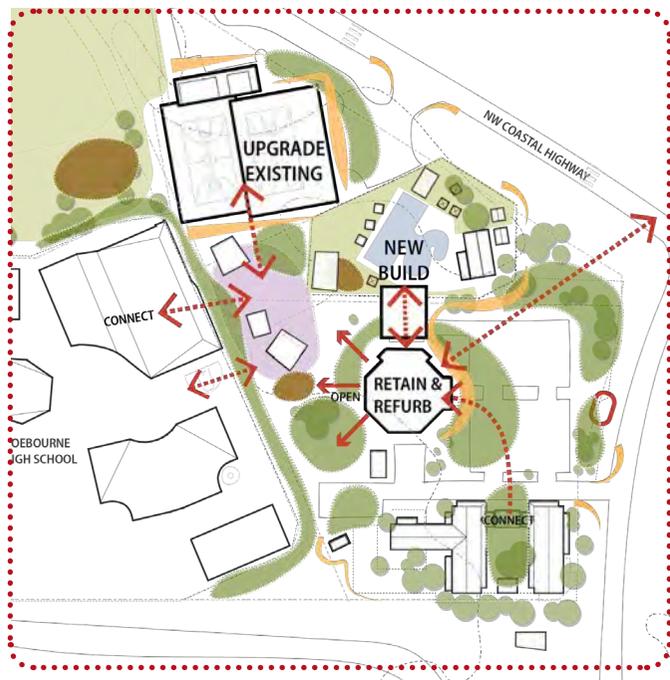








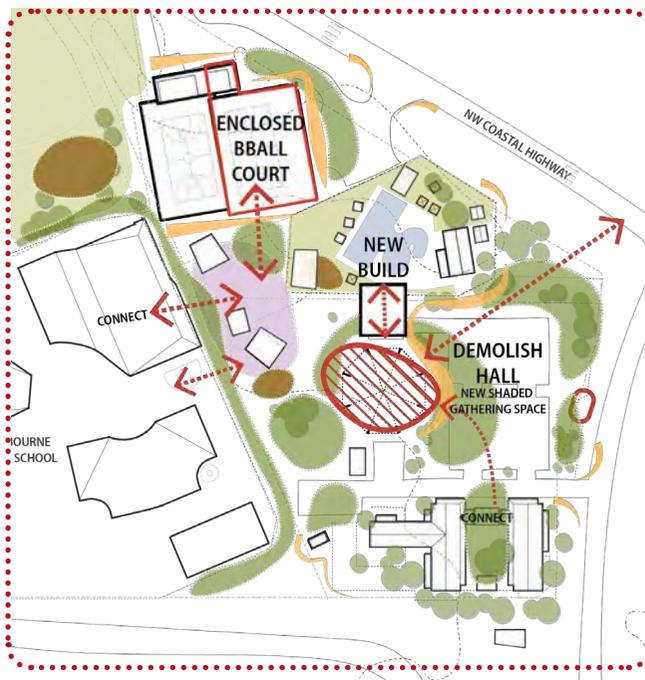
## OPTION 1A



### Key Moves

- Refurbishment and extension of the 50c Hall to deliver accommodation schedule as detailed in the initial brief and to accommodate a large community gathering space on site.
- Creation of a new entry building to the precinct between the Aquatic Centre and the 50c Hall
- Significant upgrades to the existing covered Basketball courts (resurfacing, multi mark the courts, facade treatments)

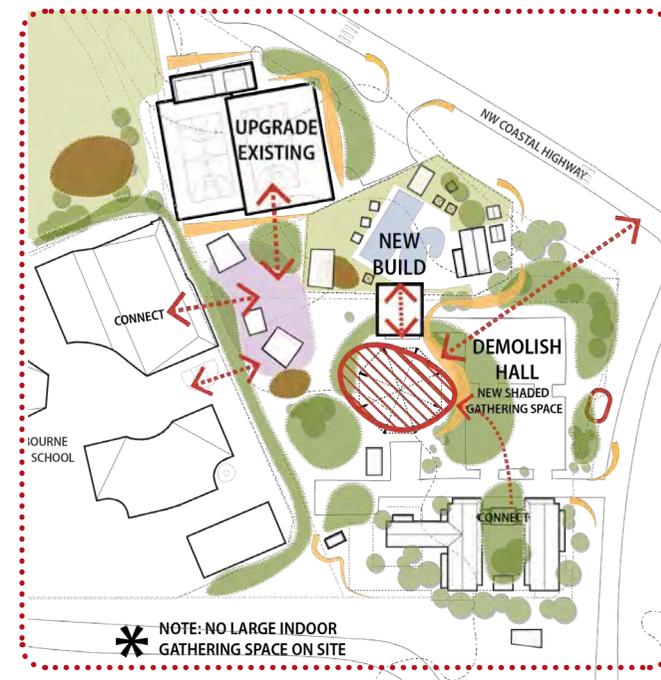
## OPTION 1B



### Key Moves

- Demolition of 50c Hall (retaining skeleton as a shaded gathering space) and a new fit-for-purpose building to deliver the accommodation schedule as outlined in the initial brief.
- Creation of a new entry building to the precinct between the Aquatic Centre and the 50c Hall
- The eastern covered basketball court is enclosed to create a fit for purpose building to house a range community events.

## OPTION 2



### Key Moves

- Demolition of 50c Hall (retaining skeleton as a shaded gathering space) and a new fit-for-purpose building to deliver the accommodation schedule as outlined in the initial brief.
- This option assumes no large indoor gathering space on site.
- Creation of a new entry building to the precinct between the Aquatic Centre and the 50c Hall
- Significant upgrades to the existing covered Basketball courts (resurfacing, multi mark the courts, facade treatments)

# PLANNING OPTIONS

A preliminary set of three (3) master plan options were developed with consideration of the project aspirations, community and stakeholder consultation outcomes, contextual analysis, relevant case study projects, significant previous work conducted by the City of Karratha and its consultants and consideration of the unique opportunities and constraints for the project.

Overleaf are the three (3) Masterplan Options as requested from Council and informed by the needs analysis and functional brief outlined previously. Further detailed information with relation to each option is provided on the following pages. The key moves for each Option are outlined to the left.

Below are key design elements consistent across all three options and informed by the requirements of the needs analysis and functional brief.

## OTHER KEY DESIGN ELEMENTS

Other main design elements:

- Upgrades to the existing Aquatic Centre (additional shade, accessibility, fencing)
- Upgrades to the existing Covered Basketball Courts
- Upgraded Skate Park
- Significant upgrades to external areas (additional shade, seating, amenities, pathways, landscaping and planting)
- New Cultural and Country Learning Zone
- New Nature play area and introduction of shade structures to the oval.
- New public art and memorial opportunities
- Rationalisation of existing parking
- Formalisation of the overflow parking and traffic calming measures to NW Coastal Highway
- New publicly accessible toilets and external store
- New BMX pump track



**PLANNING OPTION 1A**



# PLANNING OPTION 1A

## KEY MOVES

This option retains and rejuvenates the 50c Hall to create a fit for purpose building to house a range community events and to meet the current (Category D Cyclone) building codes (not an evacuation shelter).

To create a more welcoming statement into precinct this Option 1A delivers a new entry building to the precinct between the Aquatic Centre and the 50c Hall which creates a more activated and centralised location for staff and services.

With agreement with the Department of Education the PCYC (and or other service providers) provide services within the new adjacent indoor air-conditioned school sports and performing arts centre, after school hours.

Significant upgrades to external areas including pedestrian and vehicular movement zones are undertaken throughout to meet the vision and principles for the project.

## PROPOSED BUILT FORM DETAILS

### 1. Community (50c) Hall

Significantly refurbish 50c Hall to accommodate large indoor community gathering space on site including the following requirements;

- › Gathering space 150 people 200m<sup>2</sup>
- › (Gathering space remains as is- central space in hall)
- › Kitchen/kiosk 30m<sup>2</sup>
- › Kitchen store 10m<sup>2</sup>
- › New integrated bin compound 15-25m<sup>2</sup>
- › Cleaner rooms 4m<sup>2</sup>
- › New Toilets +shower 60m<sup>2</sup>
- › Storage for tables/chairs 50m<sup>2</sup>

To accommodate these needs, we have proposed to;

- › Carry out the scope of work identified by GHD in their report on upgrading the 50c Hall to current building codes
- › Upgrade internal building facilities including kitchen, toilets, and storage spaces
- › Resurface flooring throughout hall
- › Improve legibility, identity and entrance to hall with new shaded entrance and signage
- › Add-in new doors and windows on ground level to enable visual connections to inside and outside
- › Open Kitchen up to western side of building to enable the serving of food to outside spaces
- › Add publicly accessible toilets
- › Enable Free wi-fi
- › Enable movie viewing
- › Enable life skills teaching (in kitchen)

### 2. New Entry Building

Entry building to accommodate aquatic centre kiosk, reception and first aid to accommodate the following;

Admin/reception\*

- › Aquatic centre kiosk, reception, first aid 40m<sup>2</sup>
- › Office with 6 workstations 30m<sup>2</sup>
- › Medium size tea room/kitchenette 10m<sup>2</sup>
- › Comms room 9m<sup>2</sup>
- › Storage 10m<sup>2</sup>
- › UAT for staff toilet 5m<sup>2</sup>
- › Meeting room max 20ppl 40m<sup>2</sup>
- › Public facing computer area for community use 4 stations

*\*for precinct management to become the entry point to the precinct*

### 3. Yaandina

- › Demolish and relocate change rooms and toilets to open out and connect internal courtyard

### 4. Aquatic Centre

- › Add disabled Pool access
- › Additional shade structures for pool (2 x Relocate existing shade structures to Aquatic Centre)
- › Improve amenity of change rooms generally including insulation
- › Re-align section of existing fence line to allow for wider access alongside covered courts edge
- › Upgrade boundary fencing
- › Retain playground for use by school students and on carnival days

### 5. Existing covered basketball courts

Upgrade existing covered Basketball courts. To accommodate these needs, we have proposed to;

- › Resurface existing flooring (Plexicourt)
- › Integrate additional sports (Basketball court, Boxing Ring, Netball, Volleyball, Tennis); Court markings and fixings
- › Refurbish existing changerooms
- › Make storage accessible
- › Add significant solar power to basketball courts
- › Facade treatments - create new welcoming entrance façade to basketball courts to improve appearance and to improve legibility as a precinct marker
- › Add courts soffit treatment to lift amenity of courts
- › Upgrade area external to courts with surface treatments, landscaping and paving

### 6. Main shelter (outlined in red line with diagonal hatch)

- › Additional shade structure to connect entry building to covered courts (tensile shade structure similar to Wellington Square)

# PLANNING OPTION 1A (CONTINUED)

## PROPOSED LANDSCAPE AND OPEN SPACE

Key landscape / open space items identified through the review of existing documents, the CofK needs analysis and community and stakeholder consultation include;

- › Carefully locate separate spaces for Men and Women (needs consultation with Elders)
- › Add additional fully integrated permanent shade structures throughout the precinct
- › Create opportunity and determine a good location for markets
- › Provide outdoor learning opportunities; which may have ties into school and the maintenance of the precinct itself
- › Consider a smoking area; (especially for outside 50c Hall)
- › Enable safe places for youth to inhabit at night time (inc places to sleep)
- › Wherever possible enable employment for senior locals to maintain the precinct including mentoring kids to help out through workshops (built into precinct)
- › Create better physical links Yaandina using landscaping

This option proposes the inclusion of the following items:

### New Youth Active Zone

#### 7. Skate park

- › Upgrade Skate Park (more challenging park comparable to Wickham or better) (assumed 1000m<sup>2</sup>)
- › Relocate existing shade structures to Aquatic Centre to provide additional shade for users
- › Additional shade structure to cover 50% of skate park (tensile structure similar to Wellington Square)
- › In-ground trampolines x 4
- › Practice / hit up wall
- › Group activities tennis, table tennis (x 2), pool badminton
- › **7a.** Climbing wall using side of RSHS sports hall

#### 8. Community Amphitheatre

- › Grassed amphitheatre seating area
- › Fixed projector (sculptural element integrated with skate park) | *Double up from Andover Park?*

### New Community Passive Zone

#### 9. New Cultural/Country Learning Zone

- › Outdoor art/making/teaching area for multi-functional learning including woodwork and song writing.
- › Shade structure x 1
- › Seating and tables x 2
- › Elevated landscaping Community garden (Bush trail, wild-flower and bush medicine planting)
- › Stones/ rocks from external locations for painting
- › Storytelling area “boorungy” circle
- › Integrated nature play space(s)

#### 10. Publicly accessible toilets and External Store

- › Demolish mechanical compound and integrate into new 50c hall
- › Lockable storage 10m<sup>2</sup>
- › Publicly accessible UAT 5m<sup>2</sup>
- › New male/female publicly accessible toilets 40m<sup>2</sup>

#### 11. BBQ areas

- › Electrical powered BBQ areas x 2

#### 12. Oval

- › Shade structures with seating x 3
- › Line marks on oval: Soccer, Football, Hockey, Netball, Softball

#### 13. Nature Play Area

- › Nature play area with range of natural style play equipment and play spaces;
- › Include integrated Nature Playground opportunities throughout precinct;

#### 14. Landscaping and paths

- › Design and implement new culturally appropriate landscaping;
- › Plant additional trees to increase shade and amenity (25% mature trees (400L) 75% small trees (150L));
- › Planting must be deep rooted and surface irrigated. This should include a tree planting program with students and

other community members;

- › Additional landscape treatment and planting throughout precinct;
- › Drainage swales throughout landscape zones to accommodate site runoff;
- › Formalised pathways to be established throughout the precinct connecting key areas;
- › Skate elements integrated throughout precinct along pathways;

#### 15. Other

- › Provide better wayfinding and signage;
- › Introduce Bike fixing opportunities;
- › Introduce Cold water fountains (or with high temperature relief valves) Add good pedestrian links to other parts of community;
- › **15.a** Implement BMX Pump Track to bring BMX riders on site (from other side of main Road)
- › BMX Pump Track shade structure with seating x 1
- › **15.b** Improve appearance of transformers at adjacent to school site and landscape area

#### 16. Carparking

- › Reduction in size - number of formal bays
- › Remove bitumen and replace with landscaping
- › Additional trees and landscaping to call carparking
- › Provide shade structures to key carpark locations.

#### 17. Overflow Parking

- › Formalise overflow parking (with informal parking locations)
- › Implement traffic calming for trucks along main road
- › Introduce formalised crossing points from north of main highway with post and rail bollard
- › Not bitumen but general treatment to identify area

#### 18. Bus Shelter

- › Upgrade existing bus shelter

#### 19. Public Art / Memorial Opportunities

- › Mural - community artwork to DHS Sports wall
- › Sculptural elements within landscape
- › Artwork of Genealogy – need to refer to Elders

# OPTION 1A - COST ANALYSIS

## STAGING

Staging for this project will need to be developed upon a budget analysis being completed by the City to determine a funding cashflow.

## COST PLANNING

The key difference in this option is the retention and upgrade of the 50c Hall and the creation of a new shared building.

50c Hall Upgrade	\$3.3M
New Entry Building	\$0.85M
<b>TOTAL new enclosed buildings</b>	<b>\$4.15M</b>

## SUMMARY - Option 1A

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 1,690,704	\$ 169,070	\$ 92,989	\$ 292,914	\$ -	\$ 1,074,020	\$ 3,319,697
2.0	New Entry Building	\$ 437,500	\$ 43,750	\$ 24,063	\$ 75,797	\$ -	\$ 277,922	\$ 859,031
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 783,195	\$ 78,320	\$ 43,076	\$ 135,689	\$ -	\$ 497,525	\$ 1,537,803
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 919,558	\$ 91,956	\$ 50,576	\$ 159,313	\$ -	\$ 584,149	\$ 1,805,551
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 869,328	\$ 86,933	\$ 47,813	\$ 150,611	\$ -	\$ 552,241	\$ 1,706,925
20.0	Public Art / Memorial Opportunities	\$ 76,355	\$ 7,635	\$ 4,200	\$ 13,228	\$ -	\$ 48,504	\$ 149,923
	<b>Total</b>	<b>\$ 7,800,349</b>	<b>\$ 780,035</b>	<b>\$ 429,019</b>	<b>\$ 1,351,411</b>	<b>\$ -</b>	<b>\$ 4,955,172</b>	<b>\$ 15,315,986</b>
	<b>GST - 10%</b>	<b>\$ 780,035</b>	<b>\$ 78,003</b>	<b>\$ 42,902</b>	<b>\$ 135,141</b>	<b>\$ -</b>	<b>\$ 495,517</b>	<b>\$ 1,531,599</b>
	<b>Total</b>	<b>\$ 8,580,384</b>	<b>\$ 858,038</b>	<b>\$ 471,921</b>	<b>\$ 1,486,552</b>	<b>\$ -</b>	<b>\$ 5,450,689</b>	<b>\$ 16,847,585</b>



**PLANNING OPTION 1B**



# PLANNING OPTION 1B

## KEY MOVES

This option includes the demolition of the walls and roof and floors of 50c Hall, retaining the skeletal structure to form an important external landscaped gathering space for the community.

The eastern covered basketball court is enclosed to create a fit for purpose building to house a range community events and to meet the current (Category D Cyclone) building codes (not an evacuation shelter).

To create a more welcoming statement into precinct this Option 1B delivers a new entry building to the precinct between the Aquatic Centre and the structure to the 50c Hall which creates a more activated and centralised location for staff and services.

With agreement with the Department of Education the PCYC (and or other service providers) provide services within the new adjacent indoor air-conditioned school sports and performing arts centre, after school hours.

Significant upgrades to external areas including pedestrian and vehicular movement zones are undertaken throughout to meet the vision and principles for the project.

## PROPOSED BUILT FORM DETAILS

### 1. Community (50c) Hall

Demolition of the walls and roof and floors of 50c Hall, retaining the skeletal structure to form an important external landscaped gathering space for the community.

- › Keep 30% of existing flooring and resurface remaining
- › 50% of existing structure covered with shade element
- › Public art and memorial opportunities to be integrated into design

### 2. New Entry Building

Entry building to accommodate aquatic centre kiosk, reception and first aid to accommodate the following;

Admin/reception\*

- |   |                        |
|---|------------------------|
| › Aquatic centre admin and reception            | 40m <sup>2</sup>       |
| › Office with 6 workstations                    | 30m <sup>2</sup>       |
| › Medium size tea room/kitchenette              | 10m <sup>2</sup>       |
| › Comms room                                    | 9m <sup>2</sup>        |
| › Storage                                       | 10m <sup>2</sup>       |
| › UAT for staff toilet                          | 5m <sup>2</sup>        |
| › Meeting room max                              | 20ppl 40m <sup>2</sup> |
| › Public facing computer area for community use | 4 stations             |

*\*for precinct management to become the entry point to the precinct*

### 3. Yaandina

- › Demolish and relocate change rooms and toilets to open out and connect internal courtyard

### 4. Aquatic Centre

- › Add disabled Pool access
- › Additional shade structures for pool (2 x Relocate existing shade structures to Aquatic Centre)
- › Improve amenity of change rooms generally including insulation.
- › Move fence line to allow for wider access alongside covered courts edge
- › Upgrade boundary fencing

### 5. Existing covered basketball courts

Enclose a single court and form a large air conditioned gathering space with associated functions including the following requirements;

- |                                   |            |                     |
|-----------------------------------|------------|---------------------|
| › Gathering space                 | 150 people | 200m <sup>2</sup>   |
| › 5a. Kitchen/kiosk               |            | 30m <sup>2</sup>    |
| › 5b. Kitchen store               |            | 10m <sup>2</sup>    |
| › 5c. New integrated bin compound |            | 15-25m <sup>2</sup> |
| › 5d. Cleaner rooms               |            | 4m <sup>2</sup>     |
| › 5e. New Toilets +shower         |            | 60m <sup>2</sup>    |
| › 5f. Storage for tables/chairs   |            | 50m <sup>2</sup>    |

To accommodate these needs, we have proposed to;

- › Enclose (approx 800m<sup>2</sup>) of a single court which will include required 200m<sup>2</sup> of gathering space
- › Upgrade existing covered Basketball courts
- › Resurface existing flooring (Plexicourt)
- › Integrate additional sports (Basketball court, Boxing Ring, Netball, Volleyball, Tennis); Court markings and fixings
- › Refurbish existing change rooms
- › Make storage accessible
- › Add significant solar power to basketball courts
- › Facade treatments - create new welcoming entrance façade to basketball courts to improve appearance and to improve legibility as a precinct marker
- › Add courts soffit treatment to remaining outdoor court to lift amenity
- › Upgrade area external to courts with surface treatments, landscaping and paving

### 6. Main shelter (outlined in red line with diagonal hatch)

- › Additional shade structure to connect entry building to covered courts (tensile shade structure similar to Wellington Square)

# PLANNING OPTION 1B (CONTINUED)

## PROPOSED LANDSCAPE AND OPEN SPACE

Key landscape / open space items identified through the review of existing documents, the CoK needs analysis and community and stakeholder consultation include;

- › Carefully deliberate location of separate spaces for Men and Women (needs consultation with Elders);
- › Add additional fully integrated permanent shade structures throughout the precinct
- › Create opportunity and determine a good location for markets;
- › Provide outdoor learning opportunities; which may have ties into school and the maintenance of the precinct itself.
- › consider a smoking area; (especially for outside 50c Hall)
- › Enable Safe places for youth to inhabit at night time (inc places to sleep)
- › Wherever possible enable employment for senior locals to maintain the precinct including mentoring kids to help out through workshops (built into precinct)
- › Create better physical links Yaandina using landscaping

This option proposes the inclusion of the following items:

### New Youth Active Zone

#### 7. Skate park

- › Upgrade Skate Park (more challenging park comparable to Wickham or better) (assumed 1000m<sup>2</sup>)
- › Relocate existing shade structures to Aquatic Centre to provide additional shade for users
- › Additional shade structure to cover 50% of skate park (tensile structure similar to Wellington Square)
- › In-ground trampolines x 4
- › Practice / hit up wall
- › Group activities tennis, table tennis (x 2), pool badminton
- › **7a.** Climbing wall using side of RSHS sports hall

#### 8. Community Amphitheatre

- › Grassed amphitheatre seating area
- › Fixed projector (sculptural element integrated with skate park)

### New Community Passive Zone

#### 9. New Cultural/Country Learning Zone

- › Outdoor art/making/teaching area for multi-functional learning including woodwork and song writing.
- › Shade structure x 1
- › Seating and tables x 2
- › Elevated landscaping Community garden (Bush trail, wild-flower and bush medicine planting)
- › Stones/ rocks from external locations for painting
- › Storytelling area "boorungy" circle
- › Integrated nature play space(s)

#### 10. Publicly accessible toilets and External Store

- › Demolish mechanical compound
- › Lockable storage 10m<sup>2</sup>
- › Publicly accessible UAT 5m<sup>2</sup>
- › New male/female publicly accessible toilets 40m<sup>2</sup>

#### 11. BBQ areas

- › Electrical powered BBQ areas x 2

#### 12. Oval

- › Shade structures with seating x 3
- › Line marks on oval: Soccer, Football, Hockey, Netball, Softball

#### 13. Nature Play Area

- › Nature play area with range of natural style play equipment and play spaces
- › Include integrated Nature Playground opportunities throughout precinct

#### 14. Landscaping and paths

- › Design and implement new culturally appropriate landscaping;
- › Plant additional trees to increase shade and amenity (25% mature trees (400L) 75% small trees (150L))
- › Planting must be deep rooted and surface irrigated. This

should include a tree planting program with students and other community members.

- › Additional landscape treatment and planting throughout precinct
- › Drainage swales throughout landscape zones to accommodate site runoff
- › Formalised pathways to be established throughout the precinct connecting key areas
- › Skate elements integrated throughout precinct along pathways

#### 15. Other

- › Provide better wayfinding and signage;
- › Introduce Bike fixing opportunities
- › Introduce Cold water fountains (or with high temperature relief valves) Add good pedestrian links to other parts of community;
- › **15.a** Implement BMX Pump Track to bring BMX riders on site (from other side of main Road)
- › BMX Pump Track shade structure with seating x 1
- › **15.b** Improve appearance of transformer at adjacent to school site and landscape area

#### 16. Carparking

- › Reduction in size - number of formal bays
- › Remove bitumen and replace with landscaping
- › Additional trees and landscaping to call carparking
- › Provide shade structures to key carpark locations.

#### 17. Overflow Parking

- › Formalise overflow parking (with informal parking locations)
- › Implement traffic calming for trucks along main road
- › Introduce formalised crossing points from north of main highway with post and rail bollard
- › Not bitumen but general treatment to identify area

#### 18. Bus Shelter

- › Upgrade existing bus shelter

#### 19. Public Art / Memorial Opportunities

- › Mural - community artwork to DHS Sports wall
- › Sculptural elements within landscape
- › Artwork of Genealogy – need to refer to Elders

# OPTION 1B - COST ANALYSIS

## STAGING

Staging for this project will need to be developed upon a budget analysis being completed by the City to determine a funding cashflow.

## COST PLANNING

The key difference in this option is the enclosure of one of the existing basketball courts into an internal A/C gathering space.

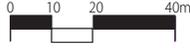
50c Hall Demolition / Landscape	\$0.5M
New Entry Building	\$0.85M
Enclose single Basketball Courts	\$5.1M
<b>TOTAL new enclosed buildings</b>	<b>\$6.45M</b>

## SUMMARY - Option 1B

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 264,370	\$ 26,437	\$ 14,540	\$ 45,802	\$ -	\$ 167,941	\$ 519,090
2.0	New Entry Building	\$ 439,400	\$ 43,940	\$ 24,167	\$ 76,126	\$ -	\$ 279,129	\$ 862,762
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 2,618,595	\$ 261,860	\$ 144,023	\$ 453,672	\$ -	\$ 1,663,462	\$ 5,141,611
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 915,513	\$ 91,551	\$ 50,353	\$ 158,613	\$ -	\$ 581,579	\$ 1,797,609
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 919,579	\$ 91,958	\$ 50,577	\$ 159,317	\$ -	\$ 584,163	\$ 1,805,594
20.0	Public Art / Memorial Opportunities	\$ 80,927	\$ 8,093	\$ 4,451	\$ 14,021	\$ -	\$ 51,409	\$ 158,900
	<b>Total</b>	<b>\$ 8,262,094</b>	<b>\$ 826,209</b>	<b>\$ 454,415</b>	<b>\$ 1,431,408</b>	<b>\$ -</b>	<b>\$ 5,248,495</b>	<b>\$ 16,222,621</b>
	<b>GST - 10%</b>	<b>\$ 826,209</b>	<b>\$ 82,621</b>	<b>\$ 45,442</b>	<b>\$ 143,141</b>	<b>\$ -</b>	<b>\$ 524,849</b>	<b>\$ 1,622,262</b>
	<b>Total</b>	<b>\$ 9,088,303</b>	<b>\$ 908,830</b>	<b>\$ 499,857</b>	<b>\$ 1,574,548</b>	<b>\$ -</b>	<b>\$ 5,773,344</b>	<b>\$ 17,844,883</b>



PLANNING OPTION 2



# PLANNING OPTION 2

## KEY MOVES

This option assumes no large indoor gathering space on site.

This option includes the demolition of the walls and roof and floors of 50c Hall, retaining the skeletal structure to form an important external landscaped gathering space for the community.

To create a more welcoming statement into precinct this Option 1A delivers a new entry building to the precinct between the Aquatic Centre and the 50c Hall which creates a more activated and centralised location for staff and services.

With agreement with the Department of Education the PCYC (and or other service providers) provide services within the new adjacent indoor air-conditioned school sports and performing arts centre, after school hours.

Significant upgrades to external areas including pedestrian and vehicular movement zones are undertaken throughout to meet the vision and principles for the project.

## PROPOSED BUILT FORM DETAILS

### 1. Community (50c) Hall

Demolition of the walls and roof and floors of 50c Hall, retaining the skeletal structure to form an important external landscaped gathering space for the community.

- › Keep 30% of existing flooring and resurface remaining
- › 50% of existing structure covered with shade element
- › Public art and memorial opportunities to be integrated into design
- ›

### 2. New Entry Building

Entry building to accommodate aquatic centre kiosk, reception and first aid to accommodate the following;

Admin/reception\*

- › Aquatic centre admin and reception 40m<sup>2</sup>
- › Office with 6 workstations 30m<sup>2</sup>
- › Medium size tea room/kitchenette 10m<sup>2</sup>
- › Comms room 9m<sup>2</sup>
- › Storage 10m<sup>2</sup>
- › UAT for staff toilet 5m<sup>2</sup>
- › Meeting room max 20ppl 40m<sup>2</sup>
- › Public facing computer area for community use 4 stations

*\*for precinct management to become the entry point to the precinct*

### 3. Yaandina

- › Demolish and relocate change rooms and toilets to open out and connect internal courtyard

### 4. Aquatic Centre

- › Add disabled Pool access
- › Additional shade structures for pool (2 x Relocate existing shade structures to Aquatic Centre)
- › Improve amenity of change rooms generally including insulation.
- › Move fence line to allow for wider access alongside covered courts edge
- › Upgrade boundary fencing

### 5. Existing covered basketball courts

Additional functions to allow for a centralised kitchen/kiosk including the following requirements;

- › 5a. Kitchen/kiosk 30m<sup>2</sup>
- › 5b. Kitchen store 10m<sup>2</sup>

Upgrade existing covered Basketball courts. To accommodate these needs, we have proposed to;

- › Resurface existing flooring (Plexicourt)

- › Integrate additional sports (Basketball court, Boxing Ring, Netball, Volleyball, Tennis); Court markings and fixings
- › Refurbish existing changerooms
- › Make storage accessible
- › Add significant solar power to basketball courts
- › Facade treatments - create new welcoming entrance façade to basketball courts to improve appearance and to improve legibility as a precinct marker
- › Add courts soffit treatment to lift amenity of courts
- › Upgrade area external to courts with surface treatments, landscaping and paving

### 6. Main shelter

- › Additional shade structure to connect entry building to covered courts (tensile shade structure similar to Wellington Square)

## PLANNING OPTION 2 (CONTINUED)

### PROPOSED LANDSCAPE AND OPEN SPACE

Key landscape / open space items identified through the review of existing documents, the CoK needs analysis and community and stakeholder consultation include;

- › Carefully deliberate location of separate spaces for Men and Women (needs consultation with Elders);
- › Add additional fully integrated permanent shade structures throughout the precinct
- › Create opportunity and determine a good location for markets;
- › Provide outdoor learning opportunities; which may have ties into school and the maintenance of the precinct itself.
- › Consider a smoking area; (especially for outside 50c Hall)
- › Enable Safe places for youth to inhabit at night time (inc places to sleep)
- › Wherever possible enable employment for senior locals to maintain the precinct including mentoring kids to help out through workshops (built into precinct)
- › Create better physical links Yaandina using landscaping

This option proposes the inclusion of the following items:

#### New Youth Active Zone

##### 7. Skate park

- › Upgrade Skate Park (more challenging park comparable to Wickham or better) (assumed 1000m<sup>2</sup>)
- › Relocate existing shade structures to Aquatic Centre to provide additional shade for users
- › Additional shade structure to cover 50% of skate park (tensile structure similar to Wellington Square)
- › In-ground trampolines x 4
- › Practice / hit up wall
- › Group activities tennis, table tennis (x 2), pool badminton
- › **7a.** Climbing wall using side of RSHS sports hall

##### 8. Community Amphitheatre

- › Grassed amphitheatre seating area
- › Fixed projector (sculptural element integrated with skate park)

#### New Community Passive Zone

##### 9. New Cultural/Country Learning Zone

- › Outdoor art/making/teaching area for multi-functional learning including woodwork and song writing.
- › Shade structure x 1
- › Seating and tables x 2
- › Elevated landscaping Community garden (Bush trail, wild-flower and bush medicine planting)
- › Stones/ rocks from external locations for painting
- › Storytelling area "boorongy" circle
- › Integrated nature play space(s)

##### 10. Publicly accessible toilets and External Store

- › Demolish mechanical compound
- › Lockable storage 10m<sup>2</sup>
- › Publicly accessible UAT 5m<sup>2</sup>
- › New male/female publicly accessible toilets 40m<sup>2</sup>

##### 11. BBQ areas

- › Electrical powered BBQ areas x 2

##### 12. Oval

- › Shade structures with seating x 3
- › Line marks on oval: Soccer, Football, Hockey, Netball, Softball

##### 13. Nature Play Area

- › Nature play area with range of natural style play equipment and play spaces
- › Include integrated Nature Playground opportunities throughout precinct

##### 14. Landscaping and paths

- › Design and implement new culturally appropriate landscaping;
- › Plant additional trees to increase shade and amenity (25% mature trees (400L) 75% small trees (150L))

- › Planting must be deep rooted and surface irrigated. This should include a tree planting program with students and other community members.
- › Additional landscape treatment and planting throughout precinct
- › Drainage swales throughout landscape zones to accommodate site runoff
- › Formalised pathways to be established throughout the precinct connecting key areas
- › Skate elements integrated throughout precinct along pathways

##### 15. Other

- › Provide better wayfinding and signage;
- › Introduce Bike fixing opportunities
- › Introduce Cold water fountains (or with high temperature relief valves) Add good pedestrian links to other parts of community;
- › **15.a** Implement BMX Pump Track to bring BMX riders on site (from other side of main Road)
- › BMX Pump Track shade structure with seating x 1
- › **15.b** Improve appearance of transformer at adjacent to school site and landscape area

##### 16. Carparking

- › Reduction in size - number of formal bays
- › Remove bitumen and replace with landscaping
- › Additional trees and landscaping to call carparking
- › Provide shade structures to key carpark locations.

##### 17. Overflow Parking

- › Formalise overflow parking (with informal parking locations)
- › Implement traffic calming for trucks along main road
- › Introduce formalised crossing points from north of main highway with post and rail bollard
- › Not bitumen but general treatment to identify area

##### 18. Bus Shelter

- › Upgrade existing bus shelter

##### 19. Public Art / Memorial Opportunities

- › Mural - community artwork to DHS Sports wall
- › Sculptural elements within landscape
- › Artwork of Genealogy – need to refer to Elders

# OPTION 2 - COST ANALYSIS

## STAGING

Staging for this project will need to be developed upon a budget analysis being completed by the City to determine a funding cashflow.

## COST PLANNING

The key difference in this option is no provision for an A/C internal gathering space on-site

50c Hall Demolition / Landscape	\$0.5M
New Entry Building	\$0.85M
<b>TOTAL new enclosed buildings</b>	<b>\$1.35M</b>

## SUMMARY - Option 2

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 264,370	\$ 26,437	\$ 14,540	\$ 45,802	\$ -	\$ 167,941	\$ 519,090
2.0	New Entry Building	\$ 439,400	\$ 43,940	\$ 24,167	\$ 76,126	\$ -	\$ 279,129	\$ 862,762
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 783,195	\$ 78,320	\$ 43,076	\$ 135,689	\$ -	\$ 497,525	\$ 1,537,803
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 919,558	\$ 91,956	\$ 50,576	\$ 159,313	\$ -	\$ 584,149	\$ 1,805,551
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 688,659	\$ 68,866	\$ 37,876	\$ 119,310	\$ -	\$ 437,470	\$ 1,352,181
20.0	Public Art / Memorial Opportunities	\$ 60,304	\$ 6,030	\$ 3,317	\$ 10,448	\$ -	\$ 38,308	\$ 118,407
	<b>Total</b>	<b>\$ 6,179,195</b>	<b>\$ 617,920</b>	<b>\$ 339,856</b>	<b>\$ 1,070,546</b>	<b>\$ -</b>	<b>\$ 3,925,334</b>	<b>\$ 12,132,849</b>
	<b>GST - 10%</b>	<b>\$ 617,920</b>	<b>\$ 61,792</b>	<b>\$ 33,986</b>	<b>\$ 107,055</b>	<b>\$ -</b>	<b>\$ 392,533</b>	<b>\$ 1,213,285</b>
	<b>Total</b>	<b>\$ 6,797,115</b>	<b>\$ 679,711</b>	<b>\$ 373,841</b>	<b>\$ 1,177,600</b>	<b>\$ -</b>	<b>\$ 4,317,867</b>	<b>\$ 13,346,134</b>

## COLLATED MULTI CRITERIA ANALYSIS OPTIONS MATRIX

Criteria									Score
Risk		Value		Community		Delivery		Total	
25%		25%		25%		25%		100%	
A	B	C	D	E	F	G	H		
Likelihood of long term success	Ease of Implementation	Value for money	Operational Value	Level of community buy in	Integration of Aboriginal Culture / Education	Capacity to Implement (available resources)	Capacity to maintain		
Score 1-5	Score 1-5	Score 1-5	Score 1-5	Score 1-5	Score 1-5	Score 1-5	Score 1-5		
5 is excellent long term vaibility	5 is easy to implement	5 is excellent value for cost	5 is high value and low operating costs	5 is excellent buy in	5 is significant integration	5 is high capacity to implement	5 is high capacity to maintain	Option Score /40	
Planning Options									
Option 1A									
TOTAL	14.0	15.0	10.0	16.0	18.0	14.0	13.0	15.0	115.0
Option 1B									
TOTAL	13.0	12.0	12.0	13.0	17.0	16.0	15.0	16.0	114.0
Option 2 (Preferred Option)									
TOTAL	21.0	21.0	17.0	21.0	16.0	19.0	22.0	21.0	<b>158.0</b>

# OPTIONS RECOMMENDATIONS

## ENGAGEMENT STAGE 2: PLANNING OPTIONS

The objective of Stage 2 engagement was to seek broad feedback on the three (3) planning options and to undertake a cost-benefit analysis to identify a preferred option to be developed further.

The City of Karratha conducted the following engagement activities.

- City of Karratha Executive Management Team Workshop
- City of Karratha Councilor Briefing Session
- Multiple 1:1 Key stakeholder meetings with the community, user groups and service providers.

### Stage 2 Engagement Outcomes

#### Executive Management Team Workshop Outcomes

In May of 2021 the three developed planning options were presented to the City of Karratha EMT project working group. Gresley Abas presented and facilitated a review of the planning options.

The project reference group were asked to undertake a multi criteria analysis considering each of the three(3) options and how they performed against criteria identified in the Keogh Bay Recommended Measures for Success(2019). The criteria and the associated weightings are as follows;

Risk (25%)

- › Likelihood of long term success
- › Ease of Implementation

Value (25%)

- › Value for money
- › Operational Value

Community (25%)

- › Level of community buy in
- › Integration of Aboriginal Culture and Education

Delivery (25%)

- › Capacity to Implement (available resources)
- › Capacity to maintain

An analysis of the results identified Planning Option 2 to be the preferred option rating highly on long term viability, ease of implementation, operational value and capacity to implement.

The planning options were presented to Council for review following the EMT Workshop.

#### Councilor Briefing Session Outcomes

As a result of the Council Briefing Session the following key issues were identified for each of the planning options.

- **Planning Option 1a:** Further detailed cost-benefit analysis is required to consider the retainment of the 50c Hall.
- **Planning Option 1b:** Enclosing one of the outdoor basketball courts was not supported in general. Further discussions are needed with the Department of Education to consider shared use of the proposed sports hall on the RDHS site.
- **Planning Option 2:** The lack of large indoor gathering space/function area on the site was not supported.
- **Removal of the 50c hall:** The community has raised significant concerns with the removal of the 50c Hall. The communities connection to the Hall should be strongly considered.

Following the EMT workshop and subsequent Council Briefing it was decided further detailed consideration of the planning options was needed to make a determination on a preferred option.

It was determined Gresley Abas was to undertake a cost-benefit analysis to explore in further detail the options to retain, refurbish or demolish the Community Hall and the implications of this. The following two(2) options were investigated:

- **Revised Option 1:** Retain the 50c Hall and significantly refurbish to meet the project vision and project brief. This includes the GHD recommended upgrades to the Hall structure and fabric.
- **Revised Option 2:** Demolition of 50c Hall (retaining the structural skeleton as a shaded gathering space) and a new fit-for-purpose building to deliver the accommodation schedule as outlined in the initial brief.



Photos of the City of Karratha Executive Management Team Workshop held at the Yaandina Youth Centre.



**REVISED OPTION 1: PREFERRED OPTION** Refurbishment and extension of the 50c Hall to deliver accommodation schedule as detailed in initial brief.

Option 1: 'Welcome Space' Perspective. Entry to the 50c Hall from the carpark.



**REVISED OPTION 2** Demolition of 50c Hall (retaining skeleton as a shaded gathering space) and a new fit-for-purpose building to deliver the accommodation schedule as outlined in the initial brief.



# OPTIONS RECOMMENDATIONS

## IDENTIFYING A PREFERRED OPTION

### Cost-Benefit Analysis Outcomes

A detailed cost-benefit analysis was undertaken to explore in further detail options to retain, refurbish or demolish the Community Hall and the implications of this. The two cost plans shown on the right do not include the entire site and these should not be viewed as cost plans for the whole project.

Visualisations on the right demonstrate the options to retain/refurb or demolish/re-imagine the Community Hall.

Refer to detailed cost summary in **Appendix D**.

### Community Feedback

The planning options were presented to service providers, user groups and the broader community during a series of presentations and meetings. The groups were encouraged to provide feedback on each of the planning options and select a preferred option. The full record of the comments received can be found in **Appendix B**.

Consultation with the broader community highlighted the communities connection to the Hall was significant enough to strongly consider its reattainment and refurbishment.

From the engagement process, Option 1 was strongly recommended as the preferred option.

### Revised Option 1

Retain the 50c Hall and significantly refurbish to meet the project vision and project brief. The accommodation scheduled provided for the initial design brief is listed below.

#### Community (50c) Hall Refurbishment

› Gathering/Function space (150 people) (Gathering space accommodated in existing hall)	200m <sup>2</sup>
› Kitchen/kiosk	30m <sup>2</sup>
› Kitchen store	10m <sup>2</sup>
› Bin Compound	15-25m <sup>2</sup>
› Cleaner room	4m <sup>2</sup>
› M + F amenities + UAT parent room	60m <sup>2</sup>
› Storage for tables/chairs	50m <sup>2</sup>

#### New Entry Building (Precinct Administration Building)

› Admin/ office 6 workstations	30m <sup>2</sup>
› Meeting room (20ppl)	40m <sup>2</sup>
› Tearoom/kitchenette	10m <sup>2</sup>
› Comms room	9m <sup>2</sup>
› Storage	10m <sup>2</sup>
› UAT for staff toilet	5m <sup>2</sup>
› Reception Desk and Lobby Area	
› Public facing computer area for community use 4 stations	

### Option 1 Cost Analysis

50c Hall Refurb/ Landscape	\$6.36M
New Entry Building	\$0.65M

**TOTAL \$7,710,086 in GST**

### Revised Option 2

Demolition of 50c Hall (retaining the skeleton as a shaded gathering space) and a new fit-for-purpose Entry Building to deliver the accommodation schedule as outlined in the initial brief.

#### New Entry Building (Precinct Administration Building)

› Gathering/Function space (150 people)	200m <sup>2</sup>
› Kitchen/kiosk	30m <sup>2</sup>
› Kitchen store	10m <sup>2</sup>
› Bin Compound	15-25m <sup>2</sup>
› Cleaner room	4m <sup>2</sup>
› M + F amenities + UAT parent room	60m <sup>2</sup>
› Admin/ office 6 workstations	30m <sup>2</sup>
› Storage for tables/chairs	50m <sup>2</sup>
› Meeting room (20ppl)	40m <sup>2</sup>
› Tearoom/kitchenette	10m <sup>2</sup>
› Comms room	9m <sup>2</sup>
› Storage	10m <sup>2</sup>
› UAT for staff toilet	5m <sup>2</sup>
› Reception Desk and Lobby Area	
› Public facing computer area for community use 4 stations	

### Option 2 Cost Analysis

50c Hall Demolition / Landscape	\$2.1M
New Entry Building	\$2.8M

**TOTAL \$5,409,879 inc GST**

It was determined that there is a significant \$2.3M cost implication with Option 1 to retain and refurbish the existing Hall. However following community feedback **A recommendation was made to proceed with Option 1 as the preferred option for the final masterplan concept.**

## CORE MASTERPLAN ELEMENTS

### Community Hall

To be a large gathering space to cater for 150 ppl 200m<sup>2</sup>

- › Kitchen/kiosk, with internal & external facing service window (30m<sup>2</sup>)
- › Kitchen store (10m<sup>2</sup>)
- › Kitchen cool room (5m<sup>2</sup>)
- › Bin compound (15-25m<sup>2</sup>)
- › Cleaner rooms (4m<sup>2</sup>)
- › Toilets + shower to include separate male and female amenities with 4 pans + 4 hand basin +1 shower with a change area and a UAT parent room with baby change table and shower. (60m<sup>2</sup>)
- › Storage area for tables/chairs (150 chairs -15 banquet round tables + additional trestles tables+ general equipment) (50m<sup>2</sup>)
- › Office space with minimum four workstations
- › Main entry to be reconfigured to work as secondary entrance for events or simultaneous programming with extended shade canopy
- › Small clinical room (4m<sup>2</sup>)
- › Creche/playgroup space – not required for licensed childcare provision – supported with enclosed outdoor garden/veranda area. (25m<sup>2</sup>)
- › Main space to be dividable

### Precinct Administration Building

To be a flexible administration space with permanent office presence, plus multi-functional meetings areas and main entry point to precinct & aquatic centre.

- › Precinct management administration area, to accommodation up to two customer service staff, approx. (40m<sup>2</sup>)
- › External facing service windows
- › Main reception entry area, approx (15m<sup>2</sup>)
- › Male/female toilet plus UAT
- › Comms room (9m<sup>2</sup>)
- › Storage space (10m<sup>2</sup>)
- › Small kitchenette suitable for staff use
- › Service window into aquatic centre for kiosk and customer service
- › Large, dividable meeting room to accommodation up to 20ppl across entire space, approx (40m<sup>2</sup>)
- › Smaller multipurpose space for workshops and computer use, approx. (30m<sup>2</sup>)
- › All rooms to have independent entry/exits
- › Strong visual connection to outside areas via extensive glazing

### Precinct Enhancements

#### Landscaping & Paths

- › Provide clear connection and walkability between hall, basketball courts, aquatic centre school and oval.
- › Landscaping and pathways to be developed with native scrubland feel, rammed earth, and gravel finishes. Walkways, rather than footpaths.
- › Improved natural shade with tree canopy.

#### New Country and Culture Learning Zone

- › A shaded space to support the establishment of a community garden with a workshop.
- › Close proximity to the hall kitchen
- › To support outdoor cooking and yarning

#### Outdoor Gathering Spaces

- › Shaded areas for small informal gatherings and meetings
- › Integrated play features
- › Seating areas around the sight in key shaded locations

#### Skate Landscape

- › Suitable for a range of ages
- › Integrated into landscaping, making use of natural shade and trails
- › Robust materials and design
- › Additional shade structure to cover 50% of skate park (tensile structure similar to Wellington Square)
- › In-ground trampolines
- › Practice/hit up wall

#### Parking

- › Improved vehicular and pedestrian movement throughout the site
- › Small portion of shaded/covered carparks to support community hall
- › Reduce the visual impact/dominance of the existing carpark
- › No additional on-grade carparking provision required
- › Overflow carparking to be considered on southern portion of site behind Yaandina

#### Aquatic centre

- › Re-purpose current kiosk/customer service area to lifeguard station/first aid room.
- › Fence line to be adjusted to accommodate new entry point
- › Fence line to be adjusted to put play space into Precinct outside of the Aquatic Centre.

#### Basketball Court Pavilion

- › Male/Female change rooms/toilets
- › Umpires/first aid space
- › Storage
- › Workstation/office
- › UAT

#### Public Art and Memorial Opportunities

- › Mural/s
- › Sculptural elements within landscape

#### Other Amenities

- › Introduce Bike fixing opportunities, cold water fountains, BBQ facilities.

# REVISED FUNCTIONAL BRIEF

Following the selection of a clear direction (Option 1) for the masterplan concept a revised Functional Brief was developed by the City of Karratha and issued to Gresley Abas.

This revised functional brief organises the briefing requirements into core masterplan elements and discretionary project opportunities for further investigation per the table overleaf and below.

## DISCRETIONARY PROJECTS

### Discretionary Projects Identified through Master Planning and Community Engagement

#### Basketball Court Enhancements

- › Multi-use wall for projection, artwork, climbing, handball, tennis etc
- › Resurfacing to better incorporate multiple sports, line marketing etc
- › Improved grandstand/spectator seating
- › Add solar to roof
- › Soffit linings to the court areas
- › Lighting upgrades

#### Oval Upgrades

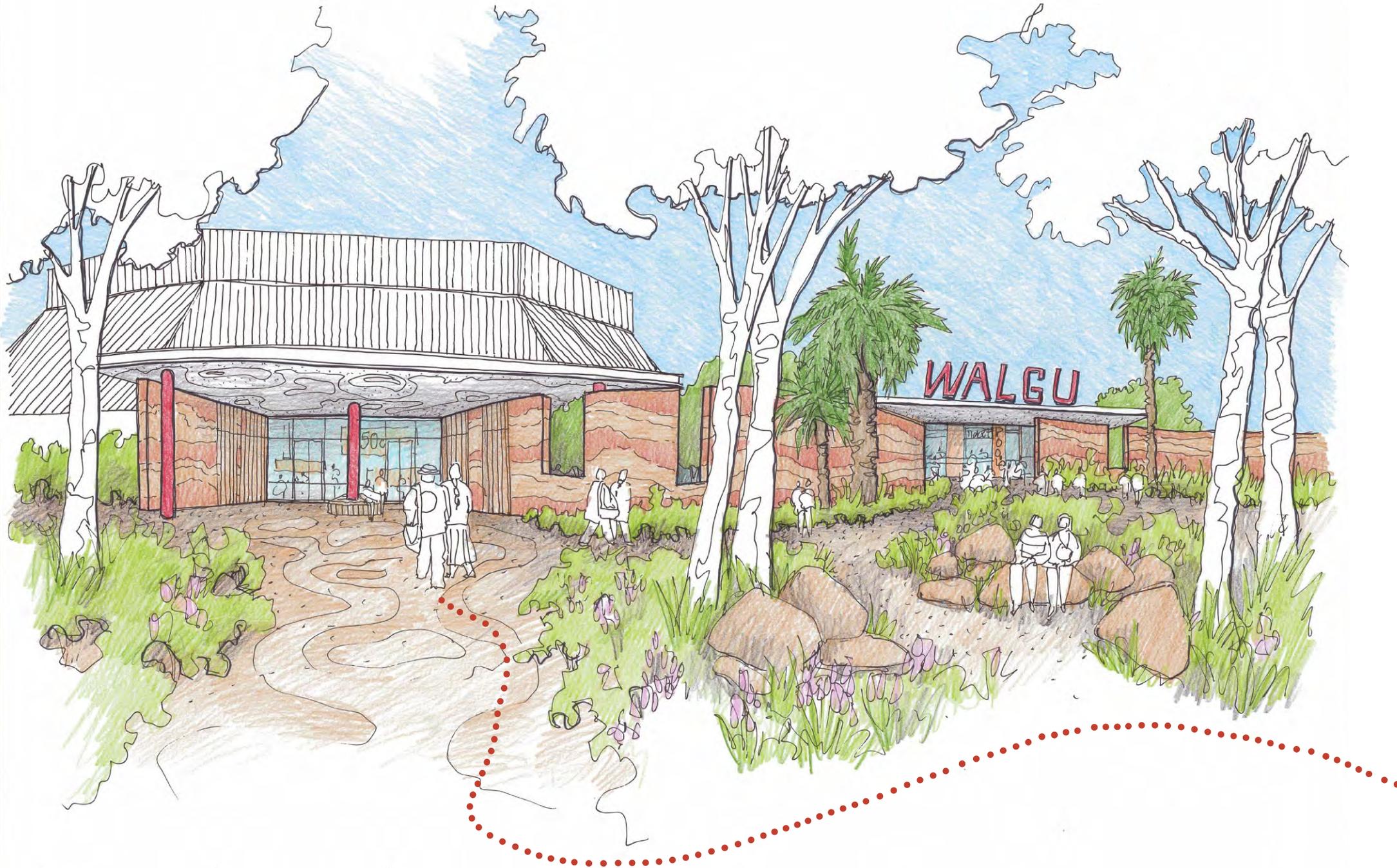
- › Shaded seating areas
- › Additional line marking
- › Playground
- › Solar lighting

#### Upgraded Bus Shelter at Sholl Street Entry

#### Aquatic Centre

- › Relocation of existing shade structure in skate park to the aquatic centre
- › Upgrade of changerooms

'Welcome Space' Perspective. Entry to the 50c Hall from the carpark.



# FINAL MASTERPLAN

## OVERVIEW

Option 1 was developed by the project team to form the final masterplan. In addition, a detailed concept plan for the Community Hall and New Precinct Administration Building was created. An indicative cost plan was prepared for each of the major components.

The development of the final masterplan concept was guided by the Roebourne Recreation Precinct Design Principles, extensive work done by others, highlighted in this report and reflects the aspirations and priorities of the community and stakeholders.

The final masterplan concept aims to support key objectives established in the consultation process, to;

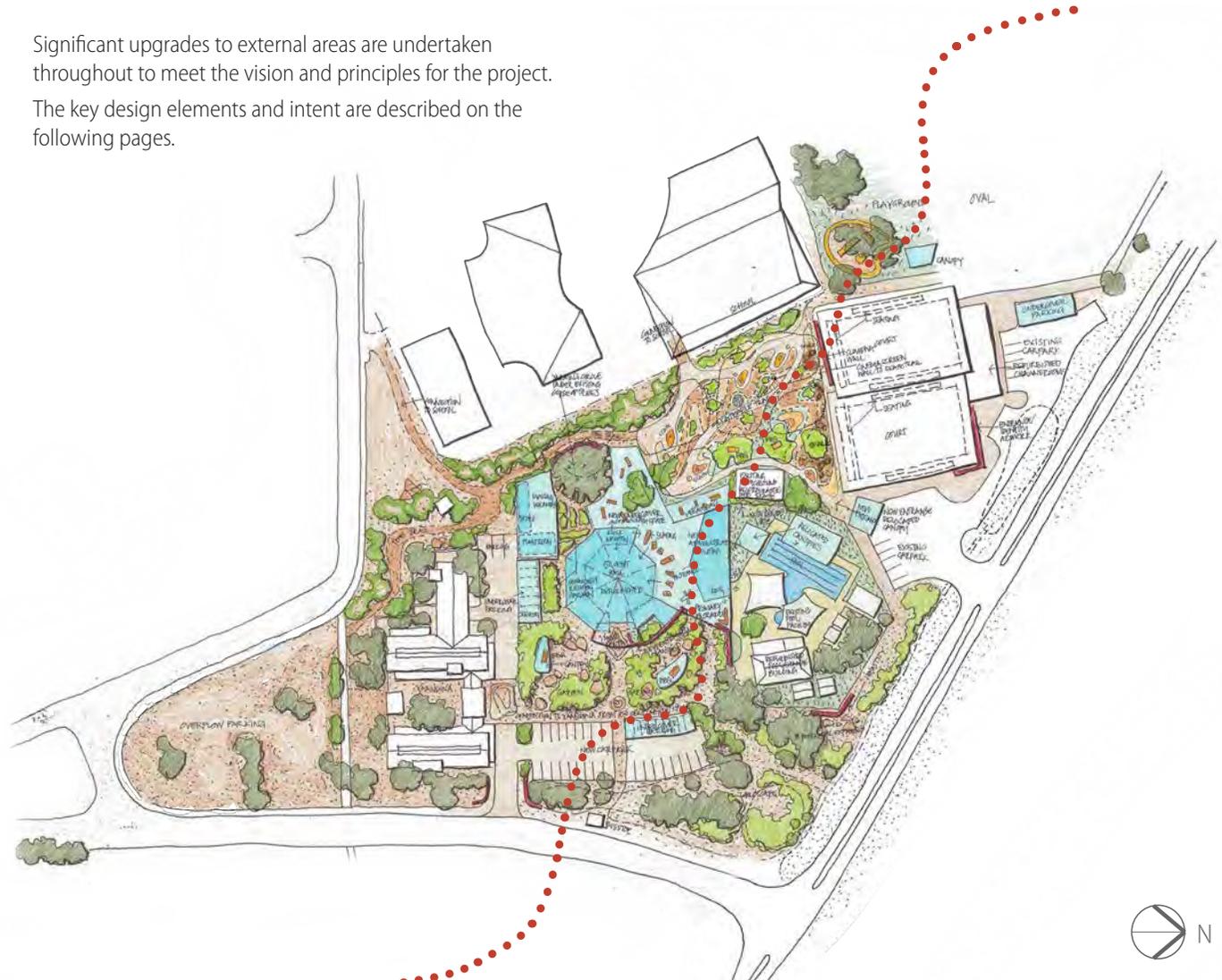
- Create a 'gathering place'
- Cater for a wide range of activities and ages
- Capitalise on Country knowledge and culture of local community
- Improve and enhance existing facilities
- Create ownership and pride in the precinct

The resultant masterplan retains and re-imagines the 50c Hall to create a fit for purpose building to house a range of community services, functions and events.

To create a more welcoming statement into precinct the masterplan delivers a new Precinct Administration Building between the Aquatic Centre and the 50c Hall which creates a more activated and centralised location for staff and services.

Significant upgrades to external areas are undertaken throughout to meet the vision and principles for the project.

The key design elements and intent are described on the following pages.





Logo with the letter 'C' and some illegible text.



# MASTERPLAN CONSULTATION

## STAGE 3 ENGAGEMENT SUMMARY

The purpose of Stage 3 engagement was to seek feedback on the final masterplan to ensure it aligns with the key outcomes of Stage 1 Engagement and the agreed RRP Design Principles.

The City of Karratha conducted and facilitated the following activities:

- Broad email distribution of the Draft Masterplan to all key stakeholders seeking feedback, comments or questions.
- Public display of draft masterplan at key locations in Roebourne with feedback box/comment notes available for a period of six(6) weeks
- City of Karratha Executive Management Group meeting
- City of Karratha Councillor Briefing Session

### Stage 1 Engagement Outcomes

Overall there was unanimous and broad community and stakeholder support for the final masterplan concept.

See **Appendix B** for a full breakdown of discussion notes taken from each consultation and design engagement meetings.

### Future Community Involvement and Engagement

In support of the co-design of the RRP the design team has outlined a future engagement strategy, which builds on the previous engagement work done by the City of Karratha.

The strategy provides guidance for how the co-design, development, activation and management of the Roebourne Recreation Precinct might acknowledge the Roebourne Language Groups cultural identity and heritage.



# MASTERPLAN

## PROPOSED BUILT FORM

### 1. Refurbished Community (50c) Hall

- Significantly refurbished, fit for purpose building accommodating a large multi-functional, indoor community gathering space and complimentary amenities. Upgraded kitchen and kiosk which opens onto an external, shaded and landscaped gathering space.
- Upgraded storage, toilets, facilities and activity spaces.
- Creation of a welcoming shaded entryway to the hall.
- New main shelter connecting key community spaces adjacent to the 50c hall.

### 2. New Precinct Administration Building

- A Landmark building that offers a welcoming statement into the Precinct. Serving as both an entrance to Community Hall and a new entry point to the Aquatic Centre, the entry building will create a more activated and centralised location for staff, services and patrons.
- The journey from the carpark and footpath is legible, shaded and landscaped.

## PRECINCT ENHANCEMENTS

### 3. New Cultural + Country Learning Zone

- A shaded, outdoor workshop with storage shed for cultural practices, knowledge sharing with elders, food preparation, learning and creating. The workshop space is connected to a community garden and cook-up area with circular fire-pit and seating under the existing crops of trees.

### 4. Skate Landscape

- Skateable pathways with multi-functional skate trail items (rails, mounds, ramps), landscape and seating. Robust and indestructible design with additional shade structures (tensile, permeable) and natural shade cover over the skate landscape area. Opportunity for local children and youth to be involved in the design of the skatescape elements.
- Additional shade structure to cover 50% of skate park (tensile structure similar to Wellington Square)

### 5. External Gathering Spaces, Seating and Shade

- Multiple shaded gathering spaces for small or large groups of people. Potential spaces for cultural practice, storytelling, ceremony and celebrations.
- Permanent shade and natural shade cover greatly increased across the precinct.
- Additional amenities for cultural spaces and activities, BBQ, tables, seating, accessible toilets and water bubblers.
- Integrated nature play spaces
- Increased native landscaping across the precinct.

### 6. Basketball Court Pavilion

- Refurbishment of the existing change rooms and facilities to better support coaches, clubs, sporting teams, future events and sports carnivals.

### 7. Covered Basketball Courts Enhancements

- Upgrade area external to courts with surface treatments, landscaping and paving.

- Resurfaced courts now multi-marked for a variety of sports netball, volleyball, tennis as well as basketball.\*
- Improved grandstand and spectator seating\*
- Add significant solar power to basketball courts\*
- Add courts soffit treatment to remaining outdoor court to lift amenity\*
- Lighting upgrades to courts for night time activation\*
- New multi-use wall at southern end of the covered courts, with secure in-ground power source providing an area to incorporate digital projections. Digital media could showcase outdoor movies, local artist works, local stories, imagery within precinct to integrate story, narrative and language into various spaces. Potential usage as climbing, handball or tennis practice wall.\*

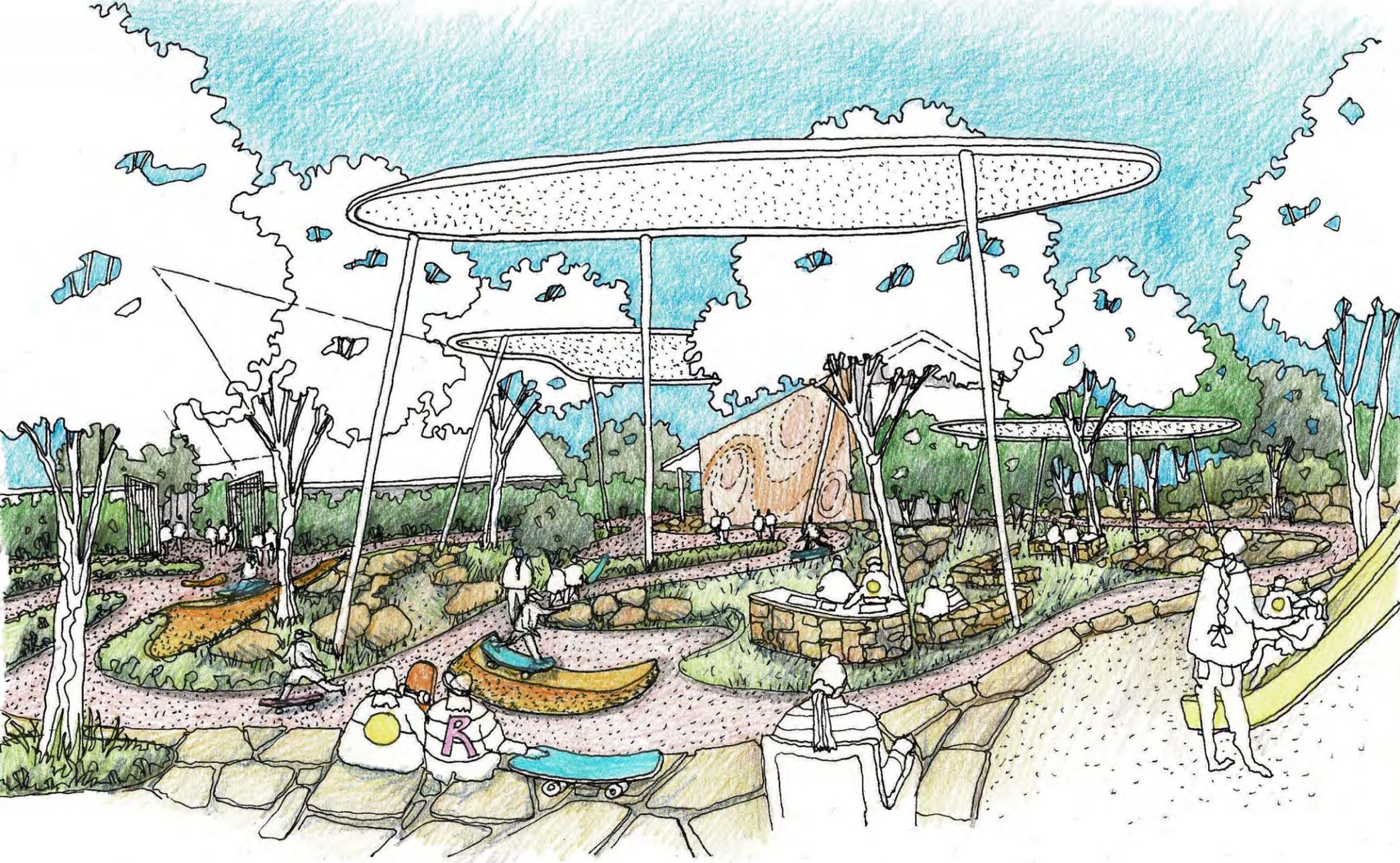
### 8. Upgraded Aquatic Centre Facilities

The pool is recognised as a core community meeting place for families and people of all abilities.

- Improvement and upgrading to surrounding landscape with additional shade structures, seating and landscaping.
- The realignment of the Aquatic Centre boundary fence will connect the existing play area to the skate park, BBQs and seating areas.
- Relocation of existing shade structures from the skate park to the Aquatic Centre.\*
- Upgrading of existing change room facilities and consideration of universal access requirements.\*

\* Discretionary projects identified through master planning and community engagement

View looking north across Skate Landscape to covered courts and oval beyond



**LANDSCAPE AND PUBLIC REALM**

# MASTERPLAN

## LANDSCAPE AND PUBLIC REALM



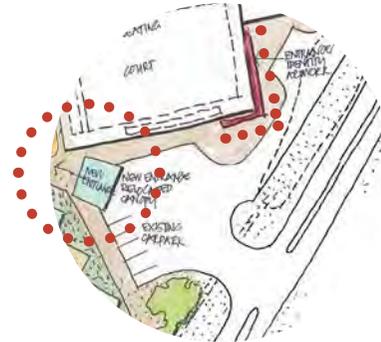
### Landscaping and Paths

- Establish new landscaped, multi-use pathways throughout the precinct connecting the key areas and walkability between the hall, basketball courts, Aquatic Centre school and oval.
- Bush trails (loose gravel finish) connect to formal pathways that are suitable for people of all ages and limited mobility.
- Native landscaping and tree planting throughout precinct to increase shade coverage, comfort and amenity. Existing trees are retained and become focal point of the precinct.
- Landscaping and public realm to reflect site context site and identity i.e. Integrate local native planting and bush medicine and food throughout precinct.
- Construction of integrated drainage swales and shallow basins throughout landscaped areas to accommodate site runoff.
- The Yaandina Centre is now connected to a shaded, landscaped forecourt.



### Parking

- Significant upgrades to pedestrian and vehicular movement zones.
- New shade structures and landscape treatments to existing car park to soften and provide climatic protection.
- Reduction in number of formal parking bays.
- Potential overflow parking area for event parking formalised south of the precinct behind Yaandina.



### Public Art and Identity

- Wayfinding and signage to be introduced throughout the precinct.
- Public art memorial opportunities identified. Potential to involve local artists, art groups, schools and community groups in the design and construction.
- New entrance canopy with identity opportunity near basketball courts.
- Thematic links to the Ngurin though location of pathways, art and interpretation in built form and landscape (riverine landscape)
- Installment of solar powered lighting to public areas. Consider public art and lighting opportunities to create identity for precinct



### Community Amphitheatre

- Skate landscape seating elements, landscape and grassed area presents opportunity for informal seating.

### Oval

- Extension of landscape improvements, including shade trees, planting, gathering spaces and a nature playground to south of the oval site.\*
- Installment of solar powered lighting to oval\*



\* Discretionary projects identified through master planning and community engagement

View looking east across central undercover space to the Community Hall, kiosk and Precinct Administration Building.

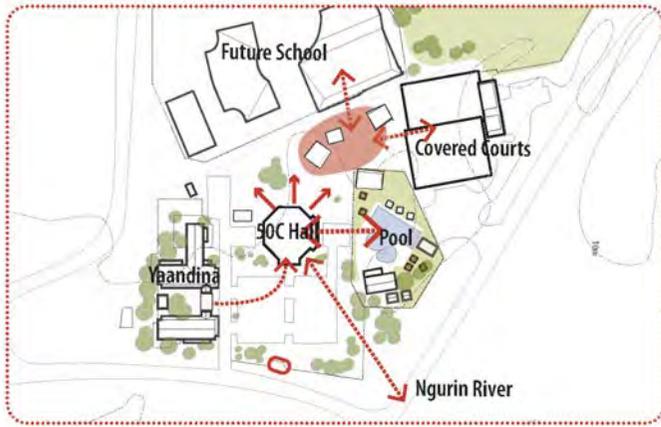


**LANDSCAPE AND PUBLIC REALM**

# MASTERPLAN

## LANDSCAPE AND PUBLIC REALM

Identification of key Masterplan relationships, opportunities and considerations shown in diagrams below:



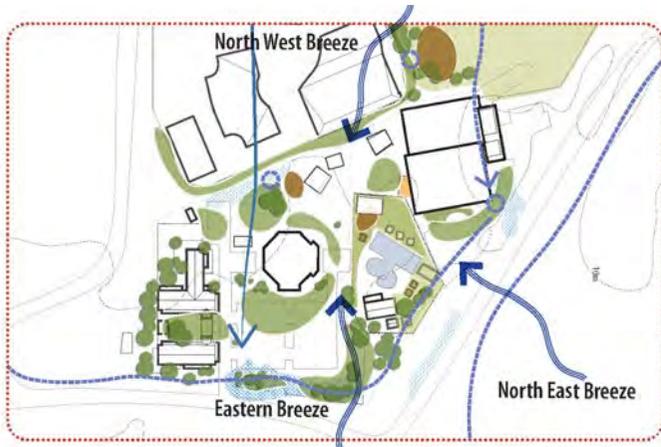
Establish Linkages Between Existing Facilities



Reinforce Existing Pedestrian Pathways



Shade Opportunities



Landscape Opportunities, Water Flows and Environment

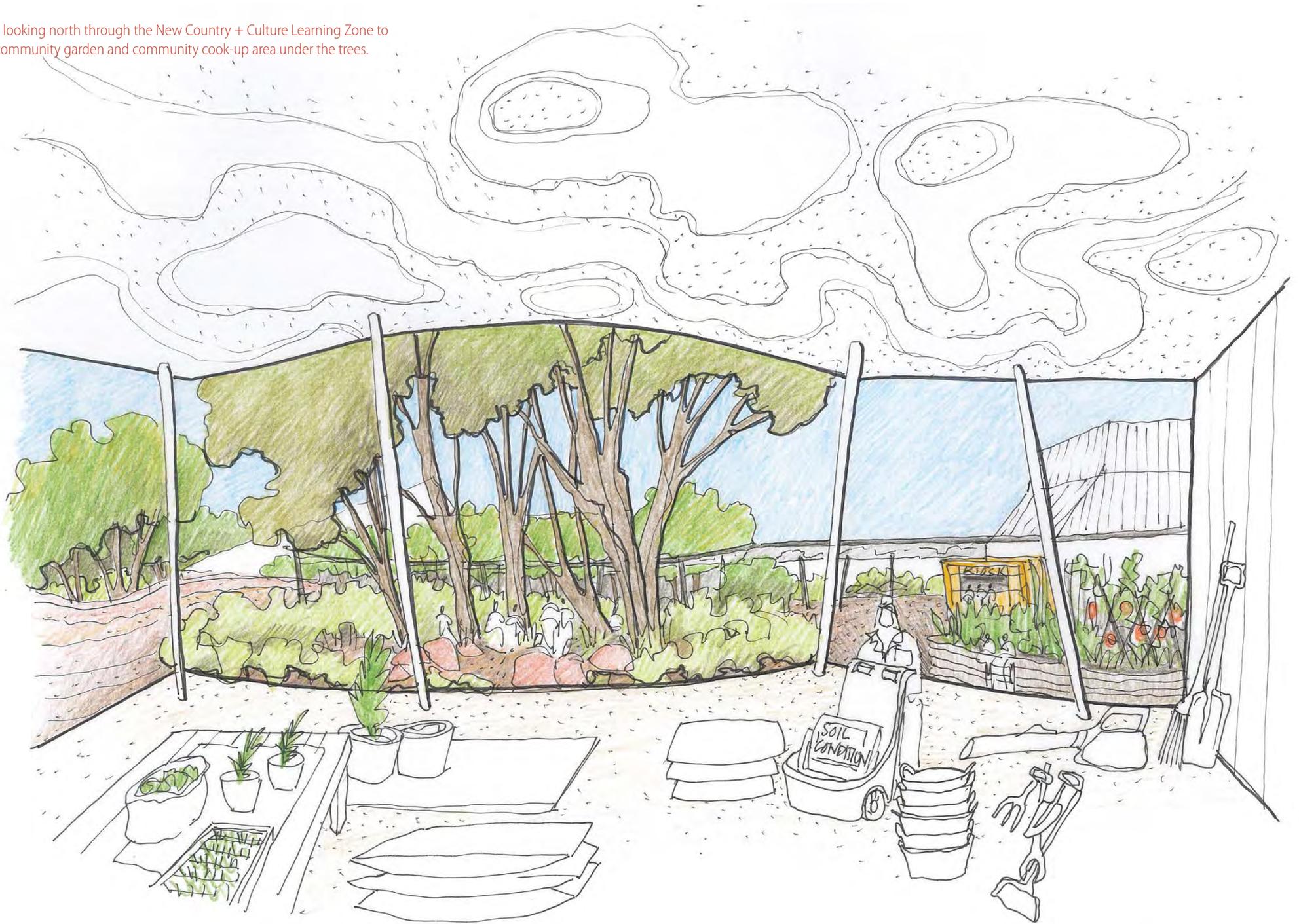


Public Art and Identity Opportunities



View looking east at the Yaandina forecourt and the 50c Hall beyond

View looking north through the New Country + Culture Learning Zone to the community garden and community cook-up area under the trees.



## LANDSCAPE AND PUBLIC REALM

# MASTERPLAN

## MASTER PLAN DETAIL

### 1. Basketball Court Pavilion

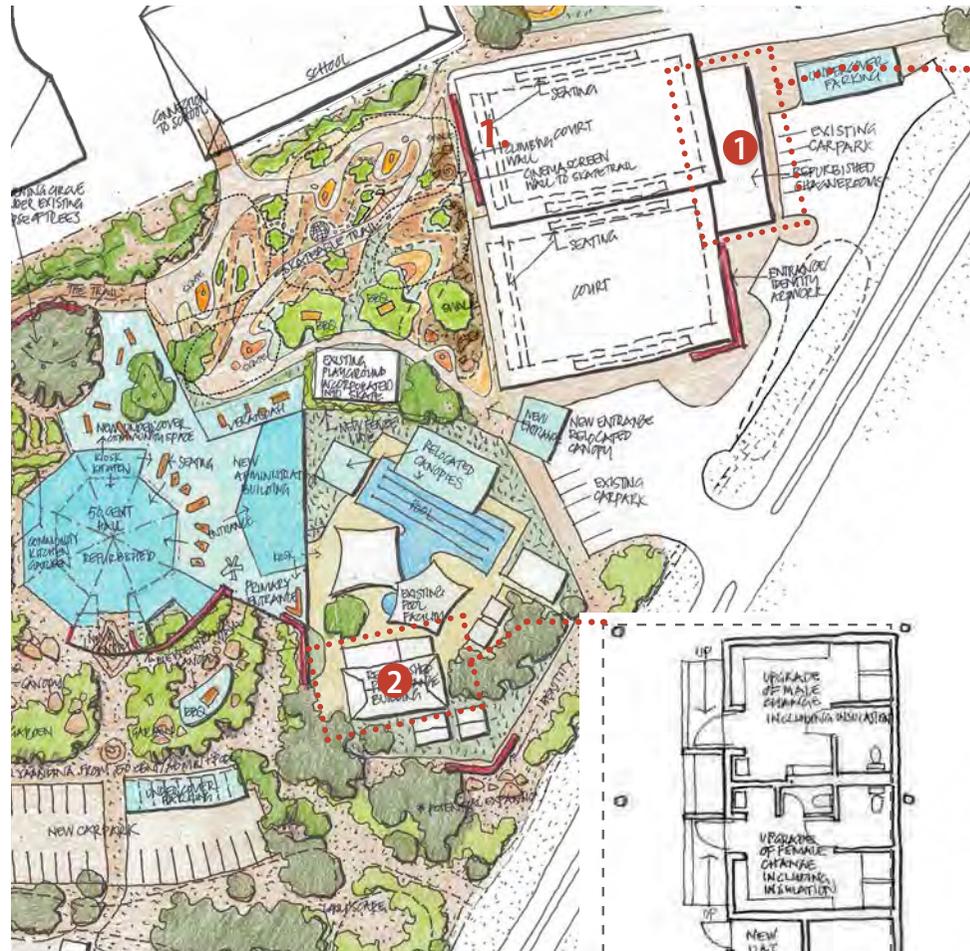
Works include the refurbishment of the existing change rooms and facilities to better support coaches, clubs, sporting teams, future events and sports carnivals.

- Upgrades to Male/Female change rooms and toilets
- New UAT
- New Umpires and first aid space
- Additional Storage
- New Workstation/office

### 2. Aquatic Centre Facilities Upgrades

Upgrading of existing change room facilities and consideration of universal access requirements.

*\* Discretionary projects identified through master planning and community engagement*



### 1. Basketball Court Pavilion

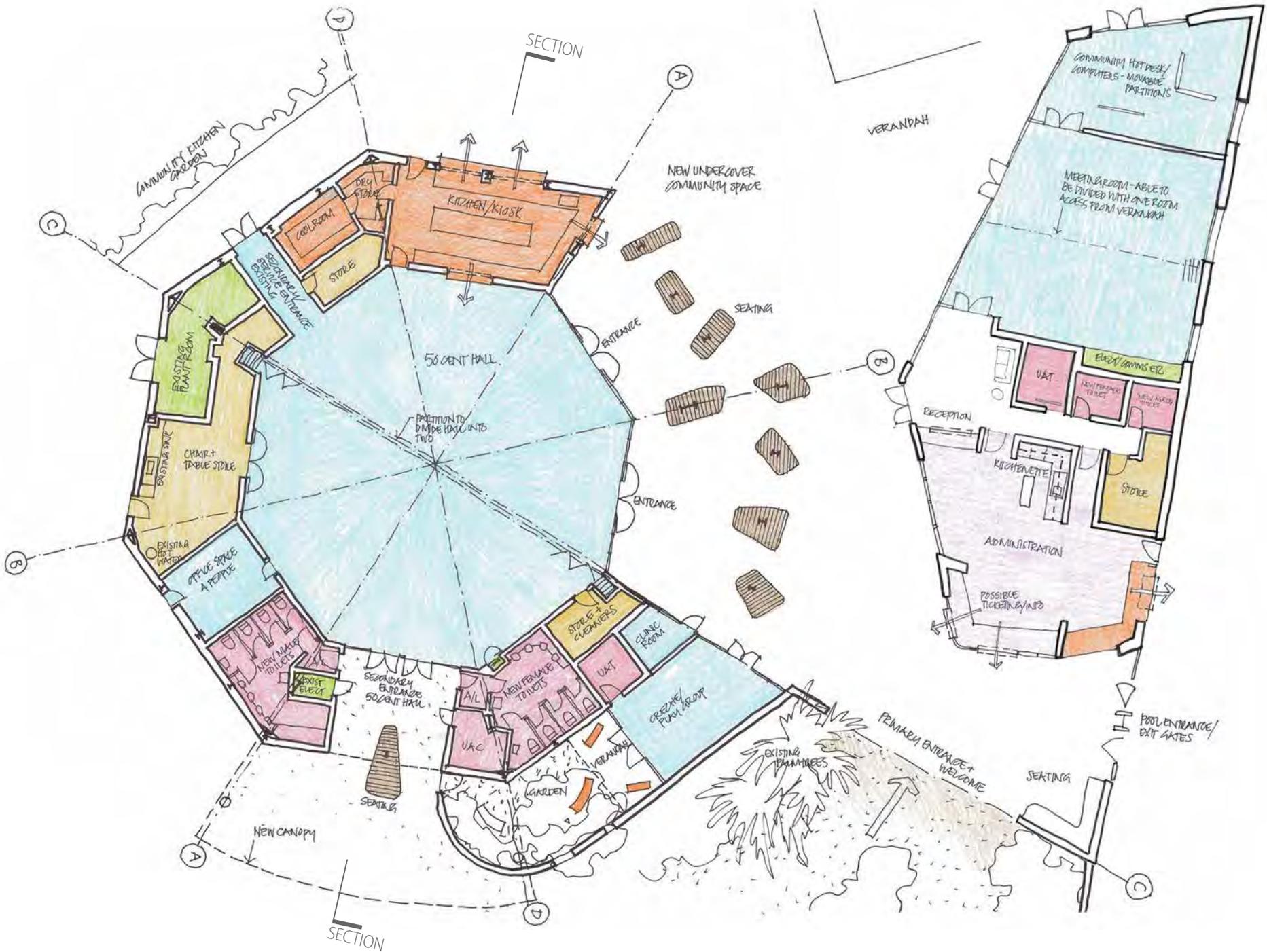
Proposed upgrades to Covered Courts change rooms, umpire facilities and storage.

### 2. Aquatic Centre Facilities Upgrades

Proposed upgrades to Aquatic Centre change rooms and storage.



not to scale 



**COMMUNITY HALL CONCEPT PLAN**



# COMMUNITY (50c) HALL CONCEPT

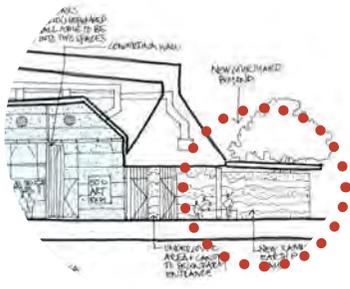
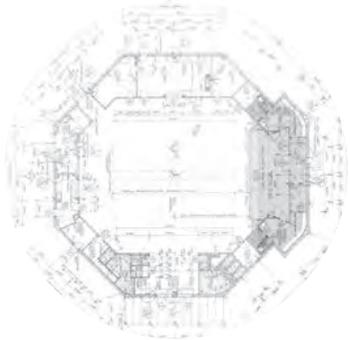
## REFURBISHMENT AND EXTENSION OF THE 50c HALL

The refurbished 50c Hall will form the heart of the RRP. Proposed upgrades to existing facilities offer a range of spaces aimed at meeting current and future needs of the Roebourne community. The proposal includes the following:

- > Gathering space/Function room (150 people) 200m<sup>2</sup>
- > Kitchen/kiosk 30m<sup>2</sup>
- > Kitchen store 10m<sup>2</sup>
- > New M/F Toilets + change area 50m<sup>2</sup>
- > New UAT Parent Room + change 10m<sup>2</sup>
- > Office + Meeting Room (4 workstations) 12m<sup>2</sup>
- > Creche + Playgroup 25m<sup>2</sup>
- > Clinic Room 4m<sup>2</sup>
- > Creche UAT 5m<sup>2</sup>
- > Comms room 9m<sup>2</sup>
- > Storage for tables/chairs 50m<sup>2</sup>
- > New integrated bin compound 15-25m<sup>2</sup>

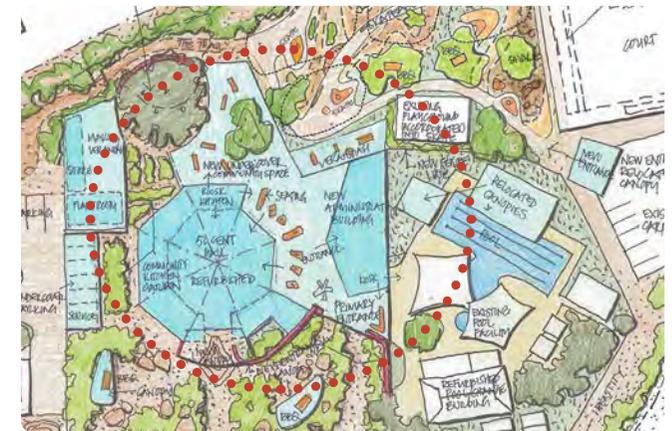
To accommodate these needs, we have proposed to;

- Improved legibility, identity and entrance to 50c Hall, including extended shaded entrance canopy and signage. Utilising local materials (rammed earth) to create an entry wall.
- Main entry to be reconfigured to work as secondary entrance for events or simultaneous programming.
- The existing indoor gathering space is now dividable into two separate spaces to enable multiple activities to be run simultaneously. Both spaces will have separate external access.
- Upgrading of the 50c Hall interior and resurfacing of the flooring throughout.
- The creation of activity rooms and spaces to accommodate a range of leisure and recreational activities run by the PCYC



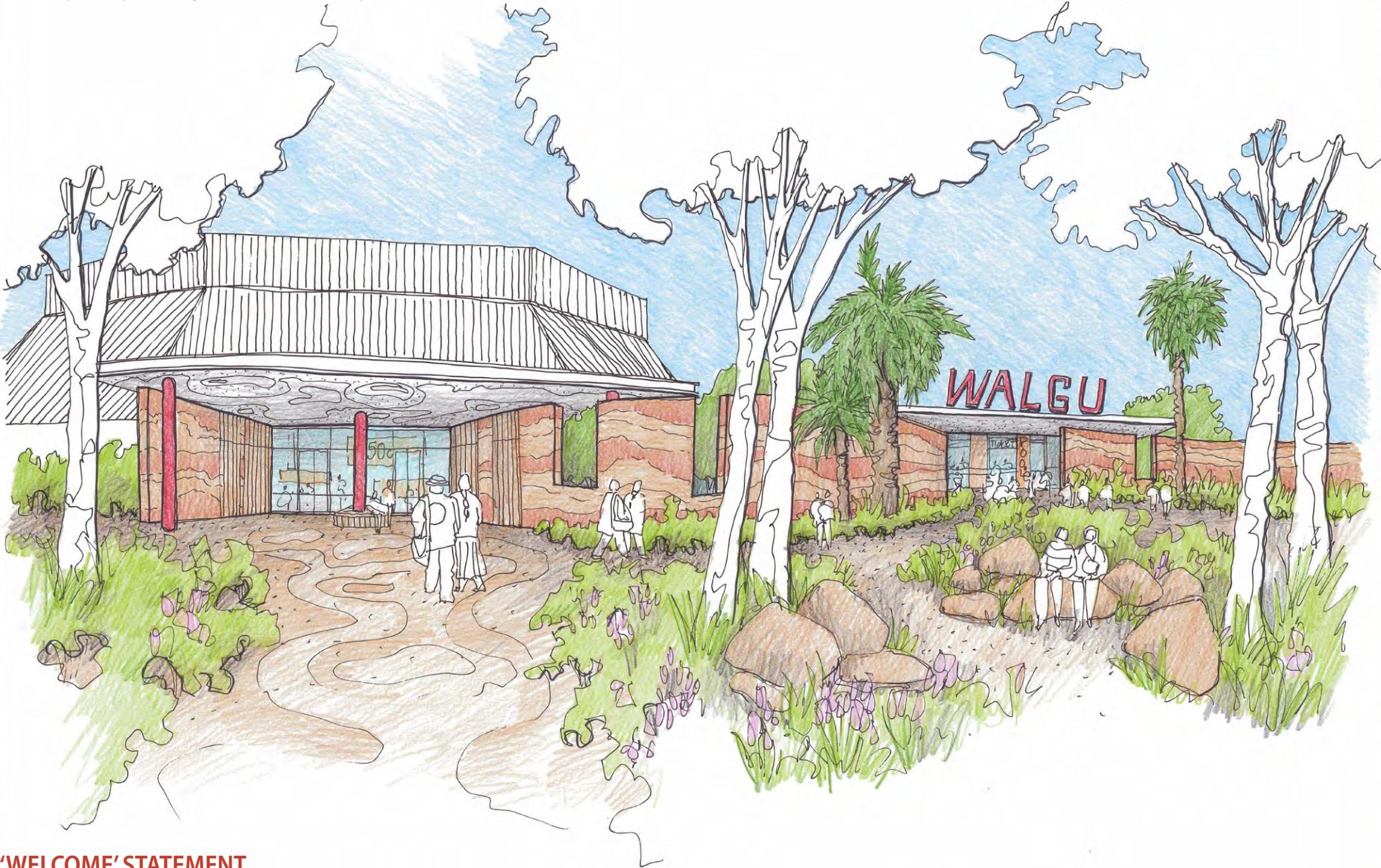
and other groups. Suggested spaces include a quiet zone and creche area with a secure external courtyard for children with sensory needs, a clinic room for visiting nurses, multi-functional activity rooms and offices for staff or small group activities.

- Upgrading of the existing kitchen and the installation of a new kitchen, storage and cool room. The creation of a kiosk that opens out into a shaded gathering space, will cater for community functions and serving of food to outside spaces.
- Additional doors and windows on ground level to enable visual and physical connections to the outside.
- Upgrading of internal building facilities including toilets, and storage spaces. Additional lockable storage for cleaning, activities and events.
- Existing toilets are now refurbished and have the option to be publicly accessible toilets.



The refurbished 50c Hall, Precinct Administration and New Undercover Area in the context of the greater masterplan

'Welcome Space' Perspective. Entry to the 50c Hall from the carpark.



**'WELCOME' STATEMENT**

# COMMUNITY (50c) HALL CONCEPT

## REFURBISHMENT AND EXTENSION OF THE 50c HALL

### New Precinct Administration Building

A landmark building that offers a welcoming statement into the precinct. Serving as both an entrance to 50c Hall and a new entry point to the Aquatic Centre, the entry building will create a more activated and centralised location for staff, services and patrons.

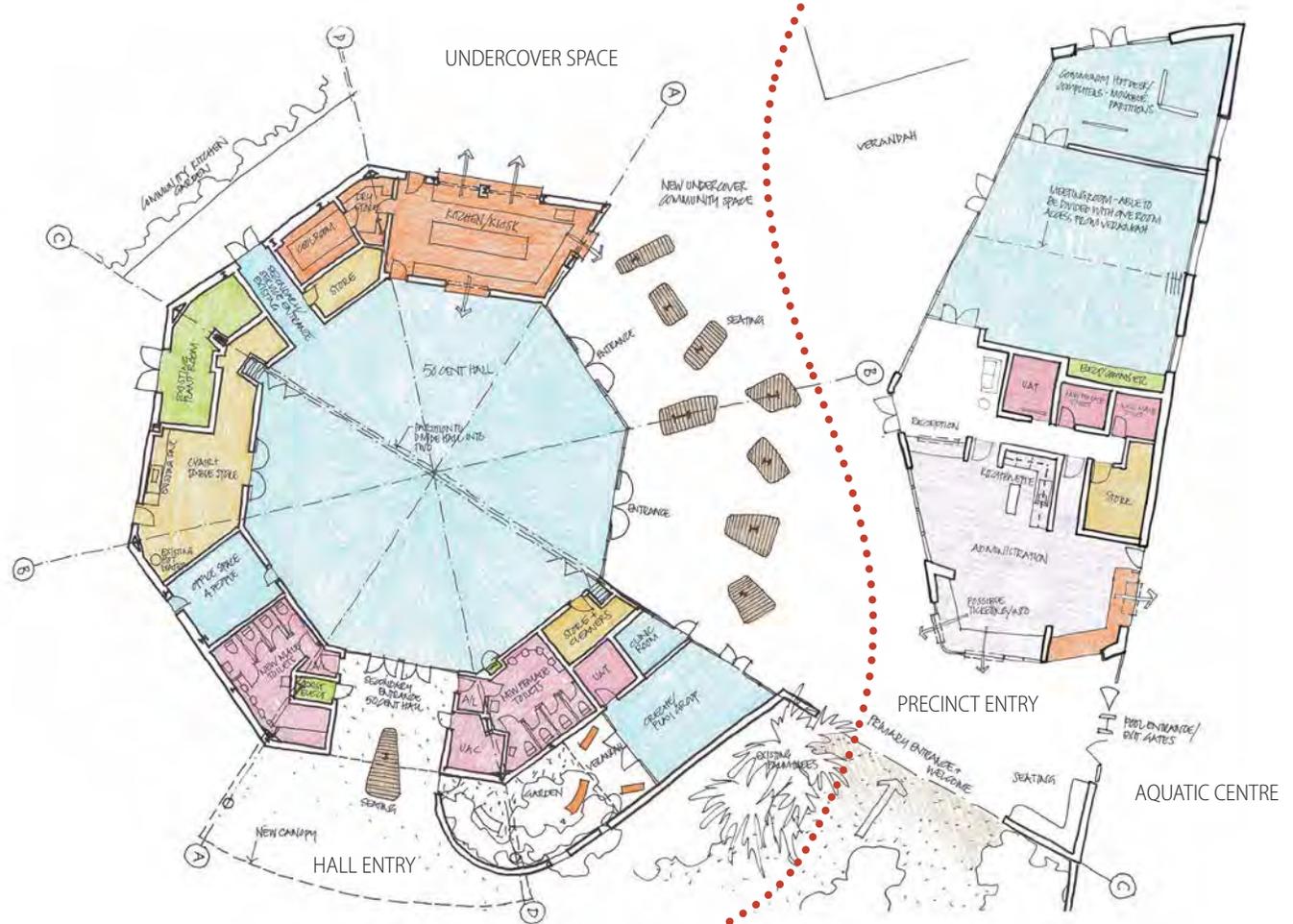
- Designated community computer area with Wi-Fi.
- New multi-functional meeting rooms with a kitchenette and verandah for workshops and training.
- Additional Staff UAT + male and female toilet.
- Strong visual connection to outside areas via extensive glazing
- Re-purposing of the current kiosk and customer service area to lifeguard station/first aid room.

The accommodation scheduled provided for the initial design brief is listed below.

› Admin/reception	15m <sup>2</sup>
› Aquatic centre kiosk, Office with 6 workstations	30m <sup>2</sup>
› Medium size tea room/kitchenette	10m <sup>2</sup>
› Comms room	9m <sup>2</sup>
› Storage	10m <sup>2</sup>
› UAT for staff toilet	5m <sup>2</sup>
› Male and Female Toilet	10m <sup>2</sup>
› Meeting room (dividable) (max 20ppl)	30m <sup>2</sup>
› Public facing computer area	25m <sup>2</sup>
› External facing service windows	

### New Central Undercover Space

- The creation of a central undercover space that will connect 50c Hall to the precinct, extending shade coverage and providing seating and tables for informal family gatherings and outdoor functions.



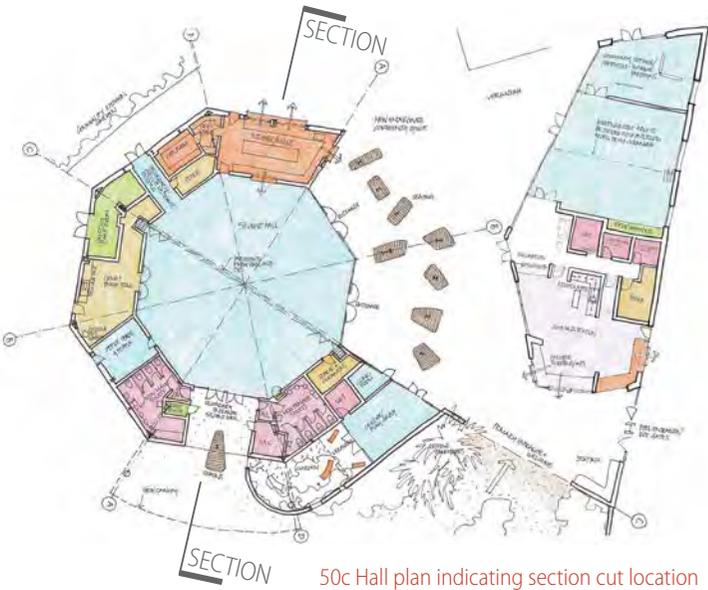
New Precinct Administration Building



ROEBOURNE PCYC

# COMMUNITY (50c) HALL CONCEPT

## REFURBISHMENT AND EXTENSION OF THE 50c HALL



50c Hall plan indicating section cut location

Section drawing revealing the interior spaces of the 50c hall

### COMMUNITY HALL SECTION



# THE DESIGN PROCESS

## Strategic Design Process

Vital to the success of the project is cultural exchange within the design process and the development of a working method that is truly collaborative and respectful. The resulting landscape and built form should be one that is uniquely designed with and for the end-users health and well-being in mind. A project that is responsive and unique to its community and context.

In support of the co-design of the RRP the consultant design team should build constructive relationships that are founded upon respect, accountability, listening and responsiveness.

## Cultural Design Strategy

The strategy outlined on the following pages builds on the previous engagement work done by the City of Karratha. The strategy provides guidance for how the co-design, development, activation and management of the RRP might acknowledge the Roebourne Language Groups cultural identity and heritage.

Broadly, the cultural design strategy seeks to encompass three aims:

- To re-assert the Roebourne Language Group's cultural identity and autonomy within their community through the embedding of a culturally appropriate design narrative within the foundations of the project.
- To encourage a meaningful co-design process that builds inclusion into decision making and fosters relationships between the City of Karratha and the community.
- To suggest opportunities to initiate a new direction for ongoing community-led activation, management and partnership models in the RRP.

This document is developed with an understanding that the unique local wisdom of community can enable a deeper socio-cultural connection and contribute generally to the co-creation of more equitable, safer and welcoming places.

The design strategy was developed using resources listed in **Appendix E**.



Above: Know the Song, Know the Country : the Ngarda-ngali story of culture and history in the Roebourne area.



Liyan-ngan Nyirwa (Cultural Wellbeing Centre), Broome, Western Australia. The centre is designed to foster the revitalisation of Yawuru culture through landscape, art and architecture which reflects mabu liyan (good feeling). Mudmap Studio, and others. 2019.

Above: Nyoongar Cultural Mapping of The University of Western Australia and Surrounds. 2019. UWA, Karda Designs, UDLA, Shane Yondee Hansen and Kim Mahood and others.

# CULTURAL NARRATIVE

## UNDERSTANDING PEOPLE AND PLACE

A pathway to embedding culturally appropriate design within the foundations of the design process.

### 1. Identify the Cultural Narrative (People+ Place)

Explore aspects of the cultural narrative (people +place) through:

- Examining notions of identity
- Revealing contemporary stories
- Revealing layers of Roebourne Language Groups cultural history

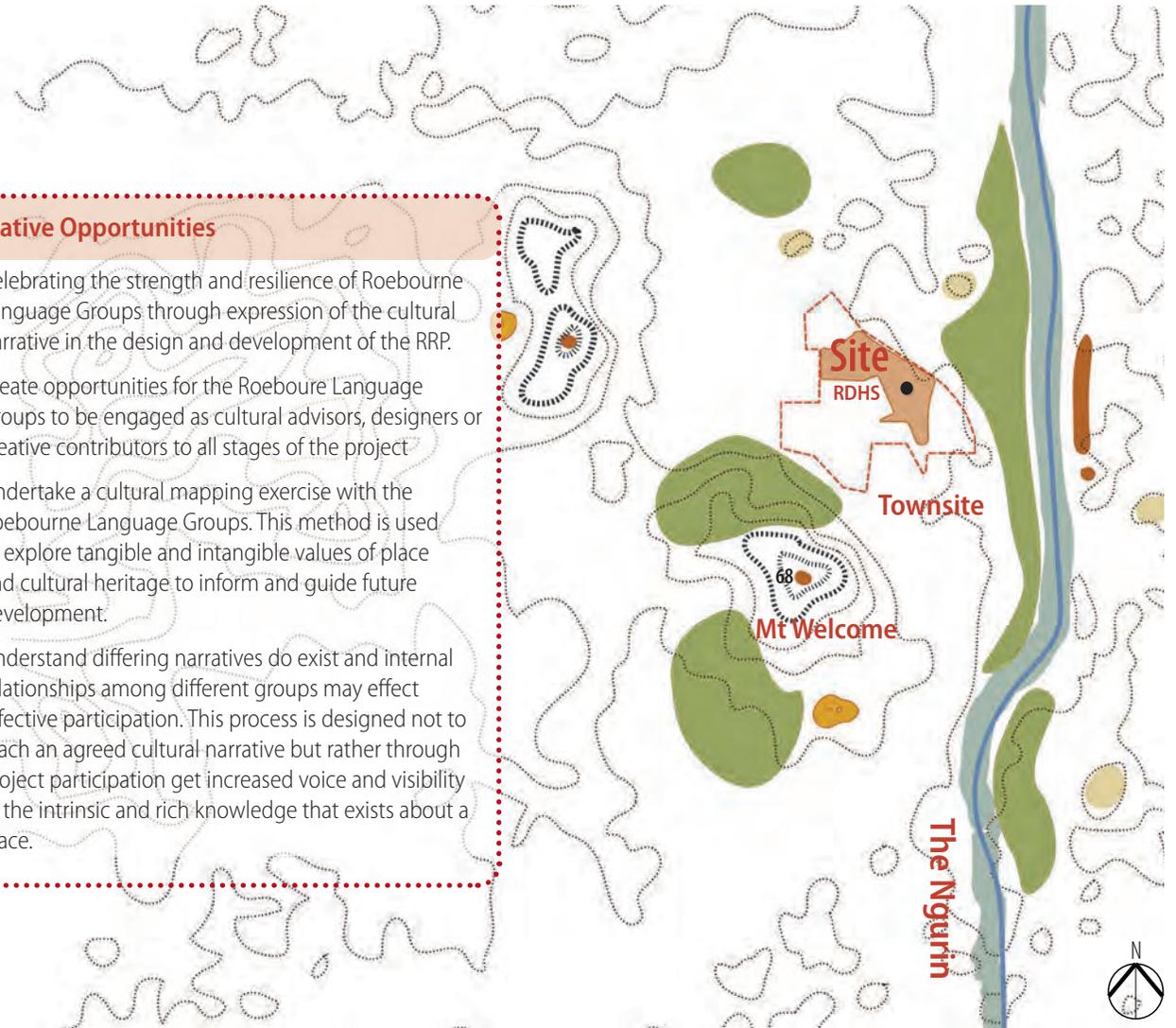
### 2. Development of the Cultural Narrative

- Discussion of ideas and opportunities to develop the narrative and cultural themes.
- Consideration of how cultural knowledge can be overlaid across the site and what types of spaces could best support this.
- Undertake workshops with Roebourne Language groups to establish opportunities to embed the narrative and cultural themes into the planning and design of the precinct.
- Determine cultural safety protocols to understand who has authority to share cultural knowledge and stories.

### Narrative Opportunities

- Celebrating the strength and resilience of Roebourne Language Groups through expression of the cultural narrative in the design and development of the RRP.
- Create opportunities for the Roebourne Language Groups to be engaged as cultural advisors, designers or creative contributors to all stages of the project
- Undertake a cultural mapping exercise with the Roebourne Language Groups. This method is used to explore tangible and intangible values of place and cultural heritage to inform and guide future development.
- Understand differing narratives do exist and internal relationships among different groups may effect effective participation. This process is designed not to reach an agreed cultural narrative but rather through project participation get increased voice and visibility of the intrinsic and rich knowledge that exists about a place.

What this could look like...



# DESIGN

## EMBEDDING THE CULTURAL NARRATIVE

### 3. Design

Embed aspects of the cultural narrative (people + place) through:

- The design of the physical environment by providing opportunities to celebrate and reinforce contemporary representations of the Roebourne Language Group's culture and Aboriginality.
- Co-creation of culturally safe, equitable and accessible spaces that provide a safe environment for all users. cultural knowledge and stories.

### Landscape And Public Realm Design

Layering of themes through design of the public realm and landscape.

### Architecture

Physical application of the cultural narrative through detailed design and construction works.

Physical application of the cultural narrative through interior design and fit out.

### Culturally Safe Spaces

### Design Opportunities

- From conception design ideas should seek guidance from the Roebourne Language Groups to understand and explore relationships with Country and Community. Including but not limited to;

### Landscape Guidance

- Establish a narrative with landscape design which amplifies a connection to Country.
- Develop a landscape and planting strategy incorporating specific plantings with a historical connection to the area i.e. Native and bush medicine plants.
- Consideration of the siting and orientation of buildings and landscape within the context of a larger landscape and cultural narrative i.e. Create physical, visual and symbolic connections to the Ngurin (pathways, planting).

### Art and Interpretation Guidance

- Re-assert a contemporary connection to the cultural history of the area through artwork and architecture (façades, built form, interiors) developed and commissioned by local artists, or designers with approval from community.
- Provide story telling opportunities and memorial opportunities through art, sculpture and architecture.

### Environmentally Sustainable Design (ESD) Guidance

- Incorporate ESD principles that are intrinsic to Aboriginal land management practice on Country i.e.. Develop a site and climate responsive design strategy for architecture and public realm

### Cultural Spaces Design Guidance

- Creation of spaces for the practice of cultural activities i.e.. Multi-functional "third place" (indoor and outdoor) spaces for kinship and knowledge sharing. Places for people and families to connect with their culture on-country (river-based learning, artefact making, cook up spaces).
- Provide amenities for cultural spaces and activities, BBQ, tables, seats, toilets, cycle and walking trails.
- Create space for storytelling, ceremony and cultural celebrations i.e.. multiple gathering spaces (indoor and outdoor) for large groups of people of all ages.

### Cultural Access Guidance

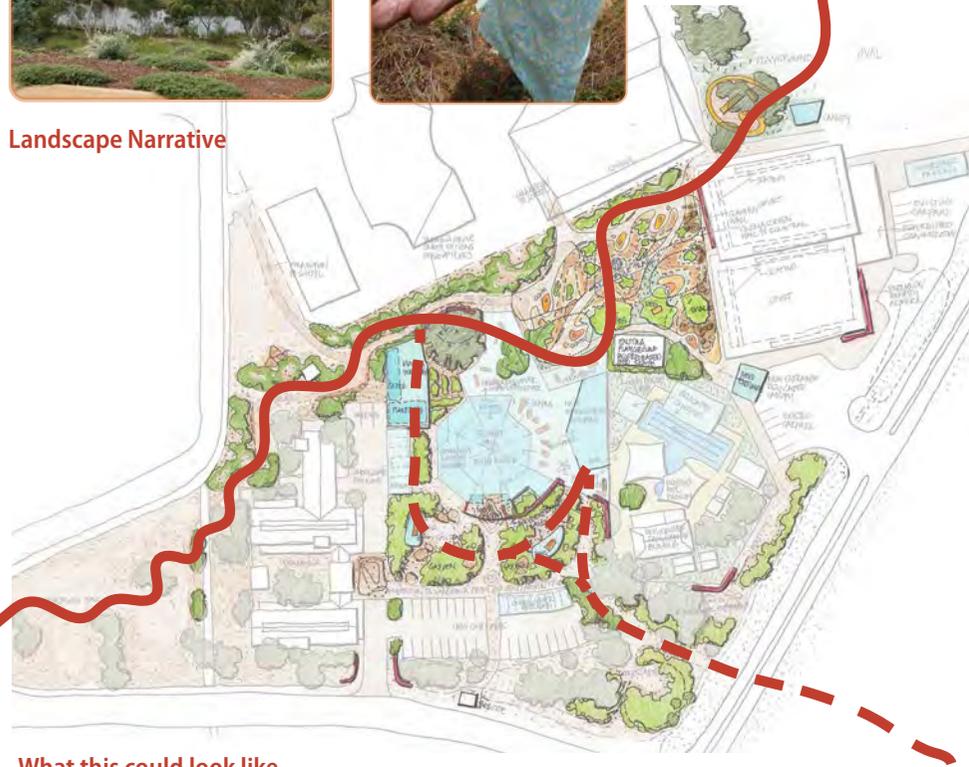
- Co-creation of welcoming and gathering precincts, facilities and spaces that reflect cultural protocols of the end users. ie. Guiding the design of public realm, architecture and establishes key qualities and relationships of the masterplan.
- Provide safe, multi-use areas and facilities for all ages.

### Wayfinding and Naming Guidance

- Incorporate Aboriginal Language in signage architecture, and wayfinding devices to guide visitors in and around the RRP.



Landscape Narrative

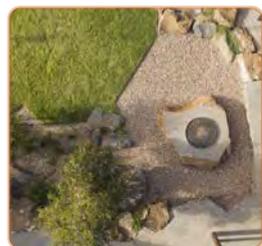


What this could look like...



Art, Identity & Interpretation

Cultural





What this could look like...

Key community gathering and events



# ACTIVATION & MANAGEMENT

## EMBEDDING THE CULTURAL NARRATIVE

### 4. Activation and Management

Explore aspects of the cultural narrative (people+ place) through:

Application of the narrative and cultural themes through the activation and management of the RRP.

#### Building Relationships and Partnerships

#### Capacity Building

#### Procurement Opportunities

#### Programs and Events

### Activation & Management Opportunities

#### Aboriginal-Led

- Co-designed projects have critical potential to be instruments in the reclamation of Aboriginal autonomy, increased local Aboriginal presence and revitalisation of cultural identity.

#### Invest In and Develop Aboriginal Design Capacity

- Establish pathways for participation of local Aboriginal people as leaders, designers, creators and decision makers in the redesign of their environment.

#### Establish Employment Opportunities

- Create employment opportunities for Roebourne youth and community through involvement in design, delivery, maintenance and upkeep of the project.
- Establish community and cultural programs, activities and events for families to strengthen community ties, cultural identity and a support networks.
- Seek out suitable and motivated mentors to encourage and guide youth sport participation and programs.

#### Establish Meaningful and Ongoing Partnerships

- Establish strong links between City of Karratha, project partners and community through meaningful engagement developed from open communication, shared learning, and agreement of design outcomes.
- Provide opportunities for project partnership and collaboration with community stakeholder groups (Yaandina, PCYC, sporting groups and associations), the Roebourne Active Network and others.

### Programs and Events

- Engage with community to understand their aspirations and interest in establishing cultural programs and events.
- Opportunity to celebrate Aboriginal culture, family and identity through community led programs and activities at the RRP. Such as;
- Youth focussed informal and organised sporting and recreation programs i.e.. skate competitions, BMX events, athletics carnivals, festivals and other sports programs, after school hours program, holidays programs and night time activation.
- Family focussed activities and cultural activities ie. Educational outdoor learning programs, language, singing, dance and music.
- Programming and management of facilities to ensure they can be used by a variety of groups for a range of activities throughout the day and evening
- Provide free wifi.
- Consider tourism opportunities and ways of engaging with greater Pilbara community.



# MASTERPLAN COST PLAN

The overall summary of cost estimates for the final masterplan are summarised overleaf and below.

As per the functional brief the cost plan is divided into core masterplan elements and discretionary project opportunities for further investigation .

For detailed cost estimates refer to **Appendix F**.

## COST PLANNING (Core Masterplan Items)

50c Hall Refurbishment	\$5.61M
New Entry Building	\$0.92M
Precinct Enhancements	\$10.8M

**TOTAL \$17,382,683 inc GST**

### SUMMARY - Option 1A - Core Items

Item	Location	Construction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall - Core Item	\$ 2,598,214	\$ 259,821	\$ 142,902	\$ 450,141	\$ 330,103	\$ 1,832,072	\$ 5,613,253
2.0	New Administration Building - Core Item	\$ 426,000	\$ 42,600	\$ 23,430	\$ 73,805	\$ 54,123	\$ 300,384	\$ 920,342
3.0	Aquatic Centre	\$ 132,500	\$ 13,250	\$ 7,288	\$ 22,956	\$ 16,834	\$ 93,429	\$ 286,257
4.0	Existing Covered Basketball Courts	\$ 167,162	\$ 16,716	\$ 9,194	\$ 28,961	\$ 21,238	\$ 117,871	\$ 361,141
5.0	Main Shelter - Core Item	\$ 560,000	\$ 56,000	\$ 30,800	\$ 97,020	\$ 71,148	\$ 394,871	\$ 1,209,839
6.0	Skate Landscape	\$ 878,560	\$ 87,856	\$ 48,321	\$ 152,211	\$ 111,621	\$ 619,497	\$ 1,898,065
7.0	Community Amphitheatre	\$ 5,000	\$ 500	\$ 275	\$ 866	\$ 635	\$ 3,526	\$ 10,802
8.0	New Cultural/Country Learning Zone - Core Item	\$ 210,750	\$ 21,075	\$ 11,591	\$ 36,512	\$ 26,776	\$ 148,606	\$ 455,310
9.0	External Store - Core Item	\$ 55,500	\$ 5,550	\$ 3,053	\$ 9,615	\$ 7,051	\$ 39,135	\$ 119,904
10.0	BBQ Areas - Core Item	\$ 32,000	\$ 3,200	\$ 1,760	\$ 5,544	\$ 4,066	\$ 22,564	\$ 69,134
11.0	Oval - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.0	Nature Play Area - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13.0	Landscaping and Paths - Core Item	\$ 947,395	\$ 94,740	\$ 52,107	\$ 164,136	\$ 120,367	\$ 668,034	\$ 2,046,778
14.0	Other - Core Item	\$ 142,000	\$ 14,200	\$ 7,810	\$ 24,602	\$ 18,041	\$ 100,128	\$ 306,781
15.0	Carparking - Core item	\$ 272,000	\$ 27,200	\$ 14,960	\$ 47,124	\$ 34,558	\$ 191,795	\$ 587,636
16.0	Bus Shelter - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.0	Builder's Preliminaries and Statutory Fees	\$ 817,081	\$ 81,708	\$ 44,939	\$ 141,559	\$ 103,810	\$ 576,146	\$ 1,765,244
18.0	Public Art / Memorial Opportunities	\$ 70,334	\$ 7,033	\$ 3,868	\$ 12,185	\$ 8,936	\$ 49,595	\$ 151,952
	<b>Total</b>	<b>\$ 7,314,496</b>	<b>\$ 731,450</b>	<b>\$ 402,297</b>	<b>\$ 1,267,236</b>	<b>\$ 929,307</b>	<b>\$ 5,157,652</b>	<b>\$ 15,802,439</b>
	<b>GST - 10%</b>	<b>\$ 731,450</b>	<b>\$ 73,145</b>	<b>\$ 40,230</b>	<b>\$ 126,724</b>	<b>\$ 92,931</b>	<b>\$ 515,765</b>	<b>\$ 1,580,244</b>
	<b>Total</b>	<b>\$ 8,045,946</b>	<b>\$ 804,595</b>	<b>\$ 442,527</b>	<b>\$ 1,393,960</b>	<b>\$ 1,022,237</b>	<b>\$ 5,673,418</b>	<b>\$ 17,382,683</b>

**COST PLANNING (Discretionary Items)**
**TOTAL \$3,714,639 inc GST**
**SUMMARY - Option 1A - Discretionary Items**

Item	Location	Construction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.0	New Administration Building - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.0	Aquatic Centre	\$ 172,000	\$ 17,200	\$ 9,460	\$ 29,799	\$ 21,853	\$ 121,282	\$ 371,594
4.0	Existing Covered Basketball Courts	\$ 727,775	\$ 72,778	\$ 40,028	\$ 126,087	\$ 92,464	\$ 513,174	\$ 1,572,305
5.0	Main Shelter - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.0	Skate Landscape	\$ 48,000	\$ 4,800	\$ 2,640	\$ 8,316	\$ 6,098	\$ 33,846	\$ 103,701
7.0	Community Amphitheatre	\$ 47,500	\$ 4,750	\$ 2,613	\$ 8,229	\$ 6,035	\$ 33,494	\$ 102,620
8.0	New Cultural/Country Learning Zone - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.0	External Store - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.0	BBQ Areas - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.0	Oval - Discretionary Item	\$ 187,860	\$ 18,786	\$ 10,332	\$ 32,547	\$ 23,868	\$ 132,465	\$ 405,858
12.0	Nature Play Area - Discretionary Item	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ 21,599	\$ 119,872	\$ 367,273
13.0	Landscaping and Paths - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0	Other - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15.0	Carparking - Core item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	Bus Shelter - Discretionary Item	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ 2,541	\$ 14,103	\$ 43,209
17.0	Builder's Preliminaries and Statutory Fees	\$ 174,480	\$ 17,448	\$ 9,596	\$ 30,229	\$ 22,168	\$ 123,031	\$ 376,951
18.0	Public Art / Memorial Opportunities	\$ 15,476	\$ 1,548	\$ 851	\$ 2,681	\$ 1,966	\$ 10,913	\$ 33,435
	<b>Total</b>	<b>\$ 1,563,091</b>	<b>\$ 156,309</b>	<b>\$ 85,970</b>	<b>\$ 270,806</b>	<b>\$ 198,591</b>	<b>\$ 1,102,178</b>	<b>\$ 3,376,945</b>
	<b>GST - 10%</b>	<b>\$ 156,309</b>	<b>\$ 15,631</b>	<b>\$ 8,597</b>	<b>\$ 27,081</b>	<b>\$ 19,859</b>	<b>\$ 110,218</b>	<b>\$ 337,694</b>
	<b>Total</b>	<b>\$ 1,719,400</b>	<b>\$ 171,940</b>	<b>\$ 94,567</b>	<b>\$ 297,886</b>	<b>\$ 218,450</b>	<b>\$ 1,212,396</b>	<b>\$ 3,714,639</b>



# LIFE CYCLE COST PLANNING

Neil Butler Quantity Surveying Services (NBQSS) has undertaken a whole of life cost planning exercise. To assist the City in understanding the longer term holistic costs of this project.

Conducting such an exercise at the master plan/conceptual design level is a challenging exercise. Using the information developed please see here the findings and refer to **Appendix G** for detailed information.

Full lifecycle cost over 30 years	\$ 64,554,092
Fixed sum annual allocation required to meet all operating, debt servicing, maintenance and facility renewal costs	\$ 1,250,000
Capital cost escalated for a build in 2026 ( Excluding Professional Fees)	\$ 20,536,128
Annual facility operations, maintenance and renewal allocation as a percentage of capital cost. This is the percentage of the capital cost that needs to be committed each year	6.09%
Overall facility operations, maintenance and renewal allocation as a multiple of capital cost	3.14
Total of operating costs (including debt servicing) over 30 years	\$ 33,148,466
Annual operating costs as a percentage of overall lifecycle cost	51%

Summary of th life cycle cost plan findings for the Roebourne Recreation Precinct Masterplan. Prepared by NBQSS.



# STAGING THE WORKS

We have identified a number of key considerations that will assist the City of Karratha in determining how best to deliver this project if staging is required.

The key influences are;

1. Continuous Operations
2. Construction Packaging (value for money)
3. Access
4. Funding and Cash Flow

Several distinct packages that could be staged are shown overleaf predicated on the key factors listed above;

## Works Packages

The following packages are listed in no particular order:

### A. Covered Basketball Courts and Pavilion

Enhancements to the covered basketball courts and renovations to the existing change rooms/pavilion are included in the works. Improvements to adjacent parking and surrounding areas.

Benefits

- › the refurbishment exercise is a single, distinct package of works.
- › allows for the Community Hall and associated facilities to function as normal throughout the construction phase.
- › access to remainder of the site not inhibited

Constraints

- › does not form part of the overall conceptual framework for the precinct

### B. Aquatic Centre Enhancements

Works include improvements and upgrades to Aquatic Centre surrounds; Realignment of the Aquatic Centre boundary fencing; The relocation of the existing shade structures from the skate park; Upgrades to the existing change room facilities and the creation of a new entrance canopy near the basketball courts.

Benefits

- › minimises potential closure period for the Aquatic Centre
- › enables continued access to 'D'

Constraints

- › access could be difficult from 'D' and 'C' but is considered manageable.

### C. The Community Hub

Works include refurbishment of the Community Hall, the creation of a landscaped forecourt and new Precinct Administration Building; New main shelter connecting key community spaces to the 50c hall; New Cultural and Country Learning Zone and upgrades to the existing mechanical services compound. Significant upgrades to pedestrian and vehicular movement zones and existing car park are proposed.

Benefits

- › value for money achieved through the construction and refurbishment of the Community Hall and Precinct Administration Building simultaneously
- › car park access will be simultaneously developed.
- › this package includes the refurbishment of the mechanical services compound

Constraints

- › Operations of the PCYC will need to be temporary relocated (approx. 12 - 18 months). Other Hall functions/ programs will need to be relocated elsewhere.
- › Construction of temporary site fencing is required in order to retain access to the Aquatic Centre. If not managed properly, could become a safety hazard.
- › CPTED issues between schhol sand 'C' require management.



# STAGING THE WORKS

## D. Skate Landscape

The new skate landscape, external gathering areas, amenities and landscape treatments are included in the works. The construction of integrated drainage swales and shallow basins also included

### Benefits

- › Simple, distinct package of works. Mostly landscape design with no building construction required..
- › more readily constructed as a distinct stage.

### Constraints

- › During construction, access between the oval and "C" will be diminished
- › During construction, access between the RDHS site and 'B' will be diminished

## E. Fraser Street Area Upgrades

Work includes formalising overflow parking, refurbishing the existing service compound, establishing landscaped, bush trails and new shade structures.

### Benefits

- › lower level landscape project, no building construction required.
- › separate, distinct package allows for access to the site throughout other construction stages

### Constraints

- › creates temporary access issues through the site to 'D' and other areas.

## E. Oval Upgrades

Works include landscape improvements, tree planting, seating and new nature playground to the area south of the oval site. Solar powered oval lighting to be installed.

### Benefits

- › Simple, distinct package of works. Predominately landscape design with no building construction required
- › Access to the remainder of the site will not be inhibited during construction.

Left: view looking north west from the existing skatepark to the oval beyond.



gresleyabas  
architecture environment design





## **Roebourne Recreation Precinct Masterplan Report**

### **Appendix A:**

Register of previous (existing) site investigations undertaken and documented which have informed this report are listed below:

Roebourne Youth Precinct Masterplan, PDC, 2004

Geotechnical investigation (Basketball court), WGeoG, 2005

Roebourne Community Centre –Capital Work Plan, GHD, 2009

Community Hall Asbestos audit, 2011

Roebourne Townsite Structure plan, 2014

Roebourne Townsite Stormwater and Flood management Plan, Essential Environment, 2013

Site Topography Survey (Skate Park), Handley Survey 2014

Quarterly building inspection by Building Maintenance (latest from 03/2019)

Roebourne Facility and Services Review, Keogh Bay, 2019

Community Hall Structural Condition Assessment, GHD, 2020

Roebourne Streetscape Masterplan Project, 2021, GHD

Roebourne Skatescape Report, 2014, CONVC

Roebourne District Highschool Masterplan Drawings, 2021-2022, Department of Education

Roebourne Community Aquatic Centre Drawings, 1992, Barry Hall Architecture

## **Roebourne Recreation Precinct Masterplan Report**

### **Appendix B:**

Engagement and Consultation Documentation

Prepared by City of Karratha

Roebourne Recreation Precinct Engagement Plan, City of Karratha.

Discussion notes taken from each consultation and design engagement meeting, City of Karratha.

Stage One – Vision Community and Stakeholders Engagement, City of Karratha.

Roebourne Recreation Precinct Needs Analysis and Functional Brief Requirements, City of Karratha.

# Roebourne Recreation Precinct Masterplan

Consultation and Engagement Plan

# Stakeholder identification & Analysis

## External Stakeholders Consultation

- ❑ 1:1 Stakeholder meetings - GA to deliver
  - ✓ Heritage consultation – David Walker, Clinton Walker, Patrick Churnside (any or all)
  - ✓ NAC
  - ✓ YAC
  - ✓ NYFL
  - ✓ DLGSI (Jodie and/or Simone)
  - ✓ PCYC
  - ✓ Yaandina
  
- ❑ Stakeholders meetings -City staff to deliver
  - ✓ Arron & 6718
  - ✓ Project Officer & RAN
  - ✓ Regular CE Officer updates to various stakeholders

## Community Open Day/ Drop in Engagement

- ✓ Venue: PCYC
- ✓ Delivered over 2 days, Friday & Saturday?
- ✓ Activities: Large printed maps to draw on, images for inspiration → put a sticker on a picture you like etc.
- ✓ Catering: PCYC (City to fund)
- ✓ Ngaarda media invited to broadcast from venue
- ✓ GA to initiate conversations with those visiting

## Internal City Consultation

- ❑ EMT - Presentation of 3 x Masterplan options based from Community Open Day
  - ✓ EMT direction on what they do/don't want included, which option they prefer
  
- ❑ Council Briefings / Contentious Issues
  - ✓ Updates along the way, findings of engagement etc.
  
- ❑ Project Working Group
  - ✓ Directions and feedback for maintenance/ management of facilities, value management options

# Approach to communication overview

## Key objectives

- Create a 'gathering place'
- Cater for a wide range of activities and ages
- Capitalise on Country knowledge and culture of local community
- Improve and enhance facility
- Create ownership and pride in the precinct
- Simple and open communication

## Promotion

- CE team email outs
- Radio / Ngaarda Media talking point
- Yaandina
- PCYC
- High school emails/newsletters
- Roebourne Swimming Pool
- Roebourne Community Calendar invite, reminders etc.

## Key Questions

- Themes : colour/textures/art/tree retention
- Values : symbolism /representation/memorials/stories
- Ownership: areas in masterplan where community can get involved/programs &activities
- Practicality/useability, Functionality: present &future

# Actions and Responsibilities Overview

External Consultation specifics			X 3
Task	Who	When	Notes
Book venue	VP		Preferred on site
Schedule Date	VP	Week 22-29 March/Mid April/Mid May	
Materials	GA	3 days prior meeting	Agenda with discussion point & Powerpoint or print out visuals

Internal Consultation specifics			X 3
Task	Who	When	Notes
Book venue	VP		City Office
Schedule Date	VP	Mid April/ Mid May EMT & Council Briefing June-July Council meeting	
Materials	GA	5 days prior meeting	Agenda with discussion point & Powerpoint or print out visuals

# Actions and Responsibilities Overview

Community Open Day Specifics			X 2
Task	Who	When	Notes
Book venue	VP		Community hall
Schedule Date	VP	Week 22-29 March –Likely Friday/Saturday  MID May	
Materials	GA	Day before to allow printing and setting-up of display boards	Maps/ Drawings/Images
Catering	PCYC		
Entertainment			
Promotion	Ngaarda C&E Team Posters	5 days before up to the date	

# Engagement Program Overview

	Week	15/03	22/03	29/03	5/04	12/04	19/04	26/04	3/05	10/05	17/05	24/05	31/05	7/06	14/06	21/06	28/06	5/07	12/07
	<b>Consult</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Initial fact checking																			
Community open day/External stakeholder consult 1																			
External stakeholder consult 2																			
Internal stakeholder consult 1																			
Community open day 2																			
Internal stakeholder consult 2																			
External stakeholder consult 3																			
Internal stakeholder consult 3																			

# Initial Fact Checking

**WHEN:** 15 to 19 march

**RESPONSIBILITIES:**

- ❑ G/A to prepare list of questions + dial in the session
- ❑ G/A engage direct with Finn (IREDALE PETERSEN) in Perth
- ❑ VP to engage PWG and collate feedback for architect

**OUTCOME:** need analysis to confirm the brief and prepare community open day materials

**WHO:**

- ❑ Project working Group: confirm facilities existing/any concurrent project/confirm brief.
  - Nancy Milligan
  - Liam Sorrel
  - Alan Dorning
  - Tony Wear
  - Nancy Wain
  - Darryn Shugg/Tim Bailey
  - Jerome Hurley
- ❑ RDHS Team: project interaction /common boundaries/direction of the school brief

# Community Open day/external stakeholder consult 1

**WHEN:** Week 22-29 March

**RESPONSIBILITIES:**

- ❑ City to arrange meeting time and venue.
- ❑ City to contact Tangiora Hinaki = promotion in her broadcast
- ❑ City contact RAN/Yaandina/PCYC/school/Library/ Post office/EPIC promo+ invite. PCYC organise food/drink, City will pay
- ❑ GA to prepare sketch/photos materials for big A1 core-flute display board
- ❑ GA to prepare topic/items to clarify and to engage face to face on site with community
- ❑ Nancy /Vanessa present to assist on the day.

**OUTCOME:** understand community priorities/ what suits them or doesn't /select some visual to guide the design options

**WHO/HOW:**

- ❑ One on one meeting
  - Richard /David/ Patrick: walk through site = tell stories of the site and community
  - NAC/YAC/NYFL: Symbolism/Language/Country representation
  - PCYC/YAANDINA : observe how their program work/identify priorities
  - 6718/YAG/RAN
- ❑ Open community day informal drop in session
  - Broad community
  - Service providers
  - Youth/precinct users

# External stakeholder consult 2

**WHEN:** mid April

**WHAT:** workshop design options /value management

**RESPONSIBILITIES:**

- City to arrange meeting.
- GA to prepare presentation material for each option, both power point and sketch stand alone.
- GA to facilitate workshop with PWG.
- City to facilitate presentation to EMT/RAN/YAG/6718

**OUTCOME:** make a recommendation on a preferred option to progress to masterplan

**WHO:**

- Project working Group: Value management.
  - Nancy Milligan
  - Liam Sorrel
  - Alan Dorning
  - Tony Wear
  - Nancy Wain
  - Darryn Shugg/Tim Bailey
  - Jerome Hurley
- RAN/YAG/6718

# Internal stakeholder Consult 1

**WHEN:** Mid April – Council Briefing 19<sup>th</sup> of April

**WHAT :** PowerPoint presentation

**RESPONSIBILITIES:**

- G/A to provide information for the presentation
- City presents

**OUTCOME:** confirm recommendation for preferred option + update + buy in

**WHO:**

- EMT
- Council Briefing

# Community Open day 2

**WHEN:** Mid May

**WHAT :** draft masterplan public display board

**RESPONSIBILITIES:**

- GA to prepare drawings, materials for display board.
- City to print and set-up boards
- City to arrange promotion via bulleting board, community groups, radio

**OUTCOME:** community feedback on draft masterplan

**WHO:**

- Local resident
- Service providers

# Internal stakeholder Consult 2

**WHEN:** May

**WHAT :** one on one meeting/presentation either VC or in person

**RESPONSIBILITIES:**

- G/A to prepare material for presentation
- GA to facilitate presentation to PWG/EMT
- City to facilitate presentation to Council

**OUTCOME:** feedback on draft masterplan – identification of community lead mini project

**WHO:**

- Project Working Group
- EMT
- Council

# External stakeholder Consult 3

**WHEN:** May

**WHAT :** one on one meeting/PowerPoint presentation

**RESPONSIBILITIES:**

- GA to prepare power point presentation for stakeholders' group presentation.
- City to facilitate presentation to groups and collate feedback received.

**OUTCOME:** feedback on draft masterplan – identification of community lead mini project

**WHO:**

- RAN = Youth programs and services provider network
- YAG = youth
- 6718 = Elders and Balagarni

# Internal stakeholder Consult 3

**WHEN:** June or July Council Meeting

**WHAT :** Masterplan Council Report

**RESPONSIBILITIES:**

- City to prepare report
- G/A to assist with information

**OUTCOME:** endorsed masterplan

**WHO:**

- Council

## Further information:

Email: [name@karratha.wa.gov.au](mailto:name@karratha.wa.gov.au)

Tel: (08) 9186 8555

NAME	STAGE	METHOD	DATE	SYNERGY #	NOTES/COMMENTS
STAGE 1					
NAC - Richard Walker (Heritage)	VISION	1:1 meeting	26/03/2021		<p>Cannot talk about what is lore. Suggest bringing the project to 6718 they will be able to put forward key elders to talk to.</p> <p><b>Emotional connection to the hall:</b> 50c hall is an historic building, it is a safe place for the children but also for the community, it was built to resist cyclone and used to be our evacuation centre. Has outlived other buildings. The determination happened in that building. Ball, movies, volleyball competitions, trophy presentation.</p> <p><b>What does not work?</b> Move the road out to give more parking space and safety. Have the skate park in a different location maybe to the side of the building or carpark During NAIDOC week the carpark is an issue, people come from everywhere and it's not enough Issues we have with kids are a flow on effect, need to have thing open and community involved for a change to happen.</p> <p><b>What could we do?</b> Need to re-introduce stories. There used to be a family tree artwork on the inside walls. The We learn by telling stories, showing, touching. If there is a way we can pay tribute to the history, even if we don't keep the structure of the building then that would be acceptable. Looking at using the Ngurin centre for computer lab but if can be done here would be great. Solar panel Shade and seating everywhere, green grass through Maybe paint the outside wall white and have kids paint it</p>
YAC - Michael Woodley (CEO)	VISION	1:1 meeting	26/03/2021		<p><b>What could we do?</b> In favour of rebuilding the 50c Hall to get a better future facility Don't think the community would see the demolition as a negative if we don't take way from them but give something better instead. Need to be open and multipurpose. Need to consider carefully what goes where, so the RRPm does not compete with other spaces. But some thing might work better here, for example a gym would fit well within the RRPm. Have you seen the school drawings yet? M-Pool needs to go, need a better one, larger with slides and splash pads, would be great if could be closer to the school. Kalgoorlie Park is a good example. Oval important for NAIDOC and other Events- needs to be well maintained and upgraded. End of year celebration are quite big: school graduation, Christmas, elections, concerts, etc.. Cannot really be the town hall because if it is then we would lose activities for the kids, this is a youth precinct where we want youth to feel safe. Also, it is better for town hall to be located close to businesses We need to be ambitious and if needed change the layout of the full site- This need to be a legacy for future generations This project needs to consider a 40-year plan that includes management and operation</p>
NYFL - Bruce Jorgensen (CEO)	VISION	1:1 meeting	26/03/2021		
PCYC - Natasha Walker (Manager)	VISION	1:1 meeting	26/03/2021		<p><b>Emotional connection to the hall:</b> The community has strong emotional connection to the hall. This is a place where: •They have made a lot of memories -it's a place where they celebrate but also say their goodbyes •Some adults have spent their whole life coming to the centre for various reason •It is a safe space for a lot of children •It is also a place that commemorate grief in the community (deaths)</p> <p><b>What need to be kept?</b> Connection to the memories, if the hall needs to be demolished then something needs to commemorate all that has happened there Homey, cosy, safe feeling you get when you get inside of the building The school is going to be building too, need to still be able to operate somehow so the community does not lose the place when we rebuilt. Yaandina have apparently expressed interest in moving into the hall</p> <p><b>What could we do?</b> JD Hardie is a good example of community hub Will it be like a Wickham hub by smaller? Need to have more opening, more windows and natural light Also need more greenery Because of the age bracket for activities or different needs (for example people with sensory needs have nowhere to go in Roebourne) it would be great to have separable spaces Movies are quite popular, maybe a better setup that allows parents to come along Missing from previous work the voice of the youth. Happy that we will include them</p> <p><b>What does not work?</b> Not enough bathroom/toilet- ventilation is poor so strong smell in amenities. Not disability friendly Does not cater for use by different groups at the same time. When elders play bingo, they do not like having the kids running around.</p>
RAN	VISION	1:1 meeting	26/03/2021		Introduction of project. No specific comments provided.
Youth Advisory Group	VISION	Prsentation at Advisory Meeting	31/03/2021		<p><b>9 youth, 3 Councillors</b> •YAG was supportive and considered the redevelopment of Roebourne would be great for the town, especially the basketball indoor courts</p>

Community - Youth	VISION	Drop in session -50c Hall	26/03/2021		<p><b>36 youth attendees</b>          Need a cyclone shelter          50c Hall heart of town -need it for funeral and celebration -safe place for children          Keep hall and make it bigger/better new A/C, solar panels          Demolish the hall it's too old          Make one big site with the school          Not enough parking for big events          Shade and shelter outside, more lights          Public toilets          Need big trees around, footpath          Give back pride          Respect us -don't take away from us          Community garden          More activities for the kids and adults          Connect Yaandina to the Hall          Provide for the Elders so they will look after the kids          Need places to think/reflect (seating under trees) esp. for Elders          Hall need a more open design and more things to do, be a place to heal trauma          Keep homey, safe feeling of the Hall          Need to listen to the voice of Youth and include them          Will need an activation plan for the precinct          More bins/ drinking fountain          Create safe link to the outside of the precinct          Need safety elements : fencing, no pebbles outside, more lights          Courts &amp; amenities need to be refurbished</p>
Community	VISION	Drop in session- 50c Hall	27/03/2021		<p><b>10 attendees</b>          Kitchen needs to work as a kiosk and be upgraded          Add a BBQ area to the kitchen          A indoor gathering place for 120/150 ppl is needed - only the Hall provides that          Need to have practical things not just pretty          Used to be more activities available          Need to have more shade and greenery          Don't take away from the community they need the Hall          Have separable spaces for different age /activities-the Hall does not cater for use by different groups at the same time          Need to keep the connection to the memories of the 50c Hall -commemorate all that has happened here          Love the pool can we have a splash pad- water park          Need a quiet place in the hall, for if you don't want to be with everyone, sometimes too much noise          Grass in front of building          More courts          A climbing wall          Trampolines          Boxing ring          Nature playground          BMX track and a bigger skate park (more challenging)</p>
Community	VISION	Drop in session- Andover park	22/04/2021		<p><b>20 attendees</b>          Make the Hall stronger          Community garden with bush tucker          Careful of the flood plain          Could open the hall and free the spirits          Needs healing by acknowledging what happened here          Have trees that mean something like mulga wood          Be respectful          Need places to teach and learn          50c Hall historic building, safe place for children and community - used to be our evacuation centre          Need to re-introduce stories, this is how the community learns by telling and sharing stories, touching and showing          Pay tribute to the history          Careful to not compete with other sites in Roebourne          Carpark is an issue during NAIDOC week          Be ambitious with the site - needs to be a legacy for the future generations          Hall needs to be open and multipurpose</p>
Community	VISION	Drop in session- Basketball Courts	30/04/2021		<p>20 attendees          • Upgrade the 50c Hall, build an extension, make it more powerful/bigger          • Landscape the full area          • Have stone seats          • Need shaded area/seating/water-fountain /BBQ</p>

					<ul style="list-style-type: none"> <li>•Have a climbing wall next to a community garden</li> <li>•Plant big trees</li> <li>•Need footpath esp. at the school boundary</li> <li>•Needs more bins around</li> <li>•Need a climbing wall, more exercise, less fencing</li> <li>•Maybe have a different entry to the precinct</li> <li>•Need more lighting</li> <li>•Have a gardening area –community garden but don't plant it for us, boxes and retic on top (not in the ground kids rip it out)</li> <li>•Water play/splashpad for younger kids</li> <li>•Cyclone shelter is a BIG PRIORITY</li> <li>•Why is the Gus Jagger oval not maintained?</li> <li>•Road safety- need to move the road or slow down the trucks in town</li> <li>•Respect involvement of community to build pride</li> <li>•Feel that when there is ownership, we don't fail</li> <li>•Give pride back to the community</li> </ul>
STAGE 2					
Roeb District High School - Liz Ritchie Principal	SCENARIO	1:1 meeting	19/11/2021		Excited about the project and development. Limited capacity/ability to engage with the City about joint use or community use of the school facilities until after construction and operational. In theory happy to consider community use where it doesn't impact the school.
RDA - Tony Simpson & Tamika Fordham	SCENARIO	1:1 meeting	7/12/2021		Hopes the design will support better cohesion between youth service providers who operate on the site. Keen to see community input continue throughout detailed design and construction. Supports the idea of the buildings heading toward a community hub feel with a central point of entry.
NYFL -Mick Whittaker (GM Galibagu) Bruce Jorgensen (CEO NYFL)	SCENARIO	1:1 meeting	7/12/2021		Overall support of retaining the old hall and redeveloping. Surprised Council chose this option. Disappointed not better collaboration with Dept Ed and better integration achieved. Had expected school would be accessible to community. Support the community hub feel and central entry point. Ensure plenty of notice for community consultation.
Rio Tinto - Ross Humphries Specialist Community Engagement	SCENARIO	1:1 meeting	7/12/2021		Overall support of retaining the old hall and redeveloping. Surprised Council chose this option. Disappointed not better collaboration with Dept Ed and better integration achieved. Concern about vandalism of any glazing and soft landscaping as seen with Wickham Community Hub. Understands there needs to be a balanced approach to vandal proof & usable for the community. Mentioned a community garden would be great. Queried why the hall was being built to evacuation centre standards. Understood that's a Dept Communities decision, not City.
Community Association- Ruth Ellis	SCENARIO	1:1 meeting	7/12/2021		<p>Queried need to have more bookable small meeting spaces on precinct since possible to book Yaandina meeting room. But understand that playgroup creche will need multipurpose space that would not fit in those spaces.</p> <p>Thinks there should be only one youth centre/service provider on the precinct</p> <p>A bit disappointed that the RDHS will not be better integrated with the precinct</p> <p>Agrees with the design principle for the project.</p> <p>Very supportive of featuring basketball comp in Roebourne since now there will be 3 courts.</p> <p>Mentioned that the changerooms at the basketball courts are not used very often</p> <p>Likes the central entry idea and the carpark being landscaped.</p> <p>Agrees that the landscape should not be 'bombproof' lots of use of Andover since there is the BBQ, soft landscape, and shade. But also aware of some vandalism happening. Need to find a way to make it better.</p> <p>Giving voice to the youth and involve them in some art project would be good</p> <p>Very happy with the kitchen being open to serve outdoor and indoor</p> <p>Same with opening some of the walls. Mentioned that we probably don't want to have too many entry points but will be good to have windows and glazing to see outside.</p> <p>Happy with option 1 going ahead, think it will be supported by community</p> <p>Agrees that the hall should have multiple tenancy agreements</p> <p>Supportive of a shared design and community to participate and be involved in the development and operations. Suggested probably a good thing to set the steering committee as a monthly or every six-week meeting at the 50c hall. That way people will see it in small steps.</p> <p>Thinks that 1:1 very productive too. Community sessions are not very productive, they keep people informed but it is hard to get something valuable out of them.</p> <p>Most of the time people are not involved enough and just want to complain about things.</p> <p>Agrees that having good visuals will help, even for her having that briefing was very valuable and helpful. She also thinks that people might get more involved when they see sketches.</p> <p>Did say that using language will be difficult because of the tensions between the groups, but like the idea of naming precinct and building with community common name. Did say that the hub would probably still be called the "50c".</p> <p>Will discuss with groups around town to see who would need space and would be interested to be located in the hall.</p>
Pilbara Development Commission - Michael Heap & Jacoba Seccull	SCENARIO	1:1 meeting	8/12/2021		A bit disappointed that the RDHS will not be better integrated with the precinct, offered to assist with advocacy to other departments. Supportive of the design principles. Overall positive reception of the option and development proposed

Yaandina - Sue Leonard (CEO)	SCENARIO	1:1 meeting	8/12/2021		<p>Agrees that creche/playgroup is a real need in the community and that it is becoming a prominent issue also for workers          Agrees that the Precinct needs to be a Family for all place where the whole community and service providers activate a bustling hub          Surprised we are going with Option 1          Clarified what they deliver: Yaandina is Intervention/prevention PCYC is more in the sport and rec space          Yaandina is pushing for a one stop shop, Headspace will be co-locating with them in March 2022, but they want to have a presence from any provider working in the healing space, provision of services to the community and have them hotdesking or using their facility and the precinct to deliver their programs          Very supportive of the Hall being more open, does not think its current architecture is culturally appropriate. Will also help with connection through the precinct, passive surveillance.          Multiple entry and exit are a good thing to allow discreet access to space where consult could be done          Like the hub vibe with the hall and pool being linked          Agrees that smaller meeting spaces are needed, also more storage.          Kitchen operating as a kiosk is very good, could also be used to do training, with clients learning to cook and being able to serve a meal to their family, could support professional training for people with disability          Love the landscaping approach to link the precinct but also create reflection places, gathering space that are safe but also not on display to the rest of the community          Yaandina is looking at doing changes to their building. In discussion with Lottery west for funding, they have engaged Iredale Pedersen Hook (school architect team) to try to have a seamless architectural feel across the two sites.  <b>Changes they are looking at in their building:</b>  <ul style="list-style-type: none"> <li>Public toilet will be removed. It is not a suitable entry statement to their centre.</li> <li>Permanent roof cover in between the two wings of their building to be able to activate that outdoor space for their therapy</li> <li>Redoing the acoustic in their building</li> <li>Trying to address cultural separation requirements of various groups that would want to attend same program but cannot be in the same space (acoustic and visual barriers)</li> <li>Working also to create zones for different ages/need groups</li> <li>Want to create a social enterprise for bike repairs, but happy to have it located on the precinct if that's an option</li> </ul> <b>What would they be interested in having in the hall/precinct:</b>  <ul style="list-style-type: none"> <li>Storage</li> <li>Office space</li> <li>Disability friendly spaces</li> <li>Spaces for nurses</li> </ul> </p>
DLGSC - Simone Fountain	SCENARIO	1:1 meeting	9/12/2021		<p>Surprised that DOE did not take the lead on joint use site especially in a small community like Roebourne.          Questioned if creche/playgroup might be a duplication of existing services (i.e One tree)          Will the school allow PCYC in their sports hall building? We have discussed it but will need to be progressed and formalised at a later stage          Will the city staff the new admin building? Yes, our rec staff operating the pool will be relocated there          Who will activate the hub for recreation? Currently DGLSCI is trying to build up the Magpies as a sports association that would do basketball but also football, they could potentially be based there.          Consider having a pump track next to the skate park. Albany has done a similar development and it works quite well - We'll check with the architect: we have thought of a pump track but maybe not in that location or on the precinct  <b>What they would be interested in funding:</b>          NOT the Buildings          Skate park, Courts, Pump track would definitely be of interest to CSRFF          Club night light for lights specs of the courts to fixture competition</p>
NBAC David Walker (Ngarluma elder and chairperson of NBAC) Amelia Scheele (Executive Manager), Nellie Connors (Board Member)	SCENARIO	1:1 meeting	9/12/2021		<p>Concerns regarding rumours of the City getting rid of the Hall.          Very happy that this is not what's happening and that we are going to refurb the hall- Strong meaning for the town and community          Agree that would be better to have multiple tenants for the Hall. Right now, when they hire the Hall PCYC's equipment is still in there and they have to work around it. Needs to have lots of storage so that once people are done, they pack up their stuff          Carpark needs to be close enough to the hall so that the elders don't have to walk far          Don't plant more gumtree, have something different          Landscaping could be something the commercial branch of NBAC could do          Great idea to have the basketball comp back in Roebourne Used to be in Roebourne then moved to Wickham for some of the clubs and now nothing is happening in town. Bring back more sports, like football, Oval needs to have better turf and lights. Like the idea that it is for FAMILY -connect hall/Tafe/school/Yaandina          Community needs to take ownership and be invested. Happy with the co-design and idea of community groups running programs, now the problem is to find people that will put they hand up to do it. Overall a lot of good things showed on the plan.</p>
Woodside - Amanda Fuery & Sean-Paul Stephens	SCENARIO	1:1 meeting	9/12/2021		<p>Why so much push back on joint site by the school. Where they afraid it might not work because they tried elsewhere?          One tree has an idea to do early learning childcare- would be good for us to talk with them so we don't duplicate, or we can support          Will there be a gym facility? NYFL is thinking of having one - we have talked with them they will progress their idea and once the precinct is redeveloped if they want, they will have the opportunity to mode their gym to the site.          Cyclone evacuation this is a high priority for community. Need to work on the communication on this. The community does not care about the different agencies they just see "white fella" facilities and they think they have a right to an evacuation centre.</p>
PCYC - Natasha Walker (Manager) Paul Vallerius (Manager Facilities and Assets)	SCENARIO	1:1 meeting	17/12/2021		<p>Disappointed with the outcome regarding the school. Supportive of the refurbishment option.          Supportive of moving toward multitenancy instead of PCYC being sole tenant.          Happy that the building will have separable spaces. Better for programs and to cater to various age group or need.          PCYC will work on a need analysis for their programs and equipment and provide it for the next steps of design.          Keen for youth to give feedback on the plan and be involved later-on in small projects.</p>
Roebourne Active Network - Kate James (CofK), Christy Reed (CofK), Gemma Ryan (CofK), Nancy Milligan (CofK), Vicki Agnew (AFL Commission), Morgan Mair (DLGSC), Chiara Philipoff (CofK), Arty Dimitrov (RDHS/Roebourne Magpies), Kelly Stuart (NYFL), Natasha Walker (PCYC), Val Ross (6718 Yandi for Change), Tristan Kempton (6718 Yandi for Change), George Devereux (Yaandina), Amy Smith (GRPF), Louise Merrick (WAPOL), Lou Dupond (WAPOL).	SCENARIO	meeting	15/12/2021		<p>Improvements to the oval to support little athletics          Turf renovation, lighting, running track, long jump pit can be considered          Courts building to be used to joint club space, canteen, umpires room, first aid room          Lockable equipment shed such as those at the KLP would be good</p>

Ngaarda Media - Tangjora Hinaki	SCENARIO	1:1 meeting	16/12/2021		<p>Pointed out that the community is asking for an Evac centre, wanted to know if the building would be capable of being one.</p> <p>A: the building will be refurb to code and capable, but only Dept of Communities can decide to categorise it and run it as an evac centre. Thinks that if it is up to code then might push for it to be used as evac centre since the answer from Dept of Communities was that that was the issue.</p> <p>A: encouraged her to get in touch with Dept of Communities as it is not appropriate for us to talk on their behalf.</p> <p>What is our plan for funding?</p> <p>A: we are confident that we'll secure funding from state and federal gov as well as resource industry. We'll have to first have an endorsed staged and costed masterplan and then roll out our funding strategy. Mentioned that DGLSC did participate to the cost of the masterplan.</p> <p>What started this project?</p> <p>A: First 2014 structure plan that identified a community and education precinct. Then the Keogh Bay report that identified the precinct as a top 10 priority for Roebourne.</p> <p>Who pushed for this project?</p> <p>A: firstly, the community by telling us what they need, then Council who had endorsed the RRPM as one of the items of their action plan for Roebourne.</p> <p>Is Council supportive, CR Bailey?</p> <p>A: yes, Cr Bailey has been a real advocate of this project, but unanimously Council has marked the project as a top priority.</p>
CRC-Beth Smith	SCENARIO	1:1 meeting	16/12/2021		<p>Liked the direction we are going into with the masterplan.</p> <p>Mentioned the need for better organized storage and use of bench spaces in kitchen for different groups/bookings (if there is going to be a regular tenant), also talked about the desire for a small children's playground near the oval to support activities/sport on the oval.</p> <p>Liked our monthly project drop-in session plan.</p>
Roebourne Magpies -Shoella Smith, President	SCENARIO	1:1 meeting	25/01/2022		Supportive of the proposal. No specific comments.
EPIC - Steph Soter, CEO	SCENARIO	1:1 meeting	27/01/2022		Supportive of the proposal. No specific comments
Headspace - Charlene Senior & Raik Kuenstler	SCENARIO	1:1 meeting	31/01/2022		Supportive of the proposal. No specific comments
One Tree- Sophie Martin	SCENARIO	1:1 meeting	31/01/2022		Supportive of the proposal. No specific comments
Regional TAFE - Michelle Scally	SCENARIO	1:1 meeting	1/02/2022		<ul style="list-style-type: none"> <li>•Would consider providing courses and delivering training at the RRP if the facilities were suitable</li> <li>•Supportive of a creche - need to understand if children can be left there to go offsite to attend TAFE if not held at RRP</li> <li>•TAFE can provide courses and collab on development and running of the community garden</li> <li>•TAFE keen to look at collab of traineeships for the project landscaping packages using the TAFE students in partnership with local contractor - horticulture. Possibly NYFL.</li> </ul>
Val & Kathy Crafty Kitchen	SCENARIO	1:1 meeting	1/02/2022		Supportive of the proposal. No specific comments
Cr Garry Bailey - Roebourne Post Office	SCENARIO	1:1 meeting	9/02/2022		Supportive of the proposal. No specific comments
Mawarnkarra Health Service -Sarah Johnston Programs Manager	SCENARIO	1:1 meeting	1/03/2022		Supportive of the proposal. No specific comments
STAGE 3					
Community	DRAFT Masterplan	Static Display with suggestion box at supermarket, post office, high school, Yaandina Youth Centre and library for public viewing	20/04/2022-13/06/2022		
Department of Education	DRAFT Masterplan	Email	2/05/2022		Update on our masterplan and DOE masterplan for the school.
Stakeholders: RDA, Ngarluma Aboriginal Corporation, Bindirri, PDC, Keogh Bay, Ngaarda Media, Yaandina, NYFL, 6718, DLGSC, Dept of Communities, Yinjibardni Aboriginal Corporation, Mawarkarra Health Services, Rio Tinto, Woodside, Police WA, PCYC, Ruth Ellis, Beth Smith, Roebourne Active Network, EPIC, WACOSS, NW TAFE, Dept of Education.	DRAFT Masterplan	Email	1/06/2022	OCRxxxx	Seeking any final comments on the final masterplan concept drawings. Commentary received noted below as separate inputs,
Roebourne Police - Mark Barratt	DRAFT Masterplan	Email	1/06/2022	ICR275680	Overall supportive of the proposed redevelopment. Only concern is regarding interaction between carpark/highway.
Rio Tinto- Ross Humphries Specialist Community Engagement	DRAFT Masterplan	Email	1/06/2022	ICR275682	Overall supportive of the proposed redevelopment. Note that shade/seating, landscaping/public art will be critical to precinct activation. Suggest skatable lanscape includes some parkour elements as well suited to kids interest in Roebourne. Would give them a dedicated and safe space to jump/swing etc.
Community Member - Ruth Ellis	DRAFT Masterplan	Email	3/06/2022	ICR xxxx	Masterplan looks good.

# Stage 1: Community Open Day + External Stakeholders

## 1 Samantha Walker and Natasha Walker (manager PCYC)

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### **Emotional connection to the hall:**

The community has strong emotional connection to the hall. This is a place where:

- They have made a lot of memories –it's a place where they celebrate but also say their goodbyes
- Some adults have spent their whole life coming to the centre for various reason
- It is a safe space for a lot of children
- It is also a place that commemorate grief in the community (deaths)

### **What need to be kept?**

Connection to the memories, if the hall needs to be demolished then something needs to commemorate all that has happened there

Homey, cosy, safe feeling you get when you get inside of the building

The school is going to be building too, need to still be able to operate somehow so the community does not lose the place when we rebuilt.

Yaandina have apparently expressed interest in moving into the hall

### **What could we do?**

JD Hardie is a good example of community hub

Will it be like a Wickham hub by smaller?

Need to have more opening, more windows and natural light

Also need more greenery

Because of the age bracket for activities or different needs (for example people with sensory needs have nowhere to go in Roebourne) it would be great to have separable spaces

Movies are quite popular, maybe a better setup that allows parents to come along

Missing from previous work the voice of the youth. Happy that we will include them

**What does not work?**

Not enough bathroom/toilet- ventilation is poor so strong smell in amenities.

Not disability friendly

Does not cater for use by different groups at the same time. When elders play bingo, they do not like having the kids running around.

## 2 Michael Woodley (CEO YAC) Bruce Jorgensen (CEO NYFL)

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**Appropriate channel/representatives will have to be consulted regarding Cultural Heritage/Knowledge and significance**

**What could we do?**

In favour of rebuilding the 50c Hall to get a better future facility

Don't think the community would see the demolition as a negative if we don't take away from them but give something better instead.

Need to be open and multipurpose.

Need to consider carefully what goes where, so the RRPM does not compete with other spaces. But some thing might work better here, for example a gym would fit well within the RRPM.

Have you seen the school drawings yet?

M-Pool needs to go, need a better one, larger with slides and splash pads, would be great if could be closer to the school.

Kalgoorlie Park is a good example.

Oval important for NAIDOC and other Events- needs to be well maintained and upgraded.

End of year celebration are quite big: school graduation, Christmas, elections, concerts, etc..

Cannot really be the town hall because if it is then we would lose activities for the kids, this is a youth precinct where we want youth to feel safe.

Also, it is better for town hall to be located close to businesses

We need to be ambitious and if needed change the layout of the full site- This need to be a legacy for future generations

This project needs to consider a 40-year plan that includes management and operation

### 3 Richard Walker (NAC)

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Cannot talk about what is law. Suggest bringing the project to 6718 they will be able to put forward key elders to talk to.

#### **Emotional connection to the hall:**

50c hall is an historic building, it is a safe place for the children but also for the community, it was built to resist cyclone and used to be our evacuation centre. Has outlived other buildings.

The determination happened in that building. Ball, movies, volleyball competitions, trophy presentation.

#### **What does not work?**

Move the road out to give more parking space and safety.

Have the skate park in a different location maybe to the side of the building or carpark

During NAIDOC week the carpark is an issue, people come from everywhere and it's not enough

Issues we have with kids are a flow on effect, need to have thing open and community involved for a change to happen.

#### **What could we do?**

Need to re-introduce stories. There used to be a family tree artwork on the inside walls. The We learn by telling stories, showing, touching. If there is a way we can pay tribute to the history, even if we don't keep the structure of the building then that would be acceptable.

Looking at using the Ngurin centre for computer lab but if can be done here would be great.

Solar panel

Shade and seating everywhere, green grass through

Maybe paint the outside wall white and have kids paint it

## 4 Sue Leonard (CEO Yaandina)

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### **Emotional connection to the hall:**

Elements to have architectural identity across Roebourne. Need to represent the town.

### **What does not work?**

Rock/pebbles in landscaping are not a good idea, they get picked up and thrown at the building

Fencing need to be though to prevent climbing.

50 c hall need a more open design, more things to do but also a safe place to heal trauma.

### **What could we do?**

Community garden needs to be fenced but also have positions attached to it.

Is there a way to better connect Yaandina building to the hall?

Create links with outside, the One tree day care, the river.

Introduce place to think/reflect with seating under tree esp. for Elders

Drinking fountain across the precinct, filtered and cold water.

If we provide for the Elders, they will look over the young ones.

Will need an activation plan with rules e.g no drinking on ground, maybe have a Healthy food social enterprise

Lighting is important to secure the buildings but also encourage people to walk through at night.

Need to involve youth in the decision

## 5 Tootsie Daniels

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The hall was meant to be an amend between community and state services following the death in custody of John pat in 1981.

This is still not resolved an apology was never issued.

Healing by acknowledging.

There was also a little girl that drowned at the pool. When it first open. Maybe a memorial for them both.

Make good use of money by giving what community needs.

Housing is a problem,

Tim Douglas is boss man should talk to him. Tootsie boss woman

Keep the hall but all open, have grass at the front. If we open the building, we can free the spirits. Make them happy, they will still be wandering around with us but no more anger/pain

Bring a new beginning with changes.

Need to be respectful.

Statues are facing the wrong way on the hill.

Rock in Andover park should not be there (referred to SP Team, checked no rock with markings found- resolved).

Have mulga wood and trees that mean something

Careful of the flood plain. When it rains, water stays for a long time. Sometimes goes up till the church.

## 6 Val & Kathy (crafty kitchen)

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Not speaking for themselves but for the nana's that talk to them. Loss of trust following Andover park.

Lots of meeting but feel they did not get what they wanted:

- No fire pits
- No shade over yarning circle
- Not a dog free park
- Artwork did not happen
- Community tree planting did not happen
- No sink for the BBQ

### **What does not work?**

Need an indoor air-conditioned gathering space

Not enough toilet

Kitchen needs to work as a kiosk

More collaboration between Yaandina and PCYC

### **What could we do?**

Community lead project where community is involved in decision but also in the works.

## **7 Beth Smith**

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The hall is the only place where the community can have large gathering, like banquets events or funerals. The Ngurin centre is not practical at all. Too small to seat 100-150 ppl and kitchen is not next to the room.

Hall need to have a better kitchen that can also work as an outside kiosk.

Community BBQ area that could be locked when not used.

Needs to have more shade, be greener.

Don't take away from community. They need the 50c hall, they are very attached to it.

## 8 Ruth Ellis

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Hall used to be the cyclone refuge – not allowed now

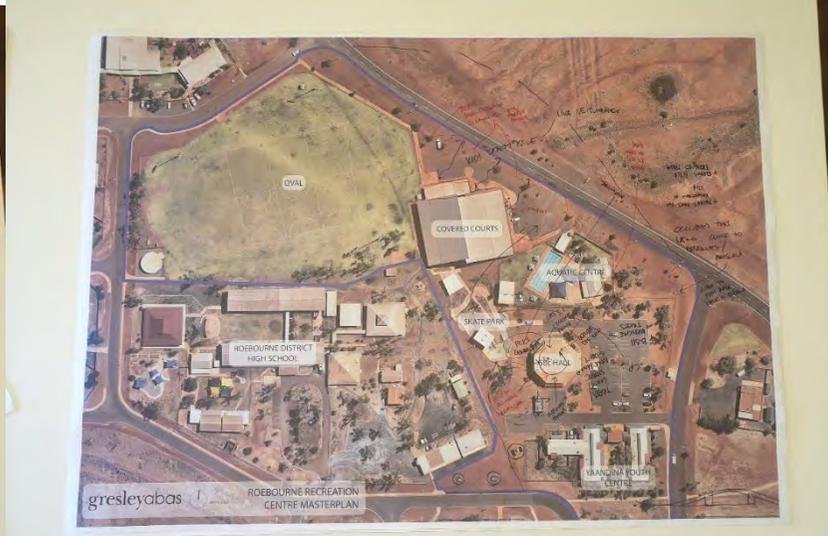
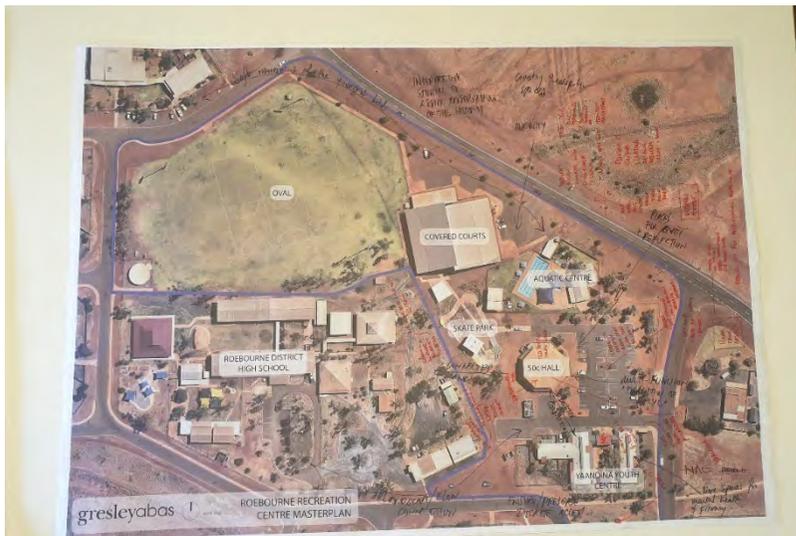
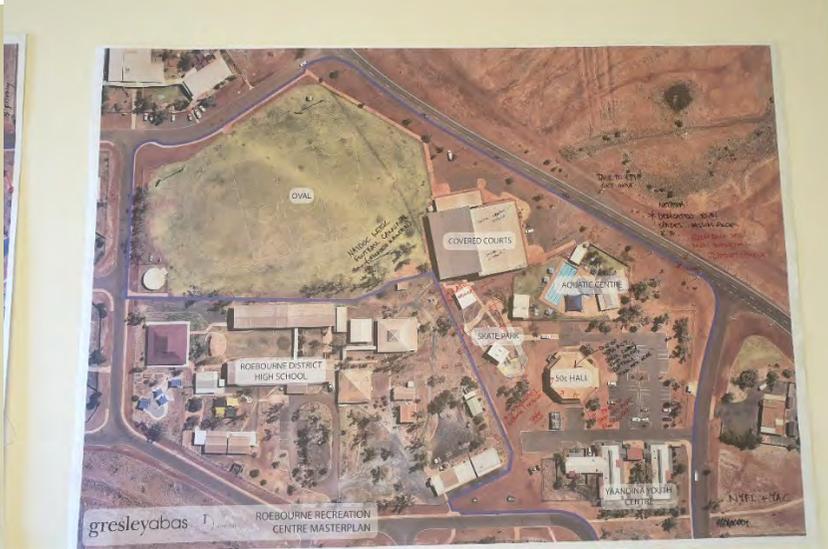
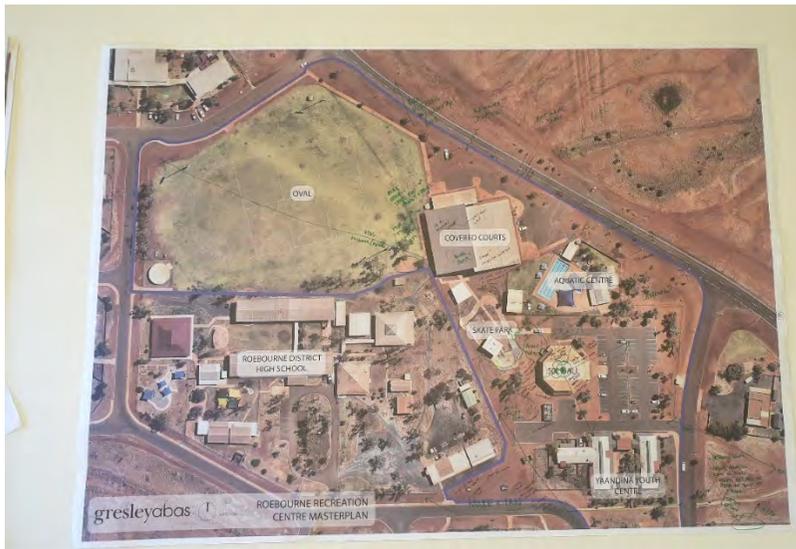
Fire pits at Andover can't light

Hall very important to the community, some adults have grown up coming to the hall.

Use to have more activities: badminton, volleyball

Need to have elements that are practical not just look good





DOT exercise was colour coded to allow better understanding of what visuals appeal to what age group. **Blue for Elders** **Pink Adults** **Yellow Youth**





# Stage 1: RAN meeting – 9 participants



REFER TO RAN MINUTES 27/04/2021

## Stage 1: Community session – Andover park- 20 participants

- More green space
- Shade!
- Bigger skate park- not challenging for the older kids
- Outside Gym!
- Splashpad -fountain, water play
- Landscape in carpark. Use all the space to 'gel' together the precinct.
- Not enough carpark for big events.
- Need a cyclone shelter
- Important to keep a function space for big events -120/150 ppl seated. Senior Xtmaz and funeral/wake
- Hall not functional
- Rebuilt
- Add shade at the front of the 50c Hall. Shade to open on green/landscaped area with seats/bench
- Not big full A/C building
- Expand the hall
- Basketball changeroom are not accessible to disabled people
- overflow parking for big events
- Connect the Hall with the school

DOT exercise was colour coded to allow better understanding of what visuals appeal to what age group. Blue for Elders Green Adults Yellow Youth

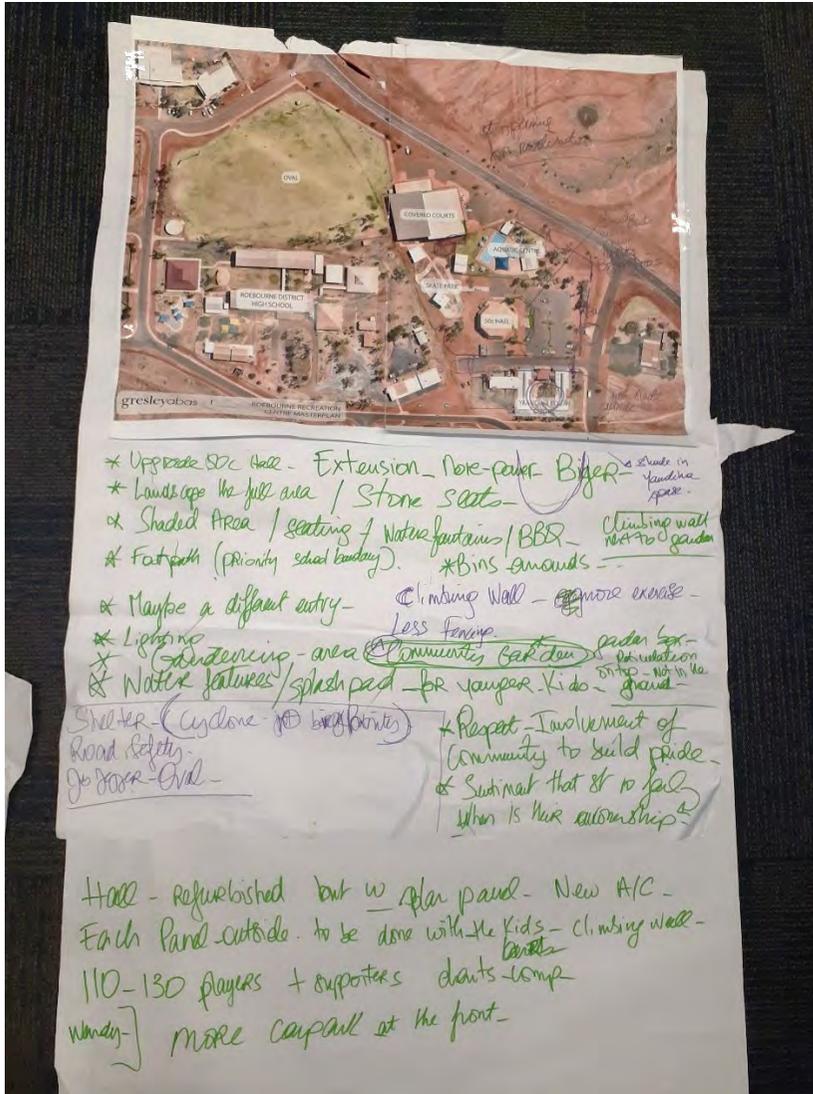


Green!  
 Shade!  
 Bigger Skate Park - more challenge for older kids -  
 Gym outside!  
 Splash pad - Water Feature - Fountain!  
 \* Landscape in Capak (see <sup>map</sup>).  
 Use all the space to "glue" together the Precinct.  
 \* Cyclone shelter -  
 Important - to maintain  
 a function space for - big event. [20-152] <sup>Senior</sup> <sup>Fun</sup> - Funeral-wake -  
 Hall -  
 Not functional  
 Rebuild -  
 Not by fully the -  
 Answer

## Stage 1: Community session – Basketball courts- 20 participants

- Upgrade the 50c Hall, build an extension, make it more powerful/bigger
- Landscape the full area
- Have stone seats
- Need shaded area/seating/water-fountain /BBQ
- Have a climbing wall next to a community garden
- Plant big trees
- Need footpath esp. at the school boundary
- Needs more binds around
- Need a climbing wall, more exercise, less fencing
- Maybe have a different entry to the precinct
- Need more lighting
- Have a gardening area =community garden but don't plant it for us, boxes and retic on top (not in the ground kids rip it out)
- Water play/splashpad for younger kids
- Cyclone shelter is a BIG PRIORITY
- Why is the Gus Jagger oval not maintained?
- Road safety- need to move the road or slow down the trucks in town
- Respect involvement of community to build pride
- Feel that when there is ownership, we don't fail
- Give pride back to the community
- Don't take away from us, you took enough away
- Want pretty trees like in Karratha
- Refurbish the hall but with solar panel and new A/C
- More carpark at the front
- Each panel of wall outside get the kids to paint, or have a climbing wall on one
- 110-130 players+ supporters when dart comps
- For NADOC week use the greenroom at 50c Hall for artist/performers
- Open to addition of outdoor gym or a climbing wall
- Basketball changeroom are not accessible to disabled people
- Circulation between the school and precinct = kids flowing through the sites
- Formal overflow parking for big events
- Slow down traffic on the road
- Improve the bus shelter

- Careful with having glazing- lots of issues with the Wickham hub
- Dedicate each panel of the community hall to an art project or an activity



## Facebook post on Roebourne Town



Roebourne Town

29 April · 🌐

Did you know the City Of Karratha are planning to demolish the 50 cent Hall ?

They also plan to NOT build another to replace it.

The City are trying to force us to use the Ngurin Centre which does not have the capacity to hold large community events such as funerals and meetings.

They have done very limited community consultation about this.

Please come down and have your say this afternoon.

This is urgent and very important.

### **Community workshop** **50 cent Hall Precinct**

**Friday 30<sup>th</sup> April**

**2.30pm**

**Roebourne Basketball  
Courts**

**Bring your own chair if you won't be  
comfortable on bench seats.**

**Contact -Vanessa 0437 283 817**

**-Beth 0400 248 942**

👍👎👉👈 42

22 comments 54 shares

All comments ▾



**Rebekah Jenaway** Sadly when I spoke to the previous community engagement manager he believed that it was barely used. I did tell him that it was a critical centre for the community but wasn't overly interested, believed that he had the right data...

28w



**Rebekah Jenaway** Just to clear this up, it was about four years ago and I'm sure it was Simon Kot. I think he would he and the rest of the team at the City need to understand the importance of the hall to the community, the only way is to make sure that everyone turns up to have their say. Good luck



28w



**Lyle Wally** It has to go" there's cracks creeping up the walls inside the building " it's just unstable" I wouldn't sleep in there during a cyclone if that were the case for emergency safety accommodation,

28w



Author

**Roebourne Town** I agree Juju Bob, the structure is fine, it's just cosmetics.

28w



**Carmel Mcewan** When we were at Roebourne a few a few years ago we went and looked at the Roebourne Rec Club and was disappointed to see that it had been completely vandalised even though it had been given back to the community. Many fond memories

28w



**Fran Cavašin** The so called city is just taking and taking from those that are not a part of the actual town..

28w



**Partick Stencil Messenger** It has to be replaced with something of the same (or bigger) capacity if they touch that place. It's packed out on so many important occasions and Roebourne can't do without it. The Ngurin Centre is a totally different type of space. No good for the big important civic stuff or a big Roebourne send off. Fight this decision because if you can't get everyone under the same roof people just eventually give up. Just another metaphor for the dissection of a beautiful and passionate community.

28w



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28w



**Bob Hart** "THEY WERE ALWAYS GOING TO MAKE THAT PLACE (KARRATHA) GO, AT ROEBOURNE'S EXPENSE" - Jim Fernihough to interviewer Graham Coddington - 1971.

There is another very significant reason for this hall's being and not just as a venue for large events. It was a an evacuation centre for Roebourne residents during a cyclone. Importantly, as part of Roebourne's counter-disaster plan during the mid-1980s, it was also intended to be a relief centre in event of an evacuation of Karratha and Wickham residents following a cyclonic seaflooding. Historically, the Miller's well was contaminated by seawater during a cyclone storm surge. The contour line from Miller's well windmill runs through Karratha just uphill of the old hotel stone wall at the Shopping Centre. Since that seaflooding, the rail causeway and salt farm embankments now exist to hold back the overflow from a storm surge in Nicol Bay from passing back out to sea. It is not a matter of if but when there is a major catastrophe in Karratha. There are too any eggs concentrated into one basket which risks becoming over-capitalised at the expense of surrounding communities.

28w · Edited



**Jennifer Hecksher** That's so stupid it's an icon I've had plenty of great times in that hall shame in cok wankers

28w



**Kirsten Bouzaid** Do you know if a CoK representative be there to answer any questions the community may have in regards this decision?

28w



**Tyson Mowarin** Kirsten Bouzaid yep they will be there I hear

28w



**Ruth Ellis** I went to the meeting and there was no talk of knocking it down. Still very early stages of revamping the precinct. People need to come to these meetings to hear and have their say.

28w



**Barbara Wills** What else do they want to take from Roebourne for god sake

28w





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28w



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28w



**Fran Cavasin** Barbara Wills the races.

28w



**Taryn Higgo** Glenn Higgins

28w



**Talara Lauren** . Qme

28w



**Julie Cobb** Maria Martin-Pedersen

28w



**Maria Martin-Pedersen** Lorice Douglas

28w



**BJ Ryder** Jolleen Hicks

28w



**BJ Ryder** Tony Hicks

28w

# Roebourne Recreation Precinct

Need Analysis and Functional brief requirements



# 1 Contents

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3.1	Functional Brief .....	6
3.2	Approach to meet the need .....	7

## 2 Need Analysis

The following captures feedback and commentary from various consultations. The objective being to map out identified need to understand if we have competing requirements and pinpoint what requires further investigation/clarification and should be addressed through the engagement.

Who	What	How	Comment
Broad Community	Feedback on facilities provision	Engagement for Roebourne Facilities & Services review	<p><u>More activities to choose from other than basketball</u></p> <ul style="list-style-type: none"> <li>▪ Gym</li> <li>▪ Trampolines</li> <li>▪ Practice wall</li> <li>▪ Group activities tennis, table tennis, pool badminton</li> <li>▪ Soccer</li> <li>▪ Football</li> <li>▪ Hockey</li> <li>▪ Netball</li> <li>▪ softball</li> <li>▪ Outdoor activities like nature play</li> </ul> <p><u>Better accessibility</u> to facilities and equipment i.e. some are locked and can't be used</p> <p><u>More events</u></p> <ul style="list-style-type: none"> <li>▪ Carnival</li> <li>▪ Cycling event</li> <li>▪ Markets</li> </ul> <p><u>Safe place for all age</u></p>
Broad Community	Feedback and comments on themes relevant to our project	Workshop for RDHS project Display board with commentary and open floor discussion	<p><u>Sporting Element</u></p> <ul style="list-style-type: none"> <li>▪ Indoor basketball court</li> <li>▪ Boxing ring</li> <li>▪ Gym</li> <li>▪ Athletic track</li> <li>▪ Climbing wall</li> </ul> <p><u>Culture/Country Learning</u></p> <ul style="list-style-type: none"> <li>▪ General comment regarding need for planning and project to include Country</li> <li>▪ Mentioned that both site are in flood country and that there is a sink hole in the BB court parking</li> <li>▪ Celebrate culture and country .Bush trail, wildflower and bush medicine planting. Stonewall from country where painting can happen. Tree planting program with student. Storytelling area "boorungy" circle. Outdoor learning .Signs. Song writing maybe a studio.</li> <li>▪ Art teaching to be valorised</li> </ul> <p><u>Connection between the site</u></p> <ul style="list-style-type: none"> <li>▪ Can the hall be dual access community and school?</li> <li>▪ Brought to attention the orientation of the stage; sun in eyes when kids perform?</li> <li>▪ Path from the school to the precinct?</li> </ul> <p><u>Canteen /healthy nutrition</u></p> <p>Diabetes is a major issue. Needs to be learning training for healthy lifestyle. Training in hospitality for food safety and in nutrition can the kitchen at Com Hall and Yaandina be used for that?</p>

			<p><u>Disable access</u> is an issue, including amenities at the change rooms on the court</p>
RDHS Team	General feedback on synergy between the school and the precinct	1:1 meetings once a month	<ul style="list-style-type: none"> <li>Improve interaction and interface between the two site both physical and look and feel</li> <li>Complementary facilities provisions not double up</li> <li>Land rationalisation and shared use agreements to be discussed</li> </ul>
Jasmin Smith PCYC Sports Coordinator	Feedback on Community Hall functionality and fit for purpose condition.	1:1 meeting November 2020. Asked some precision to expand on considerations listed in the Keogh Bay report	<p><u>Needs</u></p> <ul style="list-style-type: none"> <li>Building general condition is worn out</li> <li>Need a proper office space</li> <li>Purpose built storage space</li> <li>Kitchen need some work to function as a proper kiosk, also has no extraction hood/ventilation</li> <li>Main central open space quite impractical at time, having the option of small space for activities would be great</li> <li>Stage is not really used for that purpose, PCYC never uses it for performance, sometimes gets used by hires</li> <li>Disability access and amenities not compliant</li> <li>Entry foyer impractical :want to be able to leave it open to be inviting but cannot due to flies/safety concerns (ppl walking in without staff knowing) power consumption</li> <li>More shade and greenery would help making it attractive</li> <li>An informal boundary around the building to signal non-smoking zone would be good</li> <li>No wifi and speaker system not working</li> </ul> <p><u>Activities currently happening :</u></p> <ul style="list-style-type: none"> <li>Boxing/basketball in central area</li> <li>Craft/art in one of the small storage</li> <li>Movies area at the bottom of the stage</li> <li>Games (pool table and PlayStation) currently set on the stage</li> <li>Life skills sessions ;kitchen</li> </ul>
Roebourne Active Network (RAN)	Feedback on programs/services	Group meeting generally once a month	<ul style="list-style-type: none"> <li>Need to develop organised club with coaches for training+ Roebourne Magpies to serve as the umbrella org?</li> <li>Provide setup- program for fitness development for young athletes – too often they are skilled but have not developed the fitness level expected to progress further</li> <li>3x3 BB indoor PCYC to be set-up</li> </ul>
Project Working Group	Feedback on project approach	1:1 meeting	<p><u>Parks and Garden – Brian Wall</u></p> <ul style="list-style-type: none"> <li>Definitely need to have a better landscaping treatment of the site and the verges.</li> <li>Reticulation available near skate park, installed when built but was not planted. Need to see how we can add some trails-footpath in-out the site.</li> <li>Infrastructure is updating a planting list that they can make available to guide landscaping.</li> <li>No constraint in term of maintenance, will be as other parks</li> </ul> <p><u>Community Facilities -Tony Wear</u></p> <ul style="list-style-type: none"> <li>Any change will have to be reflected into the lease agreement.</li> <li>Carpark could be improved on- not really used to capacity on a day to day basis. Support partial conversion into activated areas and provision of overflow parking either on site or off site. Just need to be mindful of maintaining services access to the pool for maintenance/PCYC for emergency and maintenance</li> </ul> <p><u>Strategic Project –Tim bailey/Darryn Shugg</u></p> <ul style="list-style-type: none"> <li>Make sure we have someone from building maintenance and park and garden along the project.</li> </ul>

			<ul style="list-style-type: none"> <li>▪ Roebourne streetscape masterplan starting in April. Will need to agree if they take the verges on or if it stays within our project.</li> <li>▪ Coordinate in term of planting, treatment type not necessarily to be the same as the rest of the street can be a statement.</li> <li>▪ Want to be involved in term of staging of construction as will take over for the build.</li> </ul> <p><u>Building Maintenance – Alan Dorning</u></p> <ul style="list-style-type: none"> <li>▪ Need to improve energy efficiency of the building. Think of solar initiative.</li> <li>▪ Concerned with roof compliance.</li> </ul> <p><u>Community team- Donna Kelly/Liam Sorrell</u></p> <ul style="list-style-type: none"> <li>▪ Recent vandalism at Andover has been met by the community with strong support for need to respect community facilities. Community member’s clearly feeling ownership over the space have voiced their disapproval and reached out to Ngaarda to make it a talking point in their broadcast.</li> <li>▪ Great outcome on this project in term of community involvement and pride in the work done.</li> </ul> <p><u>Planning :</u></p> <ul style="list-style-type: none"> <li>▪ Agree that carpark provision should be reviewed in term of actual usage. i.e. Daily usage (does not seem to be very high) Versus Events.</li> <li>▪ Agree that we should be providing authorised overflow parking area for special occasion.</li> <li>▪ There is a need to investigate land use and land tenure. Lot 503 which is reserved for the purpose of Public Utilities Services was an unresolved issue when the skate park was built. The lot has Native Title rights. Previous discussion engaged with Ngarluma died off. Unless agreement are reached with Traditional Owner likely that this parcel could not have any structure built upon*, they may agree to a light landscaping treatment of it but with the understanding that if required for maintenance they would dig /carry out works.</li> </ul> <p>* Skate park issue relates to only has 6m2 of the concrete ramp encroaching in the reserve.</p>
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The feedback across the various group is either consistent (same theme/observation) or compatible.

Some items will need to be confirmed/detailed to establish the space requirements.

It is proposed that stakeholders are engaged on those functionality aspect: what function-use /for how many people any technical requirements for them.

PCYC offices: how many station to accommodate – activity room what size- storage what capacity and for what

Amount of air-conditioned space: priority of space to be enclosed

Page below a preliminary brief has been drafted with the aim of guiding the engagement (what questions for who). The outcome should be a functional brief that will inform the development of planning options.

### 3 Answer to the identified need

#### 3.1 Functional Brief

Room/Activity space	Area	Function	Occupancy /Relationship	Detail/Notes
<b>Community Gathering space</b>		Activity, community gathering events	Current 265 Average patron per booked large event 150	Explore possibility to have an open space that could be closed and air-conditioned if needed? Cultural appropriate design for gathering and funerals
<b>Amenities toilet/change-rooms/shower</b>			1 UAT 1 male 1 female	
<b>Storage for Cleaner</b>		Store cleaner equipment		
<b>Storage for activity equipment</b>		To store PCYC activity equipment	Within close proximity of the activity space. Accessible on its own	
<b>Storage for Hall</b>		To store chairs /table and any items for function hire	Need to be in close proximity to the gathering place for ease of use.	
<b>Office</b>		For PCYC and Coach to have access for administration requirements		3 workstations+ storage confirm with PCYC if correct See with Jodie (DGLSCI) and Christy Reed (City
<b>Small meeting room</b>		Meeting room for hire /workshop areas/training		Proposed in previous engagement but need to understand how many people to accommodate and what they would need.
<b>Activity room sport Boxing 3x3 basketball</b>				50 ppl current attendance numbers per sessions. Is there other activity that would be considered?
<b>Activity room game/movie</b>				Current is a lounge area that can accommodate 10-20 kids
<b>Activity room craft</b>				Current not suited. PCYC to detail what would be required Potentially if a meeting room is proposed could the two areas be one multifunction space with appropriate storage.
<b>Kitchen/kiosk</b>		Provide kitchen to service the gathering space and any events on site	Adjacent to gathering space	Will need to be linked with gathering place capacity
<b>Landscape/footpath</b>		To allow pedestrian circulation on site and link to the neighbourhood To create relaxation areas and buffers from the road	Links all facilities on site	
<b>Outdoor activity area</b>		Recreational space with suitable equipment to provide outdoor activated space	Under BB court Make use of the space under cover not utilised by players or spectators Climbing Wall /Gym/Trampoline  Next to the aquatic centre or skate park Nature play/playground	
<b>Change rooms at basketball court</b>		Provide amenities to basketball court users	Existing requires refurb to allow disable access and improve look and feel	
<b>Shade for pool area</b>		Provide shaded seating area to pool users	Permanent structures or additional tree planting around the pool	

<b>Entrance</b>		Provide access and sense of arrival to users	Multiple entry points Main entrance from Sholl street for cars. Secondary entrance; one at the BB courts and one next to Yaandina	See how we can have different treatment reflecting that hierarchy
<b>Carpark</b>		Provide car parking for access to the facilities	Current 66 Bays in front of Community Hall 31 Bays BB courts. Based on daily admissions broken down per hour to the pool for 2015 2016 visitation indicate a max of 46 ppl at any one time. Regular observation shows that carpark is rarely reaching 50% usage. (info from Tony + observation on site)	Proposed to reduce number of bays. But need to maintain services access (maintenance delivery and emergency) Provide pocket of parking at the end of lot 760 Landscaping treatment of carpark reclaimed to activate potentially for market events.
<b>Services access</b>		Emergency and maintenance access	Required for the Hall, Yaandina and the aquatic centre	
<b>Bin compound</b>		Waste management	Close to gathering space and kitchen	

### 3.2 Approach to meet the need

Improving existing facilities either via refurbishment or rebuilt but without taking away from existing function provision

Include culture and Country knowledge

Spaces do not have to be provided in a classic enclosed building form, aboriginal community favours outdoor shaded areas, connected to country and allowing sharing/gathering

Increase provision of landscaping across the precinct

Integrated-multipurpose facilities to improve ease of use and management

If conflicting needs are identified, then it will be required to engage stakeholder to establish a priority list

## **Roebourne Recreation Precinct Masterplan Report**

### **Appendix C:**

Roebourne Recreation Precinct: Masterplan Cost Indication for Options:

- Option 1A
- Option 1B
- Option 2

May 2021

Neil Butler Quantity Surveying Services

**NBQSS**

## **Roebourne Recreation Precinct**

### **Masterplan Cost Indication**

- Option 1A
- Option 1B
- Option 2

**31st May 2021**

**Architect: Gresley Abas**

**Neil Butler Quantity Surveying Services**

**T: 08 9349 7853**

**M: 0457 977 407**

**ABN: 730 320 19210**

**SUMMARY - Option 1A**

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 1,690,704	\$ 169,070	\$ 92,989	\$ 292,914	\$ -	\$ 1,074,020	\$ 3,319,697
2.0	New Entry Building	\$ 437,500	\$ 43,750	\$ 24,063	\$ 75,797	\$ -	\$ 277,922	\$ 859,031
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 783,195	\$ 78,320	\$ 43,076	\$ 135,689	\$ -	\$ 497,525	\$ 1,537,803
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 919,558	\$ 91,956	\$ 50,576	\$ 159,313	\$ -	\$ 584,149	\$ 1,805,551
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 869,328	\$ 86,933	\$ 47,813	\$ 150,611	\$ -	\$ 552,241	\$ 1,706,925
20.0	Public Art / Memorial Opportunities	\$ 76,355	\$ 7,635	\$ 4,200	\$ 13,228	\$ -	\$ 48,504	\$ 149,923
	<b>Total</b>	<b>\$ 7,800,349</b>	<b>\$ 780,035</b>	<b>\$ 429,019</b>	<b>\$ 1,351,411</b>	<b>\$ -</b>	<b>\$ 4,955,172</b>	<b>\$ 15,315,986</b>
	<b>GST - 10%</b>	<b>\$ 780,035</b>	<b>\$ 78,003</b>	<b>\$ 42,902</b>	<b>\$ 135,141</b>	<b>\$ -</b>	<b>\$ 495,517</b>	<b>\$ 1,531,599</b>
	<b>Total</b>	<b>\$ 8,580,384</b>	<b>\$ 858,038</b>	<b>\$ 471,921</b>	<b>\$ 1,486,552</b>	<b>\$ -</b>	<b>\$ 5,450,689</b>	<b>\$ 16,847,585</b>

**SUMMARY - Option 1B**

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 264,370	\$ 26,437	\$ 14,540	\$ 45,802	\$ -	\$ 167,941	\$ 519,090
2.0	New Entry Building	\$ 439,400	\$ 43,940	\$ 24,167	\$ 76,126	\$ -	\$ 279,129	\$ 862,762
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 2,618,595	\$ 261,860	\$ 144,023	\$ 453,672	\$ -	\$ 1,663,462	\$ 5,141,611
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 915,513	\$ 91,551	\$ 50,353	\$ 158,613	\$ -	\$ 581,579	\$ 1,797,609
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 919,579	\$ 91,958	\$ 50,577	\$ 159,317	\$ -	\$ 584,163	\$ 1,805,594
20.0	Public Art / Memorial Opportunities	\$ 80,927	\$ 8,093	\$ 4,451	\$ 14,021	\$ -	\$ 51,409	\$ 158,900
<b>Total</b>		<b>\$ 8,262,094</b>	<b>\$ 826,209</b>	<b>\$ 454,415</b>	<b>\$ 1,431,408</b>	<b>\$ -</b>	<b>\$ 5,248,495</b>	<b>\$ 16,222,621</b>
<b>GST - 10%</b>		<b>\$ 826,209</b>	<b>\$ 82,621</b>	<b>\$ 45,442</b>	<b>\$ 143,141</b>	<b>\$ -</b>	<b>\$ 524,849</b>	<b>\$ 1,622,262</b>
<b>Total</b>		<b>\$ 9,088,303</b>	<b>\$ 908,830</b>	<b>\$ 499,857</b>	<b>\$ 1,574,548</b>	<b>\$ -</b>	<b>\$ 5,773,344</b>	<b>\$ 17,844,883</b>

**SUMMARY - Option 2**

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 264,370	\$ 26,437	\$ 14,540	\$ 45,802	\$ -	\$ 167,941	\$ 519,090
2.0	New Entry Building	\$ 439,400	\$ 43,940	\$ 24,167	\$ 76,126	\$ -	\$ 279,129	\$ 862,762
3.0	Yaandina	\$ 17,500	\$ 1,750	\$ 963	\$ 3,032	\$ -	\$ 11,117	\$ 34,361
4.0	Aquatic Centre	\$ 195,500	\$ 19,550	\$ 10,753	\$ 33,870	\$ -	\$ 124,191	\$ 383,864
5.0	Existing Covered Basketball Courts	\$ 783,195	\$ 78,320	\$ 43,076	\$ 135,689	\$ -	\$ 497,525	\$ 1,537,803
6.0	Main Shelter	\$ 448,000	\$ 44,800	\$ 24,640	\$ 77,616	\$ -	\$ 284,592	\$ 879,648
7.0	Skate Park	\$ 1,118,810	\$ 111,881	\$ 61,535	\$ 193,834	\$ -	\$ 710,724	\$ 2,196,783
8.0	Community Amphitheatre	\$ 46,750	\$ 4,675	\$ 2,571	\$ 8,099	\$ -	\$ 29,698	\$ 91,794
9.0	New Cultural/Country Learning Zone	\$ 88,500	\$ 8,850	\$ 4,868	\$ 15,333	\$ -	\$ 56,220	\$ 173,770
10.0	Public Access Toilets	\$ 183,000	\$ 18,300	\$ 10,065	\$ 31,705	\$ -	\$ 116,251	\$ 359,321
11.0	BBQ Areas	\$ 16,000	\$ 1,600	\$ 880	\$ 2,772	\$ -	\$ 10,164	\$ 31,416
12.0	Oval	\$ 169,000	\$ 16,900	\$ 9,295	\$ 29,279	\$ -	\$ 107,357	\$ 331,832
13.0	Nature Play Area	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ -	\$ 107,993	\$ 333,795
14.0	Landscaping and Paths	\$ 919,558	\$ 91,956	\$ 50,576	\$ 159,313	\$ -	\$ 584,149	\$ 1,805,551
15.0	Other	\$ 190,000	\$ 19,000	\$ 10,450	\$ 32,918	\$ -	\$ 120,698	\$ 373,065
16.0	Carparking	\$ 304,150	\$ 30,415	\$ 16,728	\$ 52,694	\$ -	\$ 193,211	\$ 597,199
17.0	Overflow Parking	\$ 56,500	\$ 5,650	\$ 3,108	\$ 9,789	\$ -	\$ 35,892	\$ 110,938
18.0	Bus Shelter	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ -	\$ 12,705	\$ 39,270
19.0	Builder's Preliminaries and Statutory Fees	\$ 688,659	\$ 68,866	\$ 37,876	\$ 119,310	\$ -	\$ 437,470	\$ 1,352,181
20.0	Public Art / Memorial Opportunities	\$ 60,304	\$ 6,030	\$ 3,317	\$ 10,448	\$ -	\$ 38,308	\$ 118,407
<b>Total</b>		<b>\$ 6,179,195</b>	<b>\$ 617,920</b>	<b>\$ 339,856</b>	<b>\$ 1,070,546</b>	<b>\$ -</b>	<b>\$ 3,925,334</b>	<b>\$ 12,132,849</b>
<b>GST - 10%</b>		<b>\$ 617,920</b>	<b>\$ 61,792</b>	<b>\$ 33,986</b>	<b>\$ 107,055</b>	<b>\$ -</b>	<b>\$ 392,533</b>	<b>\$ 1,213,285</b>
<b>Total</b>		<b>\$ 6,797,115</b>	<b>\$ 679,711</b>	<b>\$ 373,841</b>	<b>\$ 1,177,600</b>	<b>\$ -</b>	<b>\$ 4,317,867</b>	<b>\$ 13,346,134</b>

Option 1A					
Item	Description of Works	Unit	Quantity	Rate	Cost
	<b>Refer to Gresley Abas Option 1A Concept Plan and Notes</b>				<b>Note</b>
<b>1.0</b>	<b>50C Hall</b>				
1.1	Upgrade 50c hall to current building codes as per GHD Report	Item		\$	1,113,000
1.2	Upgrade kitchen/kiosk	m2	35	\$2,400	\$ 84,000
1.3	Form opening in external wall of kitchen/kiosk to provide external servery. Includes roller shutter and security grille.	No	1	\$4,904	\$ 4,904
1.4	Public facing computer area with four stations	m2	21	\$1,581	\$ 33,200
1.5	Form Meeting Room in existing building	m2	25	\$1,620	\$ 40,500
1.6	Form communications room	m2	25	\$1,200	\$ 30,000
1.7	New UAT staff toilet and UAT Parent Room	m2	10	\$3,500	\$ 35,000
1.8	Upgrade existing female toilets, showers and changeroom	m2	35	\$2,100	\$ 73,500
1.9	Upgrade existing male toilets, showers and changeroom	m2	21	\$2,100	\$ 44,100
1.10	Cleaners room	m2	8	\$1,620	\$ 12,960
1.11	Storage for chairs	m2	38	\$1,080	\$ 41,040
1.12	Gathering space - Hone existing floor	m2	364	\$100	\$ 36,400
1.13	Demolish stage	Item		\$	5,000
1.14	Form opening in existing wall to connect to new reception area	Item		\$	7,500
1.15	Allowance for upgrading electrical lighting and power	Item		\$	69,600
1.16	Allowance for redecorating walls ad ceilings internal space to Gathering centre	Item		\$	25,000
1.17	New enter awning	Item		\$	10,000
1.18	Allowance for interpretive and wayfinding signage	Item		\$	5,000
1.19	Allowance to add new windows and doors on ground level to enable visual connections to inside and out - Extent unknown	Item		\$	20,000
					<i>Sub-Total 50C Hall</i> \$ 1,690,704
<b>2.0</b>	<b>New Entry Building</b>				
2.1	Aquatic Centre Administration and reception	m2	40	\$2,500	\$ 100,000
2.2	Covered area over pool entry etc. includes turnstiles etc	m2	90	\$2,000	\$ 180,000
2.3	Office with six workstations	m2	30	\$2,900	\$ 87,000
2.4	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.5	Comms room - Refer to Item 1.6	m2	9	\$0	\$ -
2.6	Storage - Refer to Item 1.11	m2	10	\$0	\$ -
2.7	UAT for staff - Refer to Item 1.7	m2	5	\$0	\$ -
2.8	Meeting Room - Part within existing building	m2	15	\$2,700	\$ 40,500
2.9	Public facing computer area - Refer to Item 1.4	m2	21	\$0	\$ -
					\$ -
					<i>Sub-Total New Entry Building</i> \$ 437,500
<b>3.0</b>	<b>Yaandina</b>				
3.1	Demolish existing toilet block including capping and sealing all services	Item		\$	10,000
3.2	Allowamvce for landscaping area where toilets removed	Item		\$	7,500
					<i>Sub-Total Yaandina</i> \$ 17,500



Item	Description of Works	Unit	Quantity	Rate	Cost
<b>9.0</b>	<b>New Cultural/Country Learning Zone</b>				
9.1	Outdoor Art/ multifunctional area - hard paved	m2	100	\$85	\$ 8,500
9.2	Allowance for covered shelter	Item			\$ 20,000
9.3	Seating and tables	No	2	\$5,000	\$ 10,000
9.4	Elevated landscaped Community Garden	Item			\$ 15,000
9.5	Stone/rocks from external locations	Item			\$ 10,000
9.6	Storytelling area "Boorungy" circle	Item			\$ 10,000
9.7	Intergrated nature play spaces	No	3	\$5,000	\$ 15,000
					<i>Sub-Total New Cultural/Country Learning Zone</i>
					<u>\$ 88,500</u>
<b>10.0</b>	<b>Public Access Toilets</b>				
10.1	New building comprising lockable storage (10m2), Public UAT (5m2) and Female/Male Public toilets (40m2)	No	1	\$183,000	\$ 183,000
					<i>Sub-Total Public Access Toilets</i>
					<u>\$ 183,000</u>
<b>11.0</b>	<b>BBQ Areas</b>				
11.1	Electric powered BBQ including base structure	No	2	\$8,000	\$ 16,000
					<i>Sub-Total BBQ Areas</i>
					<u>\$ 16,000</u>
<b>12.0</b>	<b>Oval</b>				
12.1	Allowance for covered shelter and seating	No	3	\$20,000	\$ 60,000
12.2	Line markings to oval for soccer, Alf football, hockey, Netball and softball. - To be line marked as required by sports bodies	Item			\$ -
12.3	Seating at rest stops	No	10	\$2,500	\$ 25,000
12.4	Solar lighting lamp posts (1 post every 25 metres)	No	7	\$7,000	\$ 49,000
12.5	Outdoor furniture - bins etc	Item			\$ 10,000
12.6	Allowance for external site signage (Parking, Directional signage etc)	Item			\$ 25,000
					<i>Sub-Total Oval</i>
					<u>\$ 169,000</u>
<b>13.0</b>	<b>Nature Play Area</b>				
13.1	Allowance for nature play area	Item			\$ 150,000
13.2	Allowance for covered shelter and seating	No	1	\$20,000	\$ 20,000
					<i>Sub-Total Nature Play Areas</i>
					<u>\$ 170,000</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>14.0</b>	<b>Landscaping and Paths</b>				
14.1	Pathways throughout - 1.5 metres wide	m	950	\$98	\$ 92,625
14.2	Pedestrian bridges across swale drains - pathways	No	2	\$15,000	\$ 30,000
14.3	Pedestrian bridges across swale drains -RSHS entry points	No	2	\$25,000	\$ 50,000
14.4	Solar lighting lamp posts (1 post every 50 metres)	No	19	\$7,000	\$ 133,000
14.5	Outdoor furniture - bins etc	Item			\$ 10,000
14.6	Allowance for grass and reticulation	m2	3037	\$30	\$ 91,110
14.7	Allowance for new shrub planting areas	m2	5062	\$55	\$ 278,410
14.8	Allowance for additional paved areas	m2	2025	\$65	\$ 131,625
14.9	Drainage swales - forming only	Item			\$ 10,000
14.10	Allowance for skating elements to be included in pathways	Item			\$ 15,000
14.11					
	Allowance for external site signage (Parking, Directional signage etc)	Item			.
14.12	Tree planting	No	53	\$513	\$ 27,163
14.13	Allowance for cleaning up balance of site not included within new paving, landscaping , playgrounds etc	m2	3375	\$15	\$ 50,625
					<i>Sub-Total Landscaping and Paths</i> \$ 919,558
<b>15.0</b>	<b>Other</b>				
15.1	Allowance for interpretive and wayfinding signage	Item			\$ 25,000
15.2	Allowance for small shelter/enclosure for bike fixing facility	Item			\$ 5,000
15.3	Allowance for BMX pump track on the old basketball court with the design developed by a specialist in conjunction with local riders	Item			\$ 125,000
15.4	Allowance to improve appearance of transformer adjacent to school site and landscape area	Item			\$ 5,000
15.5	Allowance for covered shelter and seating adjacent to BMX pump track	Item			\$ 20,000
15.6	Allowance for landscaping and reticulation adjacent to BMX pump track	Item			\$ 10,000
					<i>Sub-Total Other</i> \$ 190,000
<b>16.0</b>	<b>Carparking</b>				
16.1	Reconfigure existing carparking areas	m2	2260	\$65	\$ 146,900
16.2	Allowance remove balance of carparking	Item			\$ 20,000
16.3	Allowance for new shrub planting areas	Item			\$ 25,000
16.4	Localised tree planting	No	20	\$300	\$ 6,000
	Allowance for covered carport to carpark	No	3	\$33,750	\$ 101,250
16.5	Allowance for cleaning up balance of site not included within new carparking area	Item			\$ 5,000
					<i>Sub-Total Carparking</i> \$ 304,150
<b>17.0</b>	<b>Overflow Parking</b>				
17.1	Allowance to formalise overflow parking area - grading only. No bitumen	m2	1700	\$25	\$ 42,500
17.2	Allowance to implement calming devices along NW Coastal Highway - By Main Roads	Item			Excluded
17.3	Introduce formalised crossing points - Road crossings	No	3	\$1,000	\$ 3,000
17.4	Introduce formalised crossing points - Post and rail bollards	m	220	\$50	\$ 11,000
					<i>Sub-Total Overflow Parking</i> \$ 56,500

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>18.0</b>	<b>Bus Shelter</b>				
18.1	Allowance to upgrade existing bus shelter	Item			\$ 20,000
				<i>Sub-Total Bus Shelter</i>	<u>\$ 20,000</u>
<b>19.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
19.1	Builder's Preliminaries	Item		12%	\$ 822,560
19.2	Development Application	Item			\$ 17,394
19.3	Building Permit	Item		0.09%	\$ 6,169
19.4	CTF Levy	Item		0.2%	\$ 13,709
19.5	Building Services Levy	Item		0.137%	\$ 9,391
19.6	Demolition Permit	Item			\$ 105
				<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>	<u>\$ 869,328</u>
<b>20.0</b>	<b>Public Art / Memorial Opportunities</b>				
20.1	Allowance for Public Art (1% of Construction Costs)	Item			\$ 76,355
				<i>Sub-Total Public Art / Memorial Opprtunities</i>	<u>\$ 76,355</u>
<b>Construction Costs</b>					<b>\$ 7,800,349</b>
<b>21.0</b>	<b>CONTINGENCIES</b>				
21.1	Allowance for design contingencies	Item		10%	\$ 780,035
21.2	Allowance for contract contingencies	Item		5%	\$ 429,019
				<i>Sub-total Contingencies</i>	<u>\$ 1,209,054</u>
<b>22.0</b>	<b>HEADWORKS</b>				
22.1	Allowance for Water Corporation Headworks	Item			Excluded
22.2	Allowance for Western Power Headworks	Item			Excluded
				<i>Sub-total Headworks</i>	<u>\$ -</u>
<b>23.0</b>	<b>PROFESSIONAL FEES</b>				
23.1	Allowance for professional fees and disbursements comprising full service	Item		15%	\$ 1,351,411
				<i>Sub-total Professional Fees</i>	<u>\$ 1,351,411</u>
<b>24.0</b>	<b>ESCALATION</b>				
24.1	<b>Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation.</b>	<b>Note</b>			
24.2	No allowance for escalation in costs has been included	Item		0.00%	\$ -
				<i>Sub-total Escalation</i>	<u>\$ -</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 10,360,814</b>
	<i>District Allowance Roebourne excluding Fees</i>	<i>Item</i>		<i>55%</i>	<i>\$ 4,955,172</i>
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 15,315,986</b>
	Goods & Services Tax (10%)				\$ 1,531,599
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 16,847,585</b>

**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

Gresley Abas Option 1A  
Gresley Abas Option 1A Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

External landscaping outside site boundary  
Bore and pump  
Holding and Finance charges  
Land costs  
Legal costs  
Escalation beyond June 2021

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

Option 1B					
Item	Description of Works	Unit	Quantity	Rate	Cost
	<b>Refer to Gresley Abas Option 1B Concept Plan and Notes</b>				<b>Note</b>
<b>1.0</b>	<b>50C Hall</b>				
1.1	Demolish walls, roof and 70% of floor and retaining structural steel skeletal structure	Item			\$ 75,000
1.2	Allowance for treatment of exposed steel	Item			\$ 10,200
1.3	Allowance for upgrade to current building standards	Item			\$ 8,000
1.4	Shade covering to 50% of existing roof structure	m2	290	\$400	\$ 116,000
1.5	Gathering space - Hone 30% existing floor	m2	174	\$100	\$ 17,400
1.6	Gathering space - Treatment to remaining area where concrete floor re	Item	406	\$45	\$ 18,270
1.7	Allowance for electrical lighting and power	Item			\$ 14,500
1.8	Allowance for interpretive and wayfinding signage	Item			\$ 5,000
					<i>Sub-Total 50C Hall</i> \$ <u>264,370</u>
<b>2.0</b>	<b>New Entry Building</b>				
2.1	Aquatic Centre Administration and reception	m2	40	\$2,500	\$ 100,000
2.2	Office with six workstations	m2	30	\$2,900	\$ 87,000
2.3	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.4	Comms room	m2	9	\$2,000	\$ 18,000
2.5	Storage	m2	10	\$1,800	\$ 18,000
2.6	UAT for staff	m2	5	\$4,000	\$ 20,000
2.7	Meeting Room	m2	40	\$2,700	\$ 108,000
2.8	Public facing computer area with 4 stations	m2	21	\$2,781	\$ 58,400
					<i>Sub-Total New Entry Building</i> \$ <u>439,400</u>
<b>3.0</b>	<b>Yaandina</b>				
3.1	Demolish existing toilet block including capping and sealing all services	Item			\$ 10,000
3.2	Allowance for landscaping area where toilets removed	Item			\$ 7,500
					<i>Sub-Total Yaandina</i> \$ <u>17,500</u>



Item	Description of Works	Unit	Quantity	Rate	Cost

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>8.0</b>	<b>Community Amphitheatre</b>				
8.1	Grassed amphitheatre seating area ( Non-tiered)	m2	100	\$50	\$ 5,000
8.2	Fixed projector (sculptural element integrated with skate park)	Item			\$ 35,000
8.3	Projection screen on RSHS sports hall wall	Item			\$ 6,750
8.4	No Allowance for fencing	Note			
					<i>Sub-Total Community Amphitheatre</i> \$ 46,750
<b>9.0</b>	<b>New Cultural/Country Learning Zone</b>				
9.1	Outdoor Art/ multifunctional area - hard paved	m2	100	\$85	\$ 8,500
9.2	Allowance for covered shelter	Item			\$ 20,000
9.3	Seating and tables	No	2	\$5,000	\$ 10,000
9.4	Elevated landscaped Community Garden	Item			\$ 15,000
9.5	Stone/rocks from external locations	Item			\$ 10,000
9.6	Storytelling area "Boorungy" circle	Item			\$ 10,000
9.7	Integrated nature play spaces	No	3	\$5,000	\$ 15,000
					<i>Sub-Total New Cultural/Country Learning Zone</i> \$ 88,500
<b>10.0</b>	<b>Public Access Toilets</b>				
10.1	New building comprising lockable storage (10m2), Public UAT (5m2) and Female/Male Public toilets (40m2)	No	1	\$183,000	\$ 183,000
					<i>Sub-Total Public Access Toilets</i> \$ 183,000
<b>11.0</b>	<b>BBQ Areas</b>				
11.1	Electric powered BBQ including base structure	No	2	\$8,000	\$ 16,000
					<i>Sub-Total BBQ Areas</i> \$ 16,000
<b>12.0</b>	<b>Oval</b>				
12.1	Allowance for covered shelter and seating	No	3	\$20,000	\$ 60,000
12.2	Line markings to oval for soccer, Alf football, hockey, Netball and softball. - To be line marked as required by sports bodies	Item			\$ -
12.3	Seating at rest stops	No	10	\$2,500	\$ 25,000
12.4	Solar lighting lamp posts (1 post every 25 metres)	No	7	\$7,000	\$ 49,000
12.5	Outdoor furniture - bins etc	Item			\$ 10,000
12.6	Allowance for external site signage (Parking, Directional signage etc)	Item			\$ 25,000
					<i>Sub-Total Oval</i> \$ 169,000
<b>13.0</b>	<b>Nature Play Area</b>				
13.1	Allowance for nature play area	Item			\$ 150,000
13.2	Allowance for covered shelter and seating	No	1	\$20,000	\$ 20,000
					<i>Sub-Total Nature Play Area</i> \$ 170,000

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>14.0</b>	<b>Landscaping and Paths</b>				
14.1	Pathways throughout - 1.5 metres wide	m	950	\$98	\$ 92,625
14.2	Pedestrian bridges across swale drains - pathways	No	2	\$15,000	\$ 30,000
14.3	Pedestrian bridges across swale drains -RSHS entry points	No	2	\$25,000	\$ 50,000
14.4	Solar lighting lamp posts (1 post every 50 metres)	No	19	\$7,000	\$ 133,000
14.5	Outdoor furniture - bins etc	Item			\$ 10,000
14.6	Allowance for grass and reticulation	m2	3015	\$30	\$ 90,450
14.7	Allowance for new shrub planting areas	m2	5025	\$55	\$ 276,375
14.8	Allowance for additional paved areas	m2	2010	\$65	\$ 130,650
14.9	Drainage swales - forming only	Item			\$ 10,000
14.10	Allowance for skating elements to be included in pathways	Item			\$ 15,000
14.11	Allowance for external site signage (Parking, Directional signage etc)	Item			.
14.12	Tree planting	No	53	\$513	\$ 27,163
14.13	Allowance for cleaning up balance of site not included within new paving, landscaping , playgrounds etc	m2	3350	\$15	\$ 50,250
					<i>Sub-Total Landscaping and Paths</i> \$ 915,513
<b>15.0</b>	<b>Other</b>				
15.1	Allowance for interpretive and wayfinding signage	Item			\$ 25,000
15.2	Allowance for small shelter/enclosure for bike fixing facility	Item			\$ 5,000
15.3	Allowance for BMX pump track on the old basketball court with the design developed by a specialist in conjunction with local riders	Item			\$ 125,000
15.4	Allowance to improve appearance of transformer adjacent to school site and landscape area	Item			\$ 5,000
15.5	Allowance for covered shelter and seating adjacent to BMX pump track	Item			\$ 20,000
15.6	Allowance for landscaping and reticulation adjacent to BMX pump track	Item			\$ 10,000
					<i>Sub-Total Other</i> \$ 190,000
<b>16.0</b>	<b>Carparking</b>				
16.1	Reconfigure existing carparking areas	m2	2260	\$65	\$ 146,900
16.2	Allowance remove balance of carparking	Item			\$ 20,000
16.3	Allowance for new shrub planting areas	Item			\$ 25,000
16.4	Localised tree planting	No	20	\$300	\$ 6,000
	Allowance for covered carport to carpark	No	3	\$33,750	\$ 101,250
16.5	Allowance for cleaning up balance of site not included within new carparking area	Item			\$ 5,000
					<i>Sub-Total Carparking</i> \$ 304,150
<b>17.0</b>	<b>Overflow Parking</b>				
17.1	Allowance to formalise overflow parking area - grading only. No bitumen	m2	1700	\$25	\$ 42,500
17.2	Allowance to implement calming devices along NW Coastal Highway - By Main Roads	Item			Excluded
17.3	Introduce formalised crossing points - Road crossings	No	3	\$1,000	\$ 3,000
17.4	Introduce formalised crossing points - Post and rail bollards	m	220	\$50	\$ 11,000
					<i>Sub-Total Overflow Parking</i> \$ 56,500

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>18.0</b>	<b>Bus Shelter</b>				
18.1	Allowance to upgrade existing bus shelter	Item			\$ 20,000
				<i>Sub-Total Bus Shelter</i>	<u>\$ 20,000</u>
<b>19.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
19.1	Builder's Preliminaries		Item	12%	\$ 871,391
19.2	Development Application		Item		\$ 17,077
19.3	Building Permit		Item	0.09%	\$ 6,535
19.4	CTF Levy		Item	0.2%	\$ 14,523
19.5	Building Services Levy		Item	0.137%	\$ 9,948
19.6	Demolition Permit		Item		\$ 105
				<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>	<u>\$ 919,579</u>
<b>20.0</b>	<b>Public Art / Memorial Opportunities</b>				
20.1	Allowance for Public Art (1% of Construction Costs)	Item			\$ 80,927
				<i>Sub-Total Public Art / Memorial Opportunities</i>	<u>\$ 80,927</u>
<b>Construction Costs</b>					<b>\$ 8,262,094</b>
<b>21.0</b>	<b>CONTINGENCIES</b>				
21.1	Allowance for design contingencies	Item	10%		\$ 826,209
21.2	Allowance for contract contingencies	Item	5%		\$ 454,415
				<i>Sub-total Contingencies</i>	<u>\$ 1,280,625</u>
<b>22.0</b>	<b>HEADWORKS</b>				
22.1	Allowance for Water Corporation Headworks	Item			Excluded
22.2	Allowance for Western Power Headworks	Item			Excluded
				<i>Sub-total Headworks</i>	<u>\$ -</u>
<b>23.0</b>	<b>PROFESSIONAL FEES</b>				
23.1	Allowance for professional fees and disbursements comprising full service	Item	15%		\$ 1,431,408
				<i>Sub-total Professional Fees</i>	<u>\$ 1,431,408</u>
<b>24.0</b>	<b>ESCALATION</b>				
24.1	<b>Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation.</b>			<b>Note</b>	
24.2	No allowance for escalation in costs has been included	Item	0.00%		\$ -
				<i>Sub-total Escalation</i>	<u>\$ -</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 10,974,126</b>
	<i>District Allowance Roebourne excluding Fees</i>	<i>Item</i>		55%	\$ 5,248,495
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 16,222,621</b>
	Goods & Services Tax (10%)				\$ 1,622,262
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 17,844,883</b>

**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

- Gresley Abas Option 1A
- Gresley Abas Option 1A Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

- External landscaping outside site boundary
- Bore and pump
- Holding and Finance charges
- Land costs
- Legal costs
- Escalation beyond June 2021

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

Option 2					
Item	Description of Works	Unit	Quantity	Rate	Cost
	<b>Refer to Gresley Abas Option 2 Concept Plan and Notes</b>				<b>Note</b>
<b>1.0</b>	<b>50C Hall</b>				
1.1	Demolish walls, roof and 70% of floor and retaining structural steel skeletal structure	Item			\$ 75,000
1.2	Allowance for treatment of exposed steel	Item			\$ 10,200
1.3	Allowance for upgrade to current building standards	Item			\$ 8,000
1.4	Shade covering to 50% of existing roof structure	m2	290	\$400	\$ 116,000
1.5	Gathering space - Hone 30% existing floor	m2	174	\$100	\$ 17,400
1.6	Gathering space - Treatment to remaining area where concrete floor re	Item	406	\$45	\$ 18,270
1.7	Allowance for electrical lighting and power	Item			\$ 14,500
1.8	Allowance for interpretive and wayfinding signage	Item			\$ 5,000
					<i>Sub-Total 50C Hall</i> \$ <u>264,370</u>
<b>2.0</b>	<b>New Entry Building</b>				
2.1	Aquatic Centre Administration and reception	m2	40	\$2,500	\$ 100,000
2.2	Office with six workstations	m2	30	\$2,900	\$ 87,000
2.3	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.4	Comms room	m2	9	\$2,000	\$ 18,000
2.5	Storage	m2	10	\$1,800	\$ 18,000
2.6	UAT for staff	m2	5	\$4,000	\$ 20,000
2.7	Meeting Room	m2	40	\$2,700	\$ 108,000
2.8	Public facing computer area with 4 stations	m2	21	\$2,781	\$ 58,400
					<i>Sub-Total New Entry Building</i> \$ <u>439,400</u>
<b>3.0</b>	<b>Yaandina</b>				
3.1	Demolish existing toilet block including capping and sealing all services	Item			\$ 10,000
3.2	Allowance for landscaping area where toilets removed	Item			\$ 7,500
					<i>Sub-Total Yaandina</i> \$ <u>17,500</u>



Item	Description of Works	Unit	Quantity	Rate	Cost
<b>9.0</b>	<b>New Cultural/Country Learning Zone</b>				
9.1	Outdoor Art/ multifunctional area - hard paved	m2	100	\$85	\$ 8,500
9.2	Allowance for covered shelter	Item			\$ 20,000
9.3	Seating and tables	No	2	\$5,000	\$ 10,000
9.4	Elevated landscaped Community Garden	Item			\$ 15,000
9.5	Stone/rocks from external locations	Item			\$ 10,000
9.6	Storytelling area "Boorungy" circle	Item			\$ 10,000
9.7	Integrated nature play spaces	No	3	\$5,000	\$ 15,000
					<i>Sub-Total New Cultural/Country Learning Zone</i>
					<u>\$ 88,500</u>
<b>10.0</b>	<b>Public Access Toilets</b>				
10.1	New building comprising lockable storage (10m2), Public UAT (5m2) and Female/Male Public toilets (40m2)	No	1	\$183,000	\$ 183,000
					<i>Sub-Total Public Access Toilets</i>
					<u>\$ 183,000</u>
<b>11.0</b>	<b>BBQ Areas</b>				
11.1	Electric powered BBQ including base structure	No	2	\$8,000	\$ 16,000
					<i>Sub-Total BBQ Areas</i>
					<u>\$ 16,000</u>
<b>12.0</b>	<b>Oval</b>				
12.1	Allowance for covered shelter and seating	No	3	\$20,000	\$ 60,000
12.2	Line markings to oval for soccer, Alf football, hockey, Netball and softball. - To be line marked as required by sports bodies	Item			\$ -
12.3	Seating at rest stops	No	10	\$2,500	\$ 25,000
12.4	Solar lighting lamp posts (1 post every 25 metres)	No	7	\$7,000	\$ 49,000
12.5	Outdoor furniture - bins etc	Item			\$ 10,000
12.6	Allowance for external site signage (Parking, Directional signage etc)	Item			\$ 25,000
					<i>Sub-Total Oval</i>
					<u>\$ 169,000</u>
<b>13.0</b>	<b>Nature Play Area</b>				
13.1	Allowance for nature play area	Item			\$ 150,000
13.2	Allowance for covered shelter and seating	No	1	\$20,000	\$ 20,000
					<i>Sub-Total Nature Play Area</i>
					<u>\$ 170,000</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>14.0</b>	<b>Landscaping and Paths</b>				
14.1	Pathways throughout - 1.5 metres wide	m	950	\$98	\$ 92,625
14.2	Pedestrian bridges across swale drains - pathways	No	2	\$15,000	\$ 30,000
14.3	Pedestrian bridges across swale drains -RSHS entry points	No	2	\$25,000	\$ 50,000
14.4	Solar lighting lamp posts (1 post every 50 metres)	No	19	\$7,000	\$ 133,000
14.5	Outdoor furniture - bins etc	Item			\$ 10,000
14.6	Allowance for grass and reticulation	m2	3037	\$30	\$ 91,110
14.7	Allowance for new shrub planting areas	m2	5062	\$55	\$ 278,410
14.8	Allowance for additional paved areas	m2	2025	\$65	\$ 131,625
14.9	Drainage swales - forming only	Item			\$ 10,000
14.10	Allowance for skating elements to be included in pathways	Item			\$ 15,000
14.11					
	Allowance for external site signage (Parking, Directional signage etc)	Item			.
14.12	Tree planting	No	53	\$513	\$ 27,163
14.13	Allowance for cleaning up balance of site not included within new paving, landscaping , playgrounds etc	m2	3375	\$15	\$ 50,625
					<i>Sub-Total Landscaping and Paths</i> \$ 919,558
<b>15.0</b>	<b>Other</b>				
15.1	Allowance for interpretive and wayfinding signage	Item			\$ 25,000
15.2	Allowance for small shelter/enclosure for bike fixing facility	Item			\$ 5,000
15.3	Allowance for BMX pump track on the old basketball court with the design developed by a specialist in conjunction with local riders	Item			\$ 125,000
15.4	Allowance to improve appearance of transformer adjacent to school site and landscape area	Item			\$ 5,000
15.5	Allowance for covered shelter and seating adjacent to BMX pump track	Item			\$ 20,000
15.6	Allowance for landscaping and reticulation adjacent to BMX pump track	Item			\$ 10,000
					<i>Sub-Total Other</i> \$ 190,000
<b>16.0</b>	<b>Carparking</b>				
16.1	Reconfigure existing carparking areas	m2	2260	\$65	\$ 146,900
16.2	Allowance remove balance of carparking	Item			\$ 20,000
16.3	Allowance for new shrub planting areas	Item			\$ 25,000
16.4	Localised tree planting	No	20	\$300	\$ 6,000
	Allowance for covered carport to carpark	No	3	\$33,750	\$ 101,250
16.5	Allowance for cleaning up balance of site not included within new carparking area	Item			\$ 5,000
					<i>Sub-Total Carparking</i> \$ 304,150
<b>17.0</b>	<b>Overflow Parking</b>				
17.1	Allowance to formalise overflow parking area - grading only. No bitumen	m2	1700	\$25	\$ 42,500
17.2	Allowance to implement calming devices along NW Coastal Highway - By Main Roads	Item			Excluded
17.3	Introduce formalised crossing points - Road crossings	No	3	\$1,000	\$ 3,000
17.4	Introduce formalised crossing points - Post and rail bollards	m	220	\$50	\$ 11,000
					<i>Sub-Total Overflow Parking</i> \$ 56,500

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>18.0</b>	<b>Bus Shelter</b>				
18.1	Allowance to upgrade existing bus shelter	Item			\$ 20,000
				<i>Sub-Total Bus Shelter</i>	<u>\$ 20,000</u>
<b>19.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
19.1	Builder's Preliminaries	Item		12%	\$ 651,628
19.2	Development Application	Item			\$ 13,739
19.3	Building Permit	Item		0.09%	\$ 4,887
19.4	CTF Levy	Item		0.2%	\$ 10,860
19.5	Building Services Levy	Item		0.137%	\$ 7,439
19.6	Demolition Permit	Item			\$ 105
				<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>	<u>\$ 688,659</u>
<b>20.0</b>	<b>Public Art / Memorial Opportunities</b>				
20.1	Allowance for Public Art (1% of Construction Costs)	Item			\$ 60,304
				<i>Sub-Total Public Art / Memorial Opportunities</i>	<u>\$ 60,304</u>
<b>Construction Costs</b>					<b>\$ 6,179,195</b>
<b>21.0</b>	<b>CONTINGENCIES</b>				
21.1	Allowance for design contingencies	Item		10%	\$ 617,920
21.2	Allowance for contract contingencies	Item		5%	\$ 339,856
				<i>Sub-total Contingencies</i>	<u>\$ 957,775</u>
<b>22.0</b>	<b>HEADWORKS</b>				
22.1	Allowance for Water Corporation Headworks	Item			Excluded
22.2	Allowance for Western Power Headworks	Item			Excluded
				<i>Sub-total Headworks</i>	<u>\$ -</u>
<b>23.0</b>	<b>PROFESSIONAL FEES</b>				
23.1	Allowance for professional fees and disbursements comprising full service	Item		15%	\$ 1,070,546
				<i>Sub-total Professional Fees</i>	<u>\$ 1,070,546</u>
<b>24.0</b>	<b>ESCALATION</b>				
24.1	<b>Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation.</b>	<b>Note</b>			
24.2	No allowance for escalation in costs has been included	Item		0.00%	\$ -
				<i>Sub-total Escalation</i>	<u>\$ -</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 8,207,516</b>
	<i>District Allowance Roebourne excluding Fees</i>	<i>Item</i>		<i>55%</i>	<i>\$ 3,925,334</i>
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 12,132,849</b>
	Goods & Services Tax (10%)				\$ 1,213,285
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 13,346,134</b>

**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

- Gresley Abas Option 1A
- Gresley Abas Option 1A Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

- External landscaping outside site boundary
- Bore and pump
- Holding and Finance charges
- Land costs
- Legal costs
- Escalation beyond June 2021

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

## **Roebourne Recreation Precinct Masterplan Report**

### **Appendix D:**

Roebourne Recreation Precinct: Masterplan Cost Indication for Options:

- Option 1
- Option 2

September 2021

Neil Butler Quantity Surveying Services

**NBQSS**

## **Roebourne Recreation Precinct**

### **Masterplan Cost Indication**

- Option 1
- Option 2

**29th September 2021**

**Architect: Gresley Abas**

**Neil Butler Quantity Surveying Services**

**T: 08 9349 7853**

**M: 0457 977 407**

**ABN: 730 320 19210**

**SUMMARY - Option 1A**

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 2,336,538	\$ 233,654	\$ 128,510	\$ 404,805	\$ -	\$ 1,484,286	\$ 4,587,792
2.0	New Entry Building	\$ 330,000	\$ 33,000	\$ 18,150	\$ 57,173	\$ -	\$ 209,633	\$ 647,955
3.0	Landscaping and Paths	\$ 465,400	\$ 46,540	\$ 25,597	\$ 80,631	\$ -	\$ 295,645	\$ 913,813
4.0	Builder's Preliminaries and Statutory Fees	\$ 402,450	\$ 40,245	\$ 22,135	\$ 69,725	\$ -	\$ 255,657	\$ 790,212
5.0	Public Art / Memorial Opportunities	\$ 35,344	\$ 3,534	\$ 1,944	\$ 6,123	\$ -	\$ 22,452	\$ 69,398
<b>Total</b>		<b>\$ 3,569,732</b>	<b>\$ 356,973</b>	<b>\$ 196,335</b>	<b>\$ 618,456</b>	<b>\$ -</b>	<b>\$ 2,267,672</b>	<b>\$ 7,009,169</b>
<b>GST - 10%</b>		<b>\$ 356,973</b>	<b>\$ 35,697</b>	<b>\$ 19,634</b>	<b>\$ 61,846</b>	<b>\$ -</b>	<b>\$ 226,767</b>	<b>\$ 700,917</b>
<b>Total</b>		<b>\$ 3,926,705</b>	<b>\$ 392,671</b>	<b>\$ 215,969</b>	<b>\$ 680,302</b>	<b>\$ -</b>	<b>\$ 2,494,440</b>	<b>\$ 7,710,086</b>

**SUMMARY - Option 2**

Item	Location	Comstruction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall	\$ 392,370	\$ 39,237	\$ 21,580	\$ 67,978	\$ -	\$ 249,253	\$ 770,418
2.0	New Entry Building							
2.1	Function Room Building	\$ 832,200	\$ 83,220	\$ 45,771	\$ 144,179	\$ -	\$ 528,655	\$ 1,634,025
2.2	Changerooms	\$ 274,800	\$ 27,480	\$ 15,114	\$ 47,609	\$ -	\$ 174,567	\$ 539,570
2.3	Administration Building	\$ 327,400	\$ 32,740	\$ 18,007	\$ 56,722	\$ -	\$ 207,981	\$ 642,850
3.0	Landscaping and Paths	\$ 371,000	\$ 37,100	\$ 20,405	\$ 64,276	\$ -	\$ 235,678	\$ 728,459
4.0	Builder's Preliminaries and Statutory Fees	\$ 282,178	\$ 28,218	\$ 15,520	\$ 48,887	\$ -	\$ 179,254	\$ 554,056
5.0	Public Art / Memorial Opportunities	\$ 24,799	\$ 2,480	\$ 1,364	\$ 4,297	\$ -	\$ 15,754	\$ 48,694
<b>Total</b>		<b>\$ 2,504,747</b>	<b>\$ 250,475</b>	<b>\$ 137,761</b>	<b>\$ 433,947</b>	<b>\$ -</b>	<b>\$ 1,591,141</b>	<b>\$ 4,918,072</b>
<b>GST - 10%</b>		<b>\$ 250,475</b>	<b>\$ 25,047</b>	<b>\$ 13,776</b>	<b>\$ 43,395</b>	<b>\$ -</b>	<b>\$ 159,114</b>	<b>\$ 491,807</b>
<b>Total</b>		<b>\$ 2,755,222</b>	<b>\$ 275,522</b>	<b>\$ 151,537</b>	<b>\$ 477,342</b>	<b>\$ -</b>	<b>\$ 1,750,255</b>	<b>\$ 5,409,879</b>

**NOTES:**

Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment

Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants

Option 1					
Item	Description of Works	Unit	Quantity	Rate	Cost
	<b>Refer to Gresley Abas Option 1A Concept Plan and Notes</b>	<b>Note</b>			
	<b>The Cost Indication includes all work within the delineated area only (approx 2160m2)</b>				
<b>1.0</b>	<b>50C Hall</b>				
1.1	Upgrade 50c hall to current building codes as per GHD Report	Item		\$	1,113,000
1.2	Upgrade kitchen/kiosk	m2	30	\$2,400	\$ 72,000
1.3	Allowance for kitchen equipment	Item		\$	75,000
1.4	Form opening in external wall of kitchen/kiosk to provide external servery. Includes roller shutter and security grille.	No	1	\$10,770	\$ 10,770
1.5	Form opening in internal wall of kitchen/kiosk to provide internal servery. Includes roller shutter	No	1	\$4,004	\$ 4,004
1.6	Modify existing Store1 to become Kitchen store	m2	10	\$1,200	\$ 12,000
1.7	Gut and modify existing Female Dressing Room and toilets to form Public Facing Computer/ Activity Area	m2	25	\$2,481	\$ 62,024
1.8	Communications room	m2	5	\$1,800	\$ 9,000
1.9	Modify existing Store 5 to become UAT Parent Room with baby Change	m2	12	\$3,150	\$ 37,800
1.10	Modify existing Store 5 to become Storeroom	m2	10	\$1,200	\$ 12,000
1.11	Upgrade existing female toilets, showers and changeroom	m2	25	\$3,150	\$ 78,750
1.12	Upgrade existing male toilets, showers and changeroom	m2	25	\$3,150	\$ 78,750
1.13	Modify existing Gardeners Store to become Cleaners room	m2	8	\$1,328	\$ 10,620
1.14	Gut and modify existing AC plantroom and Bar to become storage for chairs	m2	50	\$1,080	\$ 54,000
1.15	Gathering space - Hone existing floor	m2	364	\$100	\$ 36,400
1.16	Demolish stage	Item		\$	5,000
1.17	Partial demolish of section of existing stage and external wall of building to form opening to outdoor area	Item		\$	14,700
1.18	Aluminium glazed walling and doors in opening to outdoor area	m2	62	\$750	\$ 46,500
1.19	Allowance for new structure where existing stage and external wall removed	m2	196	\$1,200	\$ 235,200
1.20	Allowance for upgrading electrical lighting and power	Item		\$	69,600
1.21	Allowance for upgrading airconditioning - Gathering Space	Item		\$	55,000
1.22	Allowance for redecorating walls and ceilings internal space to Gathering centre	Item		\$	25,000
1.23	Allowance for acoustic treatments to walls within gathering centre	Item		\$	17,500
1.24	Allowance to painting to external walls	Item		\$	7,920
1.25	New entry awning at Entry Court	Item		\$	35,000
1.26	Allowance for sundry internal upgrade works	Item		\$	50,000
1.27	Allowance for interpretive and wayfinding signage	Item		\$	5,000
1.28	Allowance to form opening in external wall to allow access to Outdoor Learning Space	Item		\$	20,000
1.29	New stage	Item		\$	16,000
1.30	Back wall to stage	Item		\$	18,000
1.31	Allowance for roof modifications to skylights	Item		\$	30,000
1.32	Allowance for new mechanical services compound	Item		\$	20,000
	<b>Sub-Total 50C Hall</b>			<b>\$</b>	<b>2,336,538</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>2.0</b>	<b>New Entry Building</b>				
	<u>Administration Building</u>				
2.1	Aquatic Centre Administration and reception	m2	18	\$2,500	\$ 45,000
2.3	Administration Office	m2	30	\$2,900	\$ 87,000
2.4	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.5	Comms room	m2	5	\$2,000	\$ 10,000
2.6	UAT for staff	m2	5	\$4,000	\$ 20,000
2.7	Meeting Room	m2	40	\$2,700	\$ 108,000
2.8	Bin store - Enclosed and covered	m2	20	\$1,500	\$ 30,000
	<i>Sub-Total New Entry Building</i>				<u>\$ 330,000</u>
<b>3.0</b>	<b>Landscaping and Paths</b>				
3.1	Paving - High quality	m2	350	\$140	\$ 49,000
3.2	Paving - Medium quality	m2	230	\$85	\$ 19,550
3.3	Paving - Permeable	m2	230	\$65	\$ 14,950
3.4	Solar lighting lamp posts	No	6	\$7,000	\$ 42,000
3.5	Outdoor furniture - bins, seats etc	Item			\$ 20,000
3.6	Allowance for grass and reticulation - 50%	m2	215	\$30	\$ 6,450
3.7	Allowance for new shrub planting areas - 50%	m2	215	\$55	\$ 11,825
3.8	Tree planting - small and large	No	10	\$513	\$ 5,125
3.9	Allowance for canopy over hardscape areas	m2	530	\$550	\$ 291,500
3.10	Allowance for interpretive and wayfinding signage	Item			\$ 5,000
	<i>Sub-Total Landscaping and Paths</i>				<u>\$ 465,400</u>
<b>4.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
4.1	Builder's Preliminaries	Item		12%	\$ 375,833
4.1	Development Application	Item			\$ 13,140
4.1	Building Permit	Item		0.09%	\$ 2,819
4.1	CTF Levy	Item		0.2%	\$ 6,264
4.1	Building Services Levy	Item		0.137%	\$ 4,291
4.1	Demolition Permit	Item			\$ 105
	<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>				<u>\$ 402,450</u>
<b>5.0</b>	<b>Public Art / Memorial Opportunities</b>				
5.1	Allowance for Public Art (1% of Construction Costs)	Item			\$ 35,344
	<i>Sub-Total Public Art / Memorial Opprtunities</i>				<u>\$ 35,344</u>
<b>Construction Costs</b>					<b>\$ 3,569,732</b>
<b>6.0</b>	<b>CONTINGENCIES</b>				
6.1	Allowance for design contingencies	Item	10%		\$ 356,973
6.2	Allowance for contract contingencies	Item	5%		\$ 196,335
	<i>Sub-total Contingencies</i>				<u>\$ 553,308</u>
<b>7.0</b>	<b>HEADWORKS</b>				
7.1	Allowance for Water Corporation Headworks	Item			Excluded
7.2	Allowance for Western Power Headworks	Item			Excluded
	<i>Sub-total Headworks</i>				<u>\$ -</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>8.0</b>	<b>PROFESSIONAL FEES</b>				
8.1	Allowance for professional fees and disbursements comprising full service	Item	15%	\$	618,456
<b>Sub-total Professional Fees</b>					<b>\$ 618,456</b>
<b>9.0</b>	<b>ESCALATION</b>				
9.1	<b>Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation.</b>	<b>Note</b>			
9.2	No allowance for escalation in costs has been included	Item	0.00%	\$	-
<b>Sub-total Escalation</b>					<b>\$ -</b>
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 4,741,497</b>
9.3	<b>District Allowance Roebourne excluding Fees</b>	Item	55%	\$	2,267,672
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 7,009,169</b>
	Goods & Services Tax (10%)			\$	700,917
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 7,710,086</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
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**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

- Gresley Abas Option 1
- Gresley Abas Option 1 Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

- External landscaping outside site boundary
- Bore and pump
- City of Karratha internal recovery costs
- Loose Furniture and fittings
- Computers, phone systems and AV equipment
- Holding and Finance charges
- Land costs
- Legal costs
- Escalation beyond September 2021

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

Option 2					
Item	Description of Works	Unit	Quantity	Rate	Cost
	<b>Refer to Gresley Abas Option 2 Concept Plan and Notes</b>				<b>Note</b>
	<b>The Cost Indication includes all work within the delineated area only (approx 2160m2)</b>				
<b>1.0</b>	<b>50C Hall</b>				
1.1	Demolish walls, roof and 70% of floor and retaining structural steel skeletal structure	Item		\$	75,000
1.2	Allowance for treatment of exposed steel	Item		\$	10,200
1.3	Allowance for upgrade to current building standards	Item		\$	20,000
1.4	Shade covering to 100% of existing roof structure	m2	580	\$400	\$ 232,000
1.5	Gathering space - Hone 30% existing floor	m2	174	\$100	\$ 17,400
1.6	Gathering space - Treatment to remaining area where concrete floor removed	Item	406	\$45	\$ 18,270
1.7	Allowance for electrical lighting and power	Item		\$	14,500
1.8	Allowance for interpretive and wayfinding signage	Item		\$	5,000
					<b>Total 50C Hall \$ 392,370</b>
<b>2.0</b>	<b>New Entry Building</b>				
2.1	<u>Function Room Building</u>				
2.1.01	Function Room	m2	200	\$2,700	\$ 540,000
2.1.02	Kitchen/Kiosk - Non Commercial	m2	30	\$3,500	\$ 105,000
2.1.03	Kitchen Store	m2	10	\$2,000	\$ 20,000
2.1.04	Cleaners Room	m2	4	\$1,800	\$ 7,200
2.1.05	Chair Store	m2	50	\$1,800	\$ 90,000
2.1.06	Allowance for kitchen equipment - Non Commercial	Item		\$	50,000
2.1.07	Allowance for mechanical services compound	Item		\$	20,000
	<i>Sub-Total 50C Hall</i>	m2	294	\$ 2,831	\$ 832,200
2.2	<u>Changerooms</u>				
2.2.01	Male toilets and Changeroom	m2	25	\$3,500	\$ 87,500
2.2.02	Female toilets and Changeroom	m2	25	\$3,500	\$ 87,500
2.2.03	UAT parent room with baby change	m2	12	\$4,000	\$ 48,000
2.2.04	Bin Compound	m2	20	\$1,500	\$ 30,000
2.2.05	Roof, ceiling, electrical and paving to circulation space between Changerooms and Administration Building	m2	40	\$545	\$ 21,800
	<i>Sub-Total Changerooms</i>	m2	122	\$ 2,252	\$ 274,800
2.3	<u>Administration Building</u>				
2.3.01	Aquatic Centre Administration and reception	m2	30	\$2,500	\$ 75,000
2.3.02	Public facing computer area with 4 stations	m2	21	\$2,781	\$ 58,400
2.3.03	Meeting Room	m2	40	\$2,700	\$ 108,000
2.3.04	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.3.05	Comms room	m2	9	\$2,000	\$ 18,000
2.3.06	Storage	m2	10	\$1,800	\$ 18,000
2.3.07	UAT for staff	m2	5	\$4,000	\$ 20,000
	<i>Sub-Total Administration Building</i>	m2	125	\$ 2,619	\$ 327,400
					<b>Total New Entry Building \$ 1,434,400</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>3.0</b>	<b>Landscaping and Paths</b>				
3.1	Paving - High quality - Excludes 50C building	m2	440	\$140	\$ 61,600
3.2	Paving - Medium quality	m2	85	\$85	\$ 7,225
3.3	Paving - Permeable	m2	85	\$65	\$ 5,525
3.4	Solar lighting lamp posts	No	6	\$7,000	\$ 42,000
3.5	Outdoor furniture - bins, seats etc	Item			\$ 20,000
3.6	Allowance for grass and reticulation - 50%	m2	215	\$30	\$ 6,450
3.7	Allowance for new shrub planting areas - 50%	m2	215	\$55	\$ 11,825
3.8	Tree planting - small and large	No	10	\$513	\$ 5,125
3.9	Allowance for canopy over hardscape areas - Excludes 50C building	m2	375	\$550	\$ 206,250
3.10	Allowance for interpretive and wayfinding signage	Item			\$ 5,000
	<b>Landscaping and Paths</b>				<b>\$ 371,000</b>
<b>4.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
4.1	Builder's Preliminaries		Item	12%	\$ 263,732
4.2	Development Application		Item		\$ 7,830
4.3	Building Permit		Item	0.09%	\$ 2,215
4.4	CTF Levy		Item	0.2%	\$ 4,923
4.5	Building Services Levy		Item	0.137%	\$ 3,372
4.6	Demolition Permit		Item		\$ 105
	<b>Total for Builder's Preliminaries and Statutory Fees</b>				<b>\$ 282,178</b>
<b>5.0</b>	<b>Public Art / Memorial Opportunities</b>				
5.1	Allowance for Public Art (1% of Construction Costs)		Item		\$ 24,799
	<b>Sub-Total Public Art / Memorial Opprtunities</b>				<b>\$ 24,799</b>
	<b>Construction Costs</b>				<b>\$ 2,504,747</b>
<b>6.0</b>	<b>CONTINGENCIES</b>				
6.1	Allowance for design contingencies		Item	10%	\$ 250,475
6.2	Allowance for contract contingencies		Item	5%	\$ 137,761
	<b>Sub-total Contingencies</b>				<b>\$ 388,236</b>
<b>7.0</b>	<b>HEADWORKS</b>				
7.1	Allowance for Water Corporation Headworks		Item		Excluded
7.2	Allowance for Western Power Headworks		Item		Excluded
	<b>Sub-total Headworks</b>				<b>\$ -</b>
<b>8.0</b>	<b>PROFESSIONAL FEES</b>				
8.1	Allowance for professional fees and disbursements comprising full service		Item	15%	\$ 433,947
	<b>Sub-total Professional Fees</b>				<b>\$ 433,947</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
9.0	<b>ESCALATION</b>				
9.1	Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation.	Note			
9.2	No allowance for escalation in costs has been included	Item	0.00%	\$	-
<b>Sub-total Escalation</b>					\$ -
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 3,326,931</b>
10.0	<b>District Allowance Roebourne excluding Fees</b>	Item		55% \$	1,591,141
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 4,918,072</b>
	Goods & Services Tax (10%)			\$	491,807
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 5,409,879</b>

**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

- Gresley Abas Option 2
- Gresley Abas Option 2 Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

- External landscaping outside site boundary
- Bore and pump
- City of Karratha internal recovery costs
- Loose furniture and fittings
- Computers, phone systems and AV equipment
- Holding and Finance charges
- Land costs
- Legal costs
- Escalation beyond September 2021

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

## **DRAFT Roebourne Recreation Precinct Masterplan Report**

### **Appendix E:**

Resources reference in the development of the The Design Strategy.

Designing with Country, Government Architect NSW 2020, <https://www.governmentarchitect.nsw.gov.au/projects/designing-with-country>

Hromek, Danièle and Janke, Terri. 2017. Cultural Principles and Protocols for Designers: for Projects or Curricula involving Indigenous Peoples, Communities and Materials. Sydney: UTS Faculty of Design Architecture and Building.

Hromek, Danièle and Arcadia Landscape Architecture. 2021. "Shaping Country: Cultural engagement in Australia's built environment". [https://arcadiala.com.au/wp-content/uploads/2021/07/Arcadia\\_Shaping-Country-Report\\_July-2021.pdf](https://arcadiala.com.au/wp-content/uploads/2021/07/Arcadia_Shaping-Country-Report_July-2021.pdf)

Hromek, Danièle and Djinjama. 2020. "An Approach for Engaging with Country". <https://djinjama.com/engaging-with-country/>

Hromek, Michael.2020. Wagga Wagga Special Activation Precinct Wiradjuri Country: Aboriginal Design Principles.

Kennedy, R. (Designer), Kelly, M. (Designer), Greenway, J. (Designer), & Martin, B. (Designer). (2018). International Indigenous Design Charter. Design / Architecture, Deakin University.

Walley, Richard. The Kaart Koort Waarnginy (Head, Heart, Talking) Aboriginal Engagement Framework. MRA's Place Making Model. Development WA.

## **DRAFT Roebourne Recreation Precinct Masterplan Report**

### **Appendix F:**

Roebourne Recreation Precinct: Masterplan Cost Indication for the Final Masterplan

Option 1

June 2022

Prepared by Neil Butler Quantity Surveying Services

**NBQSS**

## **Roebourne Recreation Precinct**

### **Masterplan Cost Indication**

- Option 1A

Revision - 18th May 2022

Revision 1 - 13th June 2022 - Core and Discretionary Items

**13th June 2022**

**Architect: Gresley Abas**

**Neil Butler Quantity Surveying Services**

**T: 08 9349 7853**

**M: 0457 977 407**

**ABN: 730 320 19210**

**SUMMARY - Option 1A - Core Items**

Item	Location	Construction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall - Core Item	\$ 2,598,214	\$ 259,821	\$ 142,902	\$ 450,141	\$ 330,103	\$ 1,832,072	\$ 5,613,253
2.0	New Administration Building - Core Item	\$ 426,000	\$ 42,600	\$ 23,430	\$ 73,805	\$ 54,123	\$ 300,384	\$ 920,342
3.0	Aquatic Centre	\$ 132,500	\$ 13,250	\$ 7,288	\$ 22,956	\$ 16,834	\$ 93,429	\$ 286,257
4.0	Existing Covered Basketball Courts	\$ 167,162	\$ 16,716	\$ 9,194	\$ 28,961	\$ 21,238	\$ 117,871	\$ 361,141
5.0	Main Shelter - Core Item	\$ 560,000	\$ 56,000	\$ 30,800	\$ 97,020	\$ 71,148	\$ 394,871	\$ 1,209,839
6.0	Skate Landscape	\$ 878,560	\$ 87,856	\$ 48,321	\$ 152,211	\$ 111,621	\$ 619,497	\$ 1,898,065
7.0	Community Amphitheatre	\$ 5,000	\$ 500	\$ 275	\$ 866	\$ 635	\$ 3,526	\$ 10,802
8.0	New Cultural/Country Learning Zone - Core Item	\$ 210,750	\$ 21,075	\$ 11,591	\$ 36,512	\$ 26,776	\$ 148,606	\$ 455,310
9.0	External Store - Core Item	\$ 55,500	\$ 5,550	\$ 3,053	\$ 9,615	\$ 7,051	\$ 39,135	\$ 119,904
10.0	BBQ Areas - Core Item	\$ 32,000	\$ 3,200	\$ 1,760	\$ 5,544	\$ 4,066	\$ 22,564	\$ 69,134
11.0	Oval - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.0	Nature Play Area - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13.0	Landscaping and Paths - Core Item	\$ 947,395	\$ 94,740	\$ 52,107	\$ 164,136	\$ 120,367	\$ 668,034	\$ 2,046,778
14.0	Other - Core Item	\$ 142,000	\$ 14,200	\$ 7,810	\$ 24,602	\$ 18,041	\$ 100,128	\$ 306,781
15.0	Carparking - Core item	\$ 272,000	\$ 27,200	\$ 14,960	\$ 47,124	\$ 34,558	\$ 191,795	\$ 587,636
16.0	Bus Shelter - Discretionary Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.0	Builder's Preliminaries and Statutory Fees	\$ 817,081	\$ 81,708	\$ 44,939	\$ 141,559	\$ 103,810	\$ 576,146	\$ 1,765,244
18.0	Public Art / Memorial Opportunities	\$ 70,334	\$ 7,033	\$ 3,868	\$ 12,185	\$ 8,936	\$ 49,595	\$ 151,952
<b>Total</b>		<b>\$ 7,314,496</b>	<b>\$ 731,450</b>	<b>\$ 402,297</b>	<b>\$ 1,267,236</b>	<b>\$ 929,307</b>	<b>\$ 5,157,652</b>	<b>\$ 15,802,439</b>
<b>GST - 10%</b>		<b>\$ 731,450</b>	<b>\$ 73,145</b>	<b>\$ 40,230</b>	<b>\$ 126,724</b>	<b>\$ 92,931</b>	<b>\$ 515,765</b>	<b>\$ 1,580,244</b>
<b>Total</b>		<b>\$ 8,045,946</b>	<b>\$ 804,595</b>	<b>\$ 442,527</b>	<b>\$ 1,393,960</b>	<b>\$ 1,022,237</b>	<b>\$ 5,673,418</b>	<b>\$ 17,382,683</b>

**SUMMARY - Option 1A - Discretionary Items**

Item	Location	Construction Costs	Design Contingencies	Contract Contingencies	Professional Fees	Escalation	District Allowance	Total - Roebourne
1.0	50C Hall - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.0	New Administration Building - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.0	Aquatic Centre	\$ 172,000	\$ 17,200	\$ 9,460	\$ 29,799	\$ 21,853	\$ 121,282	\$ 371,594
4.0	Existing Covered Basketball Courts	\$ 727,775	\$ 72,778	\$ 40,028	\$ 126,087	\$ 92,464	\$ 513,174	\$ 1,572,305
5.0	Main Shelter - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.0	Skate Landscape	\$ 48,000	\$ 4,800	\$ 2,640	\$ 8,316	\$ 6,098	\$ 33,846	\$ 103,701
7.0	Community Amphitheatre	\$ 47,500	\$ 4,750	\$ 2,613	\$ 8,229	\$ 6,035	\$ 33,494	\$ 102,620
8.0	New Cultural/Country Learning Zone - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.0	External Store - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.0	BBQ Areas - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.0	Oval - Discretionary Item	\$ 187,860	\$ 18,786	\$ 10,332	\$ 32,547	\$ 23,868	\$ 132,465	\$ 405,858
12.0	Nature Play Area - Discretionary Item	\$ 170,000	\$ 17,000	\$ 9,350	\$ 29,453	\$ 21,599	\$ 119,872	\$ 367,273
13.0	Landscaping and Paths - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0	Other - Core Item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15.0	Carparking - Core item	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	Bus Shelter - Discretionary Item	\$ 20,000	\$ 2,000	\$ 1,100	\$ 3,465	\$ 2,541	\$ 14,103	\$ 43,209
17.0	Builder's Preliminaries and Statutory Fees	\$ 174,480	\$ 17,448	\$ 9,596	\$ 30,229	\$ 22,168	\$ 123,031	\$ 376,951
18.0	Public Art / Memorial Opportunities	\$ 15,476	\$ 1,548	\$ 851	\$ 2,681	\$ 1,966	\$ 10,913	\$ 33,435
<b>Total</b>		<b>\$ 1,563,091</b>	<b>\$ 156,309</b>	<b>\$ 85,970</b>	<b>\$ 270,806</b>	<b>\$ 198,591</b>	<b>\$ 1,102,178</b>	<b>\$ 3,376,945</b>
<b>GST - 10%</b>		<b>\$ 156,309</b>	<b>\$ 15,631</b>	<b>\$ 8,597</b>	<b>\$ 27,081</b>	<b>\$ 19,859</b>	<b>\$ 110,218</b>	<b>\$ 337,694</b>
<b>Total</b>		<b>\$ 1,719,400</b>	<b>\$ 171,940</b>	<b>\$ 94,567</b>	<b>\$ 297,886</b>	<b>\$ 218,450</b>	<b>\$ 1,212,396</b>	<b>\$ 3,714,639</b>

**Option 1A - Core items**

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>1.0</b>	<b>50C Hall - Core Item</b>				
1.1	Upgrade 50c hall to current building codes as per GHD Report	Item		\$	1,113,000
1.2	Function room/Gathering space, new ceilings, modified mechanical and electrical services, general upgrade to walls	m2	200	\$1,325	\$ 265,000
1.3	Acoustic dividing wall to Function room	Item		\$	136,800
1.4	Gathering space - Upgrade existing floor	m2	200	\$275	\$ 55,000
1.5	New kitchen/kiosk	m2	30	\$2,400	\$ 72,000
1.6	New Kitchen store/Coolroom/Dry store	m2	17	\$1,200	\$ 20,400
1.7	Allowance for coolroom	Item		\$	30,000
1.8	Allowance for kitchen equipment	Item		\$	75,000
1.9	Form opening in external wall of kitchen/kiosk to provide extremal servery. Includes roller shutter and security grille.	No	1	\$4,904	\$ 4,904
1.10	Demolish stage	Item		\$	10,000
1.11	Cleaners room	m2	4	\$1,620	\$ 6,480
1.12	New female toilets, showers and changeroom	m2	25	\$3,500	\$ 87,500
1.13	New male toilets, showers and changeroom	m2	25	\$3,500	\$ 87,500
1.14	New UAT staff toilet and UAT Parent Room	m2	17	\$3,500	\$ 59,500
1.15	Storage for table and chairs	m2	50	\$1,320	\$ 66,000
1.16	Creche/Playgroup	m2	24	\$2,700	\$ 64,800
1.17	Clinic Room	m2	7	\$2,200	\$ 15,400
1.18	UAT creche	m2	5	\$3,500	\$ 17,500
1.19	Office space - 4 people	m2	12	\$1,440	\$ 17,280
1.20	Form opening in existing wall to connect to new administration area including new windows and doors	Item		\$	49,150
1.21	Allowance for works to modify existing entrance into secondary entrance	Item		\$	15,875
1.22	Allowance for upgrading electrical lighting and power	Item		\$	101,500
1.23	New canopy to Secondary entrance	Item		\$	78,000
1.24	Allowance for interpretive and wayfinding signage	Item		\$	5,000
1.25	Allowance for general internal demolition of existing walls and ceilings, toilets etc to allow for new layout	Item		\$	75,000
1.26	Allowance for bin store (20m2)	Item		\$	20,000
1.27	Rammed earth entry wall	m	20	\$1,500	\$ 30,000
1.28	Exit gate	No	1	\$1,500	\$ 1,500
1.29	Landscaping to courtyard	Item		\$	15,000
1.30	Softfall paving	m2	25	\$125	\$ 3,125
				<b>Sub-Total 50C Hall</b>	<b>\$ 2,598,214</b>
<b>2.0</b>	<b>New Administration Building - Core Item</b>				
2.1	Administration/Reception/Office	m2	30	\$2,700	\$ 81,000
2.2	Public facing computer area with four stations	m2	28	\$2,500	\$ 70,000
2.3	Meeting Room in existing building	m2	40	\$2,500	\$ 100,000
2.4	Acoustic dividing wall to meeting room	Item		\$	25,200
2.5	Tearoom/kitchenette	m2	10	\$3,000	\$ 30,000
2.6	Comms room	m2	9	\$2,200	\$ 19,800
2.7	Storage	m2	10	\$2,000	\$ 20,000
2.8	UAT for staff	m2	5	\$4,000	\$ 20,000
2.9	Male toilet	m2	5	\$3,500	\$ 17,500
2.10	Female toilet	m2	5	\$3,500	\$ 17,500
2.11	Circulation	m2	10	\$2,500	\$ 25,000
2.12	Allowance for kiosk fit-out and equipment	Item		\$	50,000
	<b>Sub-Total New Entry Building</b>	<b>m2</b>	<b>152</b>	<b>\$2,803</b>	<b>\$ 426,000</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>3.0</b>	<b>Aquatic Centre</b>				
3.1	Allowance to modify step into beach entry to allow disabled access - Discetionary Item	Item		\$	-
3.1	Relocate existing shade structures from skate park to aquatic centre - Refer to Item 7.2 - Discetionary Item	Item		\$	-
3.1	Upgrade changerooms - Discretionary Item	Item		\$	-
3.1	Relocate fence line to allow wider access alongside covered courts edge - Included in Item 4.5 - Core Item	Item		\$	-
3.1	Upgrade boundary fencing - Core Item	Item		\$	25,500
3.1	Allowance for sundry modifications to landscaping and paved areas - Core Item			\$	10,000
3.1	Rammed earth entry wall - Core Item	m	8	\$1,500	\$ 12,000
3.1	Pool entrance/ exit gates - Core Item	Item		\$	75,000
3.1	Seating near entrance - Core Item	Item		\$	10,000
				<i>Sub-Total Aquatic Centre</i>	<u>\$ 132,500</u>
<b>4.0</b>	<b>Existing Covered Basketball Courts</b>				
4.1	Resurface existing flooring - Discretionary Item	m2	1672	\$0	\$ -
4.2	New court markings ( Basketball, boxing, netball, volleyball, tennis) - Discretionary Item	Item		\$	-
4.3	Sporting equipment - rings , floor mounts etc - Discretionary Item	Item		\$	-
4.4	Refurbish existing changerooms - Core Item	Item		\$	162,162
4.5	Make storage area accessible - Core Item	Item		\$	5,000
4.6	Add solar power to roof of courts - Discretionary Item	Item		\$	-
4.7	Allowance for upgrade of façade - Discretionary Item	Item		\$	-
4.8	Soffit lining to courts area - Discretionary Item	Item		\$	-
4.9	Allowance for upgrade of lighting - Discretionary Item	Item		\$	-
				<i>Existing Covered Basketball Courts</i>	<u>\$ 167,162</u>
<b>5.0</b>	<b>Main Shelter - Core Item</b>				
5.1	Shade structure over community space	m2	1120	\$500	\$ 560,000
				<i>Sub-Total Main Shelter</i>	<u>\$ 560,000</u>
<b>6.0</b>	<b>Skate Landscape</b>				
6.1	Allowance for new skate element comprising skatable pathway incorporated into general pathways including rails, mounds, skateable concrete benches etc. - Core Item	Item		\$	500,000
6.2	Relocate existing shade structures to aquatic centre - Discretionary Item	Item		\$	-
6.3	Allowance for Skate Park Features comprising:- Core Item	Item		\$	378,560
6.3.1	Shade structure over Skate Landscape				
6.3.2	Inground trampoline				
6.3.3	Practice hit-up wall				
6.3.4	Table tennis				
6.3.5	Pool table				
6.3.6	Allowance for rock climbing wall				
				<i>Sub-Total Skate Landscape</i>	<u>\$ 878,560</u>

# Roebourne Recreation Precinct

**Masterplan Costs**  
Revision 1 - 13th June 2022

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>7.0</b>	<b>Community Amphitheatre</b>				
7.1	Grassed amphitheatre seating area ( Non-tiered) - Core Item	m2	100	\$50	\$ 5,000
7.2	Fixed projector (sculptural element integrated with skate park) - Discretionary Item	Item			\$ -
7.3	Projection screen onto rock climbing wall - Discretionary Item	Item			\$ -
7.4	No allowance for fencing	Note			
	<i>Sub-Total Community Amphitheatre</i>				<u>\$ 5,000</u>
<b>8.0</b>	<b>New Cultural/Country Learning Zone - Core Item</b>				
8.1	Outdoor Art/ multifunctional area - hard paved	m2	450	\$85	\$ 38,250
8.2	Allowance for covered shelter	Item			\$ 112,500
8.3	Seating and tables	No	2	\$5,000	\$ 10,000
8.4	Elevated landscaped Community Garden	Item			\$ 15,000
8.5	Stone/rocks from external locations	Item			\$ 10,000
8.6	Storytelling area "Boorungy" circle	Item			\$ 10,000
8.7	Integrated nature play spaces	No	3	\$5,000	\$ 15,000
	<i>Sub-Total New Cultural/Country Learning Zone</i>				<u>\$ 210,750</u>
<b>9.0</b>	<b>External Store - Core Item</b>				
9.1	Remove existing equipment from mechanical plant compound and refurbish	Item			\$ 15,000
9.2	New store room	m2	10	\$1,500	\$ 15,000
9.3	Making verandah	m2	300	\$85	\$ 25,500
	<i>Sub-Total External Store</i>				<u>\$ 55,500</u>
<b>10.0</b>	<b>BBQ Areas - Core Item</b>				
10.1	Electric powered BBQ including base structure	No	4	\$8,000	\$ 32,000
	<i>Sub-Total BBQ Areas</i>				<u>\$ 32,000</u>
<b>11.0</b>	<b>Oval - Discretionary Item</b>				
	<i>Sub-Total Oval</i>				<u>\$ -</u>
<b>12.0</b>	<b>Nature Play Area - Discretionary Item</b>				
12.1	Allowance for nature play area	Item			\$ -
12.2	Allowance for covered shelter and seating	No	1	\$0	\$ -
	<i>Sub-Total Nature Play Areas</i>				<u>\$ -</u>

**Roebourne Recreation Precinct**

**Masterplan Costs**  
Revision 1 - 13th June 2022

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>13.0</b>	<b>Landscaping and Paths - Core Item</b>				
13.1	Pathways throughout - 1.5 metres wide	m	200	\$98	\$ 19,500
13.2	Pedestrian bridges across swale drains - pathways	No	2	\$15,000	\$ 30,000
13.3	Pedestrian bridges across swale drains -RSHS entry points	No	2	\$25,000	\$ 50,000
13.4	Solar lighting lamp posts (1 post every 50 metres)	No	4	\$7,000	\$ 28,000
13.5	Seating structures	No	13	\$7,500	\$ 97,500
13.6	Outdoor furniture - bins etc	Item			\$ 10,000
13.7	Allowance for grass and reticulation	m2	3037	\$30	\$ 91,110
13.8	Allowance for new shrub planting areas	m2	5062	\$55	\$ 278,410
13.9	Allowance for additional paved areas	m2	2025	\$65	\$ 131,625
13.10	Drainage swales - forming only	Item			\$ 10,000
13.11	Allowance for external site signage (Parking, Directional signage etc)	Item			\$ 50,000
13.12	Tree planting	No	50	\$513	\$ 25,625
13.13	Allowance for new entry canopy in existing carpark off Great Northern Highway	Item			\$ 75,000
13.14	Allowance for cleaning up balance of site not included within new paving, landscaping , playgrounds etc	m2	3375	\$15	\$ 50,625
	<i>Sub-Total Landscaping and Paths</i>				<b>\$ 947,395</b>
<b>14.0</b>	<b>Other - Core Item</b>				
14.1	Allowance for interpretive and wayfinding signage	Item			\$ 25,000
14.2	Allowance for small shelter/enclosure for bike fixing facility	Item			\$ 5,000
14.3	Allowance for drinking fountains	No	4	\$8,000	\$ 32,000
14.4	Allowance to improve appearance of transformer adjacent to school site and landscape area	Item			\$ 5,000
14.5	Entry statements	No	3	\$25,000	\$ 75,000
	<i>Sub-Total Other</i>				<b>\$ 142,000</b>
<b>15.0</b>	<b>Carparking - Core item</b>				
15.1	Reconfigure existing carparking areas	m2	900	\$65	\$ 58,500
15.2	Allowance remove balance of carparking	Item			\$ 20,000
15.3	Allowance for new shrub planting areas	Item			\$ 25,000
15.4	Localised tree planting	No	20	\$300	\$ 6,000
15.5	Allowance for covered carport to carpark	No	3	\$52,500	\$ 157,500
15.6	Allowance for cleaning up balance of site not included within new carparking area	Item			\$ 5,000
	<i>Sub-Total Carparking</i>				<b>\$ 272,000</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>16.0</b>	<b>Bus Shelter - Discretionary Item</b>				
				<i>Sub-Total Bus Shelter</i>	\$ -
<b>19.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
19.1	Builder's Preliminaries	Item		12%	\$ 771,250
19.2	Development Application	Item			\$ 18,283
19.3	Building Permit	Item		0.09%	\$ 5,784
19.4	CTF Levy	Item		0.2%	\$ 12,854
19.5	Building Services Levy	Item		0.137%	\$ 8,805
19.6	Demolition Permit	Item			\$ 105
				<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>	\$ 817,081
<b>20.0</b>	<b>Public Art / Memorial Opportunities</b>				
20.1	Allowance for Public Art (1% of Construction Costs)	Item			\$ 70,334
				<i>Sub-Total Public Art / Memorial Opportunities</i>	\$ 70,334
<b>Construction Costs</b>					<b>\$ 7,314,496</b>
<b>21.0</b>	<b>CONTINGENCIES</b>				
21.1	Allowance for design contingencies	Item		10%	\$ 731,450
21.2	Allowance for contract contingencies	Item		5%	\$ 402,297
				<i>Sub-total Contingencies</i>	\$ 1,133,747
<b>22.0</b>	<b>HEADWORKS</b>				
22.1	Allowance for Water Corporation Headworks	Item			Excluded
22.2	Allowance for Western Power Headworks	Item			Excluded
				<i>Sub-total Headworks</i>	\$ -
<b>23.0</b>	<b>PROFESSIONAL FEES</b>				
23.1	Allowance for professional fees and disbursements comprising full service	Item		15%	\$ 1,267,236
				<i>Sub-total Professional Fees</i>	\$ 1,267,236

Item	Description of Works	Unit	Quantity	Rate	Cost
24.0	<b>ESCALATION</b>				
24.1	Given the recent state of the building industry due to COVID, shortage of supply of materials, shortage of labour these Masterplan a cost increase of approx 11-15% has occurred over the last year				
					<b>Note</b>
24.2	Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation beyond June 2022 but allowance should be made in the vicinity of 4.5% for the next two years and reducing to 3.5% annually after that.				
					<b>Note</b>
24.3	Allowance for potential increase costs during the period May 21 - May 22	Item	11%	\$	929,307
24.4	No allowance for escalation in costs has been included beyond June 2022	Item	0.00%	\$	-
				<b>Sub-total Escalation</b>	<b>\$ 929,307</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 10,644,786</b>
	<i>District Allowance Roebourne excluding Fees</i>	<i>Item</i>		55%	\$ 5,157,652
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 15,802,439</b>
	Goods & Services Tax (10%)				\$ 1,580,244
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 17,382,683</b>

**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

- Gresley Abas Option 1A (Original)
- Gresley Abas Option 1A (New) - 1:1000 (A3)
- Gresley Abas Option 1A (Original + Changes) - Notes
- Gresley Abas Option 1A (Original + Changes) - Notes - Continued
  
- Gresley Abas Option 1A - Masterplan - Not to Scale
- Gresley Abas Option 1A - Community Hall Concept Plan - 1:200(A3)
  
- Gresley Abas Option 1A - Community Hall Concept Plan (New) - 1:500(A3)
- Gresley Abas Option 1A - Community Hall Concept Plan (New) - Section & Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

- Loose furniture and fittings
- Computers and audio visual equipment
- External landscaping outside site boundary
- Bore and pump
- Holding and Finance charges
- Land costs
- Legal costs
- Escalation beyond June 2022

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

Option 1A - Discretionary Items					
Item	Description of Works	Unit	Quantity	Rate	Cost
1.0	<b>50C Hall - Core Item</b>				
					<i>Sub-Total 50C Hall</i> \$ -
2.0	<b>New Administration Building - Core Item</b>				
					<i>Sub-Total New Entry Building</i> m2 0 \$0 \$ -
3.0	<b>Aquatic Centre</b>				
3.1	Allowance to modify step into beach entry to allow disabled access - Discretionary Item	Item		\$	10,000
3.2	Relocate existing shade structures from skate park to aquatic centre - Refer to Item 7.2 - Discretionary Item	Item		\$	-
3.3	Upgrade changerooms - Discretionary Item	Item		\$	162,000
3.4	Relocate fence line to allow wider access alongside covered courts edge - Included in Item 4.5	Item		\$	-
3.5	Upgrade boundary fencing - Core Item	Item		\$	-
3.6	Allowance for sundry modifications to landscaping and paved areas - Core Item			\$	-
3.7	Rammed earth entry wall - Core Item	m	8	\$0	\$ -
3.8	Pool entrance/ exit gates - Core Item	Item		\$	-
3.9	Seating near entrance - Core Item	Item		\$	-
					<i>Sub-Total Aquatic Centre</i> \$ 172,000
4.0	<b>Existing Covered Basketball Courts</b>				
4.1	Resurface existing flooring - Discretionary Item	m2	1672	\$75	\$ 125,400
4.2	New court markings ( Basketball, boxing, netball, volleyball, tennis) - Discretionary Item	Item		\$	50,000
4.3	Sporting equipment - rings , floor mounts etc - Discretionary Item	Item		\$	45,000
4.4	Refurbish existing changerooms - Core Item	Item		\$	-
4.5	Make storage area accessible - Core Item	Item		\$	-
4.6	Add solar power to roof of courts - Discretionary Item	Item		\$	30,000
4.7	Allowance for upgrade of façade - Discretionary Item	Item		\$	150,000
4.8	Soffit lining to courts area - Discretionary Item	Item		\$	206,125
4.9	Allowance for upgrade of lighting - Discretionary Item	Item		\$	121,250
					<i>Existing Covered Basketball Courts</i> \$ 727,775
5.0	<b>Main Shelter - Core Item</b>				
					<i>Sub-Total Main Shelter</i> \$ -

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>6.0</b>	<b>Skate Park Landscape</b>				
6.1	Allowance for new skate element comprising skatable pathway incorporated into general pathways including rails, mounds, skateable concrete benches etc. - Core Item	Item		\$	-
6.2	Relocate existing shade structures to aquatic centre - Discretionary Item	Item		\$	48,000
6.3	Allowance for Skate Park Features comprising- Core Item	Item		\$	-
6.3.1	Shade structure over Skate Landscape - Core Item				
6.3.2	Inground trampoline - Core Item				
6.3.3	Practice hit-up wall - Core Item				
6.3.4	Table tennis - Core Item				
6.3.5	Pool table - Core Item				
6.3.6	Allowance for rock climbing wall - Core Item				
				<i>Sub-Total Skate Landscape</i>	<u>\$ 48,000</u>
<b>7.0</b>	<b>Community Amphitheatre</b>				
7.1	Grassed amphitheatre seating area ( Non-tiered) - Core Item	m2	100	\$0	\$ -
7.2	Fixed projector (sculptural element integrated with skate park) - Discretionary Item	Item		\$	35,000
7.3	Projection screen onto rock climbing wall - Discretionary Item	Item		\$	12,500
7.4	No allowance for fencing	Note			
				<i>Sub-Total Community Amphitheatre</i>	<u>\$ 47,500</u>
<b>8.0</b>	<b>New Cultural/Country Learning Zone - Core Item</b>				
				<i>Sub-Total New Cultural/Country Learning Zone</i>	<u>\$ -</u>
<b>9.0</b>	<b>External Store - Core Item</b>				
				<i>Sub-Total External Store</i>	<u>\$ -</u>
<b>10.0</b>	<b>BBQ Areas - Core Item</b>				
				<i>Sub-Total BBQ Areas</i>	<u>\$ -</u>
<b>11.0</b>	<b>Oval - Discretionary Item</b>				
11.1	Allowance for covered shelter and seating	No	3	\$25,000	\$ 75,000
11.2	Line markings to oval for soccer, Alf football, hockey, Netball and softball. - To be line marked as required by sports bodies	Item		\$	-
11.3	Path around playground	m	70	\$98	\$ 6,860
11.4	Solar lighting lamp posts (1 post every 25 metres)	No	3	\$7,000	\$ 21,000
11.5	Allowance for playground equipment	Item		\$	50,000
11.6	Outdoor furniture - bins etc	Item		\$	10,000
11.7	Allowance for external site signage (Parking, Directional signage etc)	Item		\$	25,000
				<i>Sub-Total Oval</i>	<u>\$ 187,860</u>
<b>12.0</b>	<b>Nature Play Area - Discretionary Item</b>				
12.1	Allowance for nature play area	Item		\$	150,000
12.2	Allowance for covered shelter and seating	No	1	\$20,000	\$ 20,000
				<i>Sub-Total Nature Play Areas</i>	<u>\$ 170,000</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>13.0</b>	<b>Landscaping and Paths - Core Item</b>				
				<i>Sub-Total Landscaping and Paths</i>	<u>\$ -</u>
<b>14.0</b>	<b>Other - Core Item</b>				
14.1	Allowance for interpretive and wayfinding signage	Item		\$	-
14.2	Allowance for small shelter/enclosure for bike fixing facility	Item		\$	-
14.3	Allowance for drinking fountains	No	4	\$0	\$ -
14.4	Allowance to improve appearance of transformer adjacent to school site and landscape area	Item		\$	-
14.5	Entry statements	No	3	\$0	\$ -
				<i>Sub-Total Other</i>	<u>\$ -</u>
<b>15.0</b>	<b>Carparking - Core Item</b>				
				<i>Sub-Total Carparking</i>	<u>\$ -</u>
<b>16.0</b>	<b>Bus Shelter - Discretionary Item</b>				
16.1	Allowance to upgrade existing bus shelter	Item		\$	20,000
				<i>Sub-Total Bus Shelter</i>	<u>\$ 20,000</u>
<b>17.0</b>	<b>Builder's Preliminaries and Statutory Fees</b>				
17.1	Builder's Preliminaries		Item	12%	\$ 164,776
17.2	Development Application		Item		\$ 3,735
17.3	Building Permit		Item	0.09%	\$ 1,236
17.4	CTF Levy		Item	0.2%	\$ 2,746
17.5	Building Services Levy		Item	0.137%	\$ 1,881
17.6	Demolition Permit		Item		\$ 105
				<i>Sub-total for Builder's Preliminaries and Statutory Fees</i>	<u>\$ 174,480</u>
<b>18.0</b>	<b>Public Art / Memorial Opportunities</b>				
18.1	Allowance for Public Art (1% of Construction Costs)	Item		\$	15,476
				<i>Sub-Total Public Art / Memorial Opportunities</i>	<u>\$ 15,476</u>
<b>Construction Costs</b>					<b>\$ 1,563,091</b>
<b>19.0</b>	<b>CONTINGENCIES</b>				
19.1	Allowance for design contingencies	Item	10%	\$	156,309
19.2	Allowance for contract contingencies	Item	5%	\$	85,970
				<i>Sub-total Contingencies</i>	<u>\$ 242,279</u>
<b>20.0</b>	<b>HEADWORKS</b>				
20.1	Allowance for Water Corporation Headworks	Item			Excluded
20.2	Allowance for Western Power Headworks	Item			Excluded
				<i>Sub-total Headworks</i>	<u>\$ -</u>

Item	Description of Works	Unit	Quantity	Rate	Cost
<b>21.0</b>	<b>PROFESSIONAL FEES</b>				
21.1	Allowance for professional fees and disbursements comprising full service	Item	15%	\$	270,806
<b>Sub-total Professional Fees</b>					<b>\$ 270,806</b>
<b>22.0</b>	<b>ESCALATION</b>				
22.1	Given the recent state of the building industry due to COVID, shortage of supply of materials, shortage of labour these Masterplan a cost increase of approx 11-15% has occurred over the last year				<b>Note</b>
22.2	Construction commencement dates for each of the above items has not been advised and therefore no provision has been made for escalation beyond June 2022 but allowance should be made in the vicinity of 4.5% for the next two years and reducing to 3.5% annually after that.				<b>Note</b>
22.3	Allowance for potential increase costs during the period May 21 - May 22	Item	11%	\$	198,591
22.4	No allowance for escalation in costs has been included beyond June 2022	Item	0.00%	\$	-
<b>Sub-total Escalation</b>					<b>\$ 198,591</b>
<b>TOTAL ESTIMATED COMMITMENT (Perth)</b>					<b>\$ 2,274,766</b>
	<b>District Allowance Roebourne excluding Fees</b>	Item	55%	\$	1,102,178
<b>TOTAL ESTIMATED COMMITMENT(Roebourne)</b>					<b>\$ 3,376,945</b>
	Goods & Services Tax (10%)			\$	337,694
<b>TOTAL ESTIMATED COMMITMENT(Roebourne) (Including GST)</b>					<b>\$ 3,714,639</b>

Item	Description of Works	Unit	Quantity	Rate	Cost
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**DRAWINGS:**

The following drawings were used in the preparation of these Master Plan Costs:

Gresley Abas Option 1A (Original)  
 Gresley Abas Option 1A (New) - 1:1000 (A3)  
 Gresley Abas Option 1A (Original + Changes) - Notes

Gresley Abas Option 1A (Original + Changes) - Notes - Continued  
 Gresley Abas Option 1A - Masterplan - Not to Scale

Gresley Abas Option 1A - Community Hall Concept Plan - 1:200(A3)  
 Gresley Abas Option 1A - Community Hall Concept Plan (New) - 1:500(A3)  
 Gresley Abas Option 1A - Community Hall Concept Plan (New) - Section & Notes

**EXCLUSIONS:**

The following items have been specifically excluded from these Master Plan Costs:

Loose furniture and fittings  
 Computers and audio visual equipment  
 External landscaping outside site boundary  
 Bore and pump  
 Holding and Finance charges  
 Land costs  
 Legal costs  
 Escalation beyond June 2022

**NOTES:**

**Please note that this information is for indicative budgeting purposes only and should not be used as the basis for making a financial commitment**

**Prior to making a financial commitment a detailed budget should be prepared based on input from the architect and the relevant consultants**

## **DRAFT Roebourne Recreation Precinct Masterplan Report**

### **Appendix G:**

Roebourne Recreation Precinct Masterplan

Life Cycle Cost Report

July 2022

Prepared by Neil Butler Quantity Surveying Services

## LIFE CYCLE COST REPORT

Prepared by Neil Butler Quantity Surveying Services

Life Cycle Cost Report based on:-

Master plan Cost Indication – Option 1A  
Revision 1 – 13<sup>th</sup> June 2022 – Core and Discretionary Items

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## Whole of Life Costs

It is impractical, if not impossible, to determine with any sense of certainty, the lifecycle costs for the redevelopment of the Roebourne Recreation Precinct. A full Whole of Life Cycle cost forecast requires the sum of CapEx, OpEx and the facility renewal components over the full life of the facility.

Notwithstanding that we have been able to prepare an order of probable costs for the construction components (CapEx), and have made an estimate of the operating cost based on advice from the City of Karratha, for which there are considerable uncertainties, the renewal cost requirements are even more challenging at a master planning level for the following reasons:

- Firstly, this master planning exercise informs at a very high conceptual level. It does not specify plant and equipment for which operating costs and replacement cycles can be determined, nor does it provide certainty as to the extent of or materials selected for flooring, walls, ceilings or roof cladding.
- Secondly the costings have been divided into "Core" facilities and "Discretionary" facilities.
- Thirdly the timing of the redevelopment makes assessing these impacts on the lifecycle impossible.

We have, however, referenced examples of other lifecycle cost forecasts where the uncertainties detailed above have been largely resolved.

For the purpose of providing some guidance in this area, albeit fraught with uncertainties and assumptions, we have used the following factors:

- Renewal Ratio – the percentage of the item which we believe would be required to be replaced during the life cycle cost period.
- Project factor – the percentage allowed for administration of the renewable parts. i.e., professional fees, Council officer administration etc.

## Assumptions Exclusions and Allowances

The following assumptions have been made in relation to Life Cycle Costs

- Construction would be in the period 2025- 2027
- Operating costs would commence in June 2028 for a period of 30 years and have been based on advice from the City of Karratha. No allowance has been included for potential staff increases or increased operating costs of electricity, water, etc

The following Items have not been allowed for

- Exit costs – disposal of the asset at the end of the Life Cycle period. A decision on whether the asset would be demolished or refurbished would need to be made later in the asset's life.
- Staged construction – No allowance has been made for staged construction of the asset.

Our analysis has concluded that for 'community purposes' style buildings we can draw some (very rubbery) estimations. For example, if we assume the structural fabric of the building lasts the entire lifecycle, roofing is replaced or significantly repaired after 30 years and plant and equipment (mechanical, hydraulic etc.) is renewed at an average of 15 years, fixtures and fittings (sanitary ware etc.) at 20 year intervals and internal fit-out (carpets, window treatments) and repainting at 10 year interval we have made an allowance of approx 40% of the building as the Renewable Ratio.

Depending on the nature of the other sections of the project have had a similar philosophy applied to arrive at the Renewable ratio.

More complex buildings with a more extensive technology or specialist operating systems or equipment would require a higher capital replacement allocation.

### **Whole of Life Costs – Updating**

As the design of the asset progresses into the Schematic Stage it will be possible to breakdown the sections of the project into building elements and along with input from the services consultants more detailed operating costs etc update the Life Cycle Cost into a more meaningful and strategic document

**Roebourne Recreational Precinct**  
**Life Cycle Cost**

1.0 Option 1A - Core Items - New Build		Jun-22 excl fees	Jun-22 incl fees	Renewal Ratio	Project Cost	Annualised Cost - June 22	Year 2028
1.1	Capex - Administration	943,854	1,036,080	40.0%	1.10	13,843	17,430
1.2	Capex - Main shelter	1,240,747	1,361,982	10.0%	1.10	4,549	5,728
1.3	Capex - Skate Landscape	1,946,556	2,136,756	0.5%	1.05	341	429
1.4	Capex - Community Amphitheatre	11,078	12,161	1.0%	1.05	4	5
1.5	Capex - New Cultural/Country Learning Zone	466,942	512,568	10.0%	1.05	1,634	2,058
1.6	Capex - External Store	122,967	134,982	40.0%	1.10	1,804	2,271
1.7	Capex - BBQ Areas	70,900	77,828	10.0%	1.05	248	312
1.8	Capex - Landscaping and paths/Other Items/Public Art	2,569,520	2,820,591	10.0%	1.05	8,993	11,323
1.9	Capex - Carparking	602,649	661,534	0.2%	1.05	35	44
1.10	Facility renewal	7,975,213	8,754,481			31,452	39,600
1.11	Exit costs - Demolition	-	-	100%		-	-
1.12	Total cost per year	7,975,213	8,754,481			31,452	39,600
2.0 Option 1A - Core Items - Old Build		Jun-22 excl fees	Jun-22 incl fees	Renewal Ratio	Project Cost	Annualised Cost - June 22	Year 2028
2.1	Capex - 50C hall	5,756,656	6,319,146	40.0%	1.10	84,431	106,305
2.2	Capex - Aquatic Centre	293,570	322,255	10.0%	1.10	1,076	1,355
2.3	Capex - Existing Covered Basketball Courts	370,368	406,557	0.5%	1.10	68	85
2.4	Facility renewal	6,420,594	7,047,958			85,575	107,746
2.5	Exit costs - Demolition	-	-	100.0%		-	-
2.6	Total cost per year	6,420,594	7,047,958			85,575	107,746
3.00 Option 1A - Discretionary Items - New Build		Jun-22 excl fees	Jun-22 incl fees	Renewal Ratio	Project Cost	Annualised Cost - June 22	Year 2028
3.1	Capex - Existing Covered Basketball Courts	1,612,324	1,769,866	25.0%	1.10	14,780	18,609
3.2	Capex -Community Amphitheatre	105,232	115,515	10.0%	1.05	368	464
3.3	Capex - Nature Play Area	376,621	413,421	5.0%	1.05	659	830
3.4	Capex - Public Art	34,286	37,636	20.0%	1.10	251	317
3.5	Facility renewal	2,128,463	2,336,438			16,058	20,219
3.6	Exit costs - Demolition	-	-	100.0%		-	-
3.7	Total cost per year	2,128,463	2,336,438			16,058	20,219

**Roebourne Recreational Precinct**  
**Life Cycle Cost**

1.0	2029	2030	2031	2032	2033	2034	2035	2036
1.1	18,040	18,671	19,325	20,001	20,701	21,426	22,175	22,952
1.2	5,929	6,136	6,351	6,573	6,803	7,041	7,288	7,543
1.3	444	459	476	492	509	527	546	565
1.4	5	5	5	6	6	6	6	6
1.5	2,130	2,204	2,281	2,361	2,444	2,529	2,618	2,710
1.6	2,350	2,433	2,518	2,606	2,697	2,791	2,889	2,990
1.7	323	335	346	359	371	384	398	411
1.8	11,720	12,130	12,554	12,994	13,449	13,919	14,406	14,911
1.9	46	47	49	51	53	54	56	58
1.10	40,986	42,420	43,905	45,442	47,032	48,678	50,382	52,146
1.11	-	-	-	-	-	-	-	-
1.12	40,986	42,420	43,905	45,442	47,032	48,678	50,382	52,146

2.0	2029	2030	2031	2032	2033	2034	2035	2036
2.1	110,026	113,877	117,862	121,988	126,257	130,676	135,250	139,984
2.2	1,403	1,452	1,503	1,555	1,610	1,666	1,724	1,785
2.3	88	92	95	98	102	105	109	113
2.4	111,517	115,420	119,460	123,641	127,968	132,447	137,083	141,881
2.5	-	-	-	-	-	-	-	-
2.6	111,517	115,420	119,460	123,641	127,968	132,447	137,083	141,881

3.00	2029	2030	2031	2032	2033	2034	2035	2036
3.1	19,260	19,934	20,632	21,354	22,101	22,875	23,675	24,504
3.2	480	497	514	532	551	570	590	611
3.3	859	889	920	952	986	1,020	1,056	1,093
3.4	328	339	351	363	376	389	403	417
3.5	20,927	21,659	22,417	23,202	24,014	24,854	25,724	26,624
3.6	-	-	-	-	-	-	-	-
3.7	20,927	21,659	22,417	23,202	24,014	24,854	25,724	26,624

**Roebourne Recreational Precinct  
Life Cycle Cost**

1.0	2037	2038	2039	2040	2041	2042	2043	2044
1.1	23,755	24,586	25,447	26,337	27,259	28,213	29,201	30,223
1.2	7,807	8,080	8,363	8,655	8,958	9,272	9,596	9,932
1.3	585	605	626	648	671	694	719	744
1.4	7	7	7	7	8	8	8	8
1.5	2,804	2,903	3,004	3,109	3,218	3,331	3,447	3,568
1.6	3,095	3,203	3,315	3,431	3,551	3,676	3,804	3,937
1.7	426	441	456	472	489	506	523	542
1.8	15,432	15,973	16,532	17,110	17,709	18,329	18,970	19,634
1.9	60	62	65	67	69	72	74	77
1.10	53,971	55,860	57,815	59,838	61,933	64,100	66,344	68,666
1.11	-	-	-	-	-	-	-	-
1.12	53,971	55,860	57,815	59,838	61,933	64,100	66,344	68,666

2.0	2037	2038	2039	2040	2041	2042	2043	2044
2.1	144,883	149,954	155,202	160,634	166,257	172,076	178,098	184,332
2.2	1,847	1,912	1,979	2,048	2,120	2,194	2,271	2,350
2.3	117	121	125	129	134	138	143	148
2.4	146,847	151,986	157,306	162,812	168,510	174,408	180,512	186,830
2.5	-	-	-	-	-	-	-	-
2.6	146,847	151,986	157,306	162,812	168,510	174,408	180,512	186,830

3.00	2037	2038	2039	2040	2041	2042	2043	2044
3.1	25,362	26,249	27,168	28,119	29,103	30,122	31,176	32,267
3.2	632	654	677	701	725	751	777	804
3.3	1,131	1,171	1,212	1,254	1,298	1,343	1,390	1,439
3.4	431	447	462	478	495	512	530	549
3.5	27,556	28,521	29,519	30,552	31,621	32,728	33,874	35,059
3.6	-	-	-	-	-	-	-	-
3.7	27,556	28,521	29,519	30,552	31,621	32,728	33,874	35,059

**Roebourne Recreational Precinct**  
**Life Cycle Cost**

1.0	2045	2046	2047	2048	2049	2050	2051	2052
1.1	31,281	32,375	33,509	34,681	35,895	37,152	38,452	39,798
1.2	10,280	10,640	11,012	11,398	11,797	12,209	12,637	13,079
1.3	770	797	825	853	883	914	946	979
1.4	9	9	9	10	10	10	11	11
1.5	3,693	3,822	3,956	4,094	4,238	4,386	4,540	4,698
1.6	4,075	4,218	4,366	4,518	4,676	4,840	5,010	5,185
1.7	561	580	601	622	643	666	689	713
1.8	20,322	21,033	21,769	22,531	23,320	24,136	24,980	25,855
1.9	79	82	85	88	91	94	98	101
1.10	71,069	73,557	76,131	78,796	81,553	84,408	87,362	90,420
1.11	-	-	-	-	-	-	-	-
1.12	71,069	73,557	76,131	78,796	81,553	84,408	87,362	90,420

2.0	2045	2046	2047	2048	2049	2050	2051	2052
2.1	190,783	197,461	204,372	211,525	218,928	226,591	234,521	242,730
2.2	2,432	2,517	2,606	2,697	2,791	2,889	2,990	3,095
2.3	153	159	164	170	176	182	189	195
2.4	193,369	200,137	207,142	214,392	221,895	229,662	237,700	246,019
2.5	-	-	-	-	-	-	-	-
2.6	193,369	200,137	207,142	214,392	221,895	229,662	237,700	246,019

3.00	2045	2046	2047	2048	2049	2050	2051	2052
3.1	33,397	34,565	35,775	37,027	38,323	39,665	41,053	42,490
3.2	832	861	892	923	955	988	1,023	1,059
3.3	1,489	1,541	1,595	1,651	1,709	1,769	1,831	1,895
3.4	568	588	609	630	652	675	698	723
3.5	36,286	37,556	38,871	40,231	41,639	43,097	44,605	46,166
3.6	-	-	-	-	-	-	-	-
3.7	36,286	37,556	38,871	40,231	41,639	43,097	44,605	46,166

Roebourne Recreational Precinct  
Life Cycle Cost

1.0						Total Cost Over 30 Years
	2053	2054	2055	2056	2057	
1.1	41,191	42,632	44,124	45,669	47,267	899,766
1.2	13,537	14,011	14,501	15,009	15,534	295,698
1.3	1,014	1,049	1,086	1,124	1,163	22,141
1.4	12	12	12	13	13	252
1.5	4,863	5,033	5,209	5,392	5,580	106,224
1.6	5,366	5,554	5,749	5,950	6,158	117,223
1.7	738	764	791	819	847	16,129
1.8	26,760	27,696	28,666	29,669	30,707	584,539
1.9	105	108	112	116	120	2,285
1.10	93,584	96,860	100,250	103,759	107,390	2,044,257
1.11	-	-	-	-	-	-
1.12	93,584	96,860	100,250	103,759	107,390	<b>2,044,257</b>

2.0						Total Cost Over 30 Years
	2053	2054	2055	2056	2057	
2.1	251,225	260,018	269,119	278,538	288,287	5,487,758
2.2	3,203	3,315	3,431	3,551	3,675	69,964
2.3	202	209	216	224	232	4,413
2.4	254,630	263,542	272,766	282,313	292,194	5,562,136
2.5	-	-	-	-	-	-
2.6	254,630	263,542	272,766	282,313	292,194	<b>5,562,136</b>

3.00						Total Cost Over 30 Years
	2053	2054	2055	2056	2057	
3.1	43,977	45,516	47,109	48,758	50,465	960,632
3.2	1,096	1,134	1,174	1,215	1,258	23,939
3.3	1,961	2,030	2,101	2,174	2,250	42,839
3.4	748	774	801	829	859	16,342
3.5	47,782	49,455	51,185	52,977	54,831	1,043,752
3.6	-	-	-	-	-	-
3.7	47,782	49,455	51,185	52,977	54,831	<b>1,043,752</b>

Roebourne Recreational Precinct  
Life Cycle Cost

4.00 Option 1A - Discretionary Items - Old Build		Jun-22 excl fees	Jun-22 incl fees	Renewal Ratio	Project Cost	Annualised Cost - June 22	Year 2028
4.1	Capex - Aquatic Centre	381,051	418,285	10.0%	1.10	1,397	1,759
4.2	Capex -Skate Landscape	106,340	116,731	10.0%	1.05	372	469
4.3	Capex - Oval	416,188	456,854	5.0%	1.05	728	917
4.4	Capex - Bus shelter	44,308	48,638	50.0%	1.05	775	976
4.5	Facility renewal	947,888	1,040,507			3,273	4,121
4.6	Exit costs - Demolition	-	-	100.0%		-	-
4.7	Total cost per year	947,888	1,040,507			3,273	4,121
<b>5.0 Capital Cost</b>		<b>excl fees</b>	<b>incl fees</b>	<b>Year</b>			
5.1	Capital cost of provision in June 2022	17,472,157	19,179,384	2028			
5.2	Escalated cost of provision in June 2026	20,536,128	22,542,739				
<b>6.0 Operating Expenses</b>		<b>Jun-22</b>					<b>Year</b>
OpEX - Total cost per year as advised by CoK		510,000					642,130
Debt servicing - Loan amount		-					-
<b>7.0</b>	<b>Operating including maintenance plus renewal and exit</b>						<b>813,816</b>
8		Annual contribution					1,250,000
9		Available funds					0
10		Annual expense					813,816
11		Balance left after expense					436,184
12		Interest earned on balance @ 3.05% pa					0

Roebourne Recreational Precinct  
Life Cycle Cost

4.00									
	2029	2030	2031	2032	2033	2034	2035	2036	
4.1	1,821	1,884	1,950	2,019	2,089	2,162	2,238	2,316	
4.2	485	502	520	538	557	576	596	617	
4.3	949	982	1,017	1,052	1,089	1,127	1,167	1,208	
4.4	1,010	1,046	1,082	1,120	1,160	1,200	1,242	1,286	
4.5	4,265	4,415	4,569	4,729	4,895	5,066	5,243	5,427	
4.6	-	-	-	-	-	-	-	-	
4.7	4,265	4,415	4,569	4,729	4,895	5,066	5,243	5,427	
5.0									
5.1	2028	2028	2028	2028	2028	2028	2028	2028	2028
5.2									
6.0									
	2028	2028	2028	2028	2028	2028	2028	2028	2028
	664,604	687,866	711,941	736,859	762,649	789,342	816,969	845,562	
	-	-	-	-	-	-	-	-	
7.0	<b>842,299</b>	<b>871,780</b>	<b>902,292</b>	<b>933,872</b>	<b>966,558</b>	<b>1,000,387</b>	<b>1,035,401</b>	<b>1,071,640</b>	
	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	
	1,686,184	2,093,885	2,485,408	2,858,855	3,212,662	3,545,174	3,854,648	4,139,250	
	842,299	871,780	902,292	933,872	966,558	1,000,387	1,035,401	1,071,640	
	843,885	1,235,408	1,608,855	1,962,662	2,295,174	2,604,648	2,889,250	3,147,052	
	13,304	25,738	37,680	49,070	59,861	70,003	79,442	88,122	

Roebourne Recreational Precinct  
Life Cycle Cost

4.00									
	2037	2038	2039	2040	2041	2042	2043	2044	
4.1	2,398	2,481	2,568	2,658	2,751	2,848	2,947	3,050	
4.2	639	661	684	708	733	759	785	813	
4.3	1,250	1,294	1,339	1,386	1,434	1,484	1,536	1,590	
4.4	1,331	1,377	1,425	1,475	1,527	1,580	1,636	1,693	
4.5	5,617	5,813	6,017	6,227	6,445	6,671	6,904	7,146	
4.6	-	-	-	-	-	-	-	-	
4.7	5,617	5,813	6,017	6,227	6,445	6,671	6,904	7,146	
5.0									
5.1	2028	2028	2028	2028	2028	2028	2028	2028	2028
5.2									
6.0									
	2028	2028	2028	2028	2028	2028	2028	2028	2028
	875,157	905,788	937,490	970,302	1,004,263	1,039,412	1,075,792	1,113,444	
	-	-	-	-	-	-	-	-	
7.0	<b>1,109,147</b>	<b>1,147,968</b>	<b>1,188,147</b>	<b>1,229,732</b>	<b>1,272,772</b>	<b>1,317,319</b>	<b>1,363,425</b>	<b>1,411,145</b>	
	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	
	4,397,052	4,626,026	4,824,044	4,988,866	5,118,143	5,209,406	5,260,065	5,267,401	
	1,109,147	1,147,968	1,188,147	1,229,732	1,272,772	1,317,319	1,363,425	1,411,145	
	3,376,026	3,574,044	3,738,866	3,868,143	3,959,406	4,010,065	4,017,401	3,978,563	
	95,985	102,969	109,008	114,035	117,978	120,762	122,307	122,531	

Roebourne Recreational Precinct  
Life Cycle Cost

4.00									
	2045	2046	2047	2048	2049	2050	2051	2052	
4.1	3,157	3,268	3,382	3,500	3,623	3,750	3,881	4,017	
4.2	841	870	901	932	965	999	1,034	1,070	
4.3	1,646	1,703	1,763	1,825	1,889	1,955	2,023	2,094	
4.4	1,752	1,813	1,877	1,943	2,011	2,081	2,154	2,229	
4.5	7,396	7,655	7,923	8,200	8,487	8,784	9,092	9,410	
4.6	-	-	-	-	-	-	-	-	
4.7	7,396	7,655	7,923	8,200	8,487	8,784	9,092	9,410	
5.0									
5.1	2028	2028	2028	2028	2028	2028	2028	2028	2028
5.2									
6.0									
	2028	2028	2028	2028	2028	2028	2028	2028	2028
	1,152,415	1,192,749	1,234,496	1,277,703	1,322,423	1,368,707	1,416,612	1,466,194	
	-	-	-	-	-	-	-	-	
7.0	<b>1,460,535</b>	<b>1,511,654</b>	<b>1,564,562</b>	<b>1,619,322</b>	<b>1,675,998</b>	<b>1,734,658</b>	<b>1,795,371</b>	<b>1,858,209</b>	
	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	
	5,228,563	5,140,558	5,000,250	4,804,350	4,549,411	4,231,821	3,847,795	3,393,370	
	1,460,535	1,511,654	1,564,562	1,619,322	1,675,998	1,734,658	1,795,371	1,858,209	
	3,890,558	3,750,250	3,554,350	3,299,411	2,981,821	2,597,795	2,143,370	1,614,394	
	121,346	118,662	114,383	108,408	100,632	90,946	79,233	65,373	

Roebourne Recreational Precinct  
Life Cycle Cost

4.00						Total Cost Over 30 Years
	2053	2054	2055	2056	2057	
4.1	4,157	4,303	4,453	4,609	4,771	90,813
4.2	1,107	1,146	1,186	1,228	1,271	24,191
4.3	2,167	2,243	2,322	2,403	2,487	47,339
4.4	2,307	2,388	2,472	2,558	2,648	50,398
4.5	9,739	10,080	10,433	10,798	11,176	212,742
4.6	-	-	-	-	-	-
4.7	9,739	10,080	10,433	10,798	11,176	<b>212,742</b>
<b>5.0</b>						<b>Total Cost Over 30 Years</b>
5.1	2028	2028	2028	2028	2028	
5.2						-
<b>6.0</b>						<b>Total Cost Over 30 Years</b>
	2028	2028	2028	2028	2028	
	1,517,510	1,570,623	1,625,595	1,682,491	1,741,378	33,148,466
	-	-	-	-	-	-
<b>7.0</b>	<b>1,923,246</b>	<b>1,990,560</b>	<b>2,060,229</b>	<b>2,132,337</b>	<b>2,206,969</b>	<b>42,011,353</b>
	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	37,500,000
	2,864,394	2,256,520	1,565,199	785,669	-87,055	107,147,917
	1,923,246	1,990,560	2,060,229	2,132,337	2,206,969	42,011,353
	1,006,520	315,199	-464,331	-1,337,055	-2,308,187	
	49,239	30,699	9,614	-14,162	-40,780	2,162,386

**Roebourne Recreational Precinct  
Life Cycle Cost**

13	Full lifecycle cost over 30 years	\$ 64,554,092
14	Fixed sum annual allocation required to meet all operating, debt servicing, maintenance and facility renewal costs	\$ 1,250,000
14	Capital cost escalated for a build in 2026 ( Excluding Professional Fees)	\$ 20,536,128
15	Annual facility operations, maintenance and renewal allocation as a percentage of capital cost. This is the percentage of the capital cost that needs to be committed each year	6.09%
17	Overall facility operations, maintenance and renewal allocation as a multiple of capital cost	3.14
1	Total of operating costs (including debt servicing) over 30 years	\$ 33,148,466
19	Annual operating costs as a percentage of overall lifecycle cost	51%

**Notes:**

Base Opex calculated as follows based on information provided by City of Karratha:

RAC Operating Expenditure	\$ 650,000
Community Hall Operating Expenditure	\$ 70,000
Operating Income	-\$ 210,000
Nett Opex	<u>\$ 510,000</u>

Assumed operating costs will commence in 2028 following completion construction

Staged construction not allowed for.