

FINAL REPORT AFTER COUNCIL WORKSHOP

MEEKATHARRA REVITALISATION PLAN

for



November 2014



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EXECUTIVE SUMMARY

CCS Strategic was engaged by the Shire of Meekatharra to prepare a revitalisation plan for the Meekatharra Township. This project required the development of three separate master plans describing redevelopment concepts for:

- Main Street (that section of Great Northern Highway running through town from Connaughton Street to Goldfields Highway)
- The Sporting precinct accessed from Gascoyne Junction Road
- The Youth Precinct bounded by Savage, Darlot, High and Hill Streets.

The collective revitalisation strategy as presented in this report has been costed at \$11.5 million in current day costs with an escalated value to \$13.3million associated with the staged implementation of the plan over the calendar years from 2015 to 2022.

The primary focus of the study was the revitalisation of the town centre which in turn informed the form and function of the youth and sporting precincts.

The key driver is the activation and effective utilisation of Shire owned facilities, particularly those on the main street, including the Shire offices and CRC building and specifically the Lloyds Outback Centre building, previously the retail heart of town providing the supermarket, newsagent, hardware and haberdashery stores.

The report indicates that the priority for the Meekatharra community is NOT one of new facility provision. In terms of need there are two imperatives.

The first is the preservation of existing assets to enable the current (largely incidental) use to continue and more importantly so that if, in future, demand increases, the reboot/rekindling option is not too dramatic.

The second, and perhaps most critical need is the activation of those spaces which residents have already voiced an interest in seeing redeveloped. Key here are retail and visitor opportunities in the main street, offered within a safer more aesthetically pleasing environment.

The attraction and retention of key services is also essential to the community and this may require the Shire to take the initiative to create an opportunity and perhaps to even offer incentives to attract providers.

The initiatives proposed are inherently linked to providing human resources, to structure and provide motivation and opportunities for participation in the town. These imperatives present an opportunity for Shire leadership and programming in a variety of community development, economic stimulation and sport and recreation roles. Community success and sustainability is led by economic success and sustainability.

It is recommended that the Shire of Meekatharra

1. Endorse the strategies outlined in the Meekatharra Revitalisation Plan and the associated master plan concepts presented herein.
2. Immediately initiate activities specifically targeting:
 - a) The sale (option 2) or long term tenancy (option 1) of portion of the Lloyds building to an essential services provider (health/medical, education, justice)

- b) The offer of tenancy of part of the Lloyds building as a café supported by a key anchor tenant or new owner and the Shire's community service outlets
 - c) The relocation of the library and museum and the CRC and bank to the Lloyds building coincident with the opening of the essential services outlet and café.
3. Review and consolidate the engagement of community development personnel to maximise community activation specifically focused on:
 - a) Children's programs (Kidzone, youth and sporting precincts)
 - b) Youth programs (Youth Centre, youth and sporting precincts)
 - c) Community programs (Meeka Festival and other activities)
 - d) Economic development (retention of essential services)
 - e) Economic development (incentivisation of commercial and retail activities)
4. Seek funding to assist in the infrastructure renewal and development programs outlined in the master plans and associated cost schedule.
5. Undertake specific engagement with the children and youth of the town through the agency of a facility designer to clearly articulate the preferred development option for Lions Park.
6. Seek engagement with the WA Country Health Service and the Royal Flying Doctor Service to ensure the ongoing provision of health and medical services to the town at the current levels
7. Commence Main Street improvements as outlined in the Master Plan at the earliest opportunity to demonstrate a commitment to revitalisation.

1.0 INTRODUCTION

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The primary focus of the study is the revitalisation of the town centre which is to inform the form and function of the youth and sporting precincts. The key driver is the activation and effective utilisation of Shire owned facilities, particularly those on the main street, including the Shire offices, CRC building, community hall and specifically the Lloyds building, previously the retail heart of town providing the supermarket, newsagent, hardware and haberdashery stores.

2.0 STUDY AIMS AND OBJECTIVES

This plan provides the Shire of Meekatharra with a framework that addresses its current and future community facilities needs in an equitable, effective, timely and affordable manner, together with a strategic plan for the future management of this infrastructure. The plan takes into account the needs of existing groups and the aspirations of the local community, as well as emerging social, economic and cultural trends. Other key considerations in the preparation of the report have been the ability of facilities to function as community meeting places and the likely changes in the demographic profile over time.

3.0 REVIEW OF BACKGROUND INFORMATION AND MATERIALS

In order to ensure that recent history, current situation and anticipated future are fully understood, the following studies, reports and other information have been reviewed:

- Shire of Meekatharra Strategic Community Plan 2012 – 2022
- Shire of Meekatharra – Disability Access and Inclusion Plan 2012 – 2016
- Northern Planning Program Grant Agreement 2013 – 2014
- Council report regarding Lloyds Building, Aug 2013
- Lloyd's building structural and maintenance inspection report, Jan 2013
- Lloyd's building electrical inspection report, Jan 2013

3.1 Shire of Meekatharra Strategic Community Plan 2012-2022

This plan was adopted by the Council on 15 June 2013 in response to community feedback as the Shire's key strategic planning tool for the next decade. It contains the primary aims, strategies and priorities to advance the Shire's vision of "A Place of Opportunities, A Place of Prosperity".

The Shire's aim in responding to this vision is to build a united and cohesive community by improving safety and security, and developing a sense of culture, vibrancy and energy by strengthening community development. The goals are centred on delivering outcomes in the four key areas of social, environmental, economic and leadership activity.

In terms of revitalising the Meekatharra community, many of the initiatives and priorities from the Strategic Community Plan are highly relevant to this study, and have been investigated in detail. These were as follows:

Community participation

- The level of interest in, and capacity for, the establishment of emergency cadets.
- The interest in and feasibility of the establishment of a Junior Council.
- Encouragement of community participation in sporting clubs, events and activities.
- Encouragement of the community to initiate and self-manage new sporting and community activities.

Youth services

- The development and implementation of a youth service strategy that includes provision of a Youth Drop-In Centre.
- Expansion of the operation of youth services to meet community needs.

Safety and security

- Implementation of CCTV in the Main Street and possible extension of CCTV to other strategic locations. (*It has been noted that council has decided not to pursue this initiative at the present time*).
- A review of street lighting to ensure adequacy and service.

Access to services

- Encouragement for the retention of, and improvement to, health and education services. (*This initiative is highly relevant to the proposal for the Lloyd's building and is discussed in some detail below*).
- Broad support for the upgrade/replacement of the Meekatharra Hospital.

Maintenance of the natural environment

- Development and maintenance of parklands.
- Encouragement and support for environmentally sustainable programs.

Support for the sustainable use of renewable resources

- Development of options for the management of water and energy use.
- Investigation of options for solar energy potential.

Effective environmental health management

- Continuation of initiatives to reduce, reuse and recycle water sustainably.

Beautification of Community spaces

- Development and implementation of a landscaping/streetscaping plan in the main street area and at strategic locations. (*This initiative is integral to the Main Street, Sporting and Youth precinct master plans*).
- Development of an active and passive recreation parklands strategy.

Upgrade and maintenance of local infrastructure

- Provision of facilities to support community driven programs and activities

- Development of a facilities use strategy

Planned development

- Review of the town planning scheme to ensure the optimisation of commercial, industrial and residential development.

Maximisation of business development opportunities

- Research potential for horticulture farms and food forests as community led initiatives.
- Encouragement of new businesses through information incentives and land-use provision.
- Advocacy for mining companies to construct accommodation facilities adjoining the town.

Tourism

- The feasibility of establishing a tourist/museum/cultural centre.
- Development of tourism capability through events, arts, history and cultural experiences. (*This initiative is integral to the activation of Main Street*).

3.2 Shire of Meekatharra – Disability Access and Inclusion Plan 2012 – 2016

In 2012, the Shire developed a Disability Access and Inclusion Plan (DAIP), as required by the Western Australian Disability Services Act 1993. The plan identifies barriers to access and inclusion and proposes solutions to ensure that people with disability have equality of access to community services and facilities.

The plan uses data from the ABS Survey of Disability, Ageing and Carers (2009) to conclude that the number of people in the Shire with a disability is around 255 (18.5%). Although this is a relatively small number, a large number of tourists who travel on the Great Northern Highway also access the town's facilities and services. It is therefore important that visitors are considered when making provisions for people with disabilities.

3.3 Lloyd's building structural and maintenance inspection report, Jan 2013

This report identified a number of deficiencies that will need to be rectified prior to any new tenants moving into the building. With the exception of one bearer and a roof support at the southern end, the building is reported to be structurally sound, requiring fairly minor maintenance. From observation the building is in two main parts being a series of 4 older shop spaces at the southern end and the new larger single structure that was the supermarket space at the northern end. It is noted that there is no fire warning/suppression system installed, the air-conditioning systems do not function and there are a number of electrical faults that require attention.

3.4 Lloyd's building electrical inspection report, Jan 2013

The electrical inspection report identified several faults and recommended that all of these be rectified to ensure compliance with the relevant building codes and standards. It is most likely that the building will require a totally new electrical installation for future use.

4.0 DEMOGRAPHIC ANALYSIS

The Shire of Meekatharra officially comprises three localities including Nannine and Peak Hill, however the focus of this study is the Meekatharra Township itself, with the aim of determining the unique set of infrastructure and service needs for this location only. These needs were identified by conducting a comprehensive review of the community feedback captured for the Shire’s Strategic Community Plan 2012-2022.

The 2011 census reports a resident population in Meekatharra (township) of 734 and a total of 1,377 throughout the Shire. It is a predominantly male population (59.7%), which compares with 50.3% males and 49.7% for females respectively throughout Western Australia.

The chart below shows the age distribution of the 2011 Meekatharra Shire population, in comparison to the state as a whole:

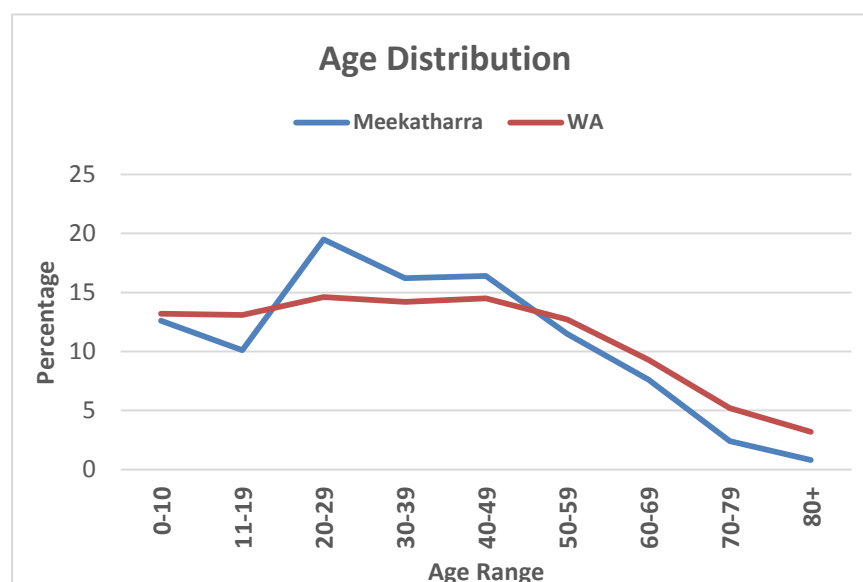


Chart 1 – Age Distribution

This shows that the Shire has a higher proportion of 20 – 50 year-olds than the state average, but a smaller percentage of children and retirees. As a result, the average age of 34 is slightly younger than the WA figure of 36. Aboriginal and Torres Strait Inlanders make up 32.8% of the population compared to only 3.1% in WA as a whole.

Mining (including mining support services) is the largest industry, with approx. 32% of employed people working in this sector. Education (9%) and farming (7%) are the other significant employment sectors in the shire. For the state as a whole, the corresponding figures are 3.3%, 5% and 1.4%. Average weekly personal income is \$920, well above the state average of \$662. However, household income of \$1,066 is significantly lower than the figure of \$1,415 across the state. According to the census, unemployment in the Shire was 3.4%, well below the WA state figure of 4.7%.

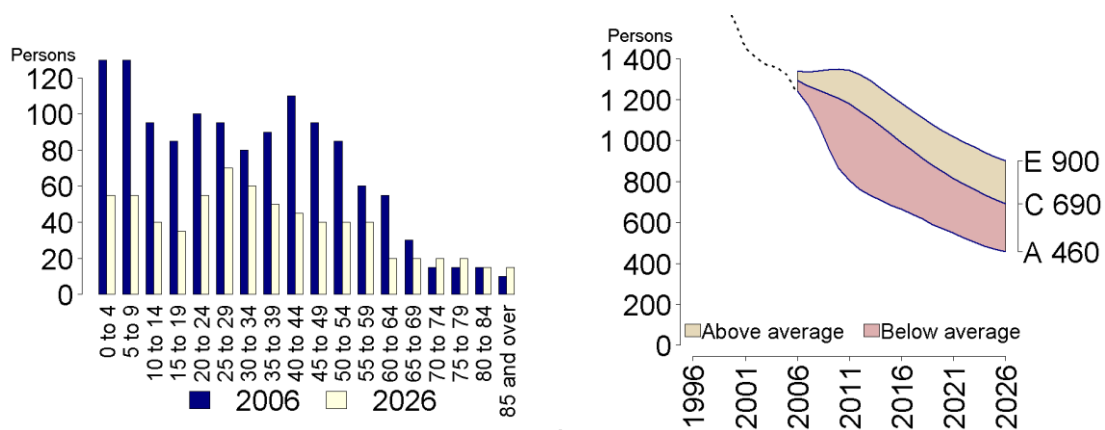
The Doray Minerals workers camp at the northern end of town currently houses 118 FIFO workers and operates at close to capacity. The camp has approval for a further 20 beds.

Other than for medical purposes, the use of the town’s facilities by Doray’s staff is reported to be fairly limited, and their otherwise incidental use of basketball courts and gym is assessed as not significant to this study.

It is noted that a large processing plant south of town has recently been acquired with a view to reopening and maybe expanding to underground operations. It is likely that the workforce will be predominantly FIFO although some local employment opportunities may exist.

It is noted that almost 1 in 5 (19.7%) of private dwellings in the Shire are unoccupied.¹

The WA Planning Commission’s 2012 report, *Western Australia Tomorrow - Population Report No. 7, 2006 to 2026* forecasts a considerable decline in the population of the Shire to 2026 across all age groups except those over 70 years of age. This is almost exclusively attributed to aboriginal people ageing in place. It is noted that that these forecasts underestimate the current population as recorded by ABS by as much as 300, however, all trend lines anticipate that the Shire population will reduce over time as shown below. Using the median forecast, the population will fall by almost 50% from 1,377 to approx. 700 over the next 15 years, causing a significant reduction in demand for all community facilities over time.



Source: WA Tomorrow (2012) LGA Profiles - Western Australian Planning Commission

Chart 2 – Population projections to 2026

¹ ABS Census data 2011

5.0 EXISTING FACILITIES ASSESSMENT

5.1 Inventory

The table below lists the existing community facilities that have been included within the scope of this study, and provides an assessment of their physical and structural condition, level of maintenance, size and suitability for purpose. The Moloney Asset Condition rating scale has been used for this purpose. The scale descriptors are detailed in appendix 1.

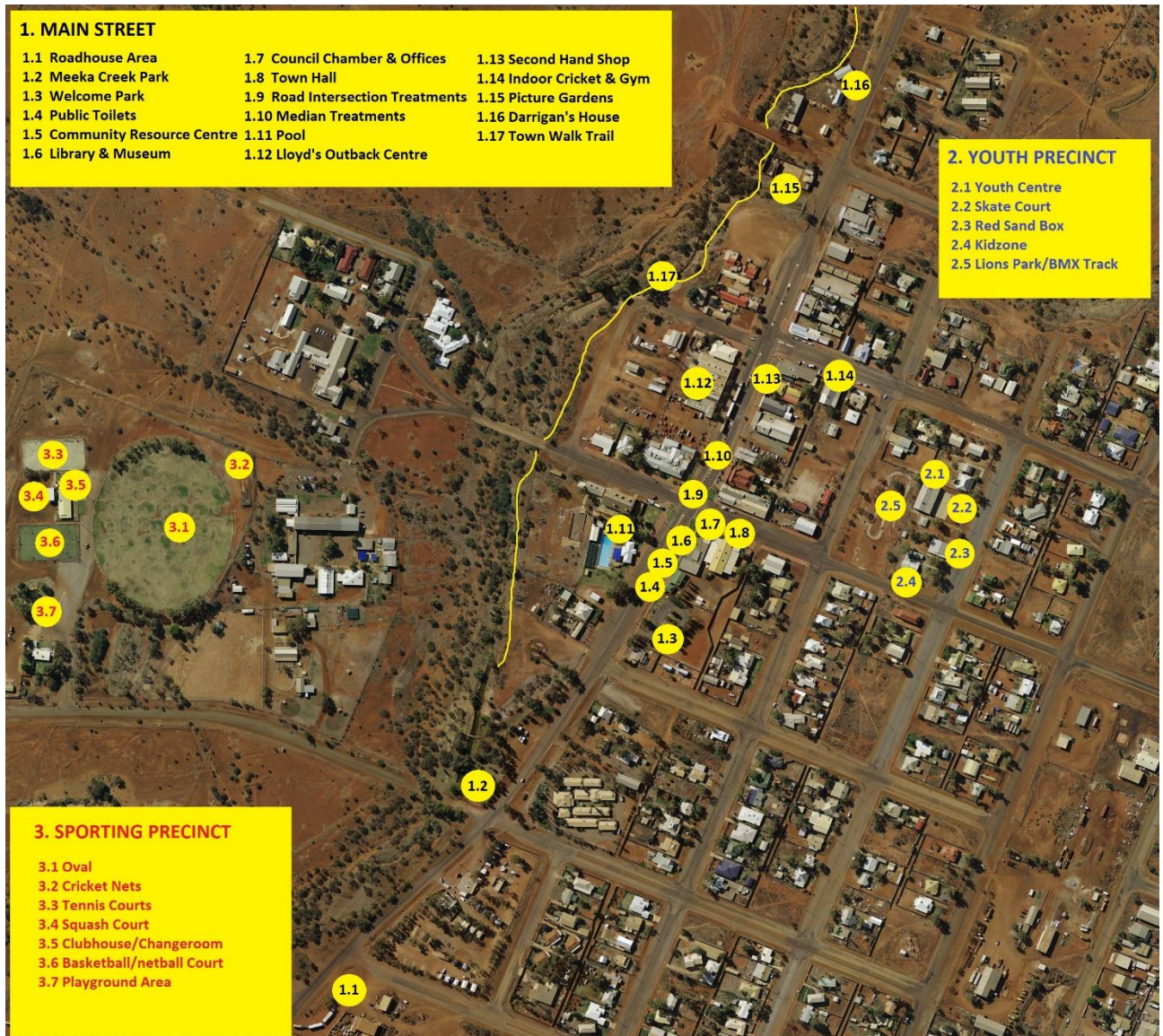









Figure 1 - Facilities

Facility	Commentary	Moloney Rating
1. Main Street	Main street is clean and well presented, however there is significant evidence of economic decline with the Lloyds building, the Yulella Corporation Building and a number of vacant shops and empty lots in lockdown, indicating a town in decline. Vehicle damage to the median plantings and intersection kerbing and pedestrian crossings is evident	5B
		
1.1. Roadhouse Area	<p>This area shows significant activity supporting the freight and visitor traffic passing through town. The parking area on the west of the highway adjacent the shell roadhouse is well patronised. Access to the BP refuelling site on the east of the highway is considered dangerous. There is insufficient slip lane or lead in area for Road trains pull of the road completely to refuel safely at the bowser. The last trailer of long haul vehicles sits precariously close to the south bound lane of the highway when refuelling.</p> <p>It is noted that this site has been acquired with a view to redevelopment</p>	6B
		
1.2. Meeka Creek	Meekatharra Creek is an artificially fed permanent water body at the southern entry to town. It provides some visitor facilities, information and a welcome green relief to the surrounding area. The artwork is attractive although the maintenance of the boardwalk along the creek line is in need of repair.	6C
		

1.3. Welcome Park	<p>This area is difficult to access, poorly laid out and the seating amenity is divorced from the shaded area. The grassed area is disconnected from adjoining areas, the shaded central area now offers poor amenity levels and the gazebos are in a state of considerable decline</p>	8C
		
1.4. Public Toilets	<p>The public toilets adjacent to the CRC are functional. The standalone self-cleaning unit shown on the right below is the type of installation recommended for Meekatharra Creek Park in the longer term to enhance and ultimately replace the existing units as the primary visitors welcome facility.</p>	4A
		
1.5. Community Resource Centre (CRC)	<p>The building is in reasonable condition but significantly too small for any expansion in operations. Bank service and operational space is inadequate. This is a critical element given its income stream, and additional training space would be highly valuable.</p>	4B
		
1.6. Library and Museum	<p>The library and museum co-exist in a shared space accessible from the administration office reception. The building is in a fair to good condition. The area could be further developed for both library and museum operations.</p>	5B

		
<p>1.7. Council Chamber and Offices</p>	<p>This is a fairly basic facility, with evidence of overcrowding in the administration section. Additional office space would be useful for staff.</p>	<p>5B</p>
<p>1.8. Town Hall</p>	<p>Hosts a varied number of events each year (up to 10), including using the court yard area and not the main hall. It is a good size and design for the intended purpose, offers a main hall and concrete floor annex with outdoor covered barbecue area on opposite side adjacent to the kitchen. There is an upstairs projection suite, although this is now unused. Toilet facilities are OK but could do with a facelift. General maintenance and presentation is OK, but needs to be improved to stem further deterioration.</p>	<p>3A</p>
<p>1.9. Road Intersection Treatments</p>	<p>The main intersections are generally well presented with grassed verges and painted kerbing. The kerbing nibs protrude into the trafficable area and particularly at the intersection with Savage street (below) the carriageway is narrow and wide load scrape the kerb and damage the median plantings. There is no at grade crossing for pedestrians.</p>	<p>4C</p>







1.10. Median Treatments	As discussed in the intersections commentary above, the median area is at times impacted by wide loads. The central section from Savage Street to High Street has 4 banner pole foundations with the poles and banners installed periodically – usually for the festival. Improved planting and at grade pedestrian crossings are proposed for median strip in this section of the main street	5C
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1.11. Pool	The condition and future use of the swimming pool is not within the scope of this study. The grassed area at the front of the pool (and outside the old Horizon Power station) is a highly attractive area and could be enhanced with further memorabilia and seating.	N/A
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1.12. Lloyds Outback Centre	<p>The southern end of the centre is leased to a beauty therapist, in two rooms (reception and treatment), for 18 months from January 2013. Flooring in the reception area needs attention, otherwise all OK.</p>	4B
	<p>The balance of the building is vacant and divided into a series of discreet sections. Next to the beautician is the largest undivided area (old supermarket) which has a cool room fridge frontage protruding in the middle of the southern wall and a manager's office and storage loading area at rear on the side.</p>	8D
	<p>In front of the manager's office and opening further south is open space and old change room facilities that lead to toilets and perhaps an old hairdresser's area.</p>	8D
	<p>The next section is the oldest, & has a pressed tin roof.</p>	9D
	<p>Finally there is the old hardware store area with a garden nursery outside near the old section. There are multiple rear access roller doors onto loading storage areas. The whole area is evaporative cooled.</p>	9D
	<p>There is some evidence of asbestos in panels even though the structure is Besser block with a steel framed roof. The ceilings vary throughout.</p>	9D
		
1.13. Second Hand Shop	<p>The old bank building has been operating as a second hand clothing store and op shop since 2007, on a monthly tenancy. The building is in fair to poor condition, with work required to maintain and upgrade electrical, lighting and air conditioner. The ablutions need refurbishment, as do the carpets and ceilings.</p>	7B
		
1.14. Indoor Cricket Centre/Gym	<p>This is a tin shed with netting and sporting equipment installed for indoor cricket and netball. Amenities are provided by way of a transportable ablution block situated indoors (which is partially out of order). The spectator viewing area has been equipped as a gym with cardio machines and free and fixed weight machines. The synthetic surface is starting to show wear and the netting and edge trimming needs repair.</p>	6B



1.15. Picture gardens

This facility is currently closed and has not been reviewed as part of this study

N/A



1.16. Darrigan's House

This building was previously leased to a Men's Group but is no longer used. The building has also had a life as a playgroup centre and equipment remains within. There is a storage shed in the grounds which looks like a machinery display area as it was intended to be a pastoralist and blacksmithing museum and exhibition space.

7C









1.17. Town Walk Trail





The walk is identified by heritage trail signs throughout the town, on the western side of the main street. The boardwalk section suffered some fire damage and is to be replaced under an insurance claim in the near future. Parts of the hardstand surface also needs repair



6B



2. Youth Precinct		
2.1. Youth Centre	<p>This is a large tin shed with multiple rooms and storage areas. The drop-in lounge is very neat, and well-presented and equipped.</p> <p>The largest activity space is a good size and despite having some air-conditioning, it is not insulated and is mostly unusable in hot weather.</p> <p>The kitchen, canteen/kiosk, storage and music studio all appear adequate. Space is well presented throughout although lack of air-conditioning in one office space renders it largely unusable.</p>	<p>4B</p> <p>6C</p> <p>3A</p>
		
2.2. Skate court	<p>The hard court at the front of the youth centre had previously been used as a roller skating venue with perimeter railing installed. Expansion crack widening and deterioration of the roller skates have reduced the appeal of this activity.</p> <p>Many old roller skates and some roller blades are held in store. They are no longer serviceable and should be disposed of.</p>	<p>7C</p> <p>10C</p>
		
2.3. Red sand box	<p>This is currently used as a financial advisory service. Also supports a playgroup operation with play equipment located at the rear of the building.</p>	4B
		

<p>2.4. Kidzone</p>	<p>This is an old kindergarten building that has been converted for activities for primary school aged children. A new playground has recently been installed in the grounds. The building is in need of significant repair to ceiling and flooring.</p>	<p>8B</p>		
	<p>2.5. Lions Park / BMX track</p>	<p>There are plans to develop this area, however it is timely to review as part of this study. The area is largely an untreated gravel park that offers little to no amenity and needs to be landscaped to provide features, attractions and amenities.</p> <p>The BMX track is located within Lions Park, but has become very degraded, and in the view of an 'expert rider', the track is now unsafe.</p>	<p>9C 9C</p>	
		<p>3. Sporting Precinct</p>	<p>Comprises grassed AFL/Cricket oval, 4 synthetic grass tennis courts, 3 multi-marked acrylic hard courts for netball and basketball, 2 cricket practice nets, a children's playground area and a disused fire services running track. This precinct is well laid out however many of the facilities are showing signs of age, wear or insufficient maintenance. With no organised sporting club operating from the site and very limited incidental use the challenge is to preserve asset value in case future demand emerges.</p>	<p>6B</p>

3.1. Oval	<p>The oval is of adequate dimension and fit-out, however the surface is less than ideal and the cricket wicket would need resurfacing if it was to be used for competition. Irrigation system maintenance, dethatching and fertilising would be required to bring this to a contemporary playing field standard.</p>	6B
		
3.2. Cricket nets	<p>The nets are at best remnant amenities. Vegetation intrusion and surface deterioration make them unsuitable for use</p>	9D
		
3.3. Tennis Courts	<p>The existing synthetic surface is adequate, but will require replacement in future. The fence surrounding the courts is damaged in several locations and warrants repair.</p>	5A
		
3.4. Squash Court	<p>Self-contained single court venue, Not assessed.</p>	N/A
		

3.5. Clubhouse / Changerooms	Clubhouse and changeroom toilet facilities appear to be functional although age and general wear are evident. Facility could be readily refurbished to meet any demonstrated demand.	5B
		
3.6. Basketball Courts	<p>The court surface is at the end of its serviceable life and needs to be replaced. A resurfacing program should address cracks and damage to the subsurface as well as a new acrylic topping. The backboards and goal posts also need refurbishing.</p> <p>Serviceability would be increased greatly by covering at least one court, but this would be subject to demonstrated need and sufficient prospects of long term use.</p>	6B
		
3.7. Playground area	The equipment in this area is far from contemporary although still functional.	5B
4. Race Course	<p>Races are held over the long weekend in Sept, as part of the Meeka Festival. Significant infrastructure exists for for racing and rodeo.</p> <p>Not specifically assessed, not included in the study.</p>	N/A
5. Rifle Range	<p>This is a basic facility offering ranges up to 900m for full bore rifle, and is in adequate condition. It currently has 5 members, and hosts a big open day in July.</p> <p>Not specifically assessed, not included in the study</p>	N/A
6. Speedway	<p>Not currently used, but could be commenced when an interested person comes forward.</p> <p>Not specifically assessed, not included in the study.</p>	N/A
7. Golf Club	<p>18 hole oiled greens and dry fairways. Used April – October. In season 2013 it had approx. 20 members.</p> <p>Not specifically assessed, not included in the study</p>	N/A

8. Old Power Station	This is not council property at the moment due to contamination, but may be in time to come, although not in the near future (details on file). As such, this is not under consideration until the Shire gets the all clear on site contamination and was therefore not inspected. Not specifically assessed, not included in the study	N/A
9. Meeka Lookout	Not specifically assessed, not included in the study	N/A
10. Peace Gorge	An attractive place with interesting rock formations, offering picnic and BBQ facilities. Not specifically assessed, not included in the study	N/A

6.0 STAKEHOLDER CONSULTATION

A series of workshops with selected stakeholders was conducted, with the primary aim of verifying and testing the community's aspirations and expectations for community facility and service provision as outlined in the Shire's Strategic Community Plan. Workshops were held with resident and ratepayer groups, cultural groups, sporting clubs and with representatives of the Shire.

Additional stakeholder discussions were held with representatives of the hospital, WA Country Health Service, Royal Flying Doctor Service and Mid-West Development Commission regarding potential use of the Lloyds building and other revitalisation strategies.

Notes from these consultations are shown in Appendix A.

7.0 STATEMENT OF NEED

7.1 Overview

Meekatharra town has a wide variety of facilities available. However, declining population and the loss of community organisations and clubs have seen many facilities unused, lying dormant and in need of maintenance and refurbishment to return them to a contemporary standard. Similarly the commercial realities of a declining population has seen many retail outlets close with Lloyds Outback Centre being a symbol of past prosperity, no longer relevant in the prevailing conditions.

Further, as commercial and economic pressures mount in all industry sectors, long term staples of the Meekatharra community; the hospital and the RFDS aeromedical and GP services are evaluating their future in the town.

The challenge for the Shire and Community is to continue to maintain the existing facilities to prevent further decline despite the general and widespread lack of demand & utilisation. As population continues to decline (as per ABS and WAPC forecasts) this will emerge as a dilemma for the community at large.

7.2 Community activities

The traditional organised sporting clubs such as football and cricket, netball and basketball and swimming no longer operate in Meekatharra. The current population is insufficient to support the community based home and away team competitions in many of these activities. The facilities for these (former) clubs and their activities are in the main in varying stages of decline.

There are some community development driven programs offered by the Shire that makes use of the oval and hardcourt space within the sports precinct. The youth drop-in centre offers opportunities for other leisure pursuits including cycling, music, dance, cooking (and previously roller skating) and these engage strongly with certain sections of the youth population.

Kidzone offers programs for primary school aged children and there is a playgroup operation based at the Red Sand Box. There is evidence of an earlier playgroup operation based at Darrigan's House.

There is incidental use of the squash, tennis and basketball courts. Indoor cricket operates in a fluctuating and cyclical pattern and residents have access to the gym for informal use.

The key to these activities and facilities is less about the facilities and more about providing an organisational structure and mechanism to provide the opportunity to participate. While the facilities must be of a certain standard to be attractive and safe for participation, more important will be the provision of organisers, instructors, coaches, leaders and administrators to bring community experiences to life. This is a requirement for sporting experiences, recreational pastimes and general social and cultural leisure activities.

7.3 Community services

The Shire maintains the library and museum services in town and the CRC supports business and economic activity including office support, skills training and banking. At present a strength in the community is the health and medical services provided including the hospital, the health clinic and the nursing home.

The school is maintained as a district high school which previously had a strong agricultural focus. However, following an incident resulting in the loss of the majority of the farm animals maintained by the school, this portion of the curriculum is no longer offered.

These activities and services are critical to the lifeblood of the town and every effort must be made to retain and sustain these services. It may require incentivisation.

7.4 Commercial and retail services

The main street exhibits signs of economic decline, most evident by the closure of the Lloyds Outback Centre. The retail experience has been reduced to essential items only, almost exclusively supplied by Farmer Jacks and the associated Landmark outlet which in some manner has replaced Lloyds with a more contemporary version of the one-stop shop. The Shire Office, the Post Office, the pharmacy and the equipment hire outlet are the remaining indications of business ongoing within the town.

Even though there are three hotels on Main Street they collectively present poorly. The inactivity of the Picture Gardens and Darrigan's House, the poor condition and presentation of the second hand shop and (at the time of the initial assessment) the closure of the Yulella Aboriginal Corporation trading outlet present a dispiriting face to the town.

There is no visitor's centre, art gallery, artist's studio or gift shop to present and promote Meekatharra and the Murchison region. There is not even a coffee shop in town, noting that a coffee van commenced operations early in 2014.

The township is tasked with maintaining appearances and trying to maintain asset quality with a diminishing trade.

7.5 Conclusion

It must be noted that with the extensive array and availability of facilities, the priority for the Meekatharra community is NOT one of new facility provision. In terms of need there are two imperatives.

The first is the preservation of existing assets to enable the current (largely incidental) use to continue and more importantly so that if, in future, demand increases, the reboot/rekindling option is not too dramatic. As an example, the oval, which is under-utilised, must continue to be mowed, etc., to ensure it does fall fallow. When needed, it could then be improved to an acceptable standard with minimal effort.

The second, and perhaps most critical need is the activation of those spaces which residents have already voiced an interest in seeing redeveloped. Key here are retail and visitor opportunities in the main street, offered within a safer more aesthetically pleasing environment. It is noted that Meekatharra's Main Street also accommodates the thoroughfare of road trains through, what is for residents, a desirable pedestrian zone. The attraction and retention of key services may require the Shire to take the initiative to create an opportunity and perhaps to even offer incentives to attract providers.

Additionally there is a call for a suitable place for youth to engage and participate in programs. The Shire's Strategic Community Plan calls for the creation of a junior council and there are calls for encouragement for participation in sporting groups, events and festivals. These initiatives are inherently linked to providing human resources, to structure and provide motivation and opportunities for participation. If someone organises it - it will happen. This is the essence of community development – and it doesn't have to rest solely on the shoulders of the shire and its staff although there is a very strong argument for Shire staff to be involved to serve as catalyst and offer support to motivated locals.

These imperatives present an opportunity for Shire leadership and programming in a variety of community development, economic stimulation and sport and recreation roles. Community success and sustainability is led by economic success and sustainability. The recommendations below seek to assist the Shire to achieve these objectives.

8.0 MAIN STREET DEVELOPMENT

A key principle of the overall plan is to enhance the aesthetic appeal of the town's main street, which residents in survey and through consultation describe as dull and uninviting. The emphasis must therefore be on:

- adding colour
- improving signage
- providing attractive places to meet
- addressing safety concerns; and
- ensuring that the community's commercial, retail and civic needs are fulfilled.

If there is a reason to visit the main street and that purpose can be fulfilled in an attractive and interesting setting, the space will take on the life and activity of those who visit. The intent is to provide a reason for people to visit **and** extend their stay.

The approach must be to provide exposure to retail and community experiences in addition to primary purpose of the visit. Consolidation of essential service, retail, commercial and cultural opportunities within a central precinct (e.g. the Lloyds building) will help achieve this objective (refer to section 14 for commentary on stakeholder views).

In this respect the Shire is already the provider of a variety of service outlets utilised by local residents and visitors alike that could be included in a main street place activation strategy. Examples are the library, museum, CRC and bank. Additional opportunities include a visitor's centre, art gallery, artist's studio and even an artist in residence space.

Regardless of the activation strategy it is important that the main street is differentiated from the rest of Great Northern Highway so that drivers are aware they have entered a main street environment and the heart of Meekatharra. Prominent welcome signs at the northern & southern approaches to the town, a reduced speed limit and speed indicators together with clear kerb treatments will all encourage travellers to slow down, look around and experience the township instead of simply rushing through on the way to another destination.

Within the central section of town and specifically from Savage Street to High Street, broad design guidelines aimed at enhancing the functionality and visual appeal of the area should adopted to include:

- Footpaths shall be red brick paved consistent with the existing paving.
- Kerbing shall be painted white consistent with the existing kerbing
- Covered verandahs and awnings should be constructed to provide shade over the footpath noting that:
 - a pitched or boxed verandah is more prevalent and preferred than the bull nosed verandah outside Lloyds
 - colours should match existing heritage red on Lloyds or a neutral grey/silver
 - a minimum height clearance of 2100mm is to be provided to the street front.
- A consistent line of building frontage and shop entry at the rear of the footpath.
- Signage on shop fronts should be:
 - sign-written and painted signage, not digital print/ vinyl, etc.

- a maximum 400mm height signage face to verandah fascia, maintaining minimum head clearance.
- Signage to the building face above awning should be:
 - sign written on a light coloured background
 - a uniform minimum of 300mm of painted surround to match building colours
 - on only primary, bright colours where large blocks of colour are applied to the building façade -no pastel, or fluorescent type paints
 - Alternatively in neutral whites and creams from the “Heritage Palette” or in local ochre colours of red, orange and yellow.
- Future buildings to be assessed on an as needed basis, generally conform to the colours, materials and heritage of the town site.

At present the township provides a series of visitor focused spaces starting with the roadhouse area and then Meekatharra Creek Park and the adjacent reserve land that presents the headframe and mosaics; and further north Welcome Park. Each of these spaces has some appeal and attraction, however, none is developed to optimise use and maximise the presentation and promotion of Meekatharra.

What follows is a description of how these areas could be treated to revitalise the town.

8.1 Roadhouse Area

The first exposure to Meekatharra for people entering the town by road from the south is the roadhouse. During the course of the study the BP fuel outlet adjacent to the roadhouse was sold. It is understood that this site will be redeveloped (for the same purpose) and the Shire will require specific improvements to eliminate existing traffic safety concerns related to road trains being fully contained within the site when being serviced. Coupled with entry signage and general tidy up of the area the main aim is for traffic to slow down and ideally stop in Meekatharra. A permanent radar readout of vehicle speed is proposed to encourage drivers to respect the town.

8.2 Meekatharra Creek Park

Given its location close to the southern entry to town, Meekatharra Creek Park provides an ideal opportunity to create a pleasant first impression for visitors. However, the park does not provide sufficient facilities or amenities to attract tourists and locals alike, and as a result its potential is not realised. A number of measures can be taken to address these deficiencies, in order to ensure that the most is made of this opportunity.

New, more visible, tourist signage would help to alert visitors to the park and what it has to offer. Additional way finding signage could also direct visitors to other facilities within the town, including those that are children-friendly, the retail opportunities and the arts and cultural outlets as proposed for Main Street.

The visual appeal of the park can be increased by extending the landscaped area of the park (grassed area and trees) and providing a formal connection to the headframe via a new pedestrian walkway across the floodway.

The area around the headframe will significantly increase the area of this park and offer additional parking for cars and caravans.

It is proposed to provide additional museum pieces or old machinery items in proximity to the existing mine head and install shaded seating, barbecue facilities and a passive recreation area close to the creek.

Traffic control signage at the entrance and exit to the car park would help to direct visitor flow.

8.3 Welcome Park

Initial inspections of Welcome Park revealed a fence along the face of the park and a gate allowing the park to be secured at night. The area within the park featured a small grass strip aligned to the fence line and a central planted area with two gazebos. A large undeveloped area at the rear of the park contained two bench and picnic table units set alone without shade cover or ground treatments.

Given the proposed focus on Meekatharra Creek park as the principal visitor reception space it is proposed to downgrade Welcome Park. The fence along the face of the park has already been removed and the gazebos are at the end of their useful life and should be removed – or repaired and relocated. The picnic tables and benches should be readily relocated to be under the shaded areas.

8.4 Public Toilets

The existing public toilets nestled between the CRC and Welcome Park are to be retained and maintained in the short term as public amenities. In the longer term with the provision of new facilities and the relocation of the CRC to the Lloyds building, these facilities may be more suited to be a service amenity for a reinvented purpose for the CRC building.

8.5 Community Resource Centre

The programs provided by the Community Resource Centre are limited by the lack of available space in the current building. As an example, a training room would allow the centre to expand the services it provides to the community. Further, the Westpac bank, which is housed within the CRC, is also too small and should be relocated to a larger facility.

An ideal way to achieve this would be to move the CRC and bank, along with the library and museum, to the Lloyd's building. This would allow the existing CRC to be converted to a conference/seminar space for Shire and other purposes aided by a covered linkage from the library museum space.

8.6 Library & Museum

The library and museum currently occupy a shared space accessed from the Shire's administration centre reception. This space appears adequate although library activities are at times at odds with museum activities and vice versa.

As with the Community Resource Centre, the recommended solution is to relocate these amenities (into separate spaces) to the Lloyd's Centre. The existing library/museum could then be converted to shire offices and connected to the conference/seminar space recommended for the current CRC building (see above).

8.7 Council Chamber & Offices

The current council chamber serves both as chamber and meeting room. It is functional noting that it is the only designated meeting space within the building. Options for the future include retaining it as is, or converting the chamber to a specific meeting room only and establishing an alternative chamber in the existing library museum space.

The staff office spaces within the administration centre are tight and additional office space would be beneficial occupying either part of the library/museum space or, the existing council chamber. A separate feasibility study and business case into requirements for these alterations would be required to be undertaken to allow design works to be progressed.

8.8 Town Hall

The size and design of the town hall are adequate for its intended purpose. No major changes are recommended for this building, although some general maintenance is required to prevent deterioration. This building appears to be subject to an adequate asset management and maintenance program.

8.9 Road Intersection and Footpath Treatments

As part of the Great Northern Highway, Meekatharra's main street carries a significant volume of large, heavy vehicles, which pose a potential safety hazard for pedestrians and other road users. The intent is to improve the accommodation and amenity provided to pedestrians with additional interventions aimed at slowing traffic down and providing a surer less restricted route.

Of major concern are the intersections with Savage Street & High Street, which struggle to accommodate many of the oversized loads that pass through the town. The kerb alignments at these intersections could easily be adjusted to widen the street by over 2 metres, enabling the safe passage of these vehicles and prevent damage to median planting and pedestrian crossing barriers.

For pedestrian safety, a number of formal crossing points should be installed, with ramps to the kerb edges and 'at-grade' crossing provided at the median with barriers and tactile indicators to AS 1742. The median width should be increased to allow safe stopping for pedestrians where required.

8.10 Median Landscaping and Banner Poles

A variety of measures should be implemented to create a brighter and more unified look to the town.

The existing white kerb treatment (a unique characteristic of the townscape) should extend from Meekatharra Creek Park to Meehan Street inclusive.

The continuation of brick paving, planting of additional street trees and the selective extension of the grassed verges would assist in improving main street appeal and walkability and provide a safe and attractive pedestrian route from Meekatharra Creek Park through the retail and commercial zone to Meehan Street.

A caravan parking embayment to the main street adjacent to the swimming pool would encourage caravan users to stop and make use of the town's facilities. RV Friendly parking in Hill St needs to be signed

An informal meeting space in the retail and commercial zone outside the Lloyd's building, offering seating in an area screened from the Main Street, would promote community interaction and provide some respite from the Great Northern Highway. The design for the bench seating should include anti-sleep measures; which can be accomplished in a number of ways, such as designing the bench to allow comfortable seating, but without a long horizontal plane.

The screens could depict silhouetted figures, which would allow visual permeability whilst giving the impression of life and texture to the important nodes along the Main Street. The screens could be constructed from a combination of steel plate and perforated metal, and could be left as raw materials, or painted to strengthen the visual cues. The silhouette theme can then be continued along the street, with the opportunity for thematic shapes based on location e.g. a silhouette of a prospector close to the mine head, a pastoralist near the pub or a family group near the post office.

8.11 Pool

This area is well presented and the grassed area fronting main street is a popular gathering place for local residents. The amenity of the area could be enhanced by the placement of seating and additional shade.

8.12 Lloyd's Outback Centre

Lloyd's Outback Centre is located in a prime position in the retail and commercial zone of the town's main street and is owned by the Shire. The strategy for this building therefore forms an integral part of the revitalisation plan. Council is a direct service provider for a variety of services in the town and could choose to relocate existing services into the building. However, this on its own would not be enough to revitalise the facility or add additional economic activity.

What the Lloyd's building requires is a major, essential services tenant (e.g. health, education, justice, utilities) to underpin economic activity and provide an attractor to other retail and service outlets (such as an art shop/gallery, café, or hairdresser) noting that the existing beautician and chemist shops are positioned at either end of the building. These specialty outlets would benefit from being associated with, and in close proximity to a major tenant. To achieve this, several options are available.

The first is to utilise the smaller spaces at the southern end of the building for shire activities and lease the northern end (the old supermarket) to a major tenant plus a café (refer to the attached concept drawings). The Community Resource Centre, library and museum are ideal candidates for relocation to Lloyd's as their current facilities are too small.

A second option would be to relocate existing shire activities to the old supermarket area and sell the southern half of the building to allow redevelopment by a third party who would subsequently bring retail or other economic activity to the main street. A variation of this

option would be for the council to take on the developer role, with works being carried out to the tenant's specification.

Whichever option is selected, the building requires the construction of contemporary amenities for staff and customers.

Other potential tenants and desirable services identified through the engagement process include Centrelink, a tourism & heritage centre, a Laundromat and a business incubator.

8.13 Second Hand Shop

This building is in relatively poor condition, with maintenance required to the electrical fittings and air conditioning system. The ablutions need refurbishment, as do the carpets and ceilings.

8.14 Indoor Cricket and Gym

Some maintenance work to the internal portable ablution block is required and the cricket surface and netting require repair or replacement. It is recommended that the gym be relocated from this building to allow it to operate more freely. Options for the gym include within the Lloyds building redevelopment or within the improved central section of the youth centre. This would require an amendment to the original grant funding.

8.15 Picture Gardens

This facility has not been addressed as part of this study. While it would be ideal if it was refurbished and reactivated it does not sit within the central part of Main Street and would carry a lesser priority than more centrally located improvements.

8.16 Darrigan's House

Darrigan's house is largely unused, but could be restored as a pastoralist and blacksmithing museum. Again it does not sit within the central part of Main Street and would carry a lesser priority than more centrally located improvements.

8.17 Town Walk Trail

The walk is identified by heritage trail signs running along the line of Meekatharra Creek on the western side of the main street. The trail comprises bitumen, boardwalk and gravel sections and is in varying states of disrepair. Instances include cracked and uneven bitumen sections, broken, loose, missing and fire damaged sections of the boardwalk and a general inundation of the trail by weeds and other foliage and grasses. It is understood that portions of the fire damaged boardwalk are to be replaced under an insurance claim in the near future. As part of an upgrade of the entire trail the bitumen will need resurfacing, the signage will need to be renewed and the trail will require to be cleared of encroaching vegetation.

9.0 YOUTH PRECINCT DEVELOPMENT

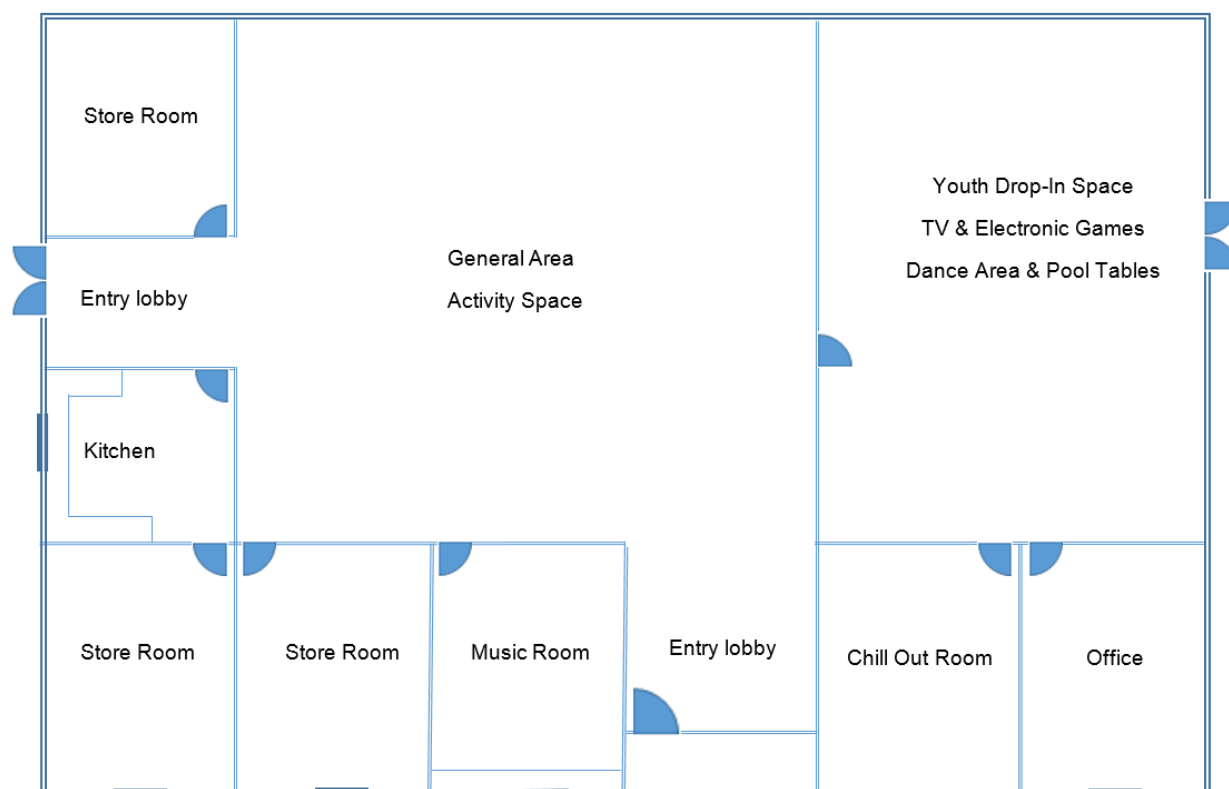
The youth precinct comprises a series of separate elements including the youth centre building, the hardcourt at the front of the youth centre, the Kidzone building on the corner of Savage and Darlot Streets and the adjacent Murchison Financial Advocacy Services building known as the Red Sand Box. Sitting to the west and behind these buildings at a lower level and facing Hill Street is Lions Park comprising a disused BMX track and a small shaded picnic table.

The aim is to retain these separate age defined elements on the Darlot Street frontage and develop an all-ages play and activity area with new facilities within Lion's Park.

These improvements area described below.

9.1 Youth Centre

The youth centre building comprises a series of discrete rooms as detailed in the plan



below.

Figure 2 - Indicative Youth Centre Floor Plan – overall size 30m x 18.2m

A major concern with the central general area activity space is that it is largely unusable in hot weather despite the installation of reverse cycle and evaporative air conditioning units. The space is in effect a single leaf metal shed which would require insulation to keep heat at bay. This space could then be utilised for a variety of activities and purposes, one of which could be the community gym currently housed in the indoor cricket centre. A similar problem exists with the chill out room and this should also be insulated and air conditioned to improve functionality.

9.2 Skate Court

The hard court at the front of the youth centre had previously been used as a roller skating venue with perimeter railing installed. Expansion crack widening in the concrete court surface has made this area unsafe for skating and whilst many old roller skates and some roller blades are held in store, they are no longer serviceable and should be disposed of. The area remains as a useable area for basketball and other outdoor activities on a hard surface when required. No specific action is required in this regard.

9.3 Red Sand Box

This building currently houses the Murchison Financial Advocacy Service operated by Frontier Services. The site also supports a playgroup with play equipment located at the rear of the building. No action is recommended in this space save for acknowledging that access to the proposed upgrade to Lions Park may be of interest to the playgroup operators.

9.4 Kidzone

The building is in need of significant repair to ceiling and flooring throughout. There is evidence of structural damage in the rear section of the building set aside as a TV viewing and lounge area.



The visual inspection of the premises does not appear to present evidence of imminent structural failure or safety issues, however this observation is unqualified.

The water damage to the ceiling is obviously related to roof leaks which if not addressed will continue to cause further deterioration. It is assumed that the shifts in the slab and paving is occasioned by water damage and a structural assessment and appropriate remediation is recommended. Subject to the structural condition of the building being acceptable, it is not intended to alter the purpose or use of the building.

9.5 Lions Park/BMX Track

This area is largely an untreated gravel park that offers little to no amenity. It warrants landscaping and the installation of attractions and amenities to make it a useable and useful feature within the community.

An old BMX track is located within Lions Park, but has become much degraded, and in the view of an ‘expert rider’, the track is now unsafe.

The Shire has previously considered proposals to rejuvenate this area with suggestions for a Rage Cage®, a covered multi-purpose hardcourt area, a redeveloped and enhanced skate and BMX facility and a water playground. All previous proposals have merit in part and have been considered in this assessment.

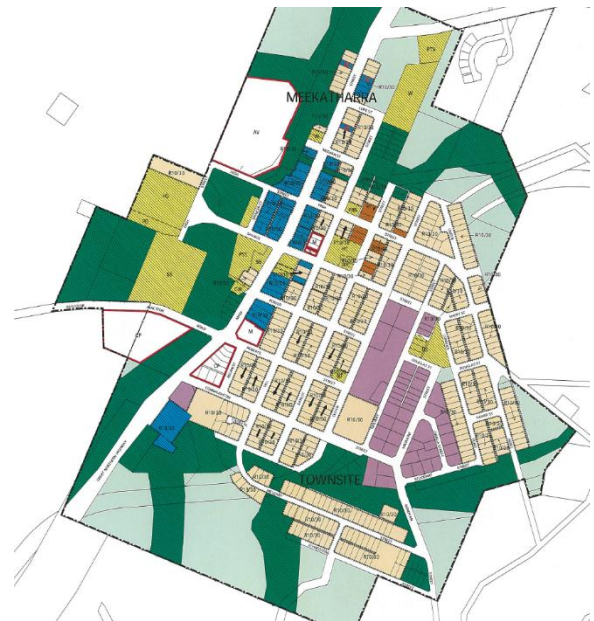
9.5.1 Parkland

The Shire’s Strategic Community Plan calls for the development of an active and passive recreation parklands strategy. At present the Shire offers green space or public parkland in various forms including:

- The main oval at the sporting precinct
- Meekatharra Creek Park
- Welcome Park

The town planning scheme map, shown at the right, recognises significant recreation space (coloured dark green) within the township.

However, with the exception of the sports precinct on the far west of the plan, the balance of the recreation reservation falls to drainage and water course accommodation, the most prominent being the line of Meekatharra Creek extending along the western border of the township.



The two east west lines of green represent waterways connecting to the creek line at the picture gardens in the north and behind the roadhouse in the south. In reality, only the artificially made permanent water body at Meekatharra Creek Park is a green space within the recreation reserve. Welcome Park is in fact commercial land.

The space recognised as Lions Park is classified as a public purposes site designated for youth community purposes. The adjacent Kidzone is a public purposes site designated as a pre-primary centre.

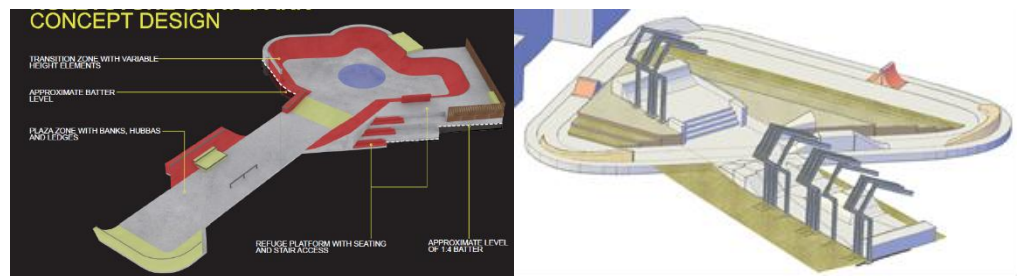
In earlier days there was a BMX track and basketball court located on the corner of Consols Road and Stoddart Street. This land is designated residential and industrial and the facilities are no longer available.

Given the general lack of green space and the current focus and level of facilities and activity within the residential area surrounding the youth centre it is considered appropriate to develop the Lions Park as part of the green space network in town.

The proposed development includes both active and passive recreation facilities within an enhanced parkland type setting, albeit the extent of the proposed grassed area is relatively small.

The proposed redevelopment of Lions Park includes:

- A new multi-purpose small wheeled facility for use by bikes, skateboard and scooters (sample designs from Roleystone and Exmouth)



- A water playground that is user activated (e.g. waterplay solutions SL200)



- A series of shade shelters





- An area of grass for visual relief, cooling and relaxation
- A series of interlinking paved pathways throughout the park for walking, riding, skating and even radio controlled model cars.

Additional considerations associated with these major elements include:

- Access to Public toilets – either within the park itself or via access to the youth centre toilet block
- Access to barbecue facilities at the southern end of the youth centre building
- Controlled access to the Youth Centre, Red Sand Box and Kidzone properties from the parkland area

It is noted that this development proposal is conceptual only and will be subject to detailed design through consultation with the proposed users - predominantly the youth of the town. There is a variety of excellent BMX/skate and multipurpose facility designers all of whom have outstanding stakeholder engagement techniques to ensure the facility is specific to the needs and aspirations of the user groups.

10.0 SPORTING PRECINCT DEVELOPMENT

The sporting precinct presents as a typical country town sports ground. It offers football and cricket facilities on a grassed oval, changerooms and a clubhouse looking over the playing field, separate tennis and netball/basketball courts, a playground, a squash court (unusual) and a fire services training track. Regrettably, however, most of these facilities are showing signs of age, wear and neglect with few being presented to a contemporary standard. The conundrum is that there is limited use and demand for them at present with a significant decline or total loss in use experienced in recent years.

The conundrum for this precinct is whether to preserve and maintain the asset value within as best as possible in a holding pattern until future demand is identified, or given the population forecasts, to perhaps scale down the extent of facilities maintained and remove or allow the balance to decline.

Each element is addressed below.

10.1 Oval

The oval should be maintained as a functional green space in town and not be permitted to fall fallow. Improvements to the irrigation system and a general maintenance regime are recommended to prevent further decline. When demand is evident for routine use or a one-off event of note, a more comprehensive maintenance program including finer cutting, dethatching, fertilising, top-dressing and patching could be initiated to return this facility up to an acceptable standard.

The cricket wicket in the middle of the oval appears unserviceable for anything other than a game of tip-and run with a tennis ball. Without an evident demand however there seems little purpose in repair at this stage, although maintenance to eliminate inherent trip and awkward bounce hazards as a result of the synthetic turf surface peeling away should be carried out, even if the entire topping is removed and only the concrete base is left.

It is believed that the continued maintenance of the playing field is critical regardless of use, as an open green space (oval) is an essential part of the community fabric.

10.2 Cricket Nets

These facilities are the only cricket nets in town and are currently unserviceable. Immediate maintenance should be carried out to remove the intrusive vegetation to limit the damage it is causing. The fencing should be straightened and repaired before it becomes unsalvageable. Allowance should also be made to replace the surface given that a restoration of the nets will permit incidental use which should be encouraged.

10.3 Tennis Courts

The existing synthetic surface is adequate, but will require replacement in future. The fence surrounding the courts is damaged in several locations and warrants repair and this should be actioned to prevent irreparable loss. The lights should be inspected and bought up to standard including re-lamping as required. When resurfacing is warranted a more timely judgement can be made on whether all courts, or perhaps only two of the four are resurfaced.

10.4 Squash Court

The squash court was not inspected inside. It is understood that it presents in good and functional condition and is used irregularly. The facility should be maintained in a serviceable condition.

10.5 Clubhouse/Change Room

This facility is in reasonable condition acknowledging its age. Ongoing routine maintenance is recommended specifically including cleaning and servicing of the kitchen and service area equipment.

10.6 Basketball/Netball Court

The surface across all three courts is at the end of its serviceable life and needs to be replaced. A resurfacing program should address cracks and damage to the subsurface as well as a new acrylic topping. The backboards and goal posts also need refurbishing.

This work could be carried out in stages in response to demand. The lights should be inspected and bought up to standard including re-lamping as required

At present it would appear adequate to resurface one court to ensure there is an adequate level of amenity in town. In time if demand is evident, the other two courts could be upgraded, however, it may be more advantageous to consider covering one court to provide a suitable facility that can be used in a broader range of prevailing weather conditions.

10.7 Playground Area

The playground area should be retained as a shaded grassed area and the equipment should be regularly inspected and serviced.

11.0 MASTER PLAN

The following drawings demonstrate the recommendations made to assist in the revitalisation of Meekatharra.

As depicted in the images below the plans reflect improvements to:

- Main Street – in three sections
- The Youth Precinct
- The Sports Precinct



The drawings are intended to be self-explanatory and with the annotations on each page can be read independently. Separate A3 size drawings have been provided as an attachment to the report for easier reading.

More descriptive commentary on each drawing is provided within the report, particularly throughout sections 8, 9 and 10.

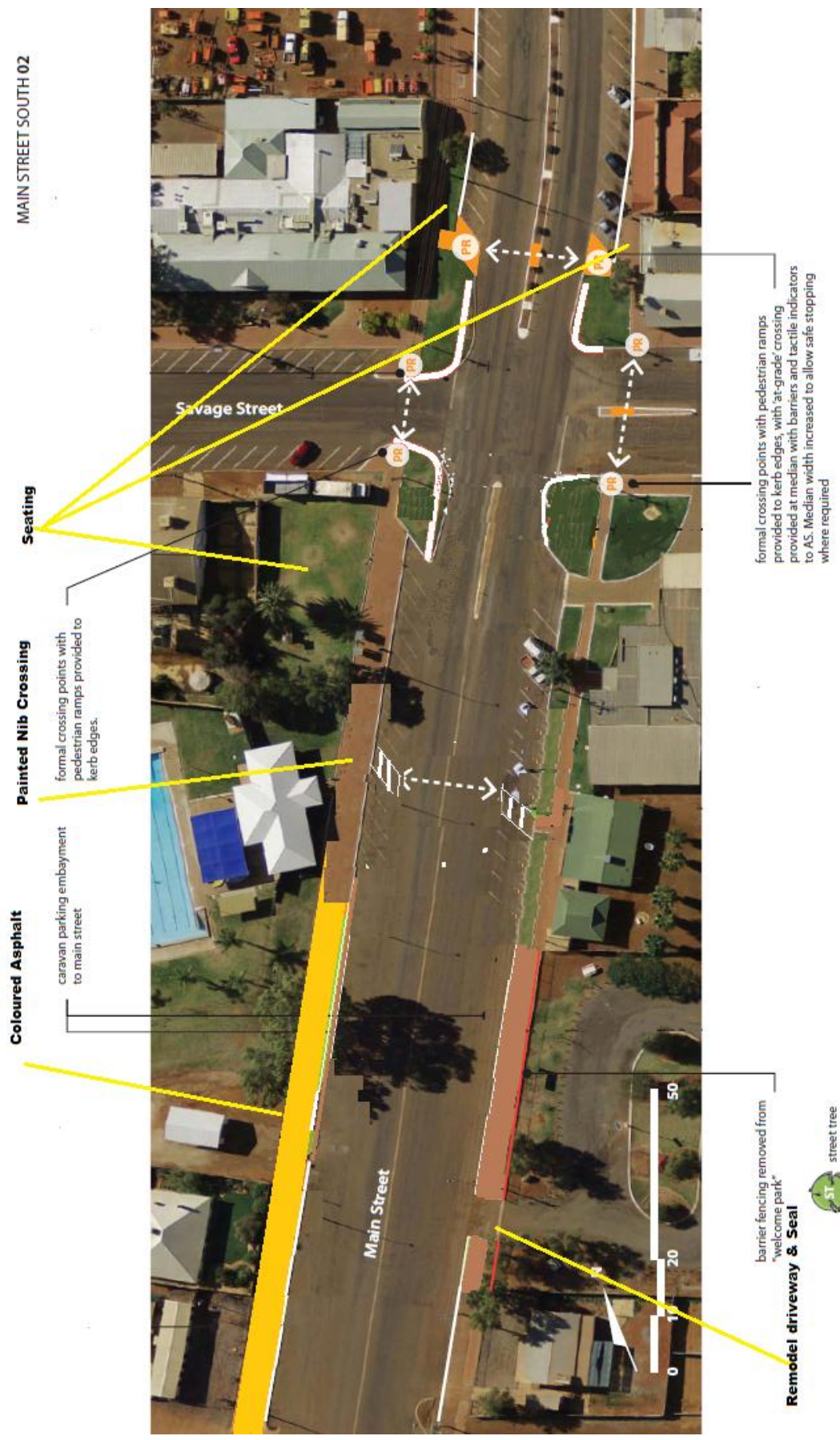
WELCOME PRECINCT 01



Meekatharra Revitalisation Plan



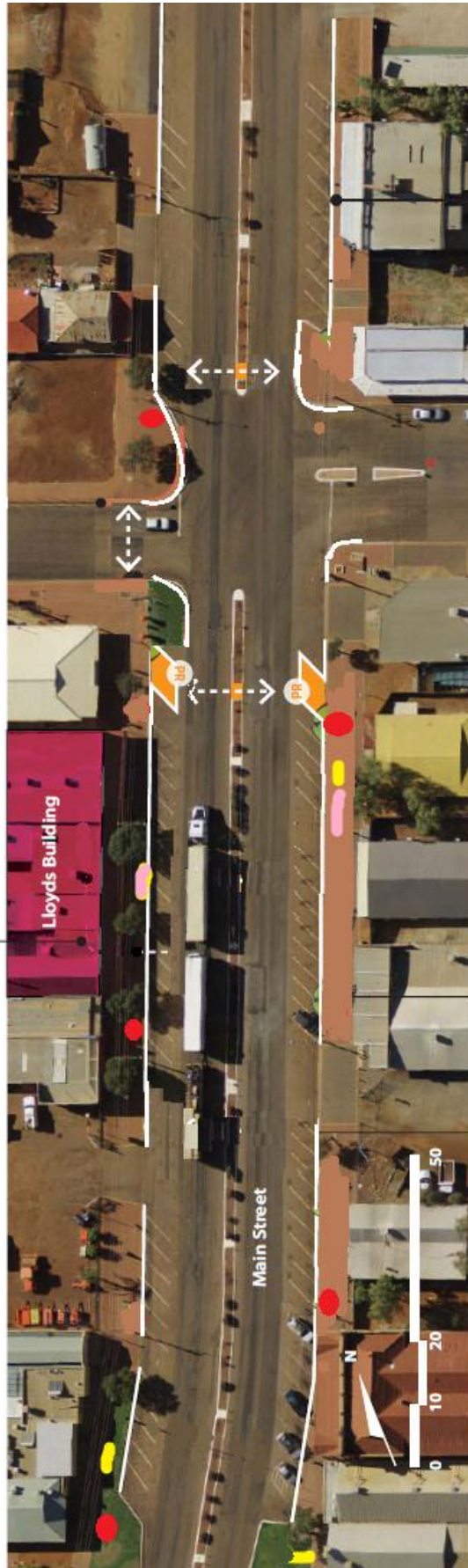
MAIN STREET SOUTH 02



Meekatharra Revitalisation Plan

MAIN STREET NORTH 03

main street place creation strategy,
refer 05



kerb treatment as per typical
white kerbing to all main street
kerbs

Banner Poles
Set away from corners
due to vision concerns
Power lines maybe a problem

Art works

Seats



LLOYDS BUILDING RE-USE 04



existing building character



Meekatharra Revitalisation Plan

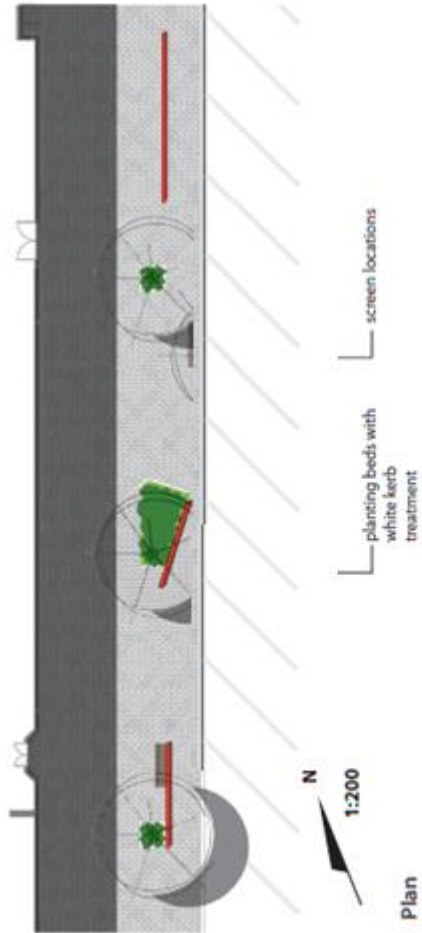
MAIN STREET PLACE CREATION 05

Main Street screens provide respite from the Great Northern Hwy. Screens constructed of a combination of steel plate and perforated metal screens, allowing visual permeability, whilst giving the impression of life and texture to the important nodes along the Main Street.



Elevations

Screens could be left as raw materials, or painted to strengthen the visual cues.



MAIN STREET FURNITURE STRATEGY 06



Silhouette theme continued, opportunity for thematic shapes based on location. eg. a silhouette of a prospector close to the mine head.



A consideration must be made for anti-sleep measures to be incorporated within the bench design. This can be accomplished through typical measures (figure 1) or alternatively, designing the form of the seating to allow comfortable seating, but lack of a long horizontal plane.



Meekatharra Revitalisation Plan

Example Text

Welcome to Our Town
Meekatharra Main Street

Signage Themes

To establish the importance that this isn't just another stretch of the **Great Northern**, signage needs to inform travellers that they have entered a **Main Street** environment.

Welcome To Meekatharra Town Centre Main Street

The emphasis needs to be on slowing down, looking around and experiencing the township, not just blowing by on the way to the next spot.

Welcome To Main Street
 Take your time and visit



To reinforce the main street message speed indication signage can be placed to the Northern and Southern approaches to the town centre.

Shown is the *safespace* radar speed sign. The signs can be pole mounted with solar power to provide easy install solution.



Pole Banners



printed banners (approx 2x.6m) mounted to all existing banner mounts

Appropriate graphic treatment includes:

- Artwork designed by school children and local artists
- Unique artworks representing heritage or historical photography
- Welcome message highlighting the mainstreet use



YOUTH PRECINCT 08

Skate Park etc Plan 15/16

Maintain RV Area & sign



Meekatharra Revitalisation Plan

RECREATION PRECINCT 09



Cover Multi Marked Court (LT)
Improve Court Maintenance
Resurface Courts (Inhand)
Complete Gym (Inhand)



Meekatharra Revitalisation Plan

12.0 ORDER OF PROBABLE COST

CCS Strategic has worked with Neil Butler Quantity Surveying Services (NBQSS) to prepare a cost schedule that responds to the details proposed in the master plans. The schedule provided by NBQSS is in the form of an active spreadsheet to allow more detailed analysis and interrogation of a variety of implementation scenarios. The active spreadsheet has been provided under separate cover.

The total estimated cost to implement all parts of all three master plans immediately is in the order of \$11.5million inclusive of GST. This figure is calculated using construction costs in Perth costs in July 2014 and then adding project delivery costs such as public art, fees, contingencies and location allowance for Meekatharra. The projects costs as detailed below are in the order of 155% of construction costs.

Below is a summary of the detail of the cost schedule that follows the master plan drawings in section 11.

Construction Costs Only – Perth based - July 2014		TOTAL
Main Street		
Welcome Precinct		\$ 369,940
Southern Precinct		\$ 184,158
Northern Precinct		\$ 84,342
Street Furniture		\$ 227,384
<i>Total Main Street</i>		\$ 865,824
Lloyds Building - Option 1		
Refurbish		\$ 413,166
Artist-in Residence		\$ 95,265
Community Areas		\$ 1,024,560
Asbestos removal and building repairs		\$ 163,770
Public toilets and amenities inside building		\$ 78,000
<i>Total Lloyds building Option 1</i>		\$ 1,774,761
Youth Precinct		
Lions Park		\$ 963,790
<i>Total Youth Precinct</i>		\$ 963,790
Sports Precinct		
Tennis courts		\$ 101,292
Basketball/Netball courts		\$ 752,664
Sports Precinct Clubhouse		\$ 16,790
<i>Total Sports Precinct</i>		\$ 993,312
Total construction cost - (Lloyds option 1)		\$ 4,653,171
Project Delivery Costs - July 2014 (with Lloyds Option 2)		TOTAL
Contingencies		\$ 744,422
Public Art		\$ 92,473
Fees		
Allowance for professional fees excluding Public Art		\$ 706,517
Shire of Meekatharra internal cost recovery		\$ 213,592

Escalation - Refer to Yearly Expenditures	\$ -
TOTAL ESTIMATED COMMITMENT (Perth)	\$ 6,259,903
Locality Allowance - Meekatharra (excludes Professional Fees)	\$ 4,165,040
TOTAL ESTIMATED COMMITMENT (Meekatharra)	\$ 10,424,943
Goods & Services Tax (10%)	\$ 1,042,494
TOTAL ESTIMATED COMMITMENT (Including GST)	\$ 11,467,438

The following items are specifically excluded from this Cost Indication:

- Interest and Financing charges
- Leasing costs
- Relocation costs
- Office equipment including computers, printers, etc.
- Legal costs
- Escalation beyond July 2014 (Construction dates unknown)

Please note, the Quantity Surveyor advises:

- 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 technical specialists such as an architect and other relevant consultants.
- Should the project be split down into smaller packages then the rates should be reviewed to reflect the decreased scope of works.

The following table provides an implementation strategy commencing with immediate work recommendations in 2015 through to medium term works in 2022.

The costs of implementation have been escalated to the year of work based on forecast increases in the cost of works.

PROJECT IMPEMENTATION STRATEGY	Total Project cost	Escalation Multiplier	Year										Total of Escalated Costs	
			4.00		5.00		5.00		5.00		5.00			
			2015	2016	2017	2018	2019	2020	2021	2022				
Main Street														
Welcome Precinct	\$ 943,347	2015	943,347											\$ 943,347
Southern Precinct	\$ 469,603	2017		507,171										\$ 507,171
Northern Precinct	\$ 215,072	2019				251,634								\$ 251,634
Street Furniture	\$ 579,829	2021									736,382			\$ 736,382
Lloyds Building - Option 2														
Sale of southern portion of building	to others	2015												
Redevelopment of southern portion of building	by others	2021												
Artist-in Residence	\$ 252,858	2019				295,844								\$ 295,844
Community Areas	\$ 3,385,074	2020					4,129,790							\$ 4,129,790
Asbestos removal and building repairs	\$ 305,618	2018					342,292							\$ 342,292
Public toilets and amenities inside building	\$ 198,900	2018					222,768							\$ 222,768
Youth Precinct														
Lions Park	\$ 2,457,665	2018					2,752,584							\$ 2,752,584
Youth Centre	\$ 179,532	2016		186,713										\$ 186,713
Kidzone	\$ 114,951	2015	114,951											\$ 114,951
Sports Precinct														
Oval Upgrade	\$ 133,135	2017												\$ 133,135
Cricknet net repairs	\$ 26,410	2015	26,410		143,786									\$ 143,786
Tennis courts														
Fencing repairs	\$ 10,792	2015	10,792											\$ 10,792
Tennis court resurfacing	\$ 218,178	2021												\$ 218,178
Lamp replacement to lighting	\$ 29,325	2018					32,844							\$ 32,844
Basketball/Netball courts														
Upgrade court 1	\$ 138,517	2017												\$ 138,517
Cover to court 1	\$ 1,503,845	2019								1,759,498				\$ 1,759,498
Upgrade courts 2 and 3	\$ 276,931	2022												\$ 276,931
Sports Precinct Clubhouse	\$ 42,815	2015	42,815											\$ 42,815
TOTAL PROJECT COST	\$ 11,482,394		\$1,138,315	\$ 186,713	\$ 800,555	\$ 3,350,488	\$ 2,306,976	\$ 4,129,790	\$ 1,013,468	\$ 365,548	\$ 13,291,854			

13.0 COMMUNITY INFRASTRUCTURE FUNDING

A funding strategy for the various elements of this project is outlined below.

Shire advice indicates that:

- The Shire does not hold a cash reserves specifically for community infrastructure funding. However Council does have the following reserves:

Building Reserve	\$1,639,026	Future building requirements for Council purposes
Shire Water Reserve	\$270,699	For capital water requirements of parks and gardens administered by the Shire
Infrastructure and Economic Development Reserve	\$853,484	To develop existing town infrastructure of a commercial or non-commercial nature and fund projects deemed by Council to provide a necessary long term employment or economic benefit to the community
Interpretive Centre Reserve	\$1,140,982	To be used to acquire and refurbish the Interpretive Centre.

- The Shire's loans capacity has not been evaluated as it has not sought a loan in the preceding 15 years. It would appear that (under treasury borrowing guidelines) the Shire would have significant capacity to borrow funds, however, this remains a Council decision.
- Should the Shire determine to seek a loan and met the repayments from rates it would mean an increase of 0.2994% in the annual rates for every \$100,000 borrowed based on an interest rate of 4.54% for a 10 year term.
- Developer contributions under SPP 3.6 are unlikely to apply given that there is no proposed residential development in town
- There may be the potential to secure support from mining companies based in and around the township e.g. Doray Minerals and future operators, who may offset camp facility provision with township facility upgrades to encourage workers to use community facilities.
- There is a selection of routine sport, recreation and leisure funding options for application to the youth and sport precinct projects. These include:
 - CSRFF <http://www.dsr.wa.gov.au/types-of-csfff-grants>
 - Lotterywest <http://www.lotterywest.wa.gov.au/grants>
 - Healthway <http://www.lotterywest.wa.gov.au/grants>

Main street revitalisation funding sources may include:

- Arts WA and Country Arts WA
<http://www.dca.wa.gov.au/funding/funding-programs>
<http://www.countryartswa.asn.au/funding/projects-fund>
- Catalyst Community Arts Fund
<http://www.canwa.com.au/doing/catalyst>

- Foundations for Rural and Regional Renewal
http://www.frrr.org.au/calendar_of_grants.php
 - Mid West Development Commission
<http://www.mwdc.wa.gov.au/RegionalGrantsScheme2.aspx>
- The Federal government has recently announced a \$1 billion National Stronger Regions Fund which is intended to promote economic development through investment in infrastructure projects at a local level. The programme targets communities that are assessed as having lower than average socioeconomic circumstances and higher than average unemployment. It is anticipated that Meekatharra would readily meet these qualification criteria. This program will offer grants between \$20,000 and \$10,000,000 for regional infrastructure development that improves local facilities and creates jobs. Guidelines are anticipated to be announced shortly with the first round of funds allocated next year.
 - State government funding programs with Royalties for Regions moneys such as the Country Local Government Fund have been subject to review.
 CLGF allocations for 2014-15 will be a carry-over of projects from previous years and none are listed for Meekatharra. There will be no new allocation in 2014-15.
 The CLGF will operate with a new funding model from 1 July 2014 which will progressively move to a contestable pool allocation.
 The pool will be distributed to both individual CLGAs as well as Groups with eligibility rated on capability, capacity and prospectively (of delivering the outcomes prescribed by the Act). The next election cycle may see the launch of new funding initiatives that will be available to the Shire
 Another Royalties funded program is the WA Community Resource Network. The Meekatharra CRC is already supported by this fund, however, the potential relocation to the Lloyds building may be supported by way of new equipment and fit-out costs if it offers enhanced services.
 A further Royalties funded program relates to Regional Events. This annual competitive funding scheme provides sponsorship opportunities to event holders in regional WA who are seeking less than \$50,000 per event. This may be a source of funds related to the Meekatharra Festival and may help contribute to new banners for the banner poles.
 - The state's CSRFF program is continuing. CSRFF will generally not fund asset maintenance works unless it can be demonstrated to increase participation and improve wellbeing. Generally only new or expanded facilities will be funded however it may be applicable to the proposed covered court at the sports precinct and the BMX/skate facility and water play space at the youth precinct.

15.0 RECOMMENDATIONS

That the Shire of Meekatharra:

1. Endorse the strategies outlined in the Meekatharra Revitalisation Plan and the associated master plan concepts presented herein.
2. Seek to implement the program of works specifically targeting:
 - a) The sale (option 2) or long term tenancy (option 1) of portion of the Lloyds building to an essential services provider (health/medical, education, justice)
 - b) The offer of tenancy of part of the Lloyds building as a café supported by a key anchor tenant or new owner and the Shire's community service outlets
 - c) The relocation of the library and museum and the CRC and bank to the Lloyds building coincident with the opening of the essential services outlet and café.
3. Review and consolidate the engagement of community development personnel specifically focused on:
 - a) Children's programs (Kidzone, youth and sporting precincts)
 - b) Youth programs (Youth Centre, youth and sporting precincts)
 - c) Community programs (Meeka festival and other activities)
 - d) Economic development (retention of essential services)
 - e) Economic development (incentivisation of commercial and retail activities)
4. Seek funding to assist in the infrastructure renewal and development programs outlined in the master plans and associated cost schedule.
5. Undertake specific engagement with the children and youth of the town through the agency of a facility designer to clearly articulate the preferred development option for Lions Park.
6. Seek engagement with the WA Country Health Service and the Royal Flying Doctor Service to ensure the ongoing provision of health and medical services to the town at the current levels
7. Commence Main Street improvements as outlined in the Master Plan at the earliest opportunity to demonstrate a commitment to revitalisation.

16.0 APPENDIX ONE – Stakeholder Engagement

16.1 Summary of Community Survey December 2012

As part of the consultation for the Shire's 10 Year Strategic Community Plan, a community survey was conducted in December 2012. The findings from that survey that are relevant to this study are listed below.

Respondents' vision of Meekatharra over the next 10 years revolves around an increase in available activities, a reduction in unemployment and a clean and modern town with a variety of services. Respondents envisage a safe and friendly tourist town ("Paradise of the Outback") supported by an increase in mining activities.

Visual Appeal of the Main Street

38 out of 45 people support of an upgrade of the Main Street in Meekatharra. The main areas of concern were:

- Shop fronts look dirty and un-kept
- Looks awful
- Bench Seats need to be erected
- Plants along the medium strip block the view of traffic
- The truck re-fuelling area BP/Shell Road House is dirty and unsafe

Safety

24 out of 41 people feel safe in Meekatharra - just over half of those who answered the question. Respondents' more popular suggestions for making Meekatharra safer included:

- Security Patrols
- CCTV
- Safe House
- Closing down of laneways in town
- More lit up areas

Gymnasium

35 out of 44 respondents were in support of a new gym. The most popular locations suggested were:

- The Sports Complex
- Old Power Station
- Same location

Youth Sport and Recreation Programs

Days and Hours of Operation

- 11 out of 26 respondents want the Youth Centre open every day
- 5 would like it open every evening

Staffing Levels

- 17 of 26 respondents believe that Youth Services need more staff

Drop in Centre

- 26 of 29 respondents are in support of a Drop in Centre

Age Groups

- 15 of 29 respondents would like all age groups catered for
- 5 respondents would like teenagers catered for

Activities that respondents would participate in

The 6 most popular activities were:

- Live Music Events
- Swimming Programs
- Healthy Lifestyle Programs
- Theatre Shows
- Fitness Groups
- Self Defence Classes

Lloyds Building

The most popular suggestions for the use of Lloyds Building were:

- Specialty Shops
- Café
- Restaurant
- Gift Shop
- Bank
- Laundromat
- Museum

Tourism

37 out of 38 respondents rate tourism as important. The most popular suggestions for improving tourism within the Shire include:

- Café
- Detector Hire
- 24 hour road house
- Improved caravan park
- Open up Picture Gardens
- Restore Heritage Buildings

Level of Service

Respondents rated their satisfaction with services/facilities as follows:

Satisfied	Opinion Divided	Dissatisfied
Town Hall	Youth Services	BMX Park
Swimming Pool	Health and Building Services	Outdoor Picture Gardens
Sports Complex	Playgrounds	Lloyds Building
Airport	Heritage Buildings	Child Care Services
Library Museum	Cemetery	Safety
Parks and Gardens	Toilets and Change rooms	Ranger Services
Maintenance		
Natural facilities		

Meeting the Communities Needs

When asked whether services/facilities meet the community's needs, responses were:

Meets Community Needs	Opinion Divided	Does Not Meet Community Needs
Town Hall	Oval lighting	Toilets/Change-rooms
Sports Complex	Youth Services	BMX Park
Swimming Pool	Playgrounds	Outdoor Picture Gardens
Oval	Gymnasium	Lloyds Building
Squash Court	Heritage support	Seniors Activities
Tennis Court	Ranger Services	Childcare Services
Airport	Health and Building Services	
Library		
Museum		
Natural facilities		
Parks and Gardens		
Maintenance		

Safety rating of services/facilities

Respondents rated the safety of services as follows:

Safe	Opinion Divided	Not Safe
Town Hall	Indoor Cricket Centre	BMX Park
Swimming Pool	Youth Service	
Library	Playgrounds	
Museum		
Airport		

How respondents would like to see services/facilities:

Some of the common themes running through comments received were:

- Public toilets need to be more accessible
- More support/input required around heritage promotion
- Youth Services should be expanded
- The Gym should be upgraded/replaced
- The BMX park should be upgraded
- A playground is needed on the swimming pool side of town
- Picture Gardens needs to re-open
- Seniors Activities would be well received
- A full time Ranger would be well received
- Lloyds building should be utilised with retail shops and businesses

Respondents top three priorities

The top priorities by respondents were:

- CCTV
- Truancy and Child Protection Issues
- Glass on the streets
- Usage of Lloyds Building
- An increase in community policing
- A park on the swimming pool side of town.

16.2 Raylene, station owner.

Lives out of town but is still passionate about the town – shopping, mail, etc. Meekatharra needs a selling point. The local newsletter is a must but is not good quality.

- The Main Street: needs some colour – it's very dull. There needs to be better promotion to bring life back into the main street e.g. the chemist is hidden away and obscured by trees; the second hand store is dull. However, the Main Street is looking much tidier since Rigby got involved but could do with more colour and banner poles and perhaps some infrastructure
- Council owning the Lloyds building is a good thing as long as it does something with it. The beautician and chemist are now anchors at either end, but it needs to be improved so it is more attractive and used. Perhaps bunting and banners along the building, or a wall scape, would be a good idea.
- Would love to see a really good tourist centre established (Mt Magnet visitor centre noted as an example). The idea would be to have a display of local art and craft, with sales of trinkets such as Xmas cards, photos, stickers and art works.
- There needs to be more signage and promotion, especially to the tourist centre.
- The Indoor cricket centre is not air-conditioned and too hot to use other than in winter. The youth centre has seen several people try to establish programs but give up with great frustration.
- The pool is a great thing and must be maintained.
- Has observed that Welcome Park is never used but the information bay is used and should be better developed.
- The recreation centre is a good facility but is underutilised and needs greater promotion.
- There is a different type of public servant who comes to town with less engagement with local community. Greater community engagement is required. Stakeholder connections such as shared sundowners would help to connect various groups. Christmas carols and Christmas tree for the kids should be reinstated. A shire Xmas party would also engage the community.
- Farmer Jacks is a very welcome addition to the community, especially in terms of hardware.
- There should be a program to support local business.
- The most significant losses in town are:
 - School of the air
 - Elders
 - Agricultural Department
 - St Barbara Mines
- CRC could re capture Licensing and library
- The shop part of the Caravan Park could be improved.

16.3 Community Forum 12 February 2014 Comments from participants)

- Well presented, green & clean. Water availability not a problem
- Rubbish pick up in main street daily, plus domestic pickup twice weekly. Rubbish is an issue of laziness: consider CCTV & litter fines
- No full time ranger – only part time, fully occupied with dogs
- Grass (glass?)
- History – tower / head frame Welcome Park
 C (L?) too set back obscure
 Table uninviting
- Tourist information centre / site – perhaps in CRC?
- The museum is closed on weekends. There is no tourist bureau.
- Many artefacts in Depot: these could be installed at Welcome Park with interpretive signs.
- Pavers at the front of the Shire
- Need to advertise local businesses and attractions
- Welcome to Meekatharra event and packs (discontinued)
- Volunteerism the way to connect to community
- Need to engage government agency staff – corporate challenges
- Must be embraced by Shire President / CEO and Regional Director to encourage broad participation – corporate sundowners.
- Pub is only place to mix
- Bundy Club – initiated by Nana (?) – needs to be reactivated
- Need to develop a sequence / series of events from dances to quizzes to bingo to Festival
- City dwellers are used to going to and receiving, not developing & staging events
- Need to promote the unique opportunities of living in a remote location
- Issue is activation not facilities
- Park benches for sitting and seating under trees in main street
- Lots of waiting and community that is perceived as loitering
- Focus on Welcome Park – new picnic seating and tables
- Playground focus on Main Street/Welcome Park. Note: Water Park attraction in Cue
- Trucks and stray dogs are major safety concerns
- Daytime safety 8/10 night time
- Concerns over late evening and when funerals in town that attract strangers – not on Friday / sat evening
- Locals walk home in groups and drop off on the way.
- Main Street light is good to DCP but poorer after
- Lighting in back streets poor and big gap to sports precinct
- No taxi service – get pub and (?) together to provide a drop home service
- Repair boardwalk with non-combustible material
- Need to address overhanging trees & tall grass, tidy up behind aged care hostel
- Upgrade Shire website (underway)

Lloyds:

Museum, CRC, Arts Centre, Bank, Library, children's area, tourist bureau, gallery, artist in residence, gymnasium 24/7, Asbestos to be remedied.

Youth Precinct:

Roller skating is dangerous due to expansion joints.

Gym is an ideal sport – indoor cricket still a go

No adult sporting teams in town at present

St Barbara Mines pulled out and 400 went

Current 160 person camp is in town, but no one participates.

Tried 'It's a Knockout' again 5 years ago, after a strong program 10 years ago

Programs are very transitory with the instructor skills moving

Sports Precinct:

Squash court was great, now not used. Don't move the gym – sports precinct is too far away. Good oval.

Friday 9-10.30 at kindy

Nothing for under 6s in town except rhyme time, playgroup & kindy on Friday

School runs swim lessons in term

FASD 60% affected

Chad - Police Sergeant

South Street Road house, Caravan Park – Caltex OK

Information Bay: needs to be amalgamated with Welcome Park and beautified. On Information Bay site.

Picnic area under the battery tower

'Don't create obstacles'

Dark spots are a problem. Welcome Park too closed

Pool and Shire office to exchange

Not too many problems outside Commercial Hotel. Problem area is Meekatharra Pub and Royal Mail plus laneway behind pubs to Shire office. Laneway needs to be lit and CCTV – Police do not monitor, but have live feed access

CCTV on highway pointing up Hill and Savage

2 blocks north of Shire office BP & Farmer Jacks

Bus pickup outside Post Office and BP is congregating area

Certainly add seating outside Meekatharra Hotel / on cement

Footpaths don't connect to provide a logical route

Savage St needs lighting (?) to be improved

Sporting Precinct:

Clubhouse very small, too small for activities like aerobics

Look at future residential at rear of hospital

Connect oval to town with defined track path trail

Keep indoor cricket where it is

Youth Precinct:

Initially a skate park then a view to Rage Cage in Yalgoo. Yalgoo facility to duplicate = \$1.2M approx.

16.4 Meekatharra Senior Staff and Councillors (Norm, Geoff, Chris, Samantha)

- Sports facilities are grossly underused –no-one is prepared to organise the sports.
- Basketball court surface needs to be attended to, as do the backboards – potentially a covered court.
- Exersite is budgeted for, but locations have yet to be determined.
- The library/museum could be relocated and the existing facility converted to staff offices. CRC should relocate to Lloyd's, and the current building converted to a conference room.
- Indoor cricket should be relocated to the sports precinct.
- Bring in a club development officer to program / organise sport, indoor cricket, youth centre
- Organise lux reading for all sports lighting and issue light tenders for sports field.

Chris: change the plants from kurrajongs

Centrelink is a misfit. It should be moved off the main street.

The shop fronts need a facelift. Design guidelines / colours would be a help.

Perhaps install some benches on the main street.

Norm move LIA outlets off main street (Coates, etc.)

Andrew Paint / scheme

Geoff Painting and signage

Entry statement and information signage

Rationalise and standardise information signs on way in

Open up access and visibility of Welcome Park

Park with kangaroos is good

Improved directional way finding signage

Divert airport access road / artwork to beautify roadway

Samantha Paint fascias, stage the implementation of design guidelines

Street banners

Shape the kurrajong trees

'New Meeka'

Use aboriginal elders, farmers, miners, pastoralists

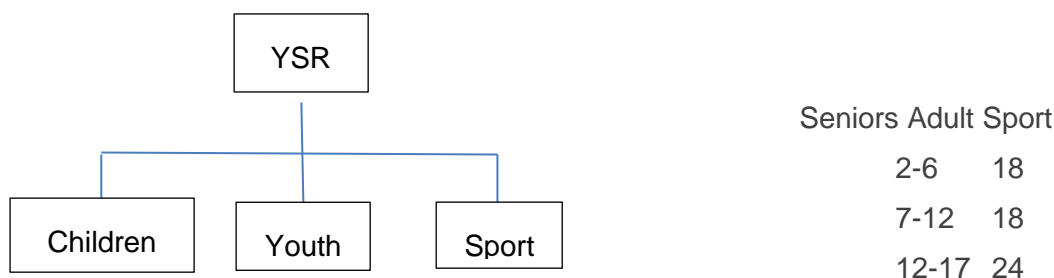
Use art as a key driver

The median strip could be potted with street art in lieu of bougainvillea

Rich present history could be exploited (past 30 yrs)
 Kingsford Smith and facial images
 Tommy Frazer/Margaret Whitlam, Nick Naitanui, Dale Curley (no. 1 darts player)
 CCTV budget allocation already
 Drive action through Mission and Job Futures, CRC, Rio Tinto and Aboriginal Corporation
 Focus on 18 - 30 age bracket for facilities and program
 Meekatharra has no town clock. Could be installed, showing time and temperature
 Lunch whistle?
 Roy Soften and bring to life the facades of the shops
 Disability access and inclusion plan
 Town walk trails and interpretive signage
 Kidzone upgrade
 Remove eyesores around town

16.5 Belinda Hicks, Youth Worker, background in social work. Plus Partner David Hicks, musician / prospector.

1st night 70 - 80 kids 6 - 9pm, regularly attending 5 nights / week
 Initially told 10 -15 kids 2.30 - 5 after school
 History was to shut youth centre over summer and move activities to the pool, then clad and lined
 Area next to office to be clad and air conditioned used as a drop-in lounge / office lounge with water proof floor for spillage.
 Needed to set up a service for 6 - 12 year olds, so set up kidzone – problem is lack of staffing. Could be run 5 days
 Spend 2 days/week at kidzone, 3 days/week at Youth Centre
 Aim would be a children's officer / program office



16.6 Nadine Hicks, Northern Edge Consultants – Youth & Sports Services Review

Kidzone Playground M & F 2.30 - 5

Bevan runs younger kids program on Friday at the pool, same time as 12+ at Youth Centre

Youth Centre T W Th 3 - 5

Fri 7 - 9 Summer / 6 - 9 Winter

Week night bike ride

Programs attract about 50% of population with 50:50 main stream / at risk night time; mostly main stream after school

DEEWR fund \$13K/annum for after school care

Additional Bikes 10 more + helmets + torches + vests

Modify toilets in Kidzone and create viewing windows to proposed playground.

Add one-way glass to Belinda's office to youth centre

Toilets to be brought inside youth centre M + F + UA + Showers

Add cladding, air conditioning, and plumbing for tea prep

Consider cladding, air conditioning and dividing main room

Remove bikes from kiosk and upgrade and extend (?) music room

Throw out the roller skates and old bikes – safety issue

BMX track needs to be rebuilt

Local candidates (?)

- Darren Curley
- Mrs Curley
- Mr Lloyd
- Trenfield Family

16.7 Specialist Stakeholder Engagement

The revitalisation of the Main Street, and in particular the Lloyds building will require an economic driver to underpin viability. Success will be reliant on a major attractor/operator or combination of providers to draw people to the services on offer. The most active and highest profile essential service provider relates to health and medical services.

Accordingly initial discussions were taken with representatives of this sector involved in Meekatharra. These discussions have been largely inconclusive and need further investigation.

WA Country Health Service

WACHS has the replacement of Meekatharra hospital scheduled as part of its longer term capital works program. The hospital service is supported by GPs operating the aeromedical service for RFDS. The site no longer offers surgical or maternity (birthing) services with patients transferred to larger centres as required.

The RFDS has recently moved its GP service out of the hospital building and into the standalone community health centre on site.

Discussions with WACHS representatives regarding the potential to relocate the GP clinic and other health and medical services to Main Street as part of the Lloyds building redevelopment met with some, but very qualified interest. Primary health care provision is a fundamentally a federal government responsibility noting that in remote areas the hospital frequently becomes to the provider of last resort and therefore a matter for the state government within the hospital system.

Royal Flying Doctor Service

RFDS provides the primary health services in Meekatharra with a staff of 5 full time aeromedical doctors and offers 37 sessions of clinical services for the hospital's Emergency Department and Inpatients per week. WACHS staff provide nursing and allied health services

At present the service is not sustainable and a new funding arrangement needs to be negotiated. The entire service is bulk-billed even though more than 60% of the client base is non-aboriginal. RFDS has done some modelling and forecasts that an accredited general practice operation could generate a revenue of around \$700K. This is nominally sufficient to sustain a GP and RN service with support from visiting specialists. This option has not been fully explored and may need to be incentivised.

If RFDS move to new longer range aircraft the necessity of Meekatharra as a service and refuelling base may diminish. In this instance it is possible that Meekatharra may, based on population, be downgraded to a nursing post.

17.0 APPENDIX TWO – Moloney Asset Condition Rating Scale

Moloney Asset Condition Rating System Asset Description	Condition Rating	Overall Condition Description	Serviceability Implications	Maintenance Expend Demand	Percentage Service Life Remaining
A new asset or an asset recently rehabilitated back to new condition.	0	New- Perfect	Fully Serviceable	Very Low	100
A near new asset with no visible signs of deterioration often moved to condition 1 based upon the time since construction rather than observed condition decline.	1	Excellent	Fully Serviceable	Very Low	95
An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.	2	Very Good	Fully Serviceable	Low	80
An asset in very good overall condition but with some early stages of deterioration evident, but the deterioration is still minor in nature and causing no serviceability problems.	3	Good	Serviceable	Low	70
An asset in good overall condition but with some obvious deterioration evident, serviceability would be impaired very slightly.	4	Average	Minimal Limitations	Moderate	55
An asset in fair overall condition. Deterioration in condition would be obvious and there would be some serviceability loss.	5	Below Average	Some Limitations	Significant	35
An asset in Fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected and maintenance cost would be rising.	6	Poor	Obvious limitations	High	20
An asset in poor overall condition. Deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high	7	Very Poor	Serious Limitations	Very High	8
An asset in very poor overall condition with serviceability now being heavily impacted upon by the poor condition. Maintenance cost would be very high and the asset would be at a point where it needed to be rehabilitated.	8	Needs Rehabilitation	Extreme Limitations	Extreme	1
An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. Could also be a risk to remain in service	9	Dangerous	Dangerous	Extreme	0
An asset that has failed is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.	10	Extremely Dangerous	Extremely Dangerous	Extreme	0

Functionality Rating:

- A = Asset meets service delivery requirements fully
- B = Asset meets service delivery requirements but could be improved
- C = Asset only partially meets service delivery requirements and needs considerable improvements
- D = Asset does not meet service delivery in any way
- N/A = Not Applicable