



# Community Infrastructure Implementation Plan



Shire of  
Serpentine  
Jarrahdale

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# COMMUNITY INFRASTRUCTURE IMPLEMENTATION PLAN

## Shire of Serpentine Jarrahdale

1 SEPTEMBER 2017

### Context

Council adopted the *Community Infrastructure and Public Open Space Strategy* in December 2016 to provide a clear guiding document for future planning. At the same meeting, Council resolved the associated *Community Infrastructure Implementation Plan* and requested the Shire officers to establish priorities and funding options through the Integrated Planning and Reporting Framework review. In March 2017, the Shire undertook significant community consultation through the 'SJ Real Choices' process. In this process, the Shire engaged with the wider community as well as a randomly selected focus group on the current level of resource allocation to various services and the prioritisation of expenditure within asset categories. This revised version of the Community Infrastructure Implementation Plan reflects the community's feedback and aims to set out a programme based on community priorities, resource availability and overall community needs.

### Statutory Context

Services and facilities provided by a local government are subject to The Local Government Act 1995, section 3.18.

- (1) *A local government is to administer its local laws and may do all other things that are necessary or convenient to be done for, or in connection with, performing its functions under this Act.*
- (2) *In performing its executive functions, a local government may provide services and facilities*
- (3) *A local government is to satisfy itself that services and facilities that it provides —*
  - (a) *integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body; and*
  - (b) *do not duplicate, to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and*
  - (c) *are managed efficiently and effectively.*

The *Community Infrastructure Implementation Plan* takes into account *State Planning Policy 3.6 Development Contributions for Infrastructure* (2016).



## Guiding Principles

Referenced below are the guiding principles that are considered and form the basis of future applications to rationalise the planning of infrastructure and detailed further in the *Community Infrastructure and Public Open Space Strategy* as adopted in December 2016.

1. A co-ordinated network of facilities
2. Central to catchment and equitable access
3. Location to promote visibility and accessibility
4. Integrated/co-located
5. Resilient and multiple use
6. Serving identified social needs
7. Contribute to public domain and sense of place
8. Connected to public transport, pedestrian and cycling networks
9. Sufficient size and design to enable expansion and adaptation
10. Financial viability and environmental sustainability
11. Safety and security
12. Master planned and staged strategy

## Rationale

There are four primary precincts with central community hubs known as Byford, Mundijong, Jarrahdale and Serpentine. The intent is to create vibrant communities within these places while also balancing asset management costs.

New developments and the growing populations in Byford and Mundijong-Whitby urban cells will create significant demand for new facilities. State policy and population projections anticipate approximately 50,000 people in each of Byford and Mundijong-Whitby in a built-out scenario. Serpentine and Jarrahdale by comparison have significantly less projected absolute growth. For equitable planning and provision, each urban cell (Mundijong and Byford) has identified locations for a library and community centre, an additional district community centre, two to three district sports spaces, sports pavilions at each district sporting space, an indoor recreation centre and a skate park. The definitions of a district sports space is a site with two senior sized football ovals. In Byford, there are limited options for planning district sports spaces and so Briggs Parks and Orton Road will serve as the only two district sports spaces. In Mundijong-Whitby, both the new Mundijong and Whitby High Schools are planned to have a shared site arrangement where the school's provide one senior sized oval the developers contribute the second senior sized oval. The district sports space would be under Shire control in its entirety. Furthermore, a major district sports space planned at Keirnan Street will function to alleviate the growing community pressure of Byford and Mundijong and to provide a strategic central sporting hub. The mentioned facilities require development contributions and detailed in PART A.

This report contains the community infrastructure and public open space needs of the Shire for the complete built-out scenario of approximately 100,000 people by 2050. The underpinning rationale for the community infrastructure identified is within *Guidelines for Community Infrastructure* by Parks and Leisure Australia (2012). The community infrastructure requirements are adapted slightly to adopt the guiding principles and local development context. For instance, where the guidelines may recommend

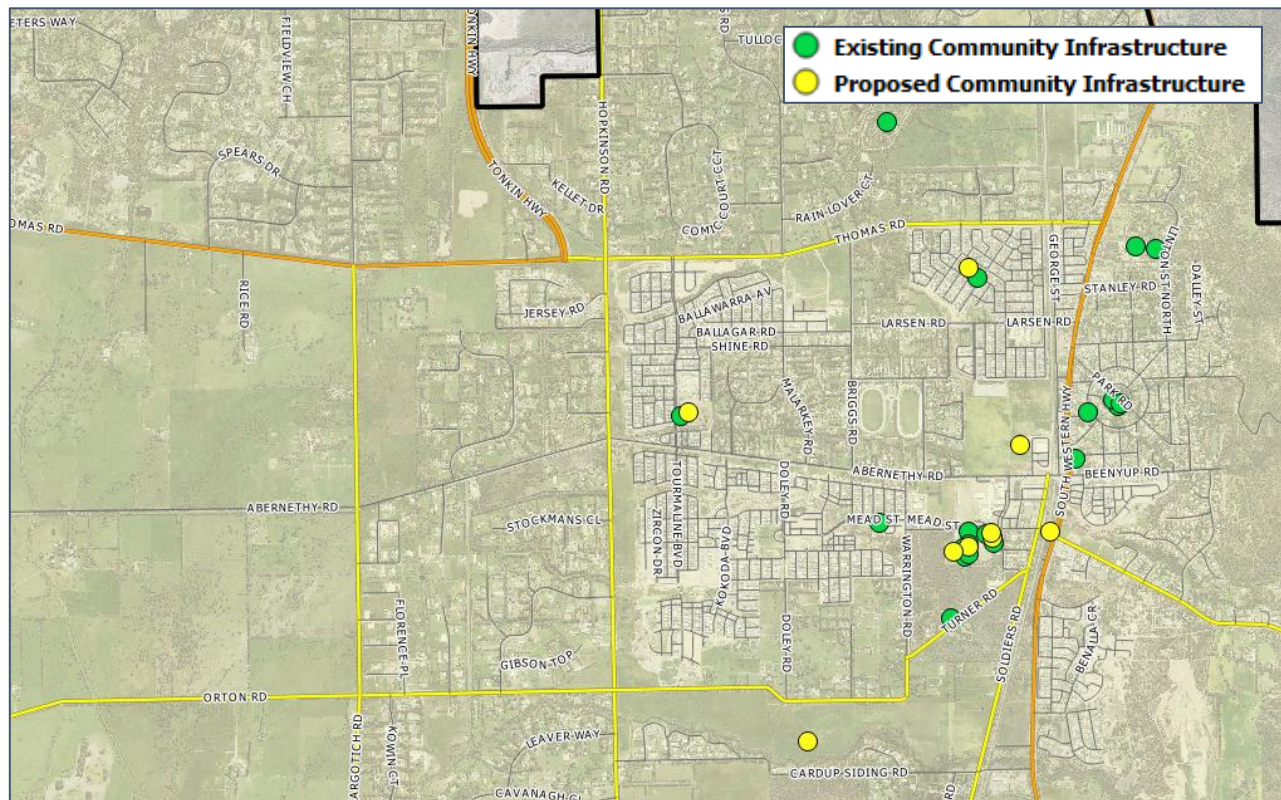
two neighbourhood facilities the Shire considers it more appropriate to provide a district sized facility centralised in the population catchment to cater for multiple groups. These assumptions are to reflect the guiding principles adopted in the *Community Infrastructure and Public Open Space Strategy*.

The types of community infrastructure include sport, recreation, community, emergency, Shire and tourism. Needs are identified from a Shire-wide perspective, and the distribution of facilities on a precinct level. Not all community Infrastructure is fundable through development contributions, and so PART B details additional infrastructure for a positive community outcome.

## Precinct Plans

### Byford Precinct

In Byford, there is a wide spread of existing and proposed community infrastructure to cater for the numerous estates. The primary cluster of facilities is at Briggs Parks Recreation Precinct and demand is creating pressures on the site. Planning of the integration of the Briggs Park site with the school sites to the North would allow this space to function more effectively for the community. At least a second district sporting space is required to service the Byford precinct and South of Orton Road is marked as a suitable location. This would further alleviate pressure and meet the growing sporting and recreation demands of the Byford precinct. It is envisaged to become the school and sport precinct.





The community has expressed high priority for the Byford library to come online. The facility is planned within the town centre near the shopping centre, also to allow the cultivation of various cultural activities. On the outer areas of the Byford Precinct, there are sites selected for Byford Fire Station and Oakford Fire Station for emergency purposes.

### Mundijong Whitby Precinct

In Mundijong Whitby, there is currently an adequate level of community infrastructure for the current population focused around the old town centre. An equitable distribution of new community infrastructure is required to cater for incoming population. Plans for Mundijong Whitby are to accommodate a district sporting space near Whitby high school, one near the new Mundijong high school and another district sporting space at Keirnan Street. The Keirnan Street site is a larger scale facility that will alleviate pressure on Byford and provide the opportunity for sport and recreation. An overarching concept plan and feasibility study of Keirnan Street site includes the accommodation of specific sports facilities. These facilities include 12 indoor basketball courts, 8 tennis courts, 16 netball courts, parking areas, an aquatic centre and a BMX track. The site is strategically located in the centre of the Shire, allowing associated community infrastructure to form shire-wide facilities and the site to function as recreation precinct for the whole Shire.

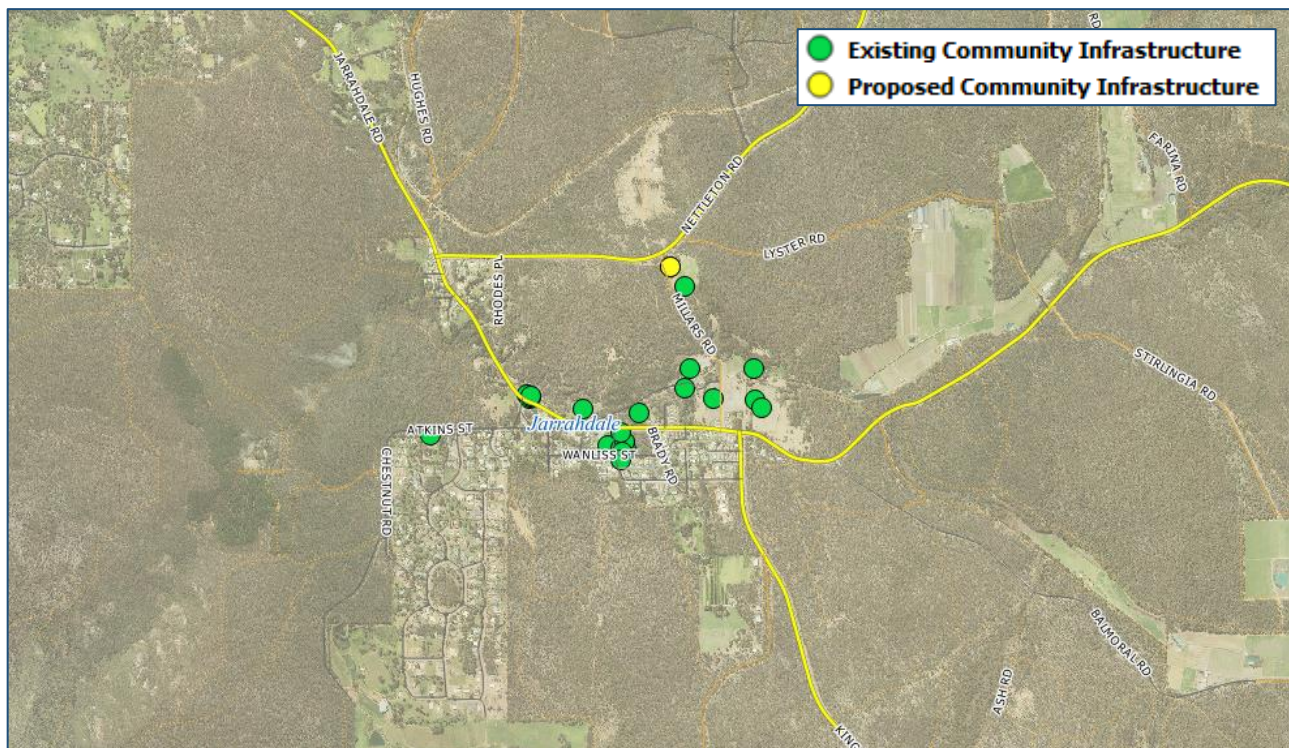




A new town centre for the Mundijong Whitby precinct enables the opportunity for effective integration of community infrastructure. In this case, the integration of the district level skate park, and combined library and community centre would result in a sound outcome. The replanning of the old town centre can consequently occur to accommodate for further provision of Shire and emergency services, including a career fire station, the relocation of the volunteer fire station and SES and the expansion and inclusion of a district community centre at Shire offices. It is envisaged to become the emergency and civic precinct.

### Jarrahdale Precinct

Jarrahdale has a significant amount of community infrastructure relative to the population. An activation approach for Jarrahdale would encourage use of existing facilities. There is the potential for the Jarrahdale oval to function as a multi-purpose space. To enable this, the Jarrahdale oval facility is proposed to include basic amenity such as toilet, power and water. There is also potential to activate the Jarrahdale Heritage Park.



## Serpentine Precinct

Serpentine also has a significant amount of community infrastructure relative to the population. The main community infrastructure clusters are at Serpentine Sports Reserve and Clem Kentish Reserve. The Clem Kentish Reserve has activation potential through various means. The tennis courts at the Clem Kentish Reserve can achieve higher utilisation through improved accessibility and with the potential to become multiuse courts.



## **Community Engagement**

Community consultation was undertaken over the last 24 months. Initial consultation through workshops, surveys and phone calls specifically on community facilities and community usage and their expected growth. Further consultation through the SJ2050 vision was to understand the community's values and established desirable outcomes for the Shire of Serpentine Jarrahdale. In addition, SJ Real Choices sought community feedback on the current level of resource allocation to various services and prioritization of expenditure within asset categories. One of the exercises held was specifically for the prioritization of community infrastructure.

Residents ranked their community infrastructure priorities for the Shire to integrate the main projects of interest. The outcomes in order of priority, is represented below. The priority ranking is based on the frequency of the identified project being in the top 10 of the various engagement sources.



- Youth Centre
- Aquatic Centre
- Byford Library
- Basketball Courts
- Byford Fire Station Relocation
- Heritage Museum/Visitors Centre
- Sport Spaces, Mundijong
- Briggs Park Lower Oval Upgrade
- Oakford Fire Station
- District Community Centre, Byford
- District Community Centre, Mundijong
- Seniors Centre / Lawn Bowls
- Netball Courts
- Briggs Park Skate Park
- Mundijong Fire Station
- Kalimna Sporting Reserve
- Regional Public Library
- District Equine Facility
- Regional BMX Facility
- Briggs Park Parking and Gordin Way Roundabout

## Priority Development

The development of priorities takes into account community feedback as well as staging dependencies.

The first staging consideration is the sequence of items in Briggs Park Recreation Precinct. The community prioritised the development of the youth centre at Briggs Park. The refurbishment of the current pavilion will allow it to function as youth centre. To enable this project, a new sports pavilion is to be constructed in between the two ovals. The site therefore requires the relocation of the BMX track to Keirnan Park. Further investigation should be undertaken to determine an appropriate site for the BMX track.

The expansion of Mundijong Civic Precinct is also subject to other facilities relocating. The Administration Centre is at capacity and requires expansion. The relocation of both the Mundijong Library and the Mundijong Fire Station/Serpentine Jarrahdale State Emergency Service relocating to their proposed sites. The Mundijong Fire Station/Serpentine Jarrahdale State Emergency Service would shift to the Emergency Services Precinct along Mundijong Road, while the library is proposed to relocate to the Mundijong-Whitby town centre. A master plan will be required to plan the precinct.

To enhance the tourism development in the Shire, a sequence of facilities is considered. Initially a Visitors Centre and Heritage Museum is proposed as high priority item, followed by the activation of Jarrahdale Oval and facilities for the potential of camping and events, followed by Keysbrook Rest Area and Toilets. While these items are not dependent on each other, they provide simple supporting infrastructure to the Visitors Centre to encourage tourism through further activation.

There is also a logical sequence to the provision of sport spaces. Initially, the upgrade of the lower oval at Briggs Park enables the first district sport space in Byford. Equally as important is securing the

Keirnan Park Recreation Precinct to meet the long-term sporting needs of the whole Shire hence this is also prioritised in the short term. As Byford is projected to develop more rapidly than Mundijong-Whitby, the next district sporting site prioritised is south of Orton Road in Byford.

As development in Mundijong-Whitby progresses, the construction of the sporting space is planned for Keirnan Street. This enables a shire-wide recreation precinct that is also meeting Byford's demands. The facility requirement for Kalimna Reserve will be less crucial with the new district spaces being online and therefore require reassessment of their need based on current levels of demand. Due to their limited size and shape, they will likely function as neighbourhood sports spaces. To complete the picture, the district sporting space in Whitby expects to be required before the final district sporting space in Mundijong is developed. Figure 1 shows an overview of the distribution of sporting spaces in Byford and Mundijong-Whitby.

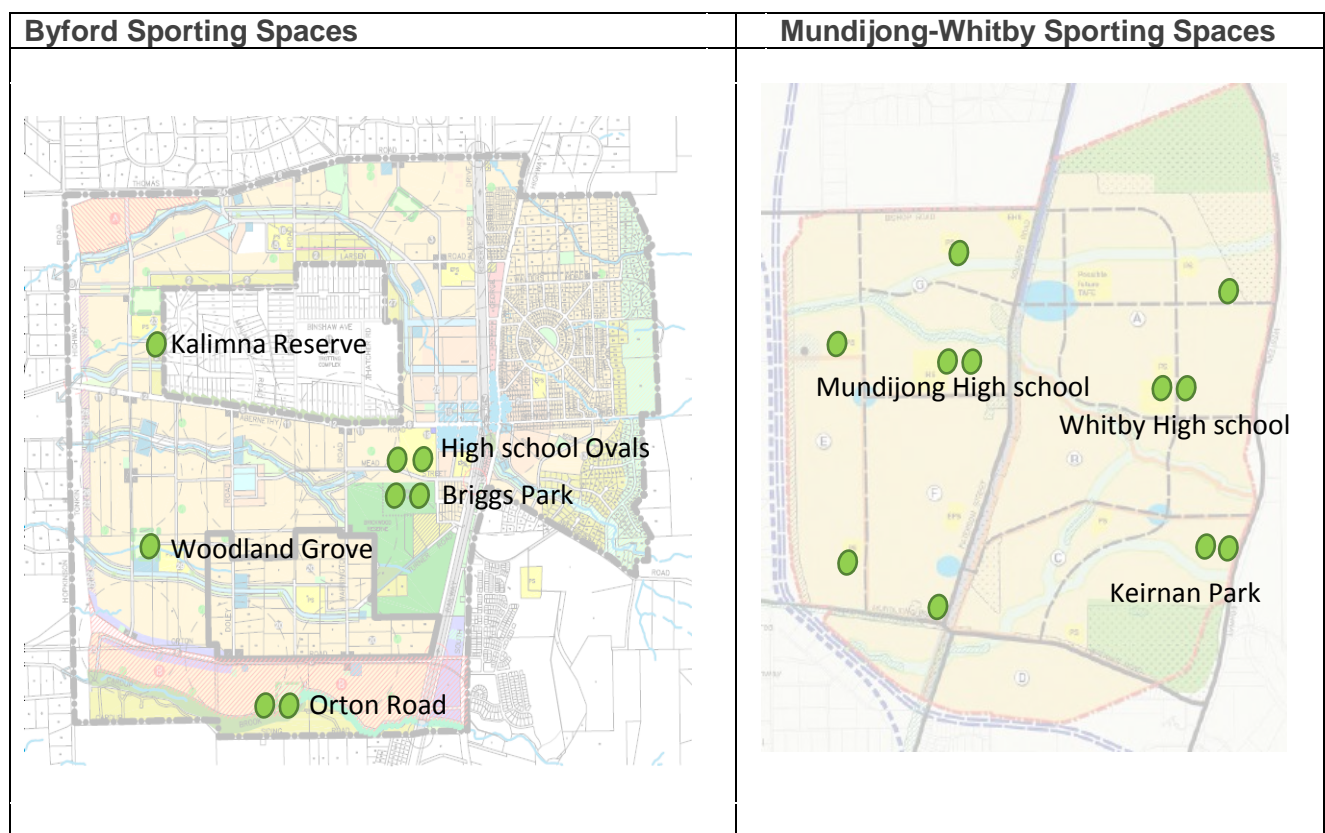


Figure 1: Distribution of Sporting Spaces

The staging of these facilities is when the population triggers the demand. In the case of the aquatic facility, the recommended timing of implementation is at beyond built-out population. As the Shire's population and rate base grows, these facilities will become more affordable with a potential of being financially sustainable.



Table 1 indicates the project prioritisation and estimated costs. The costs are initial estimates that are to be quantity surveyed through subsequent works.

Table 1: Project Prioritisation

Priority	Project	Facility Type	Indicative Timing	Estimated Cost (\$)
1	Briggs Park Lower Oval Upgrade (Briggs Park Stage 1)	Sport	2018/19	3,827,802
2	Keirnan Park Recreation Precinct (Land Acquisition)	Sport	2018/19	*tbd
3	Byford Library & Multi agency Service Centre	Community	2019/20	10,500,000
4	BMX Facility (Relocation)	Recreation	2019/20	1,000,000
5	Byford Fire Station (Relocation)	Emergency	2020/21	2,000,000
6	Serpentine Courts (Reactivation)	Sport	2020/21	35,000
7	Dog Park Development	Recreation	2020/21	200,000
8	Visitors Centre and Heritage Museum	Tourism	2021/22	1,000,000
9	Briggs Park Pavilion	Sport	2021/22	2,500,000
10	Multi Use Indoor Sporting Facility including basketball courts	Sport	2022/23	6,000,000
11	Jarrahdale Oval Facility	Tourism	2022/23	650,000
12	Briggs Park Youth Centre	Community	2023/24	2,500,000
13	Keysbrook Rest Area and Toilets	Tourism	2023/24	500,000
14	Oakford Fire Station	Emergency	2024/25	2,000,000
15	Orton Road District Sport Space	Sport	2025/26	5,000,000
16	Mundijong Whitby Library & Community Centre	Community	2026/27	10,500,000
17	District Equine Facility	Sport	2026/27	500,000
18	Netball Courts	Sport	2027/28	1,375,000
19	Keirnan Park Recreation Precinct (Development)	Sport	2027/28	7,500,000
20	Mundijong Fire Station (Relocation)	Emergency	2028/29	4,000,000
21	Shire Depot (Relocation)	Shire	2029/30	3,200,000
22	Kalimna Sporting Reserve	Sport	2029/30	500,000
23	Whitby District Sporting Space	Sport	2030/31	5,000,000
24	Shire Administration Building Expansion	Shire	2032/33	15,000,000
25	District Community Centre (at Shire offices)	Community	2032/33	5,000,000
26	Mundijong Whitby District Skate Park	Recreation	2033/34	1,250,000
27	Byford Skate Park – Stage 2	Recreation	2033/34	250,000
28	Mundijong District Sporting Space	Sport	2034/35	5,000,000
29	Tennis Courts & Facility	Sport	2035/36	1,320,000
30	Aquatic Centre	Recreation	2050/51	20,000,000
<b>Total Cost</b>				<b>118,107,802</b>

\*tbd = to be determined

Priority will also relate to the sequence of the project intended for funding by developer contributions. Some projects are fully funded by developers and these may be achieved independent of the priorities listed. This is particularly the case with the construction of new sporting spaces, for which the cost is addressed through the traditional Development Contribution Plan and timing is determined by the market.

## Population Forecasts

The following estimates provide guidance to the proportion of Development Contributions particularly purposed for the Long Term Financial Plan. The initial version and any revisions of the Community Infrastructure Development Contribution Plan(s) will reflect updates in population forecasts and percentage of financial contributions. Estimates from 2017 are included in Table 2 to provide an allocation of contributions.

Table 2: Population Forecasts (2017)

<b>Byford Precinct</b>	
Existing Population (2017)	20,928
Built-out	50,000
Developer contribution	58%
Shire contribution	42%
<b>Mundijong Precinct</b>	
Existing Population (2017)	3,433
Built-out	55,000
Developer contribution	94%
Shire contribution	6%
<b>Shire-Wide (including Serpentine and Jarrahdale)</b>	
Existing Population (2017)	29,258
Built-out	110,000
Mundijong Precinct Developer contribution	47%
Byford Precinct Developer Contributions	26%
Shire contribution	27%

*Note: For the purposes of these population calculations, the Byford Precinct includes the populations of Byford, Darling Downs, half of Oldbury and Oakford, and half of Cardup as on Forecast ID. The Mundijong Precinct includes the populations of Mundijong, half of Oldbury and Oakford and half of Cardup as on Forecast ID. The date sourced is 22.05.2017.*

## Development Contributions

Development contributions are assigned through various development contribution plans depending on the nature and location of the facility. All land is to be collected free of cost by the Shire through the traditional development contribution plans. The exception of this is land for Keirnan Park Recreation Precinct, which will be partially collected as district sporting space (12ha) through the Mundijong-Whitby traditional development contribution plan, while additional area required for the Shire wide facilities is allocated proportionally as Shire funding, and the community infrastructure development contribution plan. Any grants acquired would reduce both the funding requirement of the developers and the Shire.

Table 3 is an overview of the development contributions funding allocations. The catchment column indicates which expected span of areas benefit from the community infrastructure. The percentage of funding contributions shows the population responsible for the requirement derived from Table 2. The estimated cost of all infrastructure requirements identified to 2050, after development contributions, is \$42million. Any grants funding would reduce both the contribution from the developers and the Shire further.



Table 3: Development Contributions Allocations

		Percentage Contribution					Financial Contribution (\$)					Total Cost (\$)
			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan		
Project	Catchment	Shire Funding	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Shire Funding (\$)	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Estimated Cost (\$)
<b>Byford Precinct</b>												
Briggs Park Lower Oval Upgrade (Briggs Park Stage 1)	District	100%	-	-	-	-	3,827,802	-	-	-	-	3,827,802
Oakford Fire Station	District	100%	-	-	-	-	2,000,000	-	-	-	-	2,000,000
Byford Library & Multi agency Service Centre – Land	District	0%	-	-	-	100%	-	-	-	-	500,000	500,000
Byford Library & Multi agency Service Centre – Building	District	42%	-	58%	-	-	4,200,000	-	5,800,000	-	-	10,000,000
Byford Skate Park – Stage 2	District	42%	-	58%	-	-	105,000	-	145,000	-	-	250,000
Byford Fire Station (Relocation)	District	100%	-	-	-	-	2,000,000	-	-	-	-	2,000,000
Briggs Park Pavilion	District	42%	-	58%	-	-	1,050,000	-	1,450,000	-	-	2,500,000
Kalimna Sporting Reserve	District	100%	-	-	-	-	500,000	-	-	-	-	500,000
Orton Road District Sport Space – Land (12 ha)	District	0%	-	-	-	100%	-	-	-	-	2,500,000	2,500,000
Orton Road District Sport Space – Building(s)	District	42%	-	58%	-	-	1,050,000	-	1,450,000	-	-	2,500,000
Briggs Park Youth Centre	District	42%	-	58%	-	-	1,050,000	-	1,450,000	-	-	2,500,000
<b>Mundijong-Whitby Precinct</b>												
Mundijong Fire Station (Relocation)	District	100%	-	-	-	-	4,000,000	-	-	-	-	4,000,000
Mundijong Whitby Library & Community Centre - Land	District	0%	-	-	100%	-	-	-	-	500,000	-	500,000
Mundijong Whitby Library & Community Centre - Building	District	6%	94%	-	-	-	600,000	9,400,000	-	-	-	10,000,000

		Percentage Contribution					Financial Contribution (\$)					Total Cost (\$)
			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan		
Project	Catchment	Shire Funding	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Shire Funding (\$)	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Estimated Cost (\$)
Whitby District Sporting Space – Land (12ha)	District	0%	-	-	100%	-	-	-	-	2,500,000	-	2,500,000
Whitby District Sporting Space – Building(s)	District	6%	94%	-	-	-	150,000	2,350,000	-	-	-	2,500,000
Mundijong District Sporting Space – Land (12ha)	District	0%	-	-	100%	-	-	-	-	2,500,000	-	2,500,000
Mundijong District Sporting Space – Building(s)	District	6%	94%	-	-	-	150,000	2,350,000	-	-	-	2,500,000
Mundijong Whitby District Skate Park – Land	District	0%	-	-	100%	-	-	-	-	500,000	-	500,000
Mundijong Whitby District Skate Park – Building	District	6%	94%	-	-	-	45,000	705,000	-	-	-	750,000
District Community Centre (at Shire offices)	District	6%	94%	-	-	-	300,000	4,700,000	-	-	-	5,000,000
Keirnan Park Recreation Precinct - Land (12 ha)	District	0%	-	-	100%	-	-	-	-	5,000,000	-	5,000,000
Keirnan Park Recreation Precinct - Building(s)	District	6%	94%	-	-	-	150,000	2,350,000	-	-	-	2,500,000
Jarrahdale Precinct												
Jarrahdale Oval Facility	District	100%	-	-	-	-	650,000	-	-	-	-	650,000
Serpentine Precinct												
Serpentine Courts (Reactivation)	District	100%	-	-	-	-	35,000	-	-	-	-	35,000
Keysbrook Rest Area and Toilets	District	100%	-	-	-	-	500,000	-	-	-	-	500,000
Shire Wide												
Keirnan Park Recreation Precinct – Land (subsequent)	Shire Wide	27%	47%	26%	-	-	To be determined*					
Aquatic Centre – Building Shire Wide	Shire Wide	27%	47%	26%	-	-	5,400,000	9,400,000	5,200,000	-	-	20,000,000
District Equine Facility	Shire Wide	100%	-	-	-	-	500,000	-	-	-	-	500,000
Multi Use Indoor Sporting Facility including basketball courts	Shire Wide	27%	47%	26%	-	-	1,620,000	2,820,000	1,560,000	-	-	6,000,000
Tennis Courts & Facility	Shire Wide	27%	47%	26%	-	-	356,400	620,400	343,200	-	-	1,320,000
Netball Courts	Shire Wide	27%	47%	26%	-	-	371,250	646,250	357,500	-	-	1,375,000



		Percentage Contribution					Financial Contribution (\$)					Total Cost (\$)
			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan			Community Infrastructure Development Contribution Plan		Traditional Development Contribution Plan		
Project	Catchment	Shire Funding	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Shire Funding (\$)	Mundijong Whitby	Byford	Mundijong Whitby	Byford	Estimated Cost (\$)
Shire Depot (Relocation) - Land	Shire Wide	100%	-	-	-	-	2,000,000	-	-	-	-	2,000,000
Shire Depot (Relocation) – Building	Shire Wide	100%	-	-	-	-	1,200,000	-	-	-	-	1,200,000
Visitors Centre and Heritage Museum	Shire Wide	100%	-	-	-	-	1,000,000	-	-	-	-	1,000,000
Shire Administration Building Expansion	Shire Wide	100%	-	-	-	-	15,000,000	-	-	-	-	15,000,000
Dog Park Development	District	100%	-	-	-	-	200,000	-	-	-	-	200,000
BMX Facility (Relocation)	Shire Wide	100%	-	-	-	-	1,000,000	-	-	-	-	1,000,000
<b>Total Cost (\$)</b>							<b>51,010,452</b>	<b>35,341,650</b>	<b>17,555,700</b>	<b>11,000,000</b>	<b>3,000,000</b>	<b>118,107,802</b>
<b>Per Lot Levy (\$/Lot)*</b>								<b>1,988</b>	<b>1,771</b>			

\*Cost of land additional required at Keirnan Park Recreation Precinct is yet to be determined which is vary the per lot levy.

## Facilities Maps

The spatial distribution of existing and proposed community infrastructure is in Figure 2.

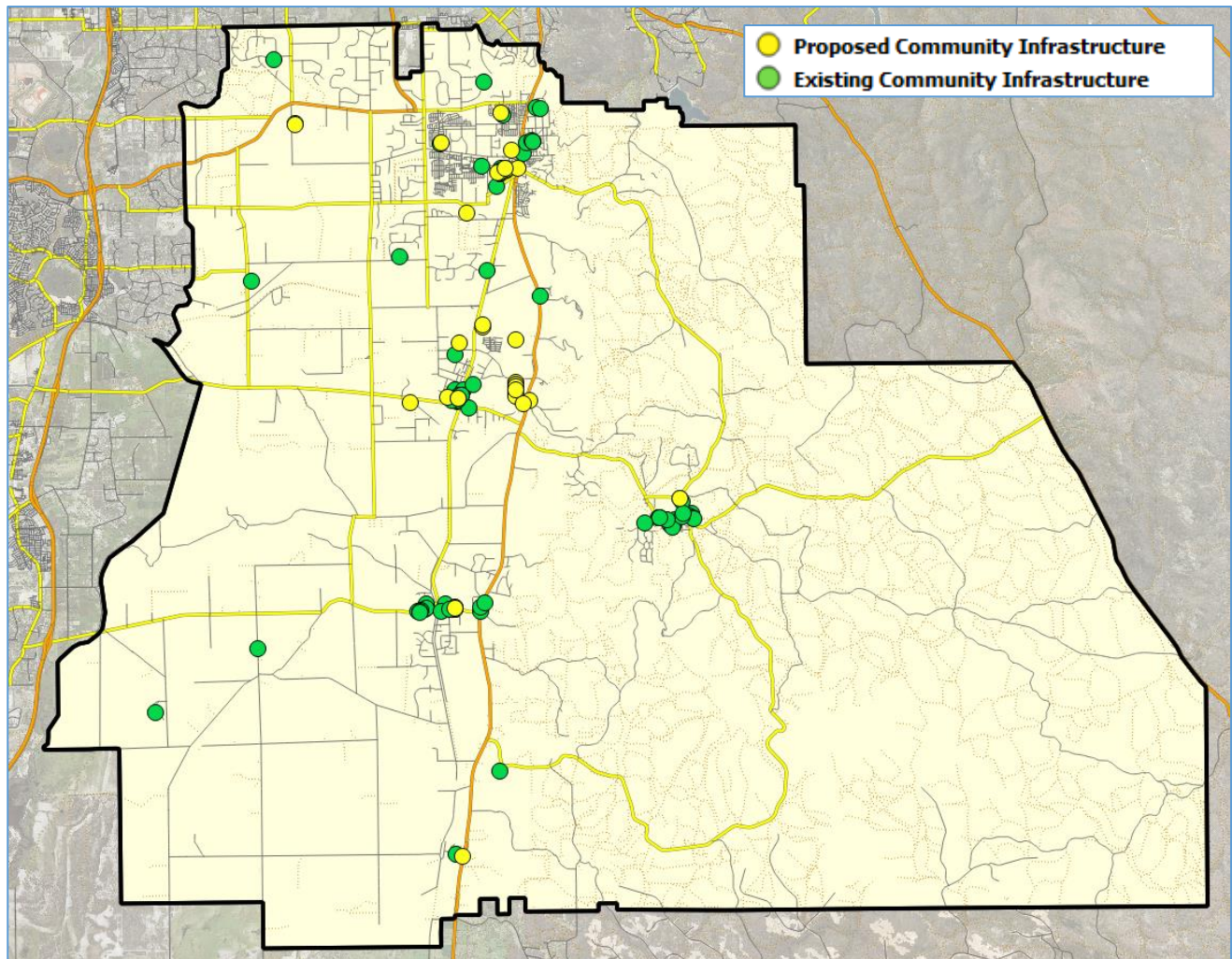


Figure 2: Community Infrastructure



## **PART A: DEVELOPMENT CONTRIBUTION PROJECTS**

Part A details projects funded through development contribution plans. Concept plans are indicative only and will require refinement. Estimated cost indicate that the Shire will have a financial commitment of \$16.6 million up to 2050. The estimated contribution through the Development Contribution Plans is \$67.1 million.

### **Keirnan Park Recreation Precinct (Land Acquisition)**

Previous studies and Council decisions identify Lot 4395 Keirnan Street as a Sport and Recreation Precinct. The site has potential for a regional precinct as shown in the concept plan below. The location is within the heart of the Shire with the intent to function as central sporting facility for the whole Shire.

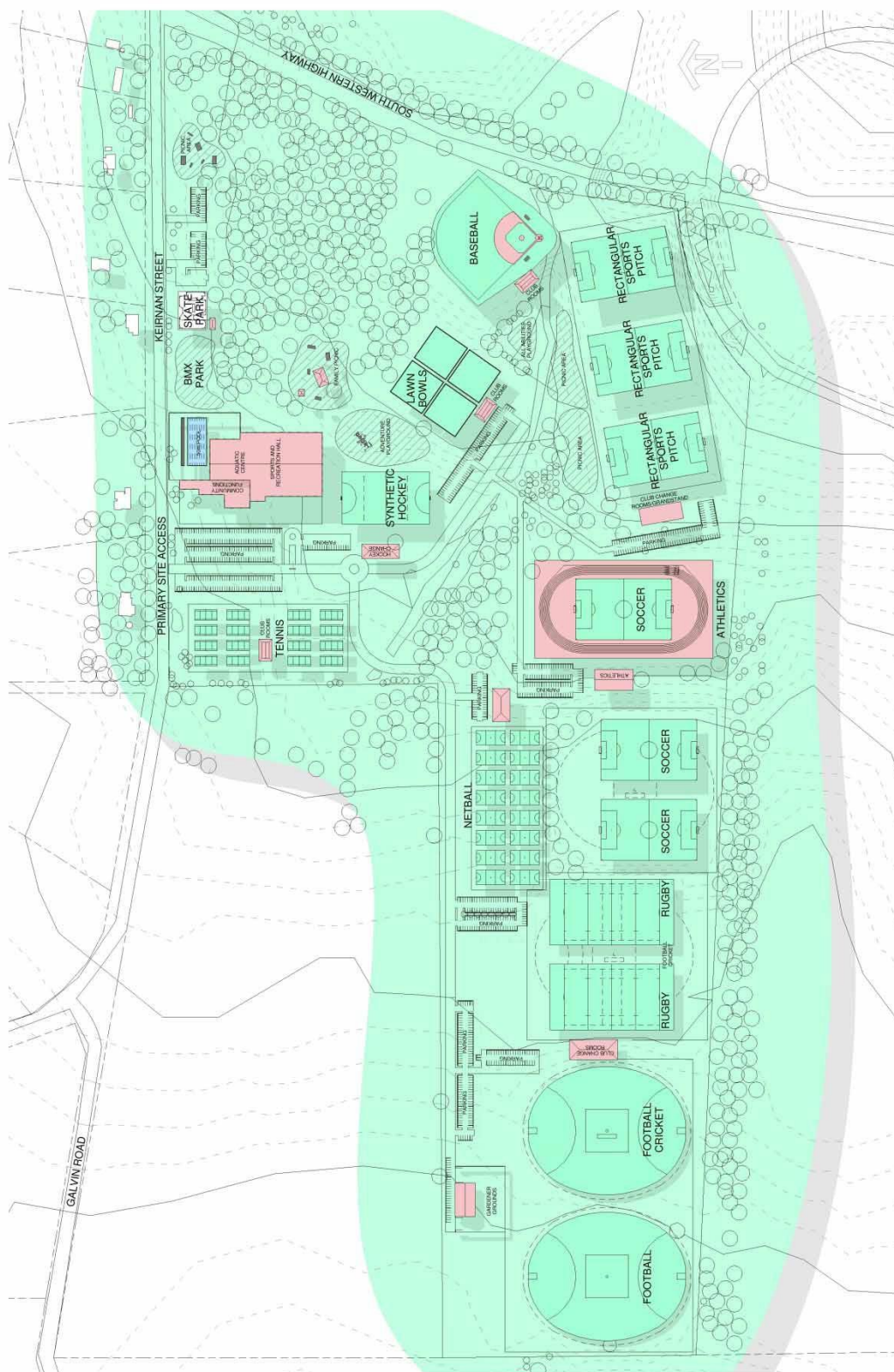
In December 2016, Council resolved to reflect the full concept design and Keirnan Street, Mundijong as their preference for the sport and recreation precinct in the Shire. This report refers to Reserve 7125 Keirnan Street as 'Keirnan Park Recreation Precinct'.

The initial portion of the site will function as district open space (12ha), which the traditional development contribution plan will address. Further facility and sporting requirements are to service the whole shire are captured within the community infrastructure development contribution plan.

### **Keirnan Park Recreation Precinct (Development)**

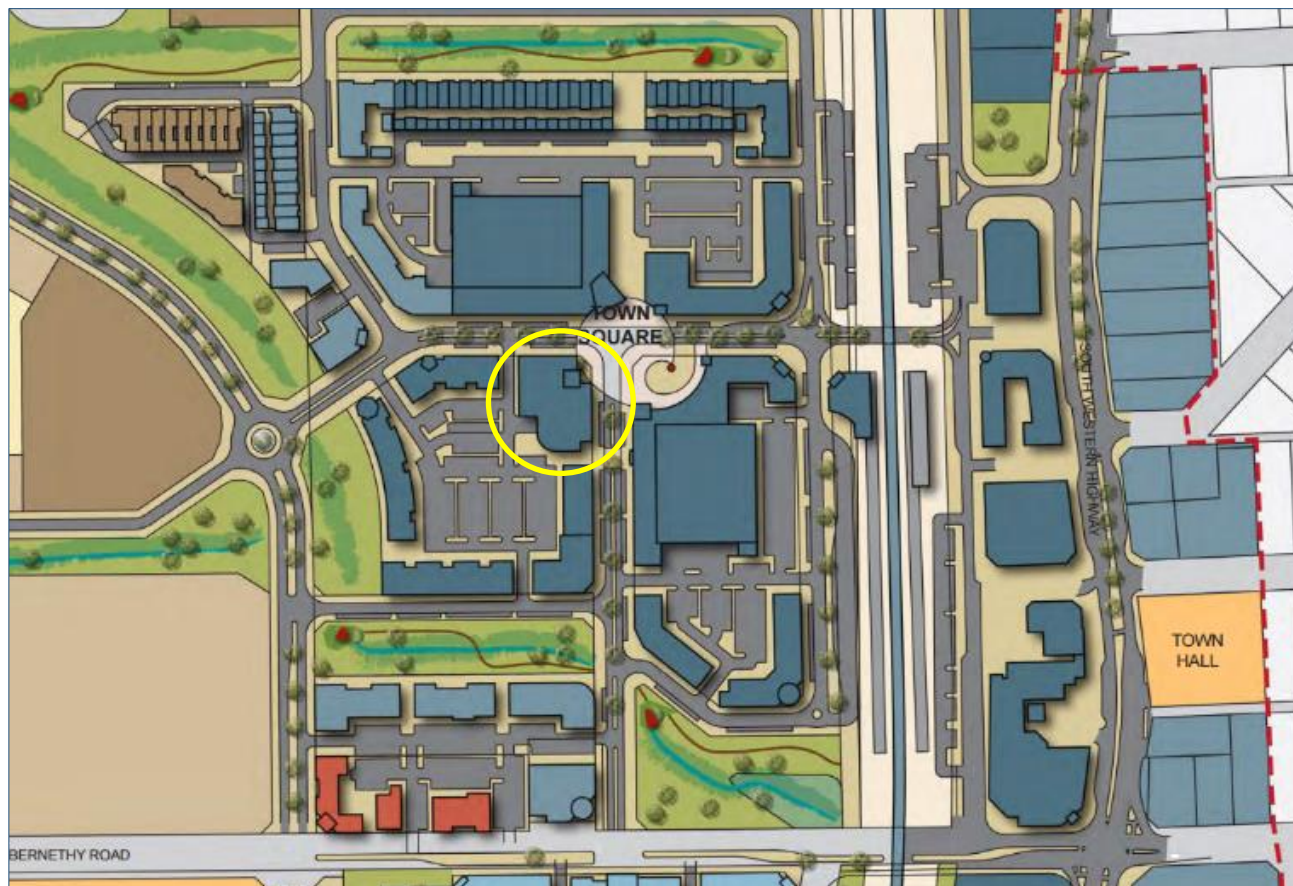
The site identified at Keirnan Street will initially function as district space with 2-3 senior sized ovals, parking and a pavilion. It could accommodate the BMX facility, multi-use indoor sporting facility including 12 indoor basketball courts, 16 netball courts, 8 tennis courts and an aquatic centre. In December 2016, Council resolved the Keirnan Park Recreation Precinct to reflect the concept plan as following. A further feasibility study is required to determine the final layout and staging of the site.

There is an opportunity to integrate solutions at the site to ensure long-term water availability and sports space for community benefit. Implementation options include capture and re-use, and capture, treatment, and aquifer recharge.



## Byford Library & Multi agency Service Centre

The 2015/16 budget allocated funding for a feasibility study for a library in Byford. The study was completed in 2016 and indicated an immediate need for a library in Byford. The Shire's population growth justifies a district facility within the Byford Precinct in addition to a larger facility in Mundijong. Community consultation indicated a strong preference for the Byford library to be adjacent to the shopping centre. The facility would function effectively as part of a multi-functional community hub (to incorporate cafes, community centre, community care, etc). The following location is identified through discussions with Coles.



The Mary Davies Library in Baldivis is an example of successful integration of a library in a town centre as shown by the photographs below. The floor area is 1000m<sup>2</sup> including small meeting rooms and break out spaces. Additionally there is a function hall that is booked out through library staff as revenue generation to partially sustain the library services. To minimise the footprint, the development is multistorey. A similar concept is appropriate for the Byford Library. According to benchmarks, 1000m<sup>2</sup> of library space is appropriate with additional floor area for a district community centre / function hall above or adjacent to the library. Functional spaces that the local community prefer include an outdoor area, a functional hall, children's activity space and local history. The idea of an incorporated café similar to the arrangement at the Kwinana Public Library and the Dome has also received positive feedback.





## Byford Skate Park – Stage 2

The design of the new Byford Skate Park has progressed in 2016. The skate park is staged with a skateable area for construction in the immediate term and an additional stage to be built in the longer term.

The allocated site for a skate park is the northeast corner of Briggs Park. The development of a youth precinct and the provision of youth services from this location is highly desirable taking advantage of existing facilities in the area already servicing youth (recreation centre and playing fields, proximity to schools) while optimising access and ensuring passive surveillance drawing on Crime prevention through environmental design (CPTED) principles.

In the meantime, the old skate park site should have the structural elements removed for safety reasons and this area would allow for additional car parking.

The recommendation is to proceed as per drawings below for skate park development within the youth precinct (relevant section shown below). The design concepts shown have been issued to the community for comment with positive feedback received.



## Briggs Park Pavilion

There is a need for a new Briggs Park Pavilion. The current building is in poor condition and needs re-development. The pavilion is utilised almost all year round and is within Byford's major sporting precinct, Briggs Park. Construction of a new pavilion located centrally between the two ovals is as identified in the Briggs Park Recreation Precinct Master Plan. This would allow both ovals and associated sporting groups to service from the centrally located pavilion. No concepts or designs are available, however there may be scope for a two-storey facility with a viewing deck however,

As can be seen in the following image, the BMX track needs relocation to allow for this development. Subsequent to the BMX location and new pavilion construction, the old pavilion can be converted into a youth centre.



## Orton Road District Sport Space

The immediate need of the Byford/Oakford community can be met through the provision of a district sports space at Orton Road as shown below. If the current public open space allocation is increased to 12 ha, this site could serve the whole precinct by accommodating two senior sized ovals, parking and a club facility. A required drainage basin has already been considered and modelled to serve the surrounding development. This scenario is of critical importance to support Briggs Park, as only other District Open Space, in meeting the community's expressed need for adequately sized sporting space in Byford.

There is an opportunity to integrate solutions at the site to ensure long-term water availability and sports space for community benefit. Implementation options include capture and re-use, and capture, treatment, and aquifer recharge.





## Briggs Park Youth Centre

A planned youth centre is part of the Briggs Park Recreation Precinct. It has been identified as high priority amongst various community groups. The prescribed location is in what is currently functioning as Briggs Park Pavilion, once the new sporting pavilion is built. A youth space/room is currently located within the existing Briggs Park Pavilion. It is situated across the road from two high schools in Byford and is a compatible location with the Byford Skate Park proposed adjacently. In the interim, the Bill Hicks facility could be utilised as a Youth Centre.



## Mundijong Whitby Library & Community Centre

The current library has reached capacity. The space is too small to meet the community's needs, and will require a new site to keep up with the latest trends, technology and resources provided by other libraries. The new library will be able to function as a multi-functional learning and cultural centre. There is also the potential to develop a community hub incorporating the library and multi-agency/family services. Climate controlled storage for historical archiving is to be considered as part of the new Mundijong Library area.

The recommended site for this is within the Mundijong/Whitby Town Centre, and the form/function of the facility should be to meet the regional demands. A minimum site allocation is 10,000m<sup>2</sup> with a floor area of 2,500 m<sup>2</sup>. The larger facility is intended to also service the local communities within the precincts of Jarrahdale and Serpentine.





## Whitby District Sporting Space & Mundijong District Sporting Space

A district sporting space is required at both the proposed Whitby High School and new Mundijong High School. The overall sports space would include two senior sized ovals of North-South orientation, a centrally located pavilion and adequate parking. Concept plans need to be developed with an area of 12 ha relative to the size of the Briggs Park Recreation Precinct. The construction of one oval will be through the traditional development contribution plan while the other will be the school's responsibility. The Shire would eventually own and manage the land. Formal arrangements with the school are required for management (time of use, fees and operations) of the site.

There is an opportunity to integrate solutions at the site to ensure long-term water availability and sports space for community benefit. Implementation options include capture and re-use, and capture, treatment, and aquifer recharge.





## Mundijong Whitby District Skate Park

Mundijong's growing population would create the demand for a district size skate park. The town centre is recommended as location to create a vibrant plaza area with passive surveillance. There is an opportunity to consider skating, scooter and BMX trends and develop a multi-use town square that includes skateable architecture and pathways.

Alternative locations included the Keirnan Street or one of the new high schools.



Skate Park, Ohio



The Target Plaza, California



### District Community Centre (at Shire offices)

The development of the Mundijong-Whitby area will trigger the need for a district community centre. A district community centre with a floor area of 1000m<sup>2</sup> including small meeting rooms and break out spaces. It is proposed to be located at the Shire offices to allow efficient usage for multiple functions.

The Shire's administration building has reached capacity requiring further expansion. An initial step would be to develop a concept plan for the civic and emergency services precinct. This would determine site layout and the integration of a district community centre. The current community resource centre may also function as Shire spaces as the group may be more appropriately located with or within the visitors and heritage museum. Similarly, the integration of the civic centre for Shire purposes allows for further capacity.

Once the Mundijong Public Library, SES and Mundijong Fire Station have relocated, the area can be integrated for the district community centre. The services relocation will enable the expansion and provide another 3142m<sup>2</sup> of developable space. Freeing up this site offers a strategically significant street corner on the intersection of Cockram and Paterson Streets inviting a gateway statement to the Shire's Civic Precinct. An initial step would be to develop a master plan for the civic and emergency services precinct.



## **Multi Use Indoor Sporting Facility including basketball courts**

An indoor recreation centre is required for general recreational use as well as the accommodation of 12 indoor basketball courts. The proposed recreation centre includes basketball, netball, volleyball, badminton, indoor soccer (futsal), indoor hockey, handball, and a variety of martial arts and dance activities. The proposed location for this is in the Keirnan Park Recreation Precinct.

Basketball competitions run by basketball associations are now, almost exclusively played indoors on a timber floor. There are many outdoor hardcourts (most noticeably at schools) and half court installations for informal play (such as shooting hoops and 3-on-3) but these tend to be part of play equipment in neighbourhood parks. Formal provision for basketball as a sport is now focused on recreation centres.

At present, there are two indoor courts at the Serpentine Jarrahdale Community Recreation Centre (SJCRC). The facility manager (YMCA) has long been advocating for an expansion of the sports courts to a minimum of 4 and ideally 6 courts. Bush Forever and Bushfire policy constraints preclude the expansion of the centre. This increases the demand for a centrally located facility to cater for the Shire's basketball needs.

### **Netball Courts**

The Shire requires one competition space of 16 netball courts for the community. A minimum recommendation is 16 courts in a district competition venue as well as local courts at the high schools. While association level is played predominantly on outdoor courts, elite and social competitions tend to favour indoor recreation centre venues. Expansive parking for up to 120 vehicles and a clubhouse/administration centre will need to be collocated in addition to change rooms, shower and toilet facilities.



## Tennis courts & Facility

The community requires an 8-court facility and clubhouse in the future. Community demand will need to be indicated prior to construction to ensure that the facility will be well utilised. If feasible, a minimum of 8 courts is necessary, of which at least four should be lit for evening and casual community play. A clubhouse is important to allow the social side of the sport to be fostered and to allow a base for tennis coaching and other community activities. The preferred location for this would be at Keirnan Park.

As alternative or as an interim stage, the Shire can negotiate access to seven courts at Byford Secondary College and construct a clubhouse.

The concept plan below indicates how the facility could function with various court surfaces.



## Aquatic Centre

The provision of an aquatic centre in the Shire of Serpentine Jarrahdale has received much discussion in recent years. The original concept plans for the Serpentine Jarrahdale Community Recreation Centre at Briggs Park included an aquatic component to be developed at a later stage. Revisiting the provision of an aquatic centre, particularly through the lens of affordability and sustainability, suggests that a pool would not be viable in the Shire until close to build out, sometime beyond 2050. Even so, the form and function will need to be defined through a feasibility study.

Benchmarks indicate that breakeven occurs more readily in larger indoor centres than in smaller indoor or outdoor centres. Full expense recovery requires more than 100 visits per square metre. With a viable facility averaging around 4,000m<sup>2</sup> in size, this equates to an annual attendance of more than 400,000. Based on the current Shire population of around 30,000, this would require each resident to visit the pool 13.3 times per year. The average number of times each resident attends (the catchment multiple) is 8.8 and more than half the residents need to live within 5km. The current population would leave the facility around 50% short on operating costs that could amount to as much as \$2 million per year. With a total shire population of around 100,000 by built out the catchment multiple will ease to around 5 times per year. If feasible, the recommended location would be at Keirnan Park to cater for the whole Shire. In this case, the Shire would need to set aside funding each year to be able to fund the initial construction cost.

Notwithstanding the financial viability equation, there are a range of other considerations, including health and wellbeing, community safety and drown-proofing, ratepayer expectations, quality of life and an ageing population where water based exercises are highly valued. Non-financial arguments in support of an aquatic centre development are as equally compelling as the financial arguments to prevent it. The decision is one that needs to be taken on balance and in line with the Shire's strategic intent.

In summary, there would appear to be three options for the Shire to consider in each time frame.

Short to medium term	Long term options
No Action	No action – probably not an option due to community pressure
Negotiate community access to Byford Secondary College pool	Build a learn to swim program and water play pool at Keirnan Street
Invite expressions of interest for a commercial provider to build a pool at the Serpentine Jarrahdale Community Recreation Centre	Invite expressions of interest for a commercial provider to build a pool at Keirnan Street

A commercial provider may seek planning approval at any time to develop an aquatic facility if they can financially sustain their operations.

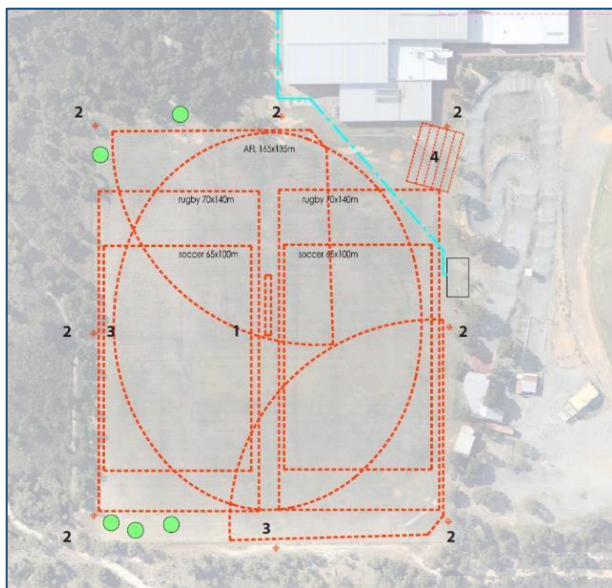
## PART B: NON-DEVELOPMENT CONTRIBUTION PROJECTS

Part B details projects that are not fundable through Development Contribution Plans. Concept plans shown below are indicative only and will require refinement. Facilities represented may require prevalent demand prior to development and may have various options for further investigation. The total cost of the projects under Part B is \$34.4 million. The \$20 million cost of an aquatic centre is excluded as this will require a private provider. Grants will be able to reduce the total cost further.

### Briggs Park Lower Oval Upgrade (Briggs Park Stage 1)

The development of Briggs Park Recreation Precinct is according to a Master Plan that council adopted in September 2014. In April 2017, an item went to Council proposing changes to the staging and funding plan of Briggs Park Recreation Precinct Master Plan. Within this, Council adopted that Stage One of the Briggs Park Master Plan, including the lower oval upgrade, become number one priority for recreation sporting facilities funding applications. The first stage has been amended to include the lower oval upgrade, sporting equipment, lower oval lighting upgrade, upper oval lighting upgrade and the car park expansion North (near the recreation centre).

Currently the drainage of the lower oval is of poor quality, and requires immediate attention to resolve flooding. This second sports oval at Briggs Park is to come online to cater for a range of sports. Estimated total project cost for this stage is \$3.8 million, with valid justification for external funding. This project is prioritised, as it will allow Briggs Park to function as first district size sporting space in the Shire. The concepts below indicate the oval redevelopment.





## Oakford Fire Station

The Oakford Fire Station services a Volunteer Bushfire Brigade provided by the Shire. The current facility is on private property and leased on an annual basis. The immediate need arises for a Shire owned site and/or permanent arrangement.

Council recommended that the Oakford Fire Station be retained on the current site, and for this option to be explored further through a land transaction business case.

The facility is currently on Lot 197 Nicholson Road in Oakford. To provide the same level of service, the site would need to retain an access way, the current facilities and a helicopter landing area to the south of the existing facility.

Part of Lot 208 Kargotich Road is a Reserve that, while not in a suitable position for a fire station, could be considered as part of a land transaction. The Reserve is approximately 10,000m<sup>2</sup> in size.

## Byford Fire Station (Relocation)

A larger site is required to relocate the Byford Fire Station. The current fire station is a small freehold lot in a residential area. An appropriate site is within close proximity to the high-density areas for optimal response times with consideration of noise to residential areas. A selected area along South Western Highway is appropriate for access. There are compatible land uses such as a fuel station across the road. An area of approximately 4000m<sup>2</sup> is required across the two individual crown lots shown. Negotiation with state government will be required to facilitate a lease.



## Kalimna Sporting Reserve

Kalimna Sporting Reserve is proposed as an athletics track and soccer space. There is a shared use agreement in place with the school. There is the current need for the extension of the oval, additional car parking and a pavilion. This would allow a district level athletics track to develop as well as three soccer fields. The image below shows the potential of athletics (full size track 183 x 110m) and 3 senior soccer fields. This would require the expansion of open space to the east. The design maintains some buffer areas and additional grassed space close to school for primary school. It allows for a future clubhouse development (options A and B shown) and additional parking. Option A is contiguous with the change room development but would require relocating the playground. Option B would require relocation or incorporation of the new storage shed for athletics.

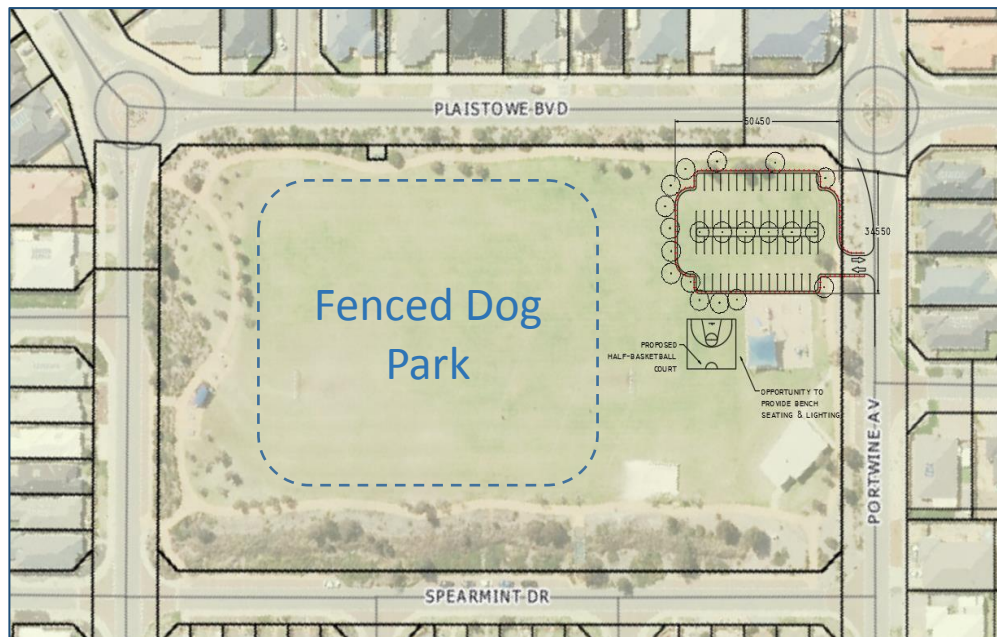
Revaluation of the site will determine the community needs, and the design of the space at time of development.





## Dog Park Development

In the interim Bill Hicks Reserve has been functioning as an off lease Dog Park on a twelve-month trial while the Shire explores further options. The recommendation is to cater for immediate needs with a chosen site to function simply as a fenced dog park without any equipment. If pursued at Bill Hicks Reserve, the recreational function can remain separate to the east and a 60 bay car park is an anticipated need to cater for the various functions at the park. The design drawing below indicates the possible development of the site.



Furthermore, the investigation of an equipped dog park will determine the cost, form, function and trends of dog parks to determine an appropriate dog park fitout. The investigation of an equipped dog park will be secondary to the meeting the immediate needs, and may involve developers to establish a dog friendly area and park.

## Mundijong Fire Station (Relocation)

There is the need to relocate the Mundijong (Volunteer) Fire Station. Lot 228 has been identified as new site amongst other emergency services. Lot 87 Mundijong Road shows the new Police Station. Lot 88 is a designated area for a Career Fire Station. It is approximately 10,000m<sup>2</sup> in size. The police have kept an area that for an access driveway for all three parties (police, volunteer and career fire brigades) to utilise.

Lot 88 is within a Wetland protection buffer. The area of the lot appears to be large enough so that the building can be positioned in such a way that there should be no/ little impact on the adjoining bushland for environmental and bushfire management purposes. This would need to be a consideration when designing the layout of the facility.

Mundijong oval has the potential to be suitably integrated for evacuation purposes offering space for assembly and toilet shower and cooking amenities in the pavilions.

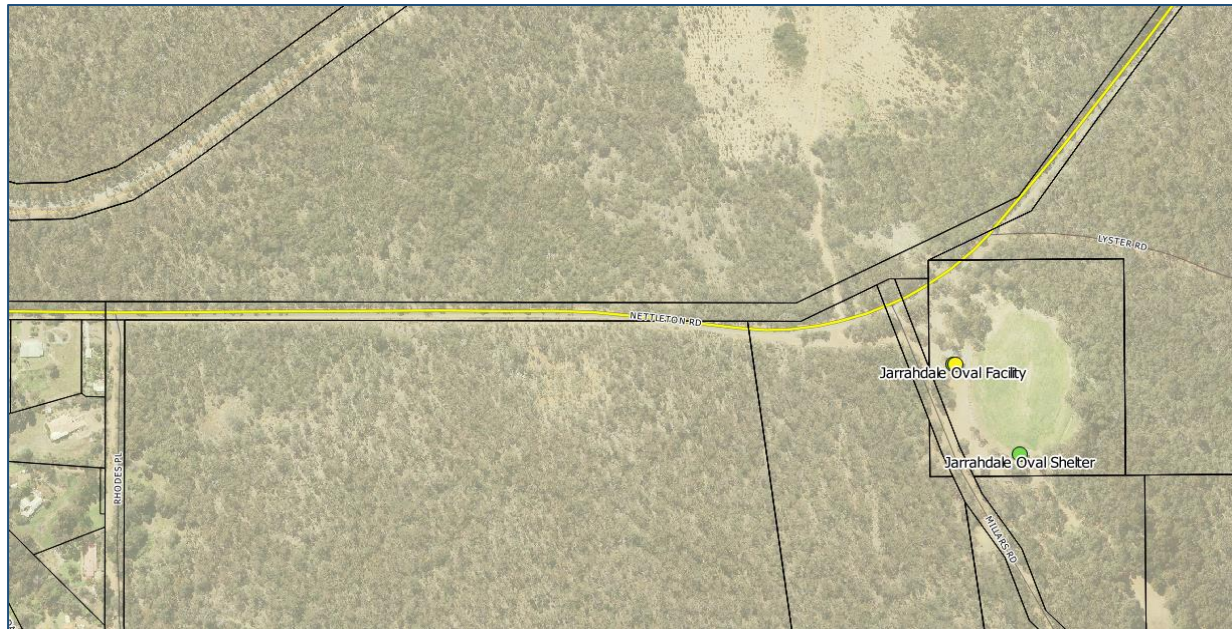


An initial step would be to develop a master plan for the civic and emergency services precinct. The area of the lot appears to be large enough so that the building can be positioned in such a way that there should be no/ little impact on the adjoining bushland for fire management. This would need to be a consideration when designing the layout of the facility.



## Jarrahdale Oval Facility

The establishment of the Jarrahdale oval facility would allow for activation on the site. Necessary utilities include a toilet, power and water. Jarrahdale Oval and facilities has the potential to function as camping ground. It can also be a designated events space for the Shire. The site will require basic amenities to allow various activation pathways.



## Serpentine Courts (Reactivation)

The reactivation of the tennis courts in Serpentine is required. The facility should be accessible, when available, by all members of the Shire. Feasibility of multi marking two of the courts is to be investigated prior to funding within operating budgets. A concept plan will identify future use of the site.





## Keysbrook Rest Area and Toilets

There is an expressed community interest for a rest area and public toilets in Keysbrook. The area along South Western Highway indicated below would be an appropriate location for bypassing travellers and local residents. It is also a plausible corner site for temporary food outlets, such as the current coffee van.



## District Equine Facility

Equine activities are very strong in the Peel region. The Shire of Serpentine Jarrahdale will need to evaluate the recreation and economic opportunities through a strategy. The main facilities in Serpentine Jarrahdale Shire include:

- Byford Trotting complex – owned by Racing and Wagering WA
- Webb Road Reserve along Mundijong Road (R2166) – 50ha – training of trotters and gallopers
- Serpentine Sports Reserve along Karnup Road – 46 ha – Show Jumping, cross country, dressage, hacking, training days, clinics, ODE, Rally, gymkhana, Polocrosse training and tournaments.
- Darling Downs (R 35701) - 21 ha – existing Bridle Trails and suitable for cross country, dressage, endurance, show horse, and vaulting)
- King Road, Oldbury “Peel Metropolitan Horse and Pony Club” (R 36950) - 25 ha – jumping, flatwork, cross country, show jumping, dressage, hacking, (also recommended for show horse and vaulting)
- Gossage Rd, Cardup “Riding for Disabled Association (RDA)” (R46388) - 3.5ha – charitable organisation.

The image below indicates the Webb Road as a possible site for the district equine facility. It is currently under a management order with the state. The Equine Strategy will determine the form, function, and location of a district equine facility.



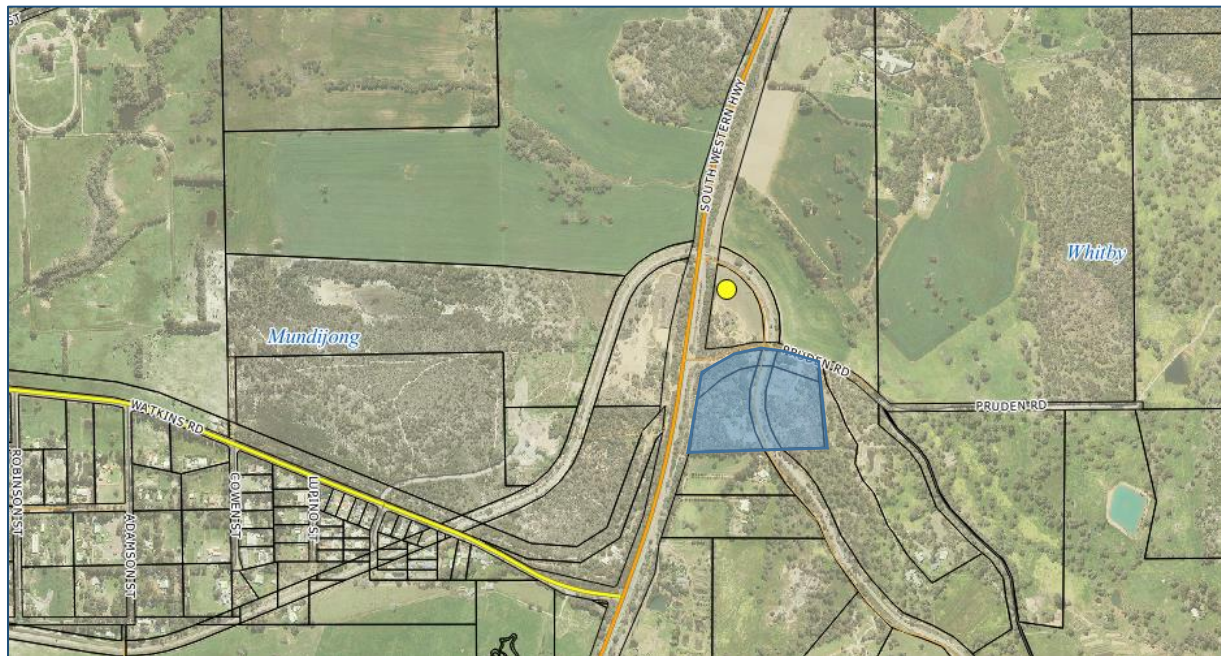


## Visitors Centre and Heritage Museum

Shire residents expressed a need for a Visitor centre and Heritage museum. The recommended floor area for a facility is 488m<sup>2</sup>. It would facilitate volunteer involvement in managing and developing appropriate historic/heritage way-markers and interest points to enhance the local tourism offer. Cooperation will be sought from various heritage and interest groups, as well as the involvement of National Trust and the Community Resource Centre.

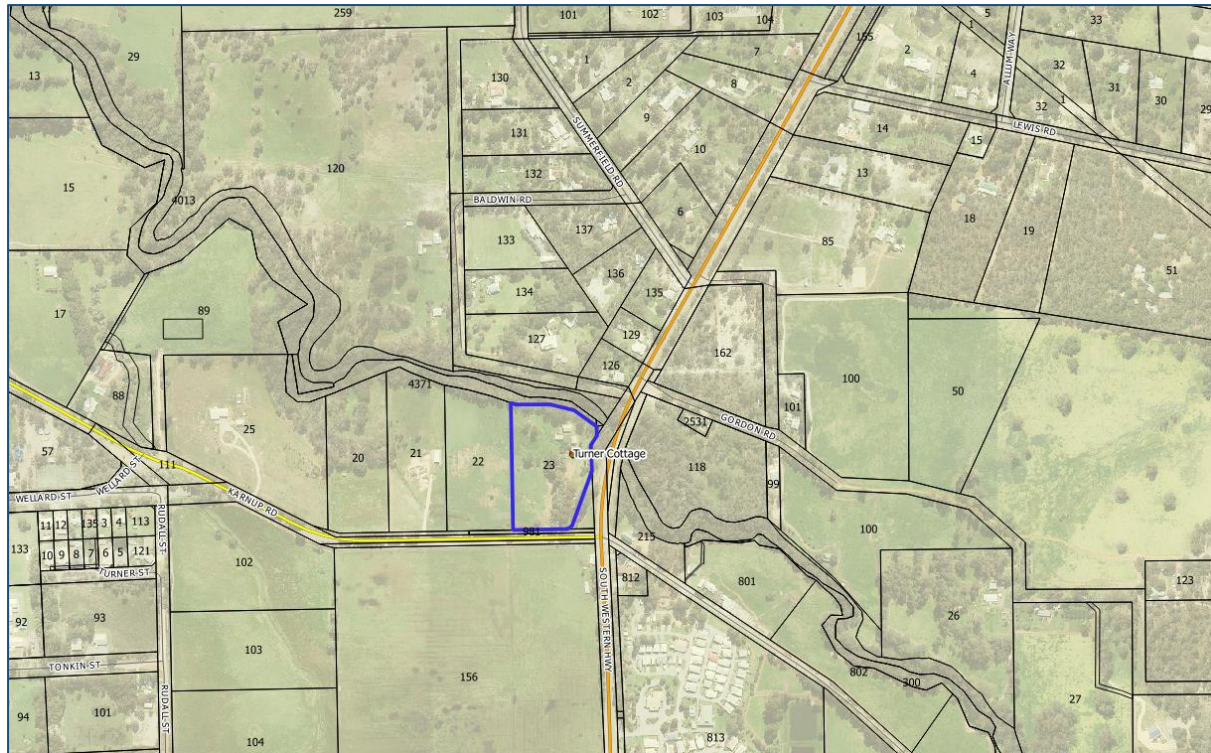
The recommendation is to consolidate all efforts into one effectively run facility located centrally in the Shire. Below is an aerial that indicates a site along South Western Highway. A preferable location would be east of the South Western Highway to engage people travelling south from the city, just before the Jarrahdale Road turnoff. The area depicted in blue is currently in freehold ownership which would allow for further tourism opportunities such as a caravan park or parking.

The location is particularly relevant to the Shire as it is the starting point of a trail/track leading from Mundijong into Jarrahdale.





Another option for the visitor centre and heritage museum is along South Western Highway in Serpentine. The heritage listed building 'Turner Cottage' and the surroundings could function as alternative option as key corner site.



### **BMX Facility (Relocation)**

There is demand for one competition standard BMX track to service the Shire. The current BMX track is located at Briggs Park Recreation Precinct, and is preventing the site from further development. The BMX track will require relocation. Keirnan Park Recreation Precinct is centrally located for the construction of a new track to attract members from all across the Shire. Adequate lighting provision, parking and a clubhouse administration centre with storage will need consideration as part of concept plans and designs. Further studies can determine the implementation of the BMX track.

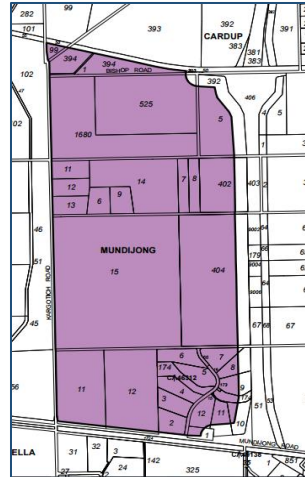
### **Shire Depot (Relocation)**

The increasing demands on the Shire depot will require the facility to relocate to a larger site of approximately 4ha. Options include a site in West Mundijong Industrial Area, which would need to be purchased, or Lot 4385 South Western Highway. The latter would require a management order and adequate landscaping to buffer uncomplimentary land uses nearby.

### Mundijong Industrial Area

The Mundijong industrial area offers multiple options either through whole or part lot acquisition. The cost of relocation would depend on the site chosen with an anticipated development cost in the order of \$3.2m (sealed hardstand, some sheds and office). Land costs are additional.

Lots 6, 9, 11, 12 and 13 all measure approx. 4ha.



### Lot 4384 and Lot 512 South Western Highway

An option for the depot relocation is Lot 4384 South Western Highway. As context, the depot currently utilises nearby Lot 512 located nearby. Lot 4395 Keirnan Street is slightly north and as identified sporting precinct will require substantial maintenance. Lot 4384 is classified as Bush Forever however, it is significantly degraded. The State owns the site, and it located centrally within the Shire to service various catchments. It does not appear to have an official purpose.

### **Shire Administration Building Expansion**

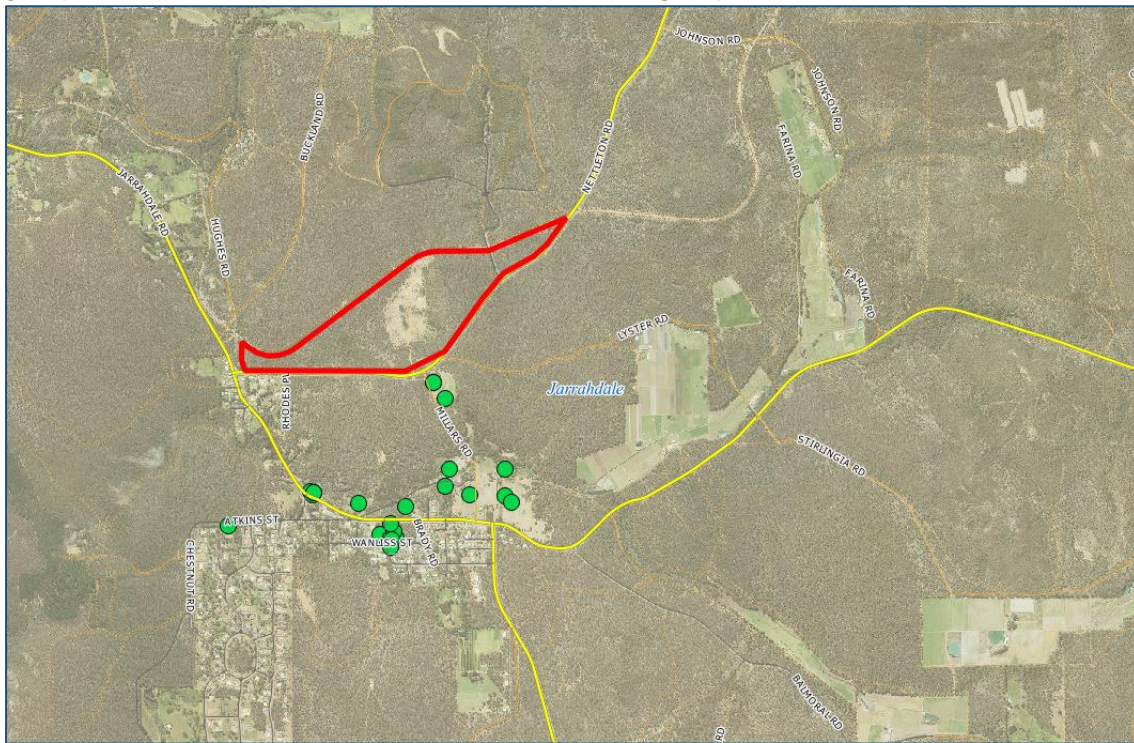
*See District Community Centre (at Shire offices)*

## APPENDIX 1: BACKGROUND INFORMATION

The following sections provide further information on community infrastructure costs. It entails the Shire's approach to related matters that are not been identified or considered to be capital cost project as in Appendix 1. In some cases, the following may require operational costs.

### 1. Off Road Vehicle (ORV) Site

Off Road Vehicle use includes recreational riding such as trail bikes and quad bikes. A working group was tasked to investigate possible sites for ORV. The final recommendation was R16634 as 61ha site in Jarrahdale on Department of Biodiversity, Conservation and Attractions land. The outcomes of the group were achieved and Council resolved for the group to dissolve.



Department of Biodiversity, Conservation and Attractions are currently investing \$6million in an Off Road Vehicle on the Flint Forest Block. This is south of the Brookton Highway and about 70km southeast of Perth. With a large-scale facility coming in approximately 40km from the Shire, the focus of the Department of Biodiversity, Conservation and Attractions remains on establishing facilities at the Flint Block area. For this reason, they are not currently considering, or would support the development of an ORV area within the Shire of Serpentine Jarrahdale.

It is therefore that the Shire has not identified a community facility as such, and instead recommends an activation and collaborative approach to enabling various users of trails and tracks within the Darling Range precinct.



## 2. Woodland Grove

Another possibility for immediate development is the Woodland Grove site as shown below. There is a creek through the southern portion of the site as well as three drainage basins that have been identified. While this limits the possibility of two senior size ovals to be developed, the site can nonetheless accommodate a range of other functions that are required for the Byford/Oakford precinct. This could include facilities such as a local BMX track or Skate Park, an indoor basketball centre, junior sporting fields as well as an East-West Rugby/Soccer field. Parking and access has been modelled from the North of the site.



## 3. Recreational water body

Evaluate the possibilities of developing a natural water body as a Recreational Water Park. Given the context of the Shire and the extensive costs associated with providing and maintaining a swimming pool, this option could provide for recreational swimming and paddling as well as act as tourist attraction. Depending on scale, it could also function for water skiing. Options include restoring an old extractive site, or negotiations for a local dam.

#### **4. Byford Shared Use Agreements**

It is recommended that the Shire establishes a shared use agreement with Byford Secondary College for public usage of the courts, oval and hydrotherapy pool.

There was significant endeavour applied to the notion of joint development and shared use of Education Department facilities in the Byford area. The potential for shared use of facilities with the Department's Secondary College and the adjacent Catholic College presented an opportunity to significantly enhance the Briggs Park sporting precinct.

A division of junior activities (on school grounds) and senior activities (on Briggs Park) can accommodate licensed clubhouse facilities without negatively impacting or influencing the education precinct. It also indicates that the hardcourts at the Secondary College were to be of sufficient numbers (ideally 8, noting that only 7 have been developed), accessible by the community and supported by a small clubhouse, and access to toilets to enable the establishment of a local tennis club. To date the clubhouse has not been developed and access to the courts appears to be restricted by perimeter fencing.

A shared use agreement has, however, been negotiated for the Kalimna Reserve adjacent to West Byford Primary School. Refer to project details for commentary on a development option associated with this location that will require further discussion with the school/Education Department.

The Principal of the Byford Secondary College currently facilitates community access to school facilities under direct arrangements with user groups. This access will become critical for the Shire noting that the college now provides hard courts, an indoor sports hall and a 10m x 6m indoor hydrotherapy pool.

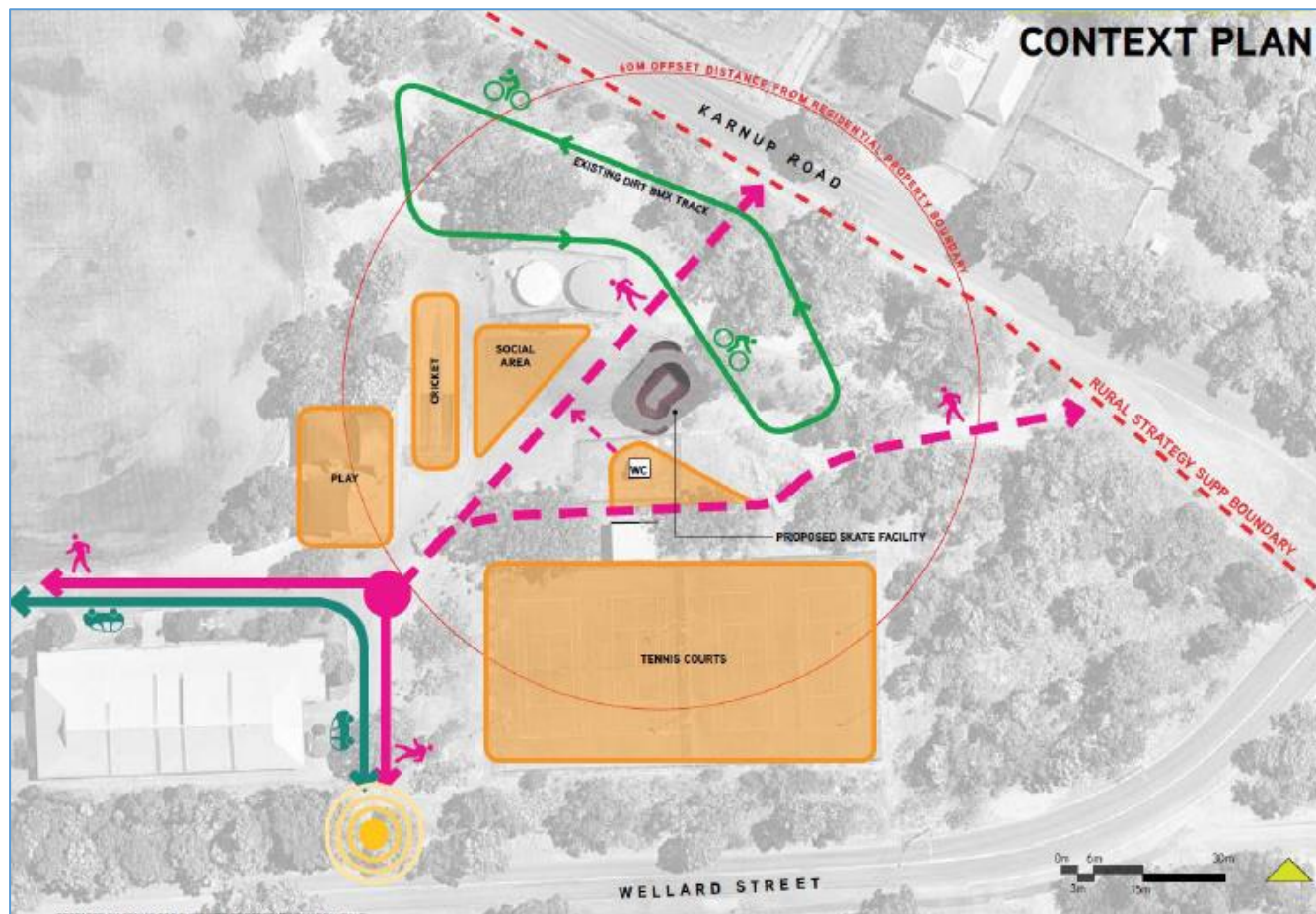
Negotiations on access to school facilities will need to be pursued with respect to:

- Byford Secondary College via the Education Department
- Salvado College with Catholic Education Office
- Byford South West, now called Woodland Grove Primary school with the Education Department

A concept plan showing the interaction between the two high schools and Byford and Briggs Park Recreation Precinct is proposed.

## 5. Clem Kentish Hall

The Clem Kentish Hall and surroundings can improve access for the wider community. The intent of this space and facilities it provide optimum facilities an opportunities for the Serpentine Area. The context plan below shows the relationship between elements on site.



## 6. Asset Management

In accordance with recognised benchmarks for lifecycle costs, all facilities should be appropriately managed and maintained. The provision of sinking funds for replacement of facilities and annual maintenance budgets will be required to ensure facilities are sustainable.

Maximise the use of existing and new facilities with appropriate user group arrangement such as bookings, leases, licenses, seasonal hire. There is potential to activate facilities as well as putting in place an efficient booking system.

Ongoing opportunities (in consultation with current users) will need to be explored for effective upgrade or redevelopment of ageing infrastructure to meet the contemporary needs of users. This should be in accordance with an integrated planned asset renewal process and wherever possible incorporate environmentally, socially and economically sound design principles. Such principles will include cost



benefit, user pay, justified subsidies, compatible multi user approach, effective water management, use of solar energy and other options with sustainable outcomes.

## **7. Fire Services**

Support for the volunteer network and fire and emergency services provisions will be required to ensure compliance with the local government act.

Fire and emergency services are provided by four relevant groups, each of them requiring specific infrastructure.

- Permanent or career Fire and Rescue Services– Red Trucks,
- Fire and Rescue Services (Volunteers) – White Trucks
- State and Emergency Services (SES)
- Volunteer Bushfire Brigade.

The first three operations are planned for and provided by Department of Fire and Emergency Services (DFES). Volunteer Bushfire operations are planned for and provided by the Shire.

## **8. Rationalisation of ageing assets**

There is the need to consider the most appropriate use of property and assets. There is the potential to dispose of unused or ageing assets. This includes appropriately managing land given current development context. There is the potential for land sale and/or for land to be swapped for more appropriate state land elsewhere through negotiations. Facilities need to be considered on their community use, historical relevance and strategic location. The sale of land could also be used to fund upgrades and/ or new facilities located elsewhere.

## **9. Telecommunication**

There is a need for the Shire to advocate for enhanced telecommunication services particularly for public safety related to bush fire risk and effective dissemination of information and warnings.

## **10. Place management**

In all identified precincts, there is a need for a community engagement process for recreational development, place activation, facility management, community and club development, coordination of events, participatory democracy, community safety and crime prevention, disability access and inclusion and dissemination of information.

## **11. Allied Health Services**

The need for advocacy for future allied health and services. Future potential to advocate developers and external businesses to lease and/or license assets, within central community hubs or locations within each place area.

## **12. Integrated footpath, trails and movement plan.**

There is a current connectivity gap identified for appropriate cycling and walking trails within each precinct. There is also a need for the Shire to promote jobs through promoting investment in tourism and local businesses. Current signage and way-marking is poor in all areas with a lack of effective connectivity between and within settlements. Accessibility to facilities and tourist attractions is poor with limited public transport in the area. Therefore, there is a need for an effective plan and to coordinate connection between settlements for people on foot, cycling and other non-motorised uses.

## **13. Assessment of surface water drainage from Hendley Motocross Park**

There is a significant risk of Dieback contamination to the adjacent regionally-significant Conservation Bushland in the Whitby Development Area through uncontrolled surface water movement from Hendley Park Motocross Park. There is a need for a technical assessment to limit this potential impact.

