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MURCHISON SETTLEMENT MASTERPLAN REPORT

urda

NEW IDEAS THROUGH

SHARED DESIGN-THINKING

MURCHISON SETTLEMENT
VISIONING

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|-------------------|-------------------|
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NEW IDEAS THROUGH

SHARED DESIGN-THINKING

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INTRODUCTION

UDLA was engaged by the Shire of Murchison (the Shire) to develop a strategic Masterplan for the Murchison Settlement that builds on key site projects identified by the Shire. This masterplan is to frame these projects in the context of the Settlement and provide a document to help guide its future development.

By providing more amenity, diverse uses and work opportunities the purpose of these proposed interventions is to invite locals and visitors to stay longer in the Settlement and strengthen the sense of community.

AIM AND OBJECTIVE

Through collaborative engagement with the Shire, the primary aim is to rationalise what makes Murchison Settlement unique and how its landscape character could help tie these individual projects into one coherent story. The objective is to create a conceptual masterplan document that:

- Includes community backed input and direction;
- Considers local uses, values and embraces a Murchison ‘sense of place’;
- Considers practical economic implementation and ongoing maintenance;
- Considers visitor attraction and experience;
- Considers local environmental attributes;
- Is of a high graphical standard, clear for public presentation; and,
- Informs the Shires development and approval of future projects.

1.0 SENSE OF PLACE

**WELCOME TO
MURCHISON**



1.1 THE SITE

The Shire of Murchison is located within the broader Mid-West region of Western Australia and is known for being both the least populated local government area, and the only one without a town. Murchison Settlement acts as the heart of the Shire, and is home to both the 'Oasis' Roadhouse and Shire Office, where all permanent residents are employees of. Because of this sparse population the Shire was selected as a location for the Square Kilometre Array (SKA) an internationally renowned Radio-astronomy telescope project.

Other key considerations of the site include:

AREA

- Approximately 647km north of Perth and 300km northeast of Geraldton
- Murchison Shire - 50,000km²
- Murchison Settlement - 0.5km²

WEATHER

- Hot, dry Summers
- Mild Winters
- Mean maximum temperature in January- 39.3°C
- Mean minimum temperature in January- 22.5°C
- Mean maximum temperature in July- 21.2°C
- Mean minimum temperature in July- 6.4°C
- Average Rainfall - 216mm

DEMOGRAPHICS (2016)

- Scattered population of 153
- Male - 55.8%
- Female - 44.2%
- Median Age - 37
- Average people per household - 3
- Aboriginal population 59, 38.8% of Murchison Shire population
- Number of Private Dwellings - 70
- Murchison Settlement population of 28

LANDSCAPE

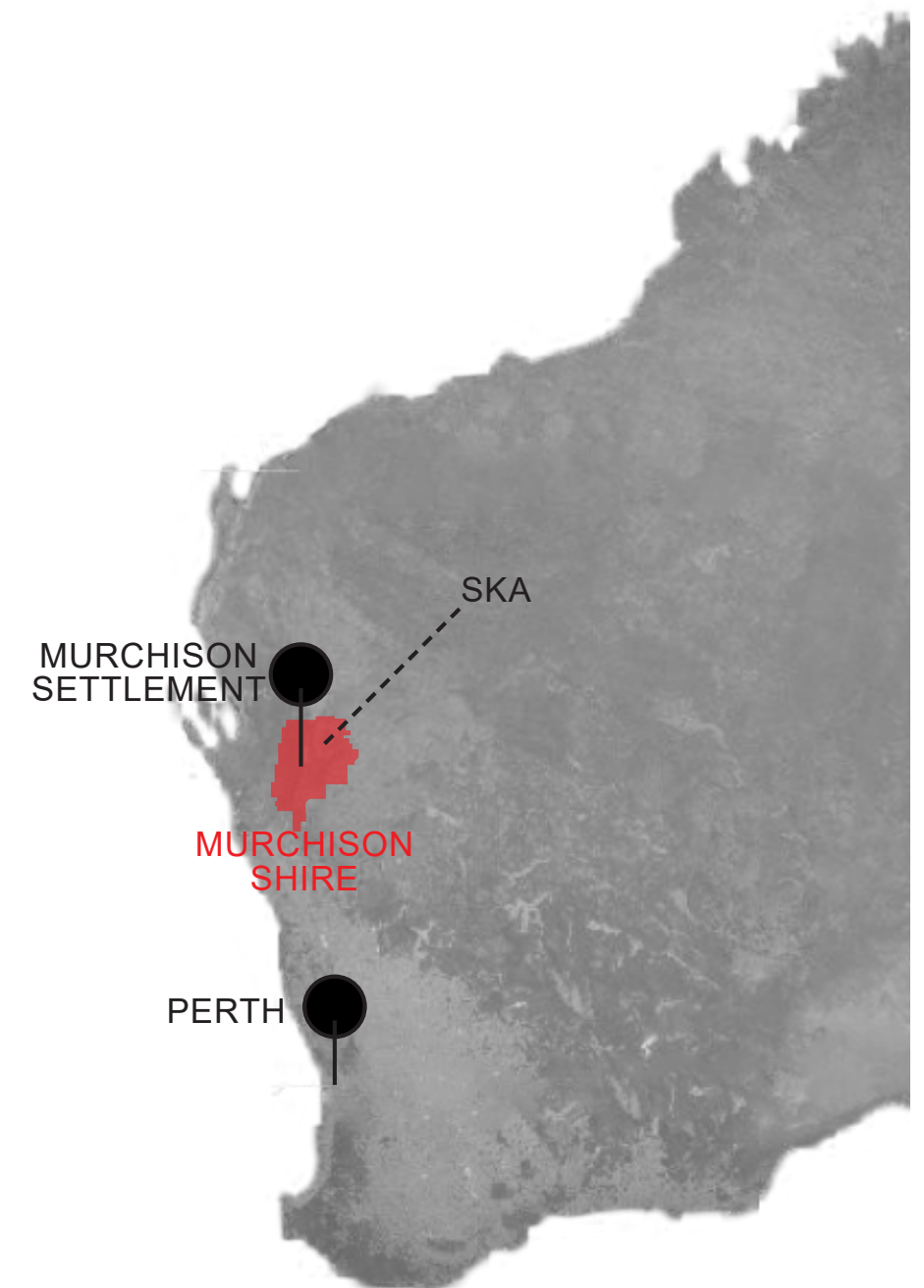
- The Murchison bioregion has low hills and mesas separated by flat colluvium and alluvial plains.
- Vegetation predominantly low mulga woodlands.
- Traversed by 5 main rivers.

CONNECTION

- Murchison Settlement has no current or future planned access to mobile phone reception because of the SKA.
- Carnarvon-Mullewa Road and the Settlement airstrip are the only entry points into the site.
- The Settlement is very isolated being roughly 203km to the closest small town (Mullewa).

THE SETTLEMENT FEEL

Much like the name of the roadhouse suggests, Murchison Settlement feels like an oasis amidst the rough, barren and beautiful landscape that surrounds it. Not only does the Settlement offer refuge to visitors, but the people of Murchison are as welcoming as the stands of unique shady trees and turf that keep the site cool. Although quiet, there is an obvious presence of a distinctive and dedicated community that makes the Settlement feel special and somewhat sacred. The site is well maintained and used, Murchison Settlement provides great opportunity for more like-minded people to join its community.

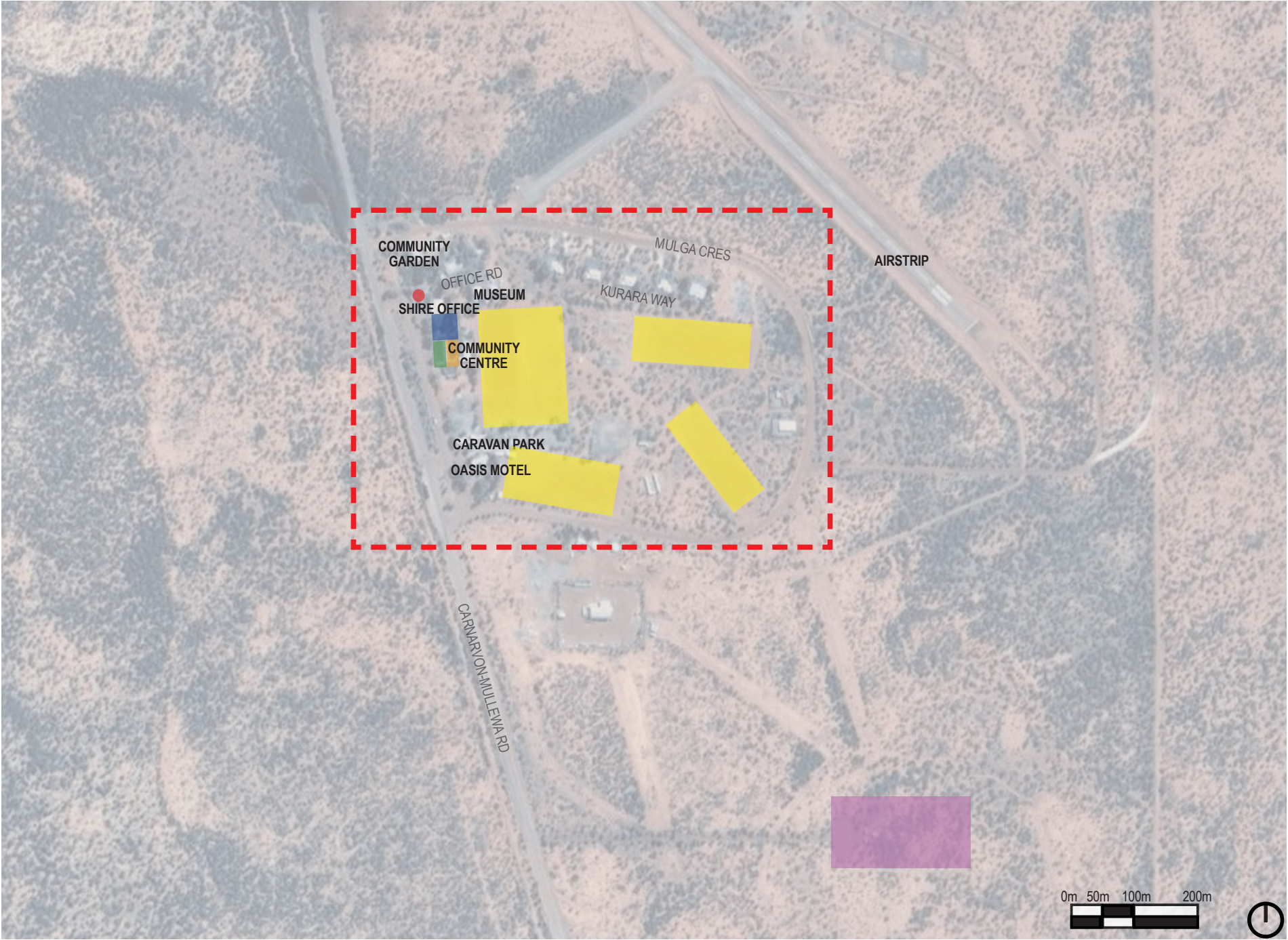


1.2 SITE ANALYSIS

EXISTING USE

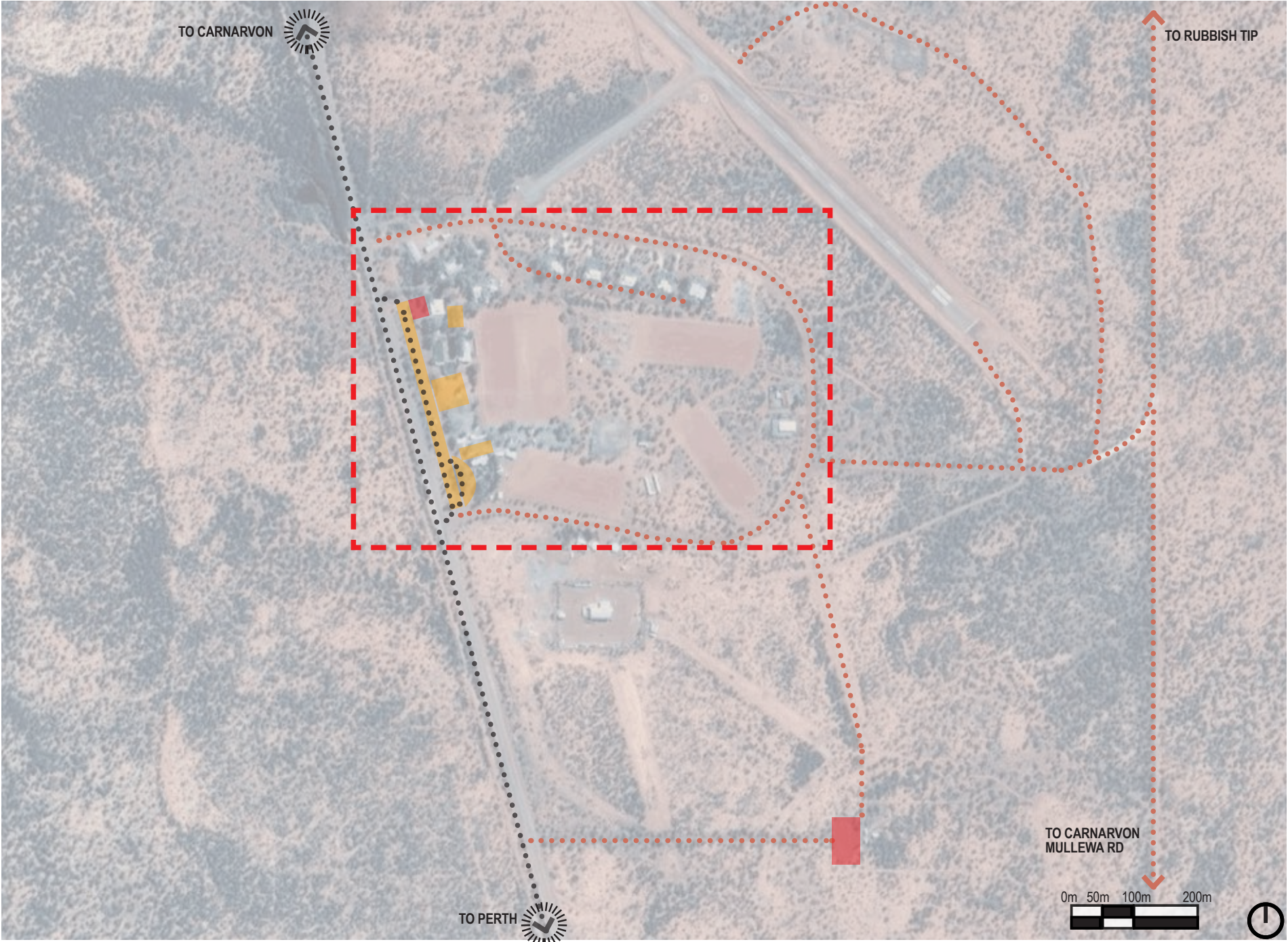
- Playground
- Lawn Bowls
- Old Tennis Court
- Polocrosse Field
- Cemetery
- War Memorial
- Settlement Masterplan Extents

- OASIS MOTEL
- COMMUNITY CENTRE
- SHIRE OFFICE



VEHICLE ACCESS AND PARKING

- Formal Carparking
- Informal Carparking
- Vehicle Access (Sealed Road)
- Vehicle Access (Unsealed Road)
- Entry/Exit
- Settlement Masterplan
- Extents



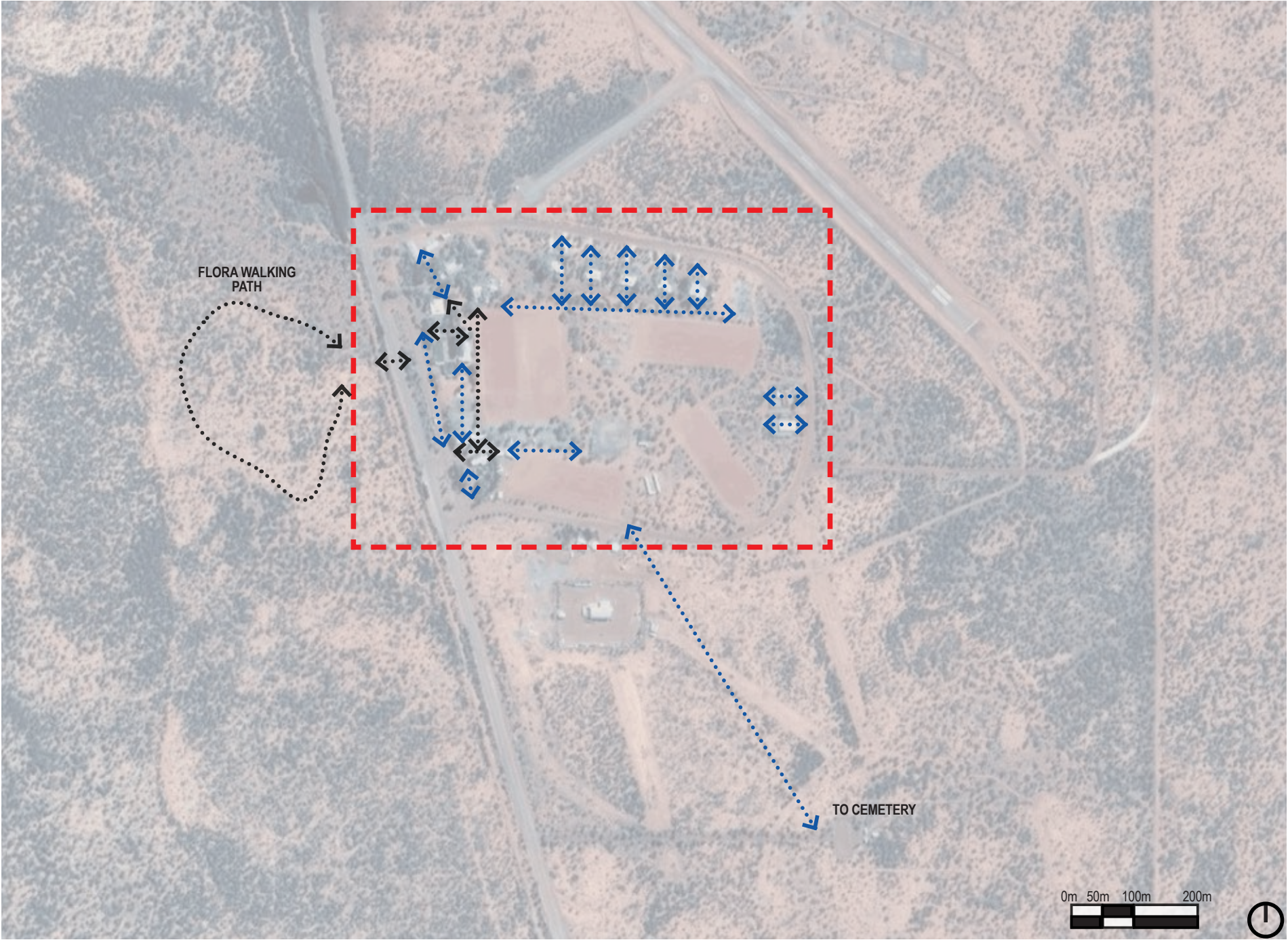
EXISTING VEGETATION

-  Predominant Trees
-  Natural Vegetation
-  Irrigated Lawn Areas
-  Settlement Masterplan Extents



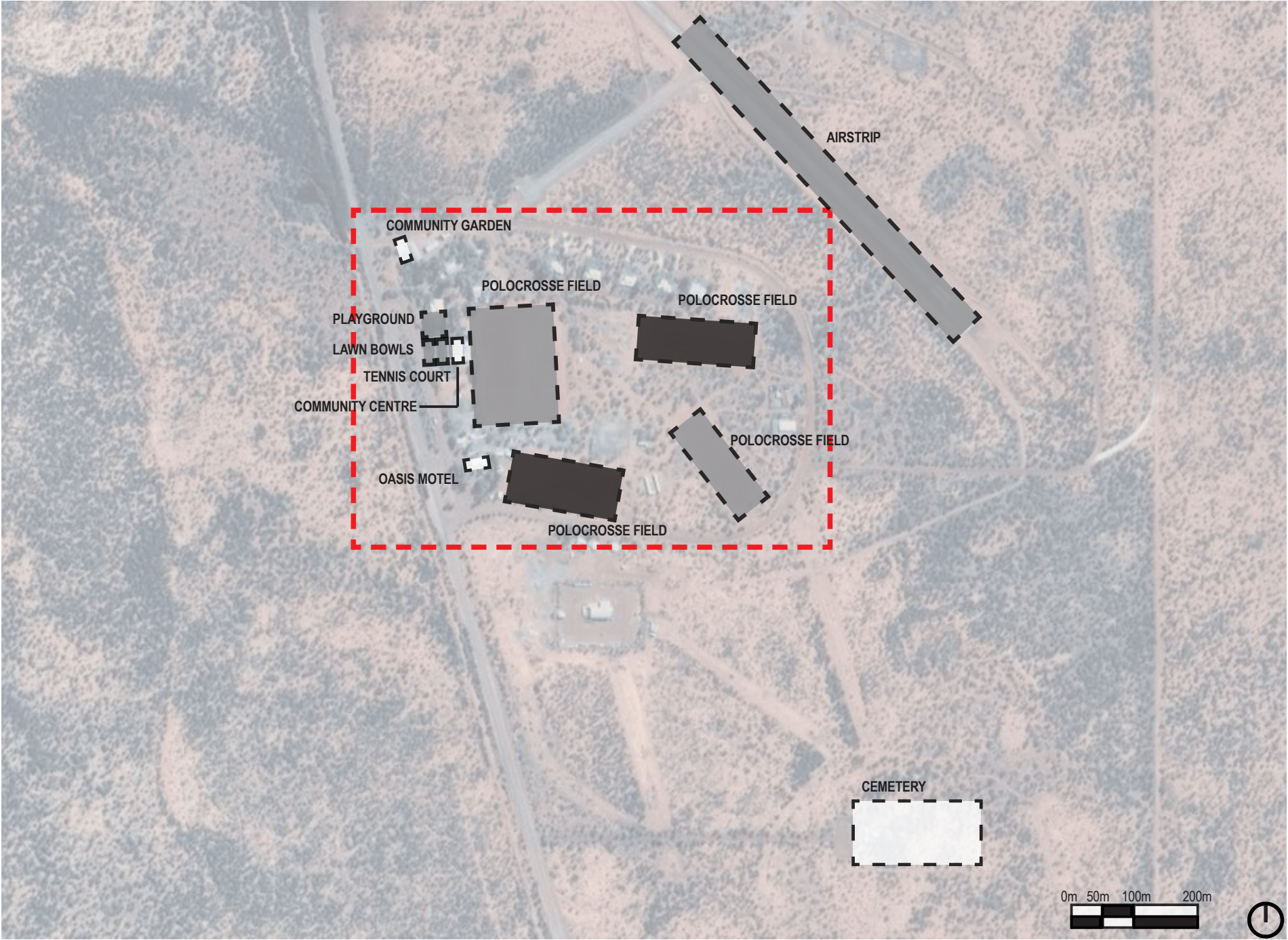
PEDESTRIAN CONNECTIONS

- Existing Path Connections
- Main Pedestrian Desire Lines
- Settlement Masterplan Extents



FACILITIES USAGE

- Used Often
- Used Sometimes
- Used Rarely
- Settlement Masterplan Extents



1.3 EXISTING CONDITIONS

SETTLEMENT

The Murchison Settlement was established in the 1960s specifically to provide the infrastructure and recruit personnel to enable the then Murchison Roads Board to transition to a WA Local Government. The operation has steadily grown since this time and broadened its focus through establishment of a roadhouse and a raft of cultural and community facilities. The recruitment of staff and integration and improvements to the Settlement is essential in order for the Shire to function successfully and deliver services over a very large area.

CULTURAL

The Murchison region has a strong interaction between elected members and the community. The community includes significant local indigenous representation (PIA Wadjarri Community) and a pastoral history in cattle and sheep farming, with a network of stations. There is opportunity to increase the representation and sharing of Aboriginal stories within the Settlement, through interpretation and linking of important historical and cultural places. Establishment of the SKA Observatory provides a facet of space exploration and technology. Murchison Settlement has the possibility to become the hub that can reconnect these communities and be a catalyst for interaction.

WATER

Good access to water was a predominant factor in determining the initial location of the Settlement in the 1960s. The Settlement uses a number of bores for water and the existing vegetation is well irrigated.

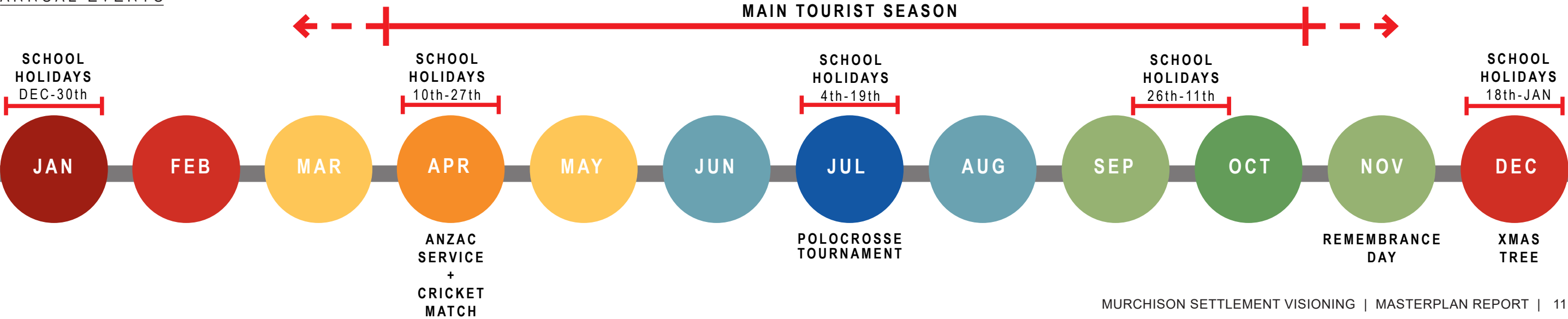
RECREATIONAL AREAS

Murchison Settlement has plenty of open space, however spaces are not well connected and many do not clearly identify as usable active or passive recreational areas. A predominant proportion of usable space includes 5 large polocrosse fields which accommodate an annual tournament. There is also a tennis court, playground and lawn bowls green. However, the general consensus is that they need upgrading and/or consolidating.

TOURISM

The location of the Murchison Settlement makes it a stop off point for travellers to the Murchison region, including Mount Augustus and the Kennedy Ranges, and has been highlighted as a hub for surrounding towns. The Settlement has a small museum and some recreational facilities, but lacks attractions to encourage tourists to spend an extended period of time. Murchison Settlement has many unique opportunities to capitalise on the tourist market. Recognising and celebrating its defining character will encourage visitors to spend more time in the Settlement, aiding in ensuring longevity of the Settlement and the improvement of facilities for local residents.

ANNUAL EVENTS



1.4 EXISTING CHARACTER

The existing character of Murchison Settlement is primarily driven by it's strong sense of community and it's facility as a hub for locals to meet. The Settlement character is a representation of this community and is identified by a number of defining landscape elements that reinforce this. Some of these characteristics include:

LANDSCAPE CHARACTER

- Consists of informal, shady stands of native and exotic trees;
- Well irrigated lawn in contrast to the dry environment;
- Interesting museum space, artefacts and buildings;
- Paths with avenues of mature, shady trees;
- Polocrosse fields;
- New rammed-earth buildings (motel and caravan park ablution block) are well designed and in keeping with existing character;
- Oasis Motel garden with lawn, palm trees and sculptures; and,
- Large local rocks and quartz lined gravel paths



LOCAL STONE



MUSEUM ARTEFACTS



POLOCROSSE FIELDS



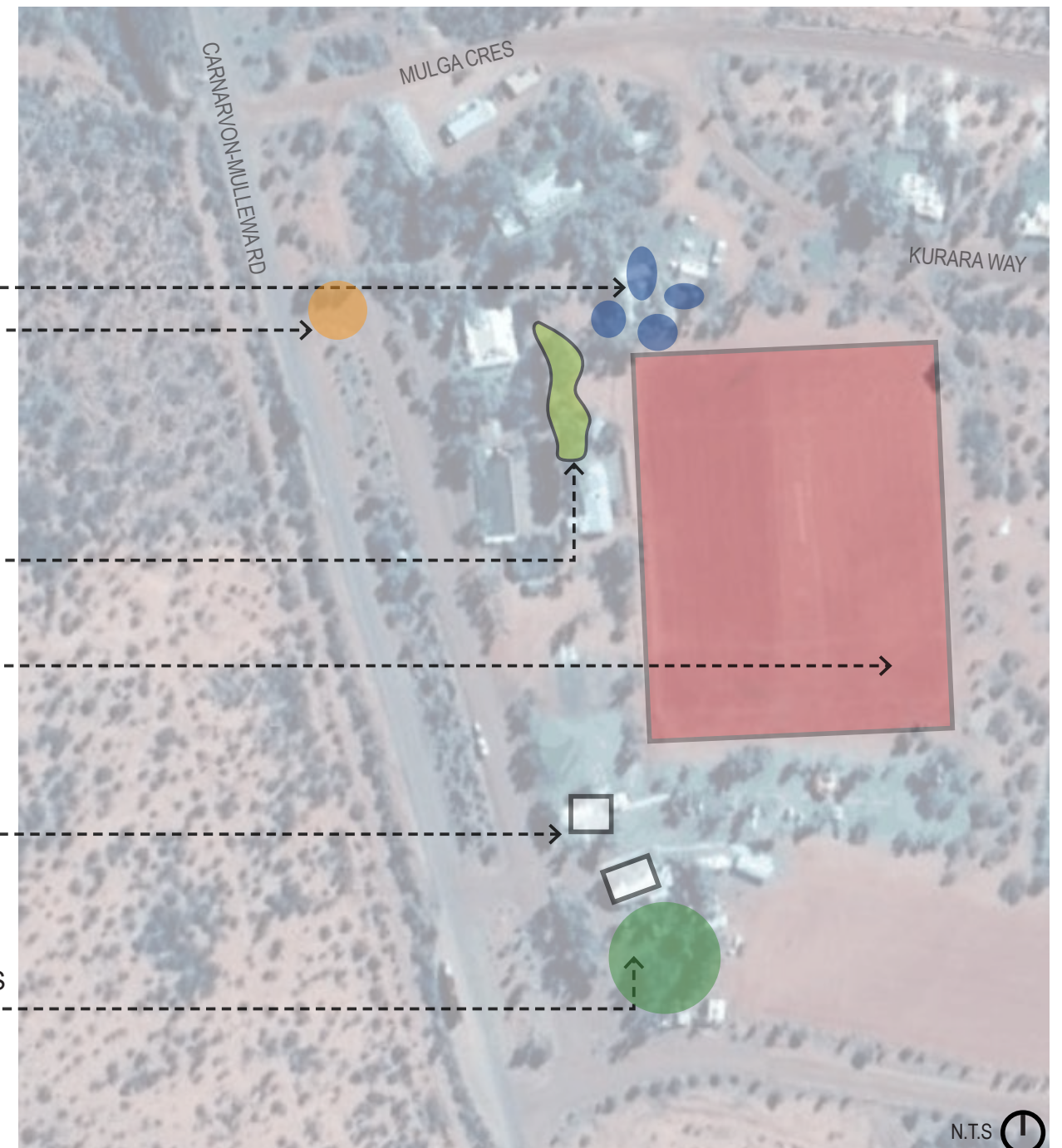
AVENUES OF TREES



OASIS MOTEL GARDEN



RAMMED EARTH BUILDINGS



1.5 IMPROVEMENT OPPORTUNITIES

There are several opportunities to improve the public realm and functionality of the Settlement. Existing landscape challenges include pedestrian connections and wayfinding, the need for respite from summer heat and public amenity reaching end-of-life. Improving the existing condition of Murchison Settlement will encourage the development of comfortable and interesting spaces, for both locals and visitors to spend time in.

LANDSCAPE CHALLENGES

- Spatially disjointed destinations;
- A lack of general shade and shaded paths;
- Dated amenity and infrastructure (such as the existing playground);
- Lack of activity spaces (specifically a pool/splash pad);
- A lack of pedestrian connectivity and functionality especially around site outskirts;
- Little information/interpretation of the SKA throughout the site particularly as part of the museum;
- Few designated parking spaces;
- Lack of Public Open Space (POS)/park spaces;
- Few outdoor seating spaces to 'Oasis Motel';
- Visual barriers around bowls and community centre hide many of the facilities and site opportunities;
- Large and rarely used Polocrosse fields;
- Caravan park could use another ablution block and more ensuite units, its size is limited by polocrosse fields to the north and south;
- Abrupt termination of Kurara Way (doesn't allow for further residential development to the East); and,
- Community centre capacity and functionality.



DATED FACILITIES



LACK OF CONNECTION



LACK OF SHADE



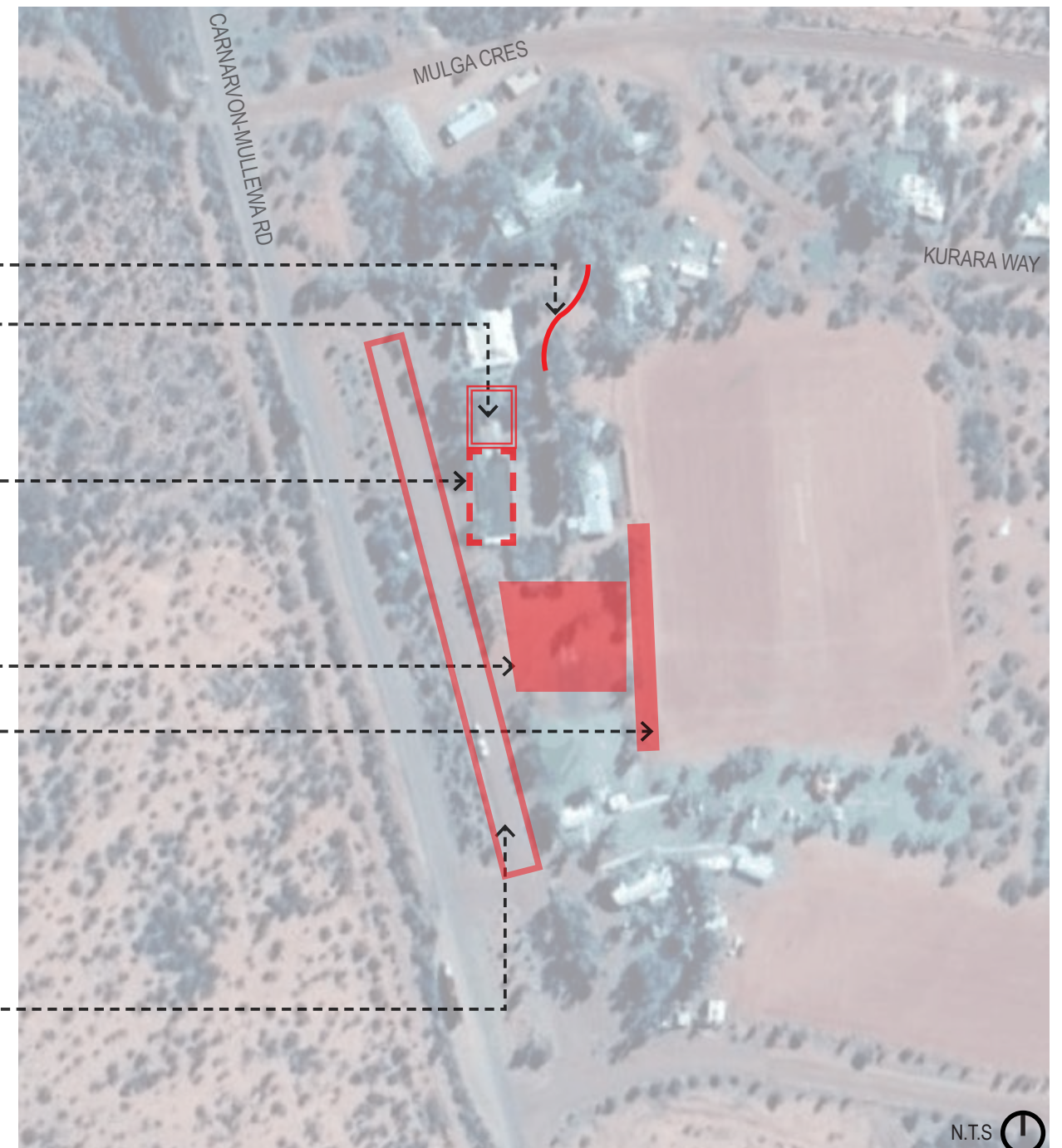
VISUAL BARRIERS



WIDE CARRIAGEWAYS
WITH NO MARKED
PARKING



LACK OF PATH CANOPY

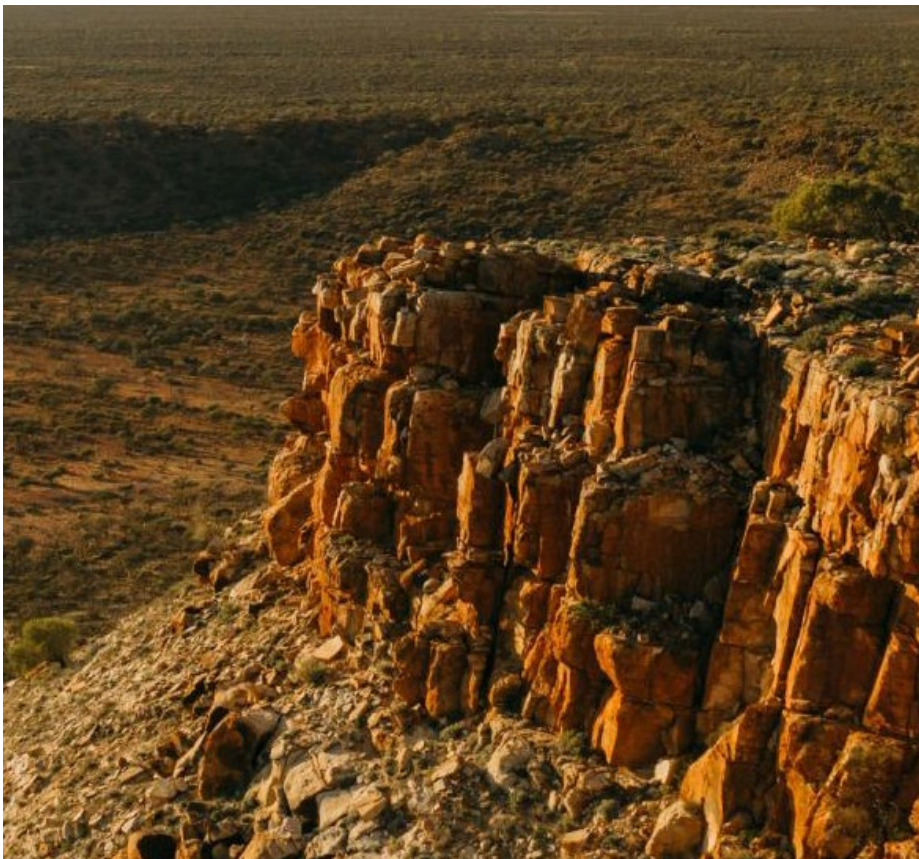


1.6 BROADER OPPORTUNITIES

The Murchison Settlement is primed to take advantage of natural, cultural and development opportunities.

GEOLOGICAL PARK AND GEO-TOURISM

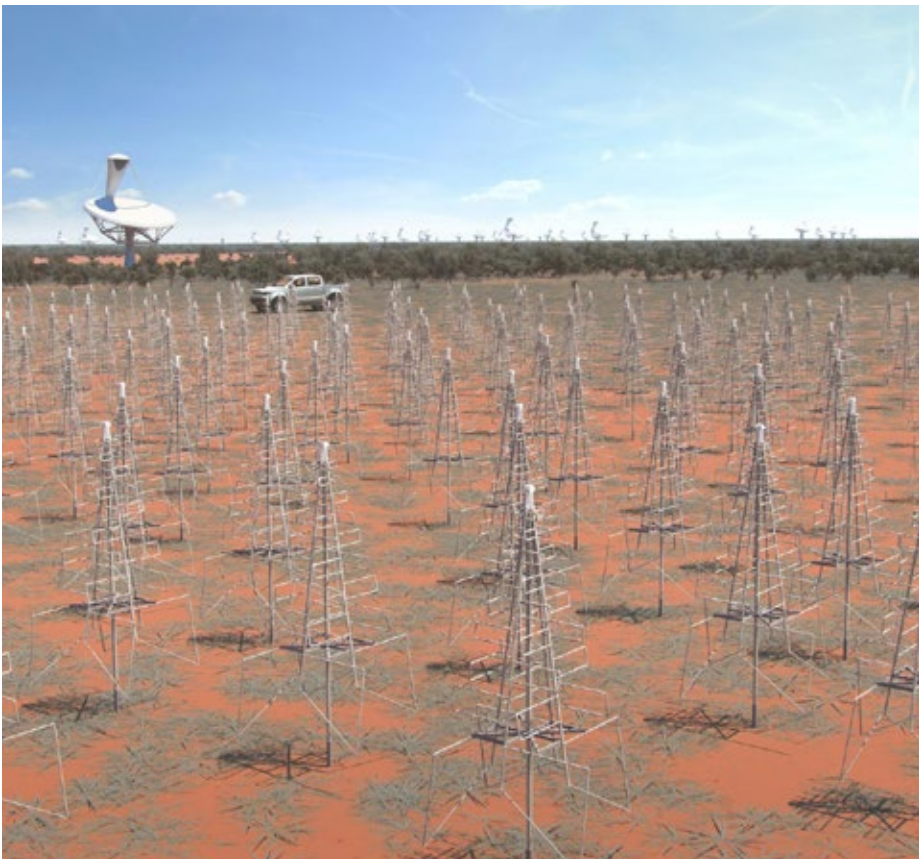
Located along the Murchison GeoRegion trail there is an opportunity to promote tourist education and a respite place along the journey. Certain geological features and rocks could be displayed as part of the museum with explanations of their formation. Possibility for a small interpretive geo-trail on the polocrosse fields and/or elements throughout the Settlement.



Errabiddy Bluff (Close to Murchison Settlement)

SKA AND ASTRO-TOURISM

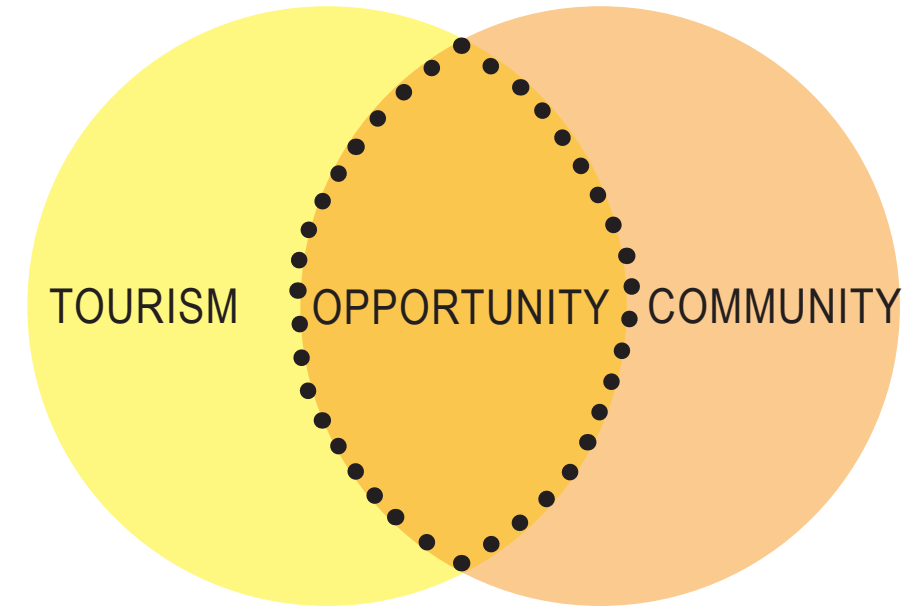
Despite the SKA not being accessible by tourists, there is an opportunity for interpretation of the structure through a new custom playground, and interactive educational elements as part of the museum and Polocrosse fields. Instruments used by CSIRO have potential to be displayed on unused sections of the Polocrosse fields.



SKA Low Frequency antennas

THE OASIS

The Oasis Motel is the entry to the Settlement and already provides well needed shade and trees to the Settlement. There is opportunity to capitalise on this idea with the development of the masterplan especially in regards to a pool and splash pad areas.



DESIGN CONSIDERATIONS

It is important to consider the cross-over between the community and tourism opportunities in the development of the masterplan. New proposals should consider the local community as well as tourists. General tourists enjoying being where the locals are, so in providing for the local community, benefits to tourism will follow.

1.7 DESIGN PRINCIPLES AND VISION STATEMENT

Based on the priorities and recommendations of the Shire of Murchison and apparent improvement opportunities, the following overarching 'Project Vision' and design principals have been developed to help guide the development of the Murchison Settlement Masterplan.

PROJECT VISION

"To ensure that Murchison Settlement is an attractive focal point that enables the Shire to function successfully and deliver a range of services that will underpin community, cultural and economic development within the Settlement and broader Shire"

DESIGN PRINCIPLES

- 01** To create an attractive activity hub for the community and visitors to Murchison that maintains the existing character, cultural and built qualities of the Settlement;
- 02** Provide functional pedestrian connectivity, improved access and sight lines throughout the precinct;
- 03** Design a unified landscape character that maximises shade;
- 04** Create a consolidated sequence of spaces and activities for locals and tourists;
- 05** Allow space in design for Geo/Astro tourism and convey the idea of 'The Oasis'.

2.0 MASTERPLAN

2.1 IMPLEMENTING THE PRINCIPLES

01

CREATE AN ATTRACTIVE ACTIVITY HUB FOR THE COMMUNITY AND VISITORS TO MURCHISON THAT MAINTAINS THE EXISTING CHARACTER, CULTURE AND BUILT QUALITIES OF THE SETTLEMENT;

- ACTIVE HUB
- ⊙ PRIMARY DESTINATIONS
- THE MAIN PRECINCT

There is opportunity to centralise activity spaces of the Settlement in a way that responds to the existing character of the site. By grouping and framing these facilities in a similar landscape style the primary activity hub of the Settlement becomes apparent and attracts community to the main precinct. Specific interventions within this hub include:

COMMUNITY CENTRE

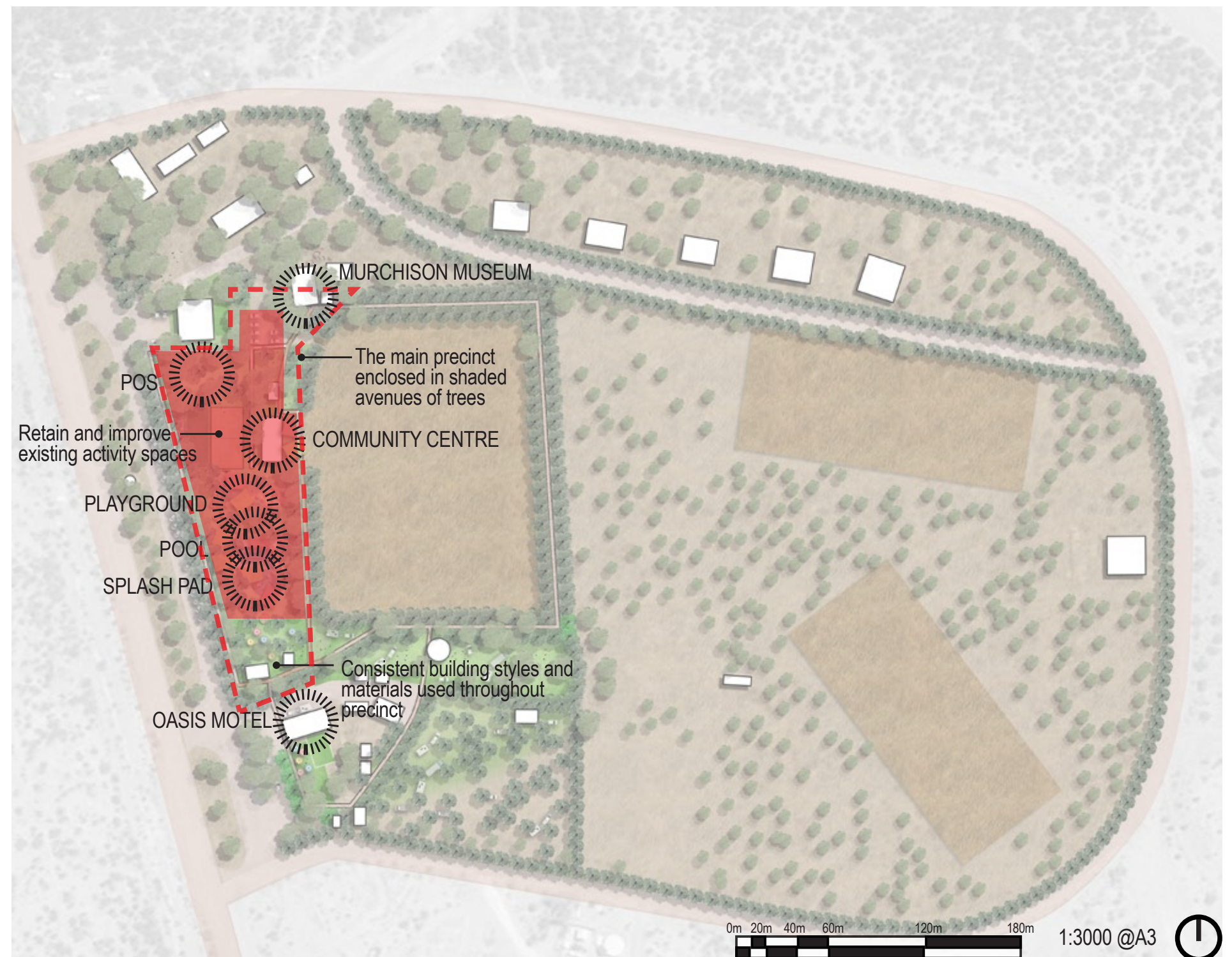
The community centre will be consolidated and improvements made for it to function more practically for the community and visitors of Murchison, specifically improvements made to the bar and exploring options for a transportable classroom depending on future student loads.

PLAYGROUND/POOL/SPLASH PAD

Creating new activity spaces between the community centre and Oasis Motel/Caravan park will help retain visitors and the community in Murchison by providing attractions for longer stays and opportunities for work.

POS/MURCHISON MUSEUM

Providing a shaded turf space that provides a park area close to the shire office and permanent residences.



02

PROVIDE FUNCTIONAL PEDESTRIAN CONNECTIVITY, IMPROVED ACCESS AND SIGHT LINES THROUGHOUT THE PRECINCT;

- REMOVED FENCES
- THE MAIN LOOP
- PRIMARY CONNECTIONS
- SECONDARY CONNECTIONS
- INFORMAL CONNECTIONS

By optimising the functionality of existing path networks and desire lines, there is opportunity to create more logical connections throughout the precinct. These new paths will help frame the Settlement from different angles and promote further exploration by visitors.

PRIMARY CONNECTIONS



SECONDARY CONNECTIONS



03

DESIGN A UNIFIED LANDSCAPE CHARACTER THAT MAXIMISES SHADE;

NEWLY SHADED LANDSCAPE

Existing tree planting around the Settlement is crucial for both its aesthetic and outdoor climate control. By continuing this planting style and incorporating more shady large trees in all areas of the Settlement, locals and visitors can more effectively escape the heat. A strong and unified connection of trees around the Settlement is key in promoting prolonged pedestrian use in the hot climate.

SHADY AVENUE OF TREES



SHADY GROVE PLANTING



04

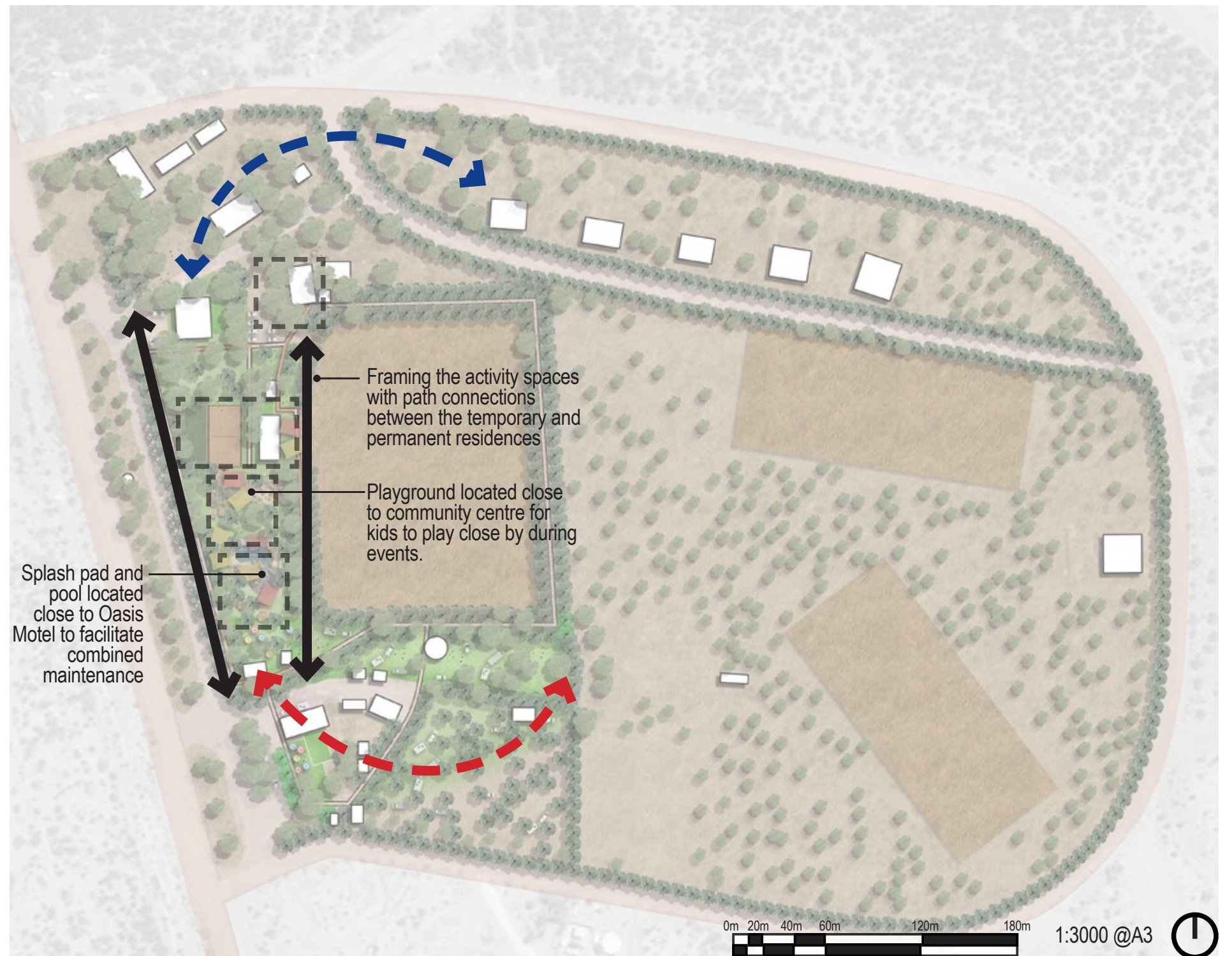
CREATE A CONSOLIDATED SEQUENCE OF SPACES AND ACTIVITIES FOR LOCALS AND TOURISTS;

 ACTIVITY SPACES

 LOCAL MOVEMENT

 TOURIST MOVEMENT

The proposed positioning of new attractions promotes a consistent sequence of spaces that are aligned to both local and visitor needs. These spaces are carefully considered and are in keeping with the landscape style of the Settlement. Promoting a strong visual connection between them, this close proximity allows for adaptive functions of each space at different times, providing freedom for their users.



05

ALLOW SPACE IN DESIGN FOR GEO/ASTRO TOURISM AND CONVEY THE IDEA OF 'THE OASIS'

- 'THE OASIS'
- GEO/ASTRO INTERPRETATION SPACE

The idea of the oasis centred around the swimming pool and splash pad is to promote a central cooling area for both the locals and tourists, this space is emphasised by intense planting and shade. A theme which is also spread throughout the entire precinct.

By maintaining many of the large polocrosse fields as possible spaces for permanent geo-tourism and/or SKA installations the design promotes future options and the ongoing use of the polocrosse fields for cricket and polocrosse tournaments.

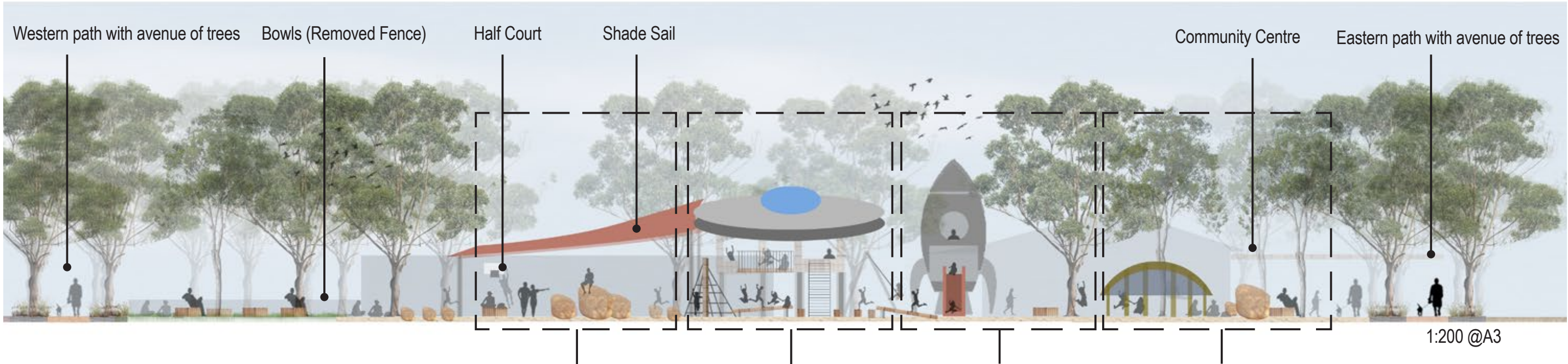
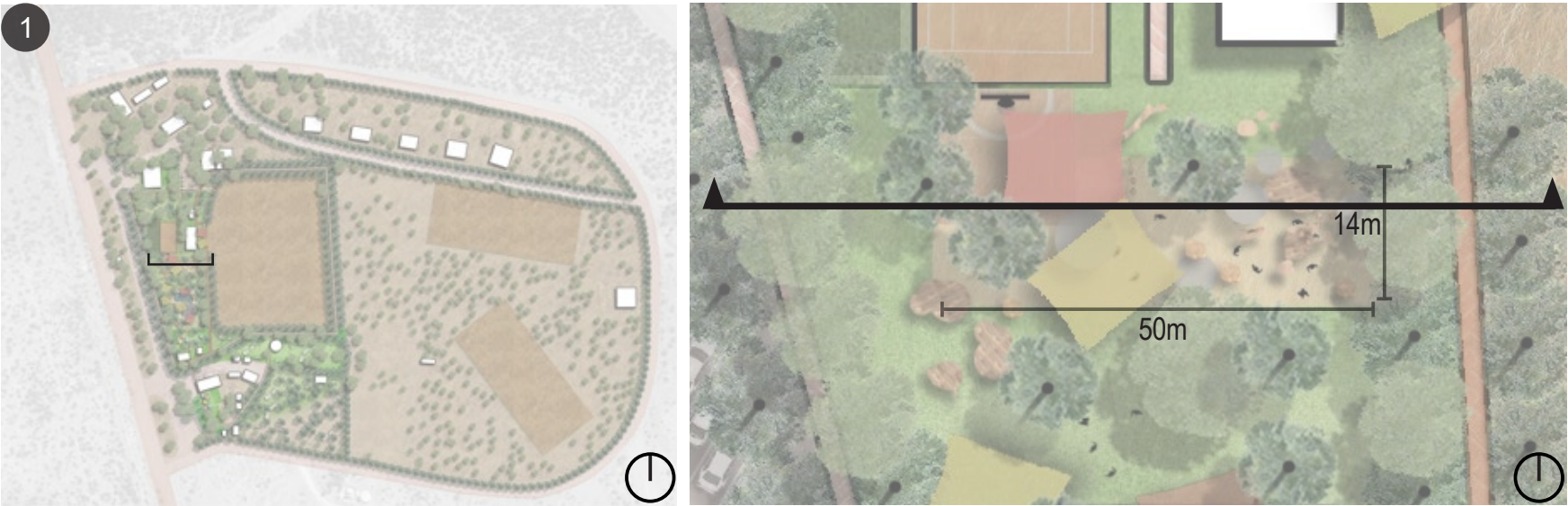


2.2 SETTLEMENT MASTERPLAN

By directly responding to improvement opportunities identified in 1.5 and the vision statement and design principals in 1.7, the Settlement masterplan provides a framework for the future development of the Murchison site. These proposed changes are intended to revitalise the Settlement and provide amenity for the visitors and community, while promoting longer stays and job opportunities.



2.3 THE SKA PLAYGROUND



THE PURPOSE

Development of the new playground will provide both local and visiting children a safe and shaded space for play, close to the pool and community centre. There is opportunity for the space to interpret both the SKA, geological and cultural characteristics of the Settlement, helping define the Settlement and emphasise its connection to the SKA and region. Furthermore, introducing a high quality play space for young children is a major attraction for families with young children, both those visiting and Murchison locals.



GEO PARK / ASTEROID
Opportunity to use local rocks as play equipment



APPROPRIATE SCALED FEATURES
Example: Denham Playground

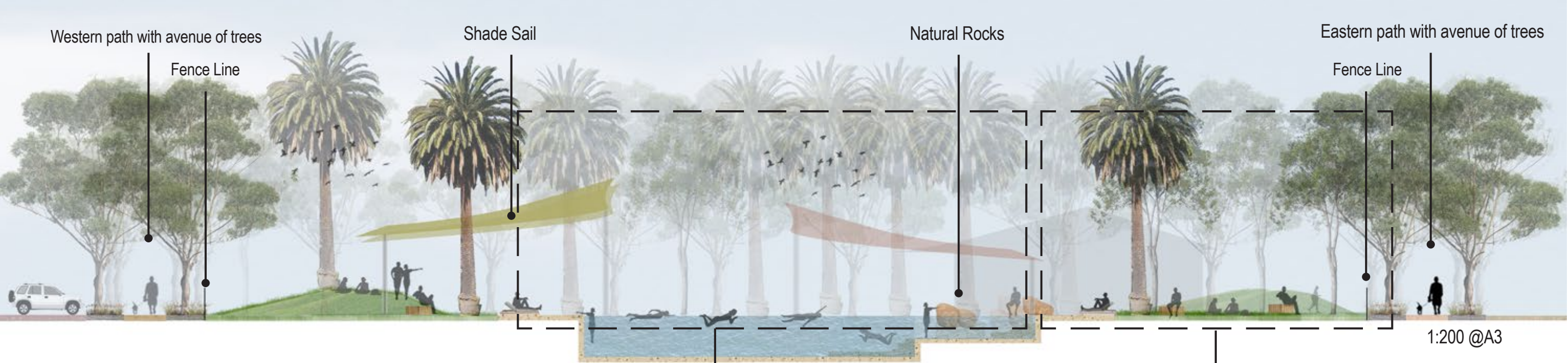
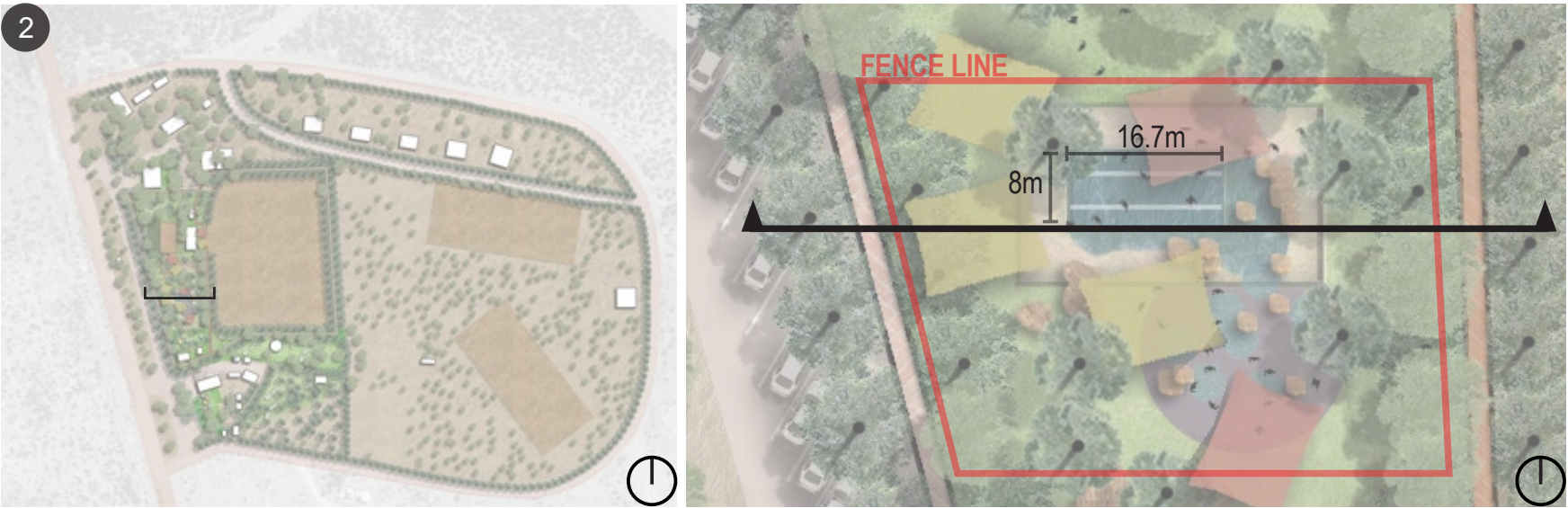


SKA INTERPRETATION
Astro-themed playground



EDUCATION
Climbing wall with holes on the inside that depict constellations

2.4 THE SWIMMING POOL



THE PURPOSE

The pool will strengthen the idea of the Oasis and create a much needed place for locals and tourists to swim and cool down. This implementation is key in the hot climate for creating a pleasant experience that helps retain visitors to the Settlement. Maintenance of the pool area also helps provide another opportunity for employable work.

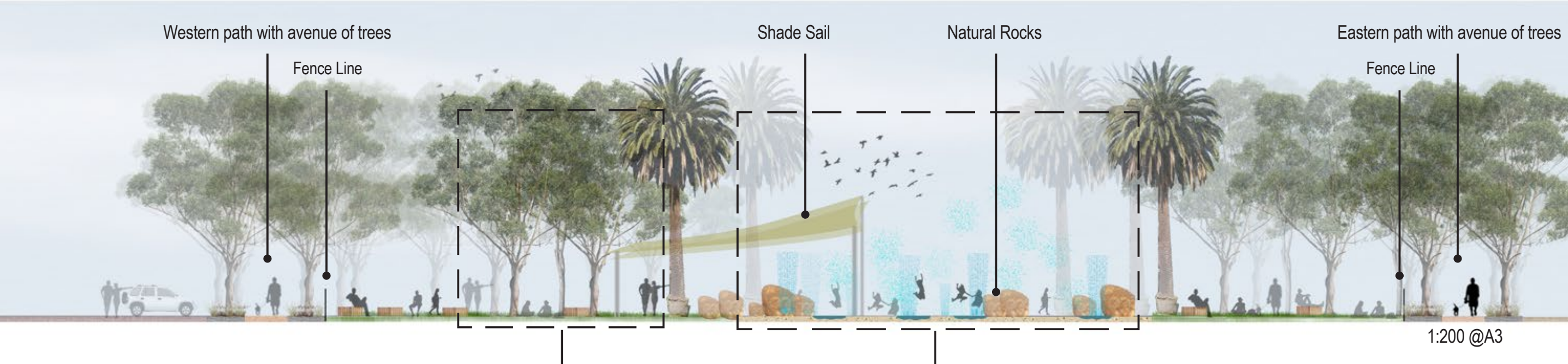
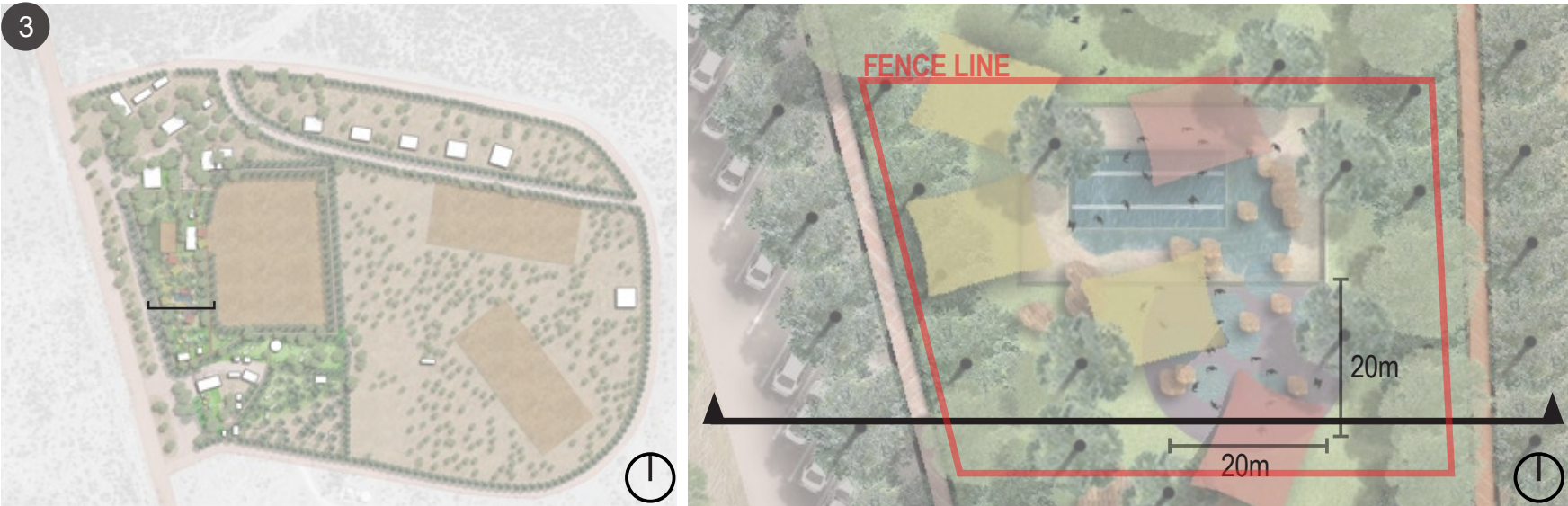


2 POOL SECTIONS:
Deep rectangular section with 3 swimming lanes @16.7m and Shallow paddle section. Example: Boyup Brook Swimming pool



USE OF LOCAL ROCKS AND MOUNDED TURF VIEWING
Allows views of the pool and polocrosse field while further emphasising the 'Oasis' idea .Example: Casuarina Pool Masterplan

2.5 THE SPLASH PAD



THE PURPOSE

Much like the pool, splash pads implemented in the same fenced area will strengthen the idea of the Oasis. These pads will provide the community and visitors a place to cool down and escape the heat. Providing more play opportunities for young children and further attracting and retaining young families to the Settlement.



PASSIVE SHADED AREAS
Places to sit and escape the heat



SPLASH PAD
Inviting space for the children to play and keep cool.
Example: Geraldton Splash Pad

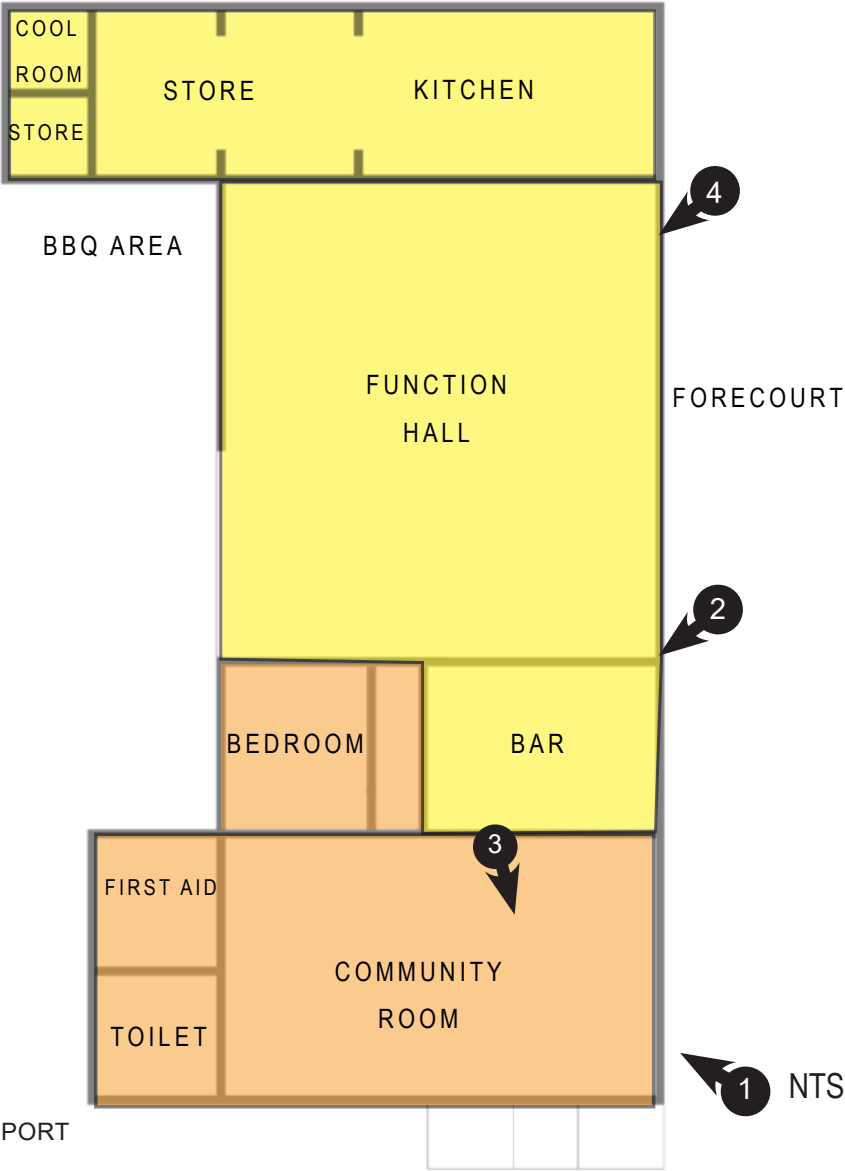
2.6 COMMUNITY CENTRE - EXISTING

EXISTING SPACES AND IMPROVEMENT OPPORTUNITIES

It has been identified that the existing community centre doesn't function as well as it could. Two main issues highlighted are the small scale of the bar and its relationship to the forecourt and the use of the community room for school purposes simultaneously as temporary stay for out of town contractors.



- MULTI-USE FUNCTION SPACE
- COMMUNITY SPACE



1 GENERAL EXTERNAL FUNCTIONALITY



2 BAR SIZE AND FUNCTIONALITY



3 COMMUNITY SPACE NOT ADEQUATE FOR SCHOOL STUDENTS



4 ACCESS TO FUNCTION SPACE



2.7 COMMUNITY CENTRE - PROPOSED

TURF

GARDEN BED

DECKING

CONCRETE / PAVING

ROLLER DOOR

RL+ RELATIVE LEVEL

TS+ TOP OF STEP

BS+ BOTTOM OF STEP

RAMP UP

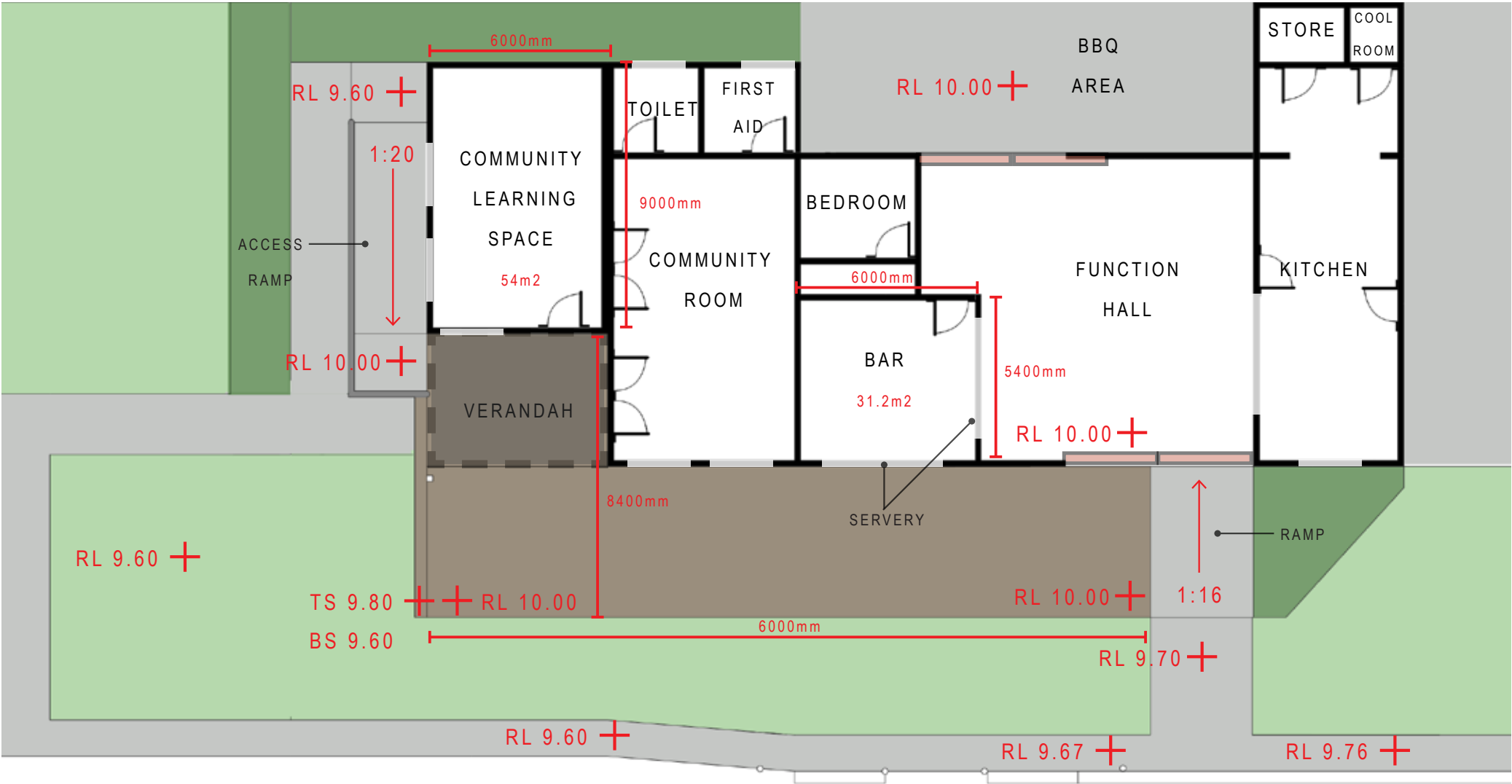
DIMENSION

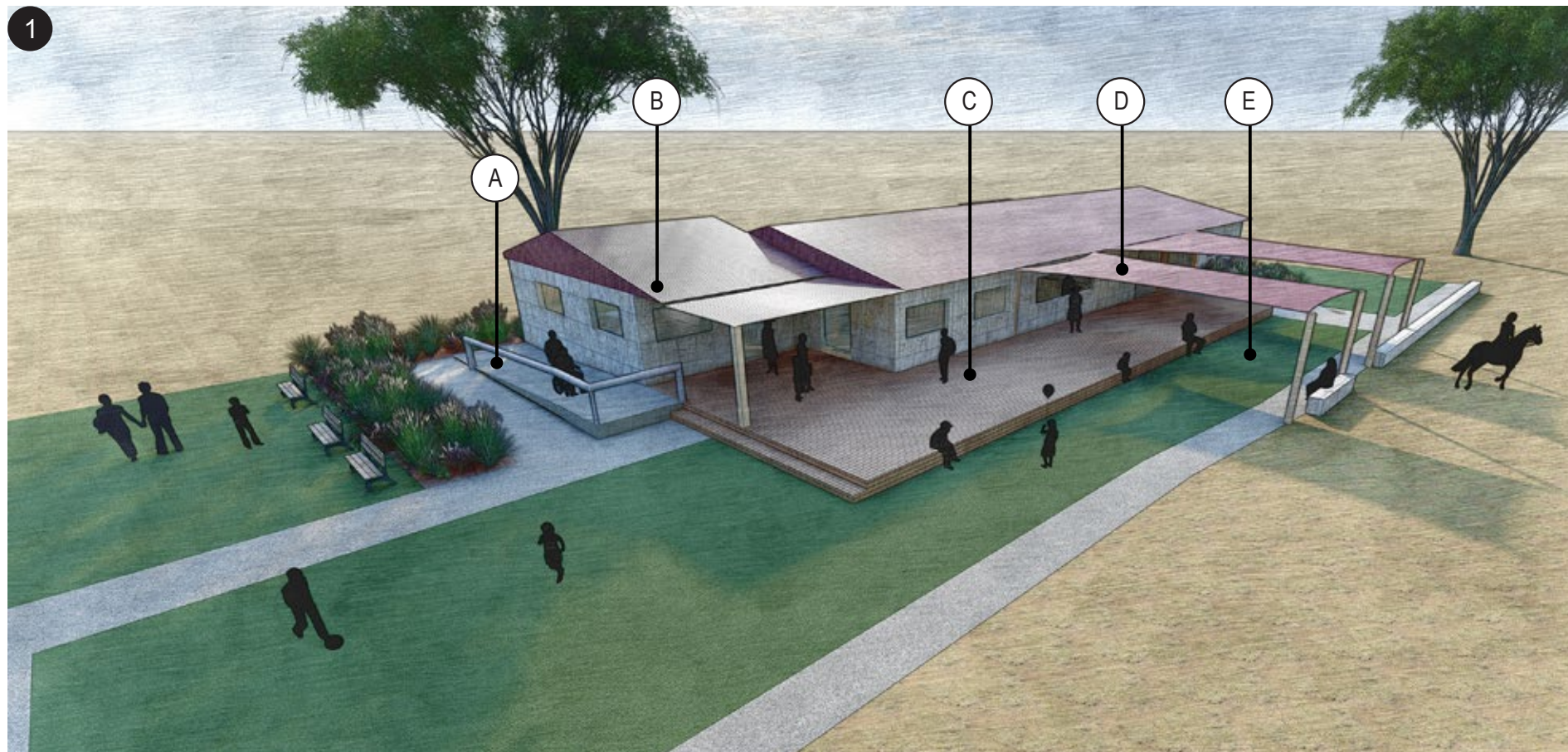


- EVENT MOVEMENT

CHILDREN MOVEMENT

WHEELCHAIR ACCESS





PROPOSED APPROACH

Improvements to the existing community centre aim to address the core issues with its functionality. These five interventions are intended to promote better use of the building.

- (A) RAMP ACCESS TO BUILDING
 - Improvement to the existing access of the building
- (B) NEW EXTENSION WITH COMMUNITY LEARNING SPACE
 - Extension to Southern side of building to facilitate community learning simultaneously to other community operations
- (C) DECK AND VERANDAH
 - A new multi-use deck for events and edge seating
- (D) BAR EXTENSION
 - Extend the bar North to improve it's operations and add a servery window to the Eastern side
- (E) INCREASE TURF AREA
 - Add turf to edges of deck



2.8 INTERPRETATION SPACES

- INTERPRETIVE ELEMENTS
- ← - →

TRAIL OPTION 1:
Permanent CSIRO instruments and/or Local rocks placed along perimeter of polocrosse fields 1+2 (as not to interrupt cricket or polocrosse matches).
- ◀ • ▶

TRAIL OPTION 2:
Permanent CSIRO instruments and/or Local rocks placed along a wider perimeter trail.
- ↔

TRAIL OPTION 3:
Permanent CSIRO instruments and/or Local rocks placed along existing flora trail. (Opportunity to upgrade existing trail)

MURCHISON PROPOSED SKA - EXAMPLE INSTRUMENTS



Within the precinct there is opportunity to implement SKA/Geo interpretive elements. There is also opportunity to create a walk that promotes Astro and Geo tourism and give visitors an opportunity to learn about the Shire. These interpretive elements help inform the Settlements identity within it's context.



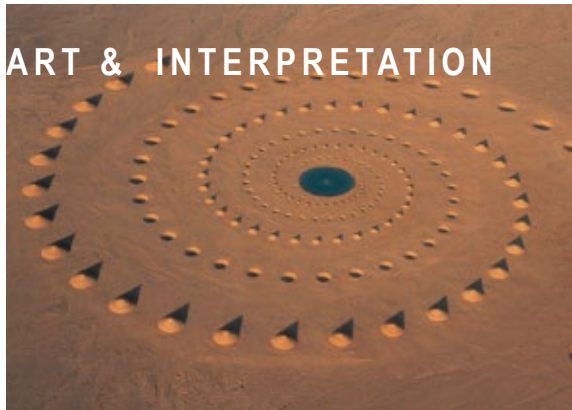
2.9 OTHER OPPORTUNITIES



OPPORTUNITY

The large Polocrosse Fields are used for annual polocrosse and cricket tournaments however sit idle for the remaining year. Fields 3 and 5 are rarely used, 5 has the opportunity to become an extension of the Caravan Park and Motel.

In general the fields have opportunity to accommodate temporary attractions such as events, art and curiosities.



3.0 MATERIALS, STAGING AND OPC



3.1 TYPICAL MATERIALS AND FINISHES

Any new development should be in keeping with the existing qualities of the Settlement, some examples of typical materials and finishes are:

TURF



COLOURED CONCRETE



CYCLONE FENCING



LOCAL STONE



SUCCESSFUL TREE SPECIES



GRAVEL PATHS AND QUARTZ



BUILT FORM AESTHETICS



VARIED PLANTING



3.2 STAGING PLAN

- EARLY WORKS 0-1yr**
- 1 NEW ABLUTION BLOCK
 - 2 NEW ENSUITES
 - 3 SPILL-OUT CAFE
 - 4 PATH DEVELOPMENT AND GENERAL TREE PLANTING
 - 5 REMOVAL OF BOWLS FENCE
- INTERMEDIATE WORKS 1-3yrs**
- 6 NEW SKA PLAYGROUND
 - 7 SWIMMING POOL AND SPLASH PAD
 - 8 UPGRADE TO COMMUNITY CENTRE
- LONG TERM WORKS 3-5yrs**
- 9 REMOVAL OF OLD PLAYGROUND AND DEVELOPMENT OF PARK AREA
 - 10 MUSEUM EXTENSION
- ONGOING WORKS 0+yrs**
- 11 CARAVAN PARK EXTENSION
 - 12 SHADED PATH AND ROAD REALIGNMENT



3.3 COSTING


Cost estimates provided are at a high level in order to assist the Shire with budget forecasting and priorities.

Murchison Settlement Masterplan Report

Client : Shire Of Murchison

Date:29/01/21

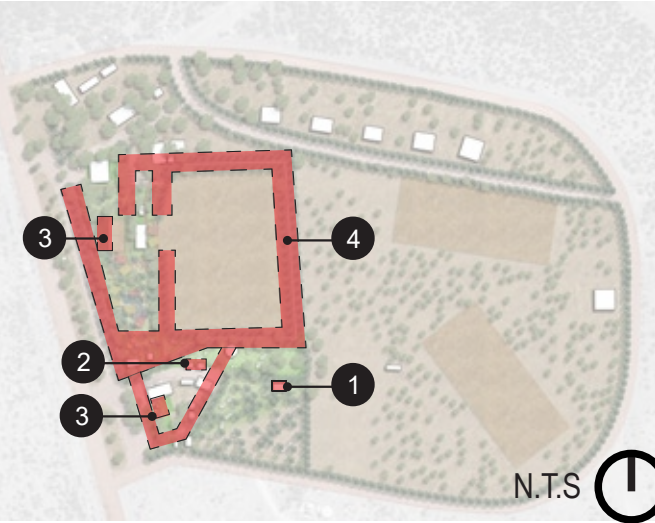
Note: All values and numbers are indicative only. Exclusions are noted below.



urda
NEW IDEAS THROUGH
SHARED DESIGN-THINKING

| ITEM | DESCRIPTION | | Unit | Rate | Total |
|------|----------------------------------|--|------|------|----------------|
| 1.00 | EARLY WORKS 0-1 YR | | | | |
| | Subtotal | | | | \$282,320.00 |
| | | | | | |
| 2.00 | INTERMEDIATE WORKS 1-3 YRS | | | | |
| | Subtotal | | | | \$1,501,500.00 |
| | | | | | |
| 3.00 | LONG TERM WORKS 3-5 YRS | | | | |
| | Subtotal | | | | \$147,500.00 |
| | | | | | |
| 4.00 | ONGOING WORKS 0+ YRS | | | | |
| | Subtotal | | | | \$237,750.00 |
| | | | | | |
| | SUBTOTAL | | | | \$2,169,070.00 |
| | GST (10%) | | | | \$216,907.00 |
| | LANDSCAPE WORKS NET TOTAL (+GST) | | | | \$2,385,977.00 |
| | Contingency (30%) | | | | \$715,793.10 |
| | Total | | | | \$3,101,770.10 |

No allowance has been made for the following exclusions.
Approvals, Electrical Connection, Maintenance, Engineering, Consultant fees, Inflation



Murchison Settlement-Early Works

Client : Shire Of Murchison

Date:29/01/21

Note: All values and numbers are indicative only. Exclusions are noted below.

| ITEM | PROJECT | | Unit | Rate | Total |
|------|---|-----|------|--------------|--------------|
| 1.00 | 1. ABLUTION BLOCK | | | | |
| 1.01 | Ablution Block | 1 | item | \$150,000.00 | \$150,000.00 |
| | Subtotal | | | | \$150,000.00 |
| 2.00 | 2. CARAVAN PARK ENSUITES | | | | |
| 2.01 | Ensuite | 2 | item | \$50,000.00 | \$100,000.00 |
| | Subtotal | | | | \$100,000.00 |
| 3.00 | 3. CAFÉ ALFRESCO | | | | |
| 3.01 | Includes new paving, furniture, shade, some planting | 150 | m² | \$100.00 | \$15,000.00 |
| | Subtotal | | | | \$15,000.00 |
| 4.00 | 4. PATH AND TREE PLANTING | | | | |
| 3.01 | Concrete path | 126 | LM | \$120 | \$15,120 |
| 3.02 | Supply and install 40 ltr local tree groupings, tied & staked, deep watering tube | 126 | LM | \$100.00 | \$12,600.00 |
| | Subtotal | | | | \$15,120.00 |
| 5.00 | 5. REMOVAL OF BOWLS FENCE | | | | |
| 5.01 | Fence demolition | 110 | LM | \$20.00 | \$2,200.00 |
| | Subtotal | | | | \$2,200.00 |
| | SUBTOTAL | | | | \$282,320.00 |
| | GST (10%) | | | | \$28,232.00 |
| | LANDSCAPE WORKS NET TOTAL (+GST) | | | | \$310,552.00 |
| | Contingency (30%) | | | | \$93,165.60 |
| | Total | | | | \$403,717.60 |

No allowance has been made for the following exclusions:
Approvals, Electrical Connection, Maintenance, Engineering, Consultant fees, Inflation

Murchison Settlement-Intermediate Works

Client : Shire Of Murchison

Date:29/01/21



Note: All values and numbers are indicative only. Exclusions are noted below.

| ITEM | DESCRIPTION | | Unit | Rate | Total |
|------|---|---|-------|--------------|----------------|
| 1.00 | 6. SKA PLAYGROUND | | | | |
| 1.01 | Playground Audit | 1 | allow | \$1,500.00 | \$1,500.00 |
| 1.02 | Supply & installation of playground and equipment | 1 | allow | \$500,000.00 | \$500,000.00 |
| | Subtotal | | | | \$501,500.00 |
| | | | | | |
| 2.00 | 7. SWIMMING POOL AND SPLASH PAD | | | | |
| 2.01 | Fibreglass pool (20x4m2) | 1 | allow | \$200,000.00 | \$200,000.00 |
| 2.02 | Splash Pad (for reference Wickham cost \$830,000 for 300m2, wfbd prices start at \$450,000) | 1 | allow | \$600,000.00 | \$600,000.00 |
| 2.02 | Public amenity (shade, seating, planting, fencing) | 1 | allow | \$100,000.00 | \$100,000.00 |
| | Subtotal | | | | \$900,000.00 |
| | | | | | |
| 3.00 | 8. COMMUNITY CENTRE UPGRADES | | | | |
| 3.01 | Internal upgrades | 1 | allow | \$100,000.00 | \$100,000.00 |
| | Subtotal | | | | \$100,000.00 |
| | | | | | |
| | SUBTOTAL | | | | \$1,501,500.00 |
| | GST (10%) | | | | \$150,150.00 |
| | LANDSCAPE WORKS NET TOTAL (+GST) | | | | \$1,651,650.00 |
| | Contingency (30%) | | | | \$495,495.00 |
| | Total | | | | \$2,147,145.00 |

No allowance has been made for the following exclusions:
Approvals, Electrical Connection, Maintenance, Engineering, Consultant fees, Inflation



Murchison Settlement-Long Term Works

Client : Shire Of Murchison

Date:29/01/21



Note: All values and numbers are indicative only. Exclusions are noted below.

| ITEM | DESCRIPTION | | Unit | Rate | Total |
|------|---|-----|-------|--------------|--------------|
| 1.00 | 9. NEW POS | | | | |
| 1.01 | Old playground demo | 1 | allow | \$10,000.00 | \$10,000.00 |
| 1.02 | New park (turf, tree planting, seating, irrigation) | 750 | m² | \$50.00 | \$37,500.00 |
| | Subtotal | | | | \$47,500.00 |
| | | | | | |
| 2.00 | 10. MUSEUM EXTENSION | | | | |
| 2.01 | Museum extension | 1 | allow | \$100,000.00 | \$100,000.00 |
| | Subtotal | | | | \$100,000.00 |
| | | | | | |
| | SUBTOTAL | | | | \$147,500.00 |
| | GST (10%) | | | | \$14,750.00 |
| | LANDSCAPE WORKS NET TOTAL (+GST) | | | | \$162,250.00 |
| | Contingency (30%) | | | | \$48,675.00 |
| | Total | | | | \$210,925.00 |

No allowance has been made for the following exclusions:
Approvals, Electrical Connection, Maintenance, Engineering, Consultant fees, Inflation



Murchison Settlement-Ongoing Shire Works

Client : Shire Of Murchison

Date:29/01/21



Note: All values and numbers are indicative only. Exclusions are noted below.

| ITEM | DESCRIPTION | | Unit | Rate | Total |
|------|--|-------|-------|--------------|--------------|
| 1.00 | 11. CARAVAN PARK EXTENSION | | | | |
| 1.01 | Surfacing, areas of irrigated turf, tree planting, (powered sites? Concrete pads?) | 1 | allow | \$100,000.00 | \$100,000.00 |
| | Subtotal | | | | \$100,000.00 |
| | | | | | |
| 2.00 | 12. PERIMETER PATH AND ROAD IMPROVEMENTS | | | | |
| 2.01 | Path surfacing and tree planting | 2,155 | LM | \$50.00 | \$107,750.00 |
| 2.02 | Road improvements | 1 | allow | \$30,000.00 | \$30,000.00 |
| | Subtotal | | | | \$137,750.00 |
| | | | | | |
| | SUBTOTAL | | | | \$237,750.00 |
| | GST (10%) | | | | \$23,775.00 |
| | LANDSCAPE WORKS NET TOTAL (+GST) | | | | \$261,525.00 |
| | Contingency (30%) | | | | \$78,457.50 |
| | Total | | | | \$339,982.50 |

No allowance has been made for the following exclusions:
Approvals, Electrical Connection, Maintenance, Engineering, Consultant fees, Inflation



3.4 CONCLUSION AND NEXT STEPS

It is intended that this Settlement Masterplan Report will be a guiding document throughout the continuing design and delivery of future projects around the settlement. This Masterplan provides a guide to the expected functions and approaches to the site, along with a set of thematic applications. Community engagement, budgetary considerations and the design process will most likely mean that the final design will depart from the approach presented here. However the principles and context delivered in this document should be retained and represented through to the final delivery of the final projects on site.

NEXT STEPS

The masterplan can be treated on a project by project basis, allowing the Shire to assess available funding and priorities to stage future works. This includes identifying projects that can be undertaken by the Shire, and those requiring external consultants to be engaged. Savings may be achieved by combining areas of works.

