



# OPPORTUNITIES & CONSTRAINTS

## SUMMARY OF ENGAGEMENT REPORT

MAY 2014

SEARIPPLE LAND PRECINCT MASTER PLAN



**Hames  
Sharley**

[www.hamessharley.com.au](http://www.hamessharley.com.au)

**volume01**  
**Stage 1**  
**Master Plan**

Prepared for the Shire of Roebourne

MAY 2014

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## 2.0 Engagement



The Searipple Land Precinct is a premium site within the Shire of Roebourne and is a community asset which has the ability to provide some distinct and unparalleled opportunities for development. To ensure that this site reaches its full potential and is developed in a sustainable and appropriate way, engagement with key stakeholders is an important element of the project delivery. The Searipple Land Precinct site has been identified as a prime location for sporting activities, the community and provision of accessible and affordable accommodation. To allow the precinct to develop in a sustainable way, a clearly defined strategic direction and vision for future development is sought.

Determining the strategic direction for the master plan is of critical importance to allow the project to address the needs and requirements of the community, the Shire and the existing users of the site. Stakeholders consultation has shaped the objectives that will guide the project. Furthermore, identification and understanding opportunities and constraints for the precinct is essential to the success of the Master Plan and the Shire of Roebourne's ability to facilitate sustainable and site responsive development. To develop the objectives, understand the site opportunities and constraints and to garner support and input from the key stakeholders, a series of informal workshops were held. The stakeholder consultation meetings were held on April 2 and 3, 2014. It is important to note that in certain discussions with the clubs, not all members could attend.

These included discussions with members of:

- The Shire of Roebourne Reference Group;
- The Karratha Bowls Club;
- The Indoor Cricket Club;
- The Karratha Golf Club; and
- The Karratha Country Club.

A holistic approach was taken with the intent of achieving a balance between the aspirations of the sporting clubs, Shire and broader community, whilst also achieving a sustainable outcome. Participants were encouraged to share their ideas for the site, including future requirements, functionality, facility requirements and usage and improvement priorities. In addition, the workshop sought to identify a key set of objectives common to the respective clubs.

Further consultation was undertaken on April 16, 2014, this consultation was utilised as a means to re-engage the community, encourage collaboration, interaction and encourage debate. Due to the low level of participation, three high level sketch concept options (refer to Section 5) were presented informally. The options have been based on the vision, objectives and findings from the site analysis and initial stakeholder consultation.

This process was undertaken in order to create a comprehensive list of comments (pros and cons) with regards to each option and the different elements associated with the concepts. The feedback, as well as consultation with the Shire, will be utilised to consolidate and refine the options into a preferred option. The preferred option will form part of the Draft Master Plan which will be released for public comment.



**04** ATTRACTIVE + INCLUSIVE

Establish an attractive and inclusive place for the whole community at all times.



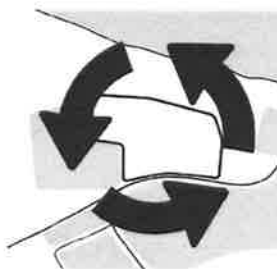
**05** DYNAMIC ENVIRONMENT

Provide a dynamic site that addresses the needs for sporting and recreation facilities, whilst also allowing for a breadth of other activities and uses.



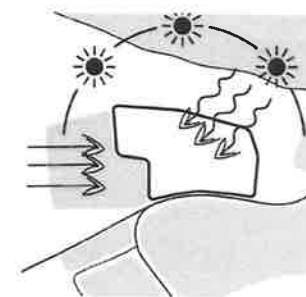
**06** EFFICIENT + FUNCTIONAL

Optimises the operational efficiency and functionality of the site and its uses and minimises costs associated with maintenance and management.



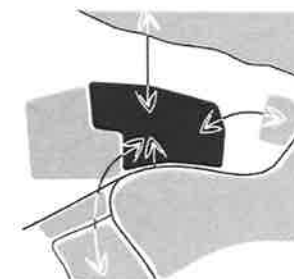
**07** SITE RESPONSIVE + SUSTAINABLE

Celebrates the unique location of the Precinct by maximising the views and response to climate.



**08** BUILDS ON THE EXISTING

Capitalise on the strategic location of the precinct by integrating with the existing and proposed surrounding land uses, environment and community.



**09** ECONOMICALLY VIABLE

Provide a Precinct development outcome that aligns with the business model.







## KARRATHA INDOOR CRICKET CLUB

### VALUES, VISION/ OBJECTIVES

- Family oriented and children friendly
- Family involvement, particularly the ability to eat dinner with family
- Interaction with Country Club facilities – particularly bar
- Happy to share change rooms and toilets with other clubs
- Visibility and identity – in order to maintain and increase membership

### SHORT TERM ASPIRATIONS

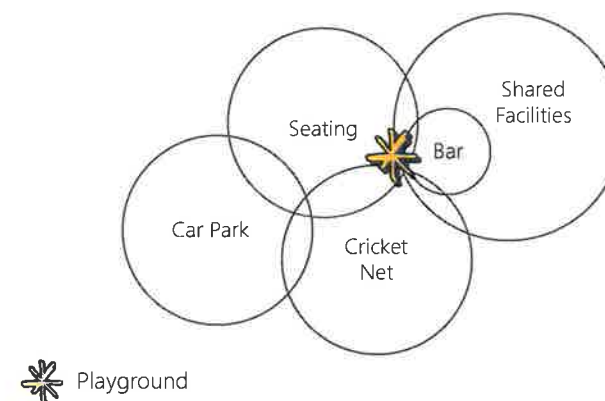
- Space around nets for spectators
- Space for advertising/sponsors
- Space to showcase trophies and honour boards
- Licensed grandstand to viewing area
- Improved maintenance and upgraded pitch
- Safe place for kids to play – playground

### LONG TERM ASPIRATIONS

- A second cricket net
- Indoor facilities



KARRATHA INDOOR CRICKET CLUB - LAND USE RELATIONSHIPS



- + The indoor cricket club identified the need for seating and bar areas to be closely linked with the pitch in order to provide for greater game viewing and atmosphere

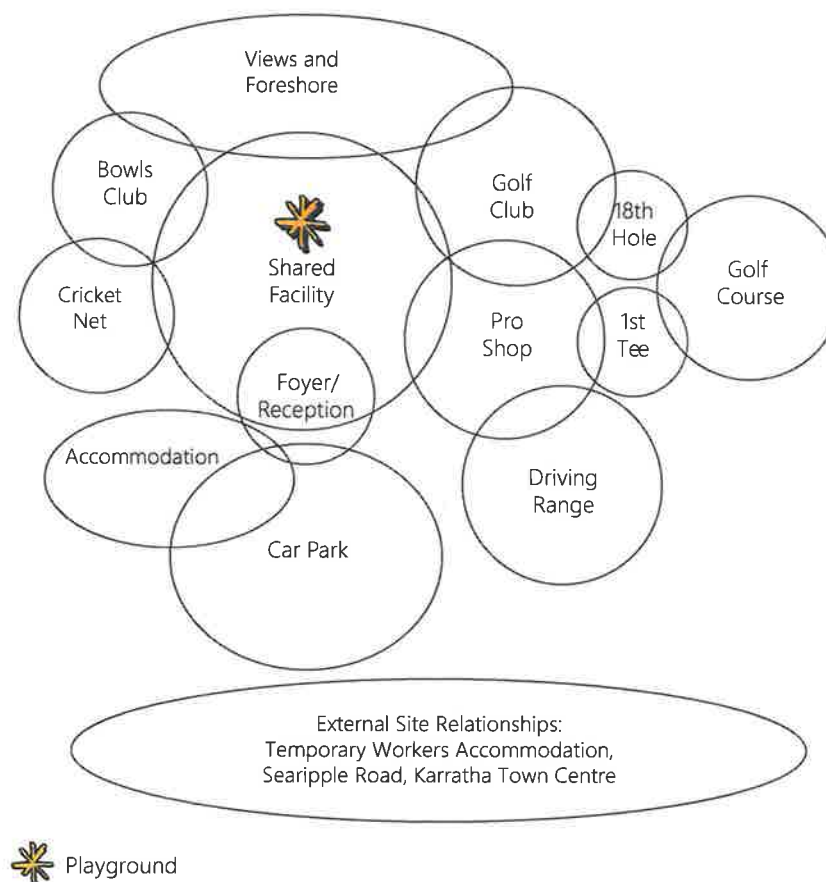
## SEARIPPLE LAND PRECINCT

### KEY SPATIAL RELATIONSHIP IMPLICATIONS

- The shared facility should link closely with the three main sporting clubs, as well as the reception for any future accommodation facilities;
- The shared facility should capture and capitalise on the panoramic views of the ocean to the north;
- The shared facility entry should concentrate activity, improve site legibility and ensure patrons sign in and pay to use the various facilities by incorporating the accommodation reception, pro shop and other facilities (sports clubs) reception;
- The centralised playground is considered to be one of the main needs for the site and should link with all three clubs and form part of the shared facility; and
- The car park may be in the form of one consolidated parking area or two separate parking areas, but either configuration will need to ensure that parking is located close to both the bowling green and the golf course.



### SEARIPPLE LAND PRECINCT - LAND USE RELATIONSHIPS



- + The shared facility will need to be carefully located in order to service all sporting clubs, whilst also enabling the bowls club and golf club to have separate 'private' facilities

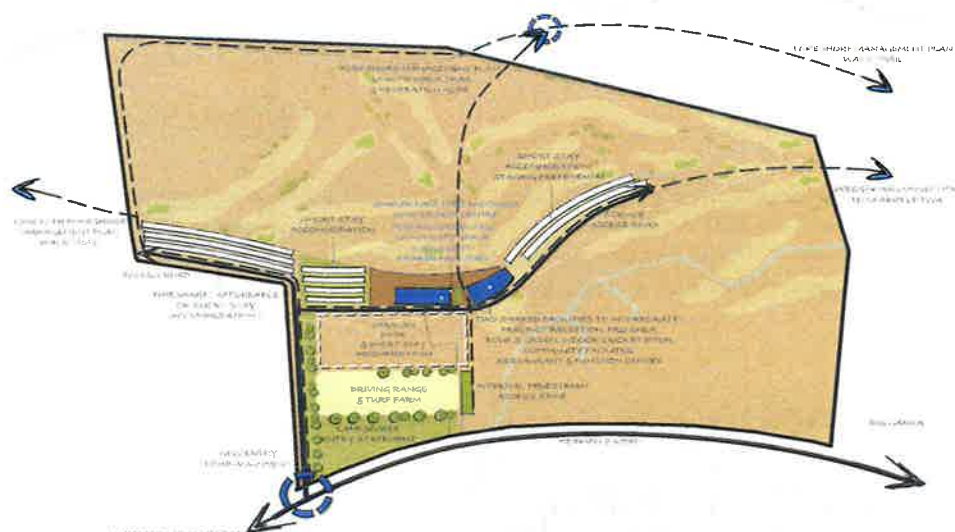
- That there may be an opportunity to include on site park homes as part of the precinct development to improve the economic feasibility of development through the self containment of the site;
- There was concern pertaining to the overall feasibility of the Caravan Park. The size of the Caravan Park is considered the key cause for concern, particularly to ensure that future park demand is met, potential overflow is addressed and also that this development does not adversely affect the viability of existing parks; and
- Preference to have one entrance as opposed to two was expressed. This allows the Country Club to monitor who uses the site and provides an opportunity for each club to capitalise on the foot traffic generated by other land uses.

## OUTCOMES AND KEY ELEMENTS

The community engagement sessions and Council presentation, provided a basis for identifying the key elements that require testing during the refinement of options. These elements include:

- The alignment of the entrance road;
- The layout and materials required to create a unique entrance statement;
- The driving range and associated facilities alignment;
- The options and mix of accommodation located around the central hub;
- The staging and preferred layout for the golf course, considering that other facilities may need to be relocated further west to accommodate the required golf facilities;
- The size of the caravan park is a contentious issue. The caravan park size should be explored and compared to previous studies;
- There were multiple questions regarding funding. Tourism WA has been identified as a potential funding source and the Shire should endeavour to explore other avenues; and
- Identifying an appropriate mix for provision of accommodation between transient-workers and permanent residents.

## SKETCH OPTION 3 - CIVIC SPORTS CENTRE







## HOUSING

- The Shire, along with various reports, has highlighted both the severe shortage of housing and diversity of stock, thus leading to the need for affordable housing. Those in both the tourism sector and service worker accommodation are the main focus for the opportunities on site. It was also noted that there was a considerable need for accommodation options for touring sporting groups from neighbouring regional towns. The facilities could also provide areas of shared open space for surrounding similar accommodation options, thus allowing them to maximise development and reduce management costs. The following opportunities exist:
  - Provide a diverse mix of accommodation options;
  - Provide for service worker housing and other affordable housing;
  - Provide accommodation facilities for touring sports teams; and
  - Link with the Searipple TWA site to the east to enable accommodation synergies for the future occupants of the Searipple TWA site, as well as wider Mulataga Development and Bulgarra communities.

## URBAN DESIGN

- Create a landmark that may be seen throughout the Karratha town site. Landmarks stand out from their surroundings and enhance legibility by creating a reference point. Linking with the enhanced entry and site branding, this opportunity aims to set the site as a leading destination within Karratha;
- Increase public awareness of the site and amenities through architectural and/or lighting elements which are visible from Searipple Road and/or passing traffic and pedestrians. Awareness of the site was noted as a major concern of the clubs. This opportunity and the opportunity listed above aim to create greater awareness of the site and facilities, which in turn should lead to increase usage; and
- Provide a number of flexible and dynamic open space areas. Open space trends are continually changing and spaces need to be flexible enough to adapt to these changes. In addition, from a funding perspective, a multi-use facility capable of a range of uses is significantly more efficient than several single use spaces.



## CONSTRAINTS

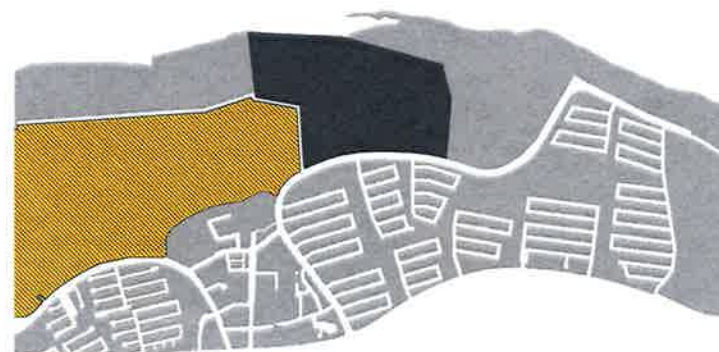
Identified constraints include the following.

### TENURE AND ABORIGINAL HERITAGE

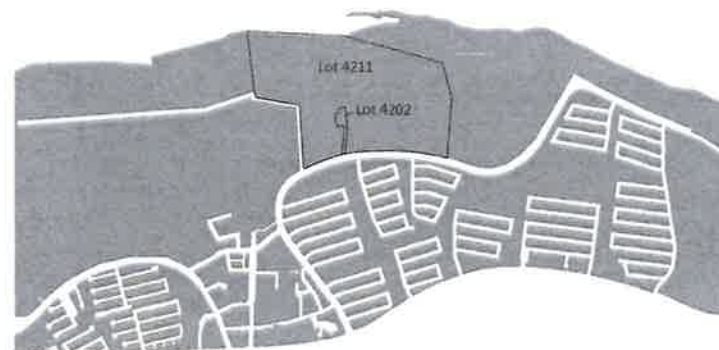
- The site does not contain any known Aboriginal cultural sites registered with the Department of Aboriginal Affairs. The vacant Crown Land to the west is covered by an Indigenous Land Use Agreement (ILUA) and relates to the Ngarluma Native Title Area in the Ngarluma Determination (Federal Court number WAD6017/96; WC99/14). Whilst this is not a direct constraint on the site it does limit expansion and possible recreation synergies; and
- The site contains two lots: Lot 4211 on plan 187663 and Lot 4202 on plan 187664. Lot 4211 is Crown land and thus owned by the State and covered by Reserve 30872 for the purpose operating the golf course under the Shire's management. Lot 4202 has been granted to the Karratha Country Club Inc via a 'Crown Grant in Trust' and covers the land on which the current clubroom facilities, Caretakers residence, and sealed car park are located, in addition to a roadway linking these facilities to Searipple Road. Should the Master Plan propose to diversify land uses on site, the reserve may have to be either amended or cancelled subject to legal advice, this would be done in accordance with section 51 of the *Land Administration Act 1997*. This is likely to be a time constraint rather than a design constraint.

### FACILITIES

- Any proposed facilities would need to comply with onerous cyclone building standards. Cyclones are a major natural hazard affecting North West coastal towns and building requirements specific to these areas are set by national Australian Standards;
- Some of the sporting clubs have clearly expressed that they require certain facilities for 'private/club only' use. This, to an extent, may constrain the efficiency and layout of any proposed new facilities. A potential design response could include flexible space to provide temporary private venues or smaller private areas whilst still focussing on the common facilities;
- The land use relationships between certain sporting club wants, such as views and needs, viewing areas and access to parking may constrain future development. Therefore the clubs need to be brought onboard through a shared vision with the project team; and
- The existing layout and remaining building life of the Country Club may not be feasible to keep and/or use the structure in the long term. A building assessment analysis will be needed to explore the viability of its long term retention.



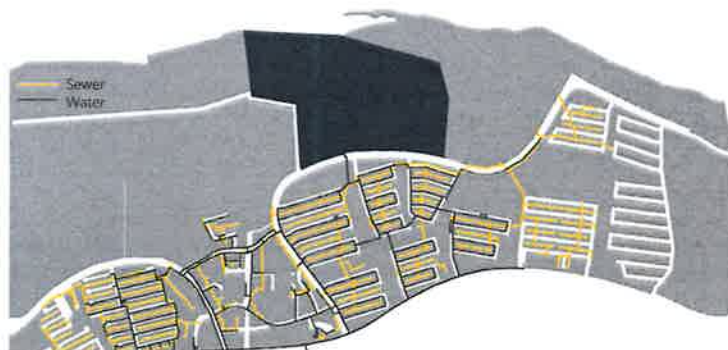
### ABORIGINAL HERITAGE



### TENURE

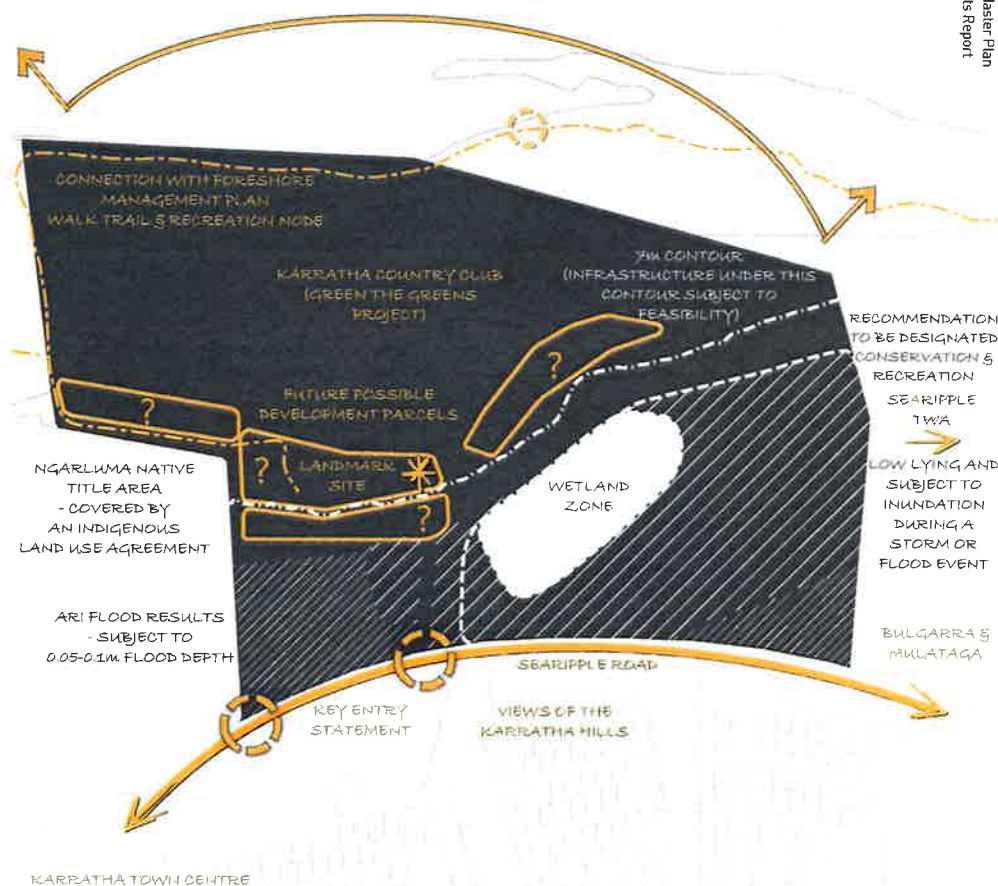


NEW ROAD ALIGNMENT



EXISTING INFRASTRUCTURE

## SITE OPPORTUNITIES &amp; CONSTRAINTS

COASTAL VIEWS OF NICKOL BAY  
& BURRUP PENINSULA



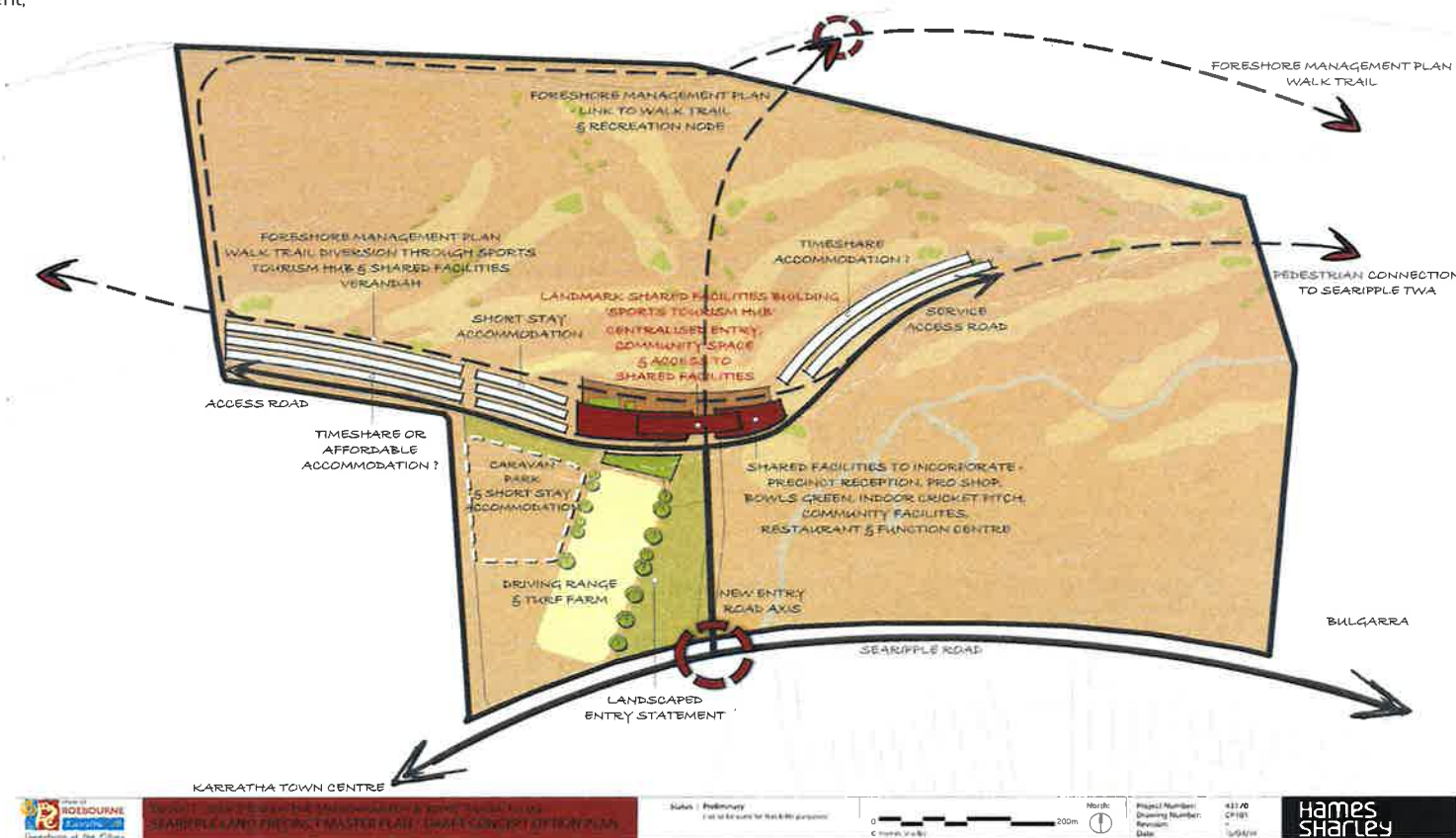
## OPTION 1 - SPORTS TOURISM HUB

This option provides for a sports tourism focused outcome incorporating affordable short stay and higher end time share accommodation. Facilities include a state of the art golfing and function centre, designed to attract regional and international visitors, competitions and events.

### CHARACTERISTICS

- The key focus is to attract short stay business and sport tourism related visitors, and to provide a world class resort style experience with an emphasis on world class golf offerings and international and regionally attracted competitions;
- The precinct possesses a well defined streetscape and significant landscaping;
- The realignment of the driving range is an integral part of this option, as is the precinct entry statement;

- The driving range and turf farm are aligned on an angle to enable the driving range facilities to be located within close proximity of the shared facilities building;
- Possible timeshare (or higher end) accommodation situated to the eastern portion of the site is proposed to be developed in the short to medium term;
- The shared facilities building is comprised of one structure and is proposed to be a landmark site within the precinct;
- It provides a number of accommodation options improving housing diversity; and
- It provides pedestrian access to other key sites in Karratha, including a cohesive link to the Foreshore Management Plan walk trail.



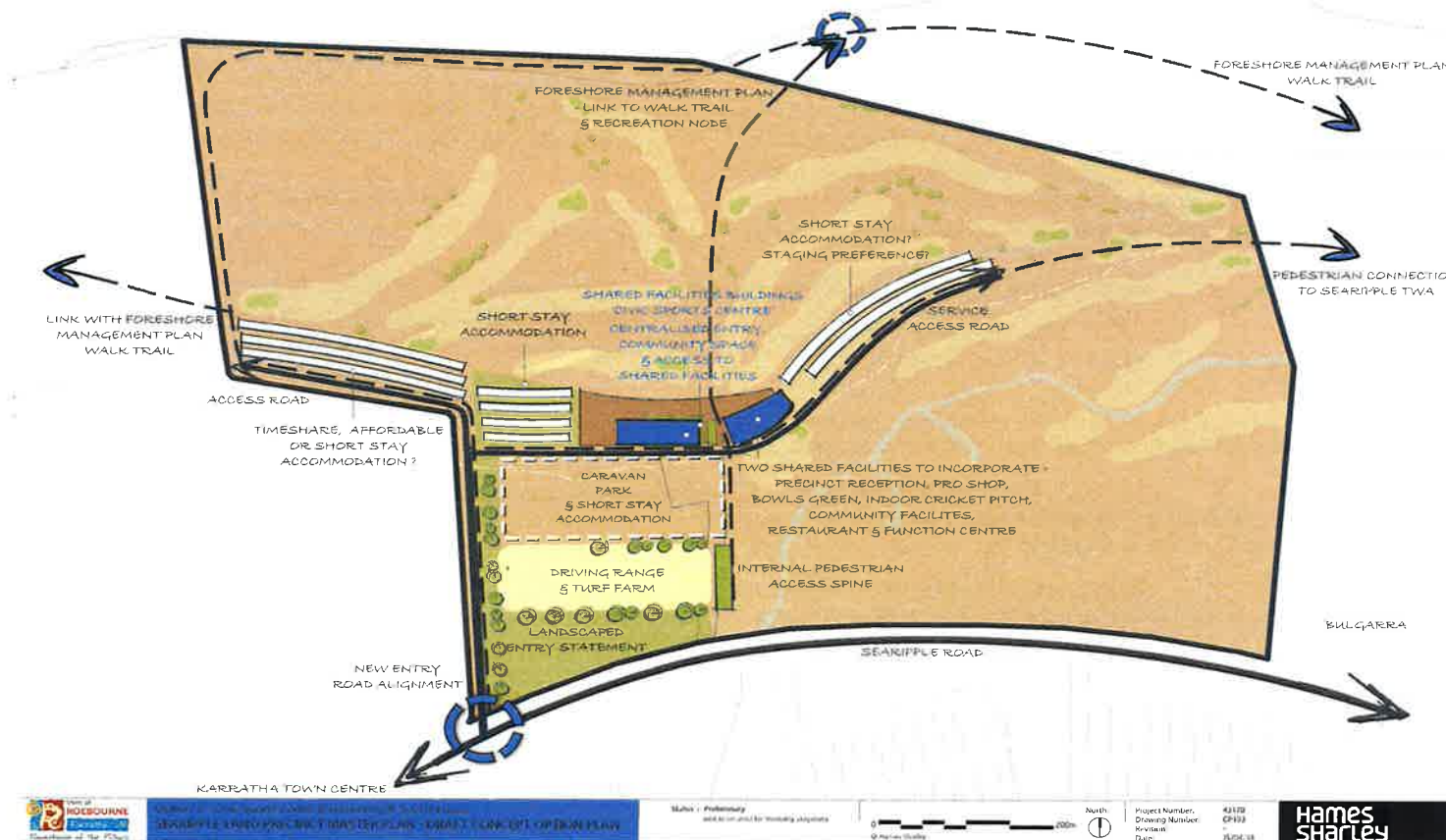
### OPTION 3 - CIVIC SPORTS CENTRE

Option 3 is a community and sport focused option, designed to build on the strengths and membership of the existing clubs. It aims to increase community participation in sport and awareness of the precinct's clubs. It incorporates the reconfiguration and consolidation of existing facilities to improve functionality and minimise associated running costs.

#### CHARACTERISTICS

- The key focus is to attract a mix of holiday, leisure and sports tourism related visitors. Regional rather than international visitors are the main target. It is to be marketed as a community landscape and sporting based precinct, focused on providing a family experience in a unique setting;

- The shared facilities buildings are designed with the intent of providing a key entry statement. The facility is comprised of two separate structures;
- The plan intends to develop the eastern accommodation as a long term option;
- The alignment of the access road is situated on the western boundary of the precinct. This allows for the development of an internal pedestrian access spine enhancing the walkability of the site;
- It provides a number of accommodation options, thereby improving housing diversity; and
- It provides pedestrian access to other key sites in Karratha, including a cohesive link to the Foreshore Management Plan walk trail.





- Recent literature on the community points to a high level of dissatisfaction with the level of provision of services, facilities and amenities;
- There is a low level of volunteering amongst community members in Karratha;
- Any planning for the provision of sporting facilities in Karratha should consider that a number of sports are restricted to playing during the dry season and the added demand for facilities created by this unique seasonal usage;
- Active and passive parks, civic spaces and playgrounds can be co-located as part of an overall strategy for the provision of public open space;
- Where there are more than one sporting ground clubhouse facilities should be centrally located so that they can be shared by a number of users;
- There is a lack of connectivity between precincts, and between residential areas and the town centre;
- Growth planning needs to respond positively to climate change, environmentally sensitive areas, areas of land subject to inundation/storm surges, the Karratha Hills and the provision of urban services and infrastructure, as well as identifying infill or redevelopment opportunities within the existing urban area;
- Karratha is in a region which has some of the highest solar insolation in the world. This means that an investment in solar power or heat generation in Karratha would generate more useful energy than almost anywhere in the world.
- Key to creating a unique Karratha sense of community is, developing a an identity which acknowledges both Karratha's cultural and arts foundation.

These key points can all be catered for in the design response of the Master Plan and this is further discussed in the opportunities section of this report.

Volume One of the framework envisions a new country club and international hotel, second public golf course and improvement of the existing to international standards. Considering the current economic climate and discussions with the Shire this is considered to be extremely ambitious. However, discussions of a redeveloped country club and tourist accommodation options are being considered in the Master Plan. The framework identifies that this golf course precinct, known as The Links (Nickol Bay), as being in the medium term development timeframe 5-10 years. The Links will consist of 'predominantly town houses with high density in key locations, with an estimated 762 new dwellings and population of 1,524.

Volume Three - City Centre Master Plan sets out a vision for the design of the CBD. In reference to the site, it provides the opportunity to increase the link between the site and the CBD through the central northern spine and proposed northern road. The revitalised City Centre will feature an entertainment precinct focused on restaurants, cafés, cinemas, nightclubs, bars, theatre and amusement facilities. Ideally, the SLPMP and this precinct will operate in harmony, by reducing the chance of doubling up on services which may inadvertently create unnecessary competition and over supply.



City Centre Master Plan



## LAZY LANDS, KARRATHA

### - 2D FLOOD STUDY & LOCAL WATER MANAGEMENT FRAMEWORK

The Lazy Lands Flood Study was commissioned by the Department of Regional Development and Lands and completed after the KCVS. This report was produced to assist in the hydrological assessment of the rezoning for a proposed 61 parcels of land in Karratha to an 'Urban' zoning from 'Parks, Recreation and Drainage'.

This study does not include any analysis of Storm Surge or Coastal processes therefore the KCVS will confirm the flood levels for the precincts; however the local drainage network has been modelled for the Karratha Township.

This study provides confirmation that an open drain enters the precinct area near to the entrance on the eastern side of the driveway, with a bridge crossing the open drain just downstream of the culvert. The study confirms that the culvert is a single 760mm diameter crossing Seapickle Road.

A further four culvert crossings enter the adjacent area (Lot 4929), which contributes to the flooding of the area south of the golf course within one of the precincts (orange precinct). This area appears to be a low lying area that attenuates the incoming flows. A discharge from this area is not indicated; therefore it is unclear how this area discharges the stormwater from the attenuation area.

### ECO-TOURIST CARAVAN PARK ASSESSMENT AND DETERMINATION OF NEED

The report provides an overview of the tourist market of the Shire of Roebourne and trends in caravan parks. The report advises that in order to diversify the Shire of Roebourne economy and attract tourists to the region, it will be important to provide additional caravan parks that are dedicated solely (or largely) to tourists. As a result of the lack of other available accommodation located within the Shire, it is also considered reasonable for these additional caravan parks to house the short term workers.

The report recommends that the Shire of Roebourne establish and initially operate a caravan park designed to encourage tourism to the region and the future operation of the facility could be privatised in the future. The following characteristics are suggested:

- Planned for 200 sites with an initial stage of 100;
- Maximum of 25% of the sites be established as cabins (These may be used for short term Shire accommodation purposes out of season eg visiting consultants – it is believed that the Shire is in the process of development a Staff Accommodation

Strategy which may give consideration to such options);

- The remaining sites be developed to host RV's (drive through sites) and caravans/ tents in equal proportion;
- 80% of the sites should be powered;
- 10% of the caravan sites should have en-suites;
- A central community building with the planned option for the development of a pool and other recreational facilities;
- Short stay patrons only (tourists and some business travellers); and
- Located on a site within the Karratha urban boundary that will allow patrons to make the best use of town facilities (preferably within walking distance of either the town centre and/or one of the developing neighbourhood centres).

### COST-BENEFIT REPORT & FINANCIAL FEASIBILITY MODEL - SHIRE OF ROEBOURNE CARAVAN PARK & SHORT STAY ACCOMMODATION

The housing and land situation in Pilbara towns has been an issue of increasing concern and continues to be the number one constraint to the growth of these towns. This is fuelling a boom in temporary structures such as caravans and donga-type accommodation. The report provides an overview of the current supply and demand for temporary and short-term housing options for tourists.

The model used in the report is based on the following base case scenario of caravan park desired attributes:

1. Plan for 200 sites;
2. Maximum of 25% of the sites to be established as cabins;
3. The remaining sites to be developed to host RV's (drive through sites) and caravans/tents in equal proportion;
4. 80% of the sites should be powered;
5. 10% of the caravan sites should have en-suites;
6. A central community building with the planned option for the development of a pool and other recreational facilities; and
7. Short stay patrons only (tourists and some business travelers).