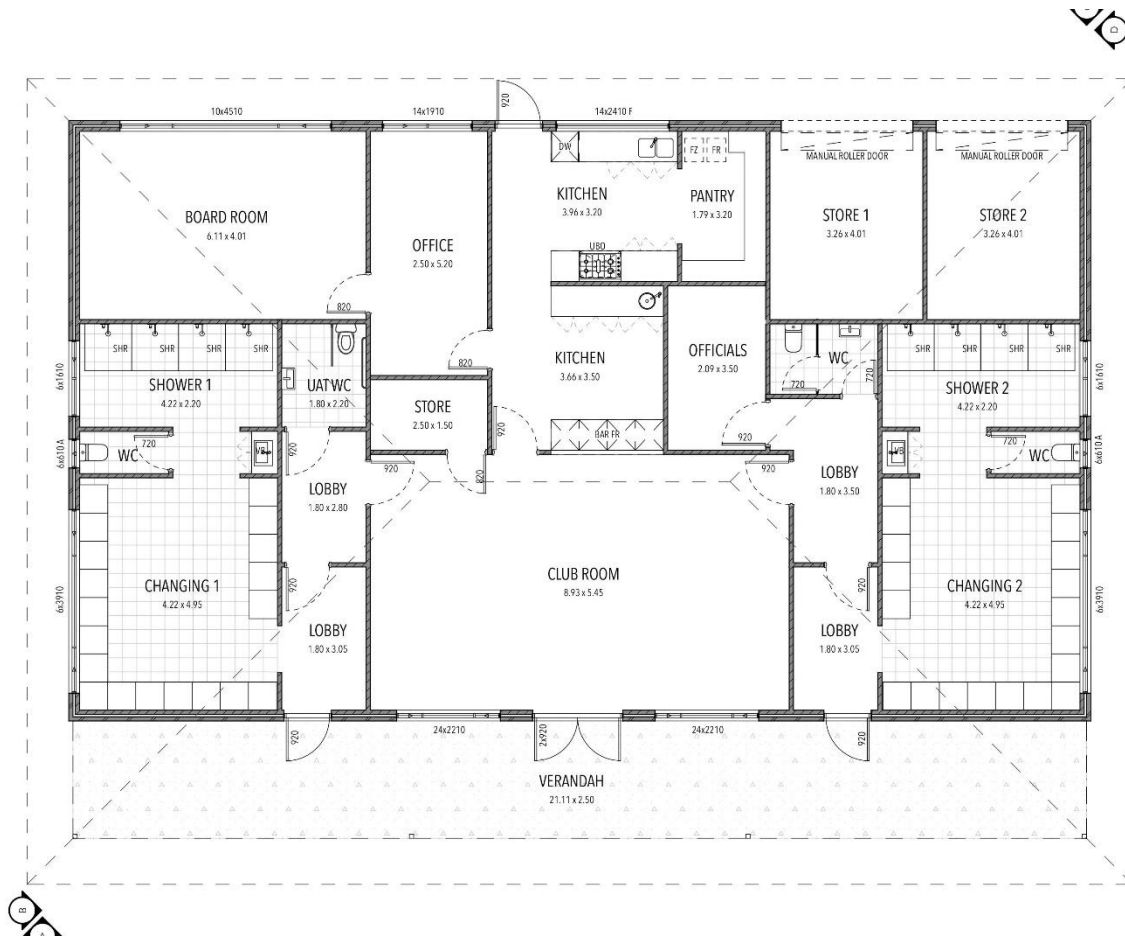


RAVENSWOOD COMMUNITY CENTRE PROJECT



April 2019

Executive Summary

The Ravenswood Community Group Inc have identified the need in Ravenswood for a multiuse community centre. Ravenswood is a rapidly growing locality that has no central community infrastructure other than the Ravenswood Hotel for the use of local community groups and local residents

The proposed centre has the support of the Shire of Murray who have included the project in their 10 year plan. Government funding is required to bring this project to fruition.

The project is currently at a concept stage and will be progressed in conjunction with the Shire of Murray and local land developers. A potential site has been identified immediately adjacent to the proposed school site and the developer of the land is supportive of the project. The intention is to integrate the community centre with the school and share the facility with the school when the school becomes operational.

While the future establishment of a Community Centre in Ravenswood has the support of the Shire of Murray and the developers of Ravenswood Waters, neither of these organisations have made any commitments (financial or otherwise) to this project at this time.

An allocation of funding is sought to allow the project to be progressed. The order of magnitude cost to complete the project is \$750,000.

The proposed location and the building plans are conceptual only at this time. The proposed location needs to be more fully investigated by the Shire for availability and suitability for a community centre.

Project Aim

To establish a multi-use community centre in Ravenswood.

Project Location

A potential site has been identified within the Ravenswood Waters housing development. The site is designated as public open space and is adjacent to a proposed school site. The area of the site is 26,934m² which would allow for construction of a Kickabout Oval in addition to the community building. Refer Appendix 1 Conceptual Location Plans.

Conceptual Building

The centre proposed is a 330m² building incorporating a clubroom, kitchen, storerooms, meeting room and changerooms with showers and toilets. It would provide for community meetings and functions, storage of equipment and all amenities for sporting clubs. Refer Appendix 2 Building Plans.

Building Purpose

The initial use for this centre will be for conducting meetings and functions by Ravenswood community organisations and Ravenswood residents. Integrating the centre with the school provides access to and supports the use of the school sports oval.

Following construction of a kickabout oval the clubrooms will facilitate activities such as Auskick and children's soccer. The likelihood of Ravenswood junior sporting groups being formed is part of the immediate community value this project brings to Ravenswood.

Order of Magnitude Cost

The estimated cost of \$750,000 was provided by Cachet Homes based on their building design. The building will be of brick construction with a Colourbond roof and includes provision for a 20 bay car park.

Detailed costing will be obtained when a final design has been completed.

Project Conditions

The development of the project will be dependent on:

- Ravenswood Waters and Shire of Murray approval of the use of the public open space land.
- Ravenswood Waters approval of the project.
- Compliance with Shire of Murray Community Infrastructure Plan.
- Shire of Murray Planning and Building approvals.
- Shire of Murray management of the project.

Timing

Timing of the project will be dependent on:

- The timing of development by Ravenswood Waters.
- All approvals by the Shire of Murray.
- Successful funding.

Timing will be independent of development of the school site.

The Shire of Murray are currently compiling their 10 Year Plan and the project has been included at Year 5. The plan is to be reviewed annually so the timing can be brought forward if necessary.

Facility Ownership

Final design and construction of the centre will be managed by the Shire of Murray and the facility will ultimately be owned, managed and maintained by the Shire of Murray as Ravenswood community infrastructure.



BACKGROUND

The Locality of Ravenswood

Ravenswood is a locality within the Shire of Murray Western Australia. A Ravenswood townsite was only gazetted in 1970 and as a consequence there have never been historical town facilities such as a community hall, church, businesses etc. Previously the area was known as Ravenswood Farm. The historic Ravenswood farmhouse has been used as a hotel since 1907. An open barn associated with the Ravenswood farm house was rumored to have been used in the past as a dance hall but is now used as a storage area for the Ravenswood hotel.

The 2016 Census Statistics for Ravenswood were:

- Area 54.2 sq km The majority of this area is still farmland.
- Population 2,176
- Private Dwellings 1,011

Ravenswood is a rapidly developing population centre and is projected to grow to 2,945 residents by 2021 and 4,084 by 2026. There are estimated to be 1,113 completed dwellings in Ravenswood currently with more under construction. This represents an increase of 102 dwellings (a 10% increase) since the 2016 census.

There are currently two active housing developments with a third proposed to commence construction mid 2019.

Ravenswood Community Group Inc

The Ravenswood Community Group Inc was established after a public meeting in March 2015 and became an incorporated association in December 2015.

RCGI is a not for profit community organisation with the basic aim of representing the residents of the Ravenswood locality to authorities that have an impact on the Ravenswood community and its development.

Vision

Keeping Community First.

Mission

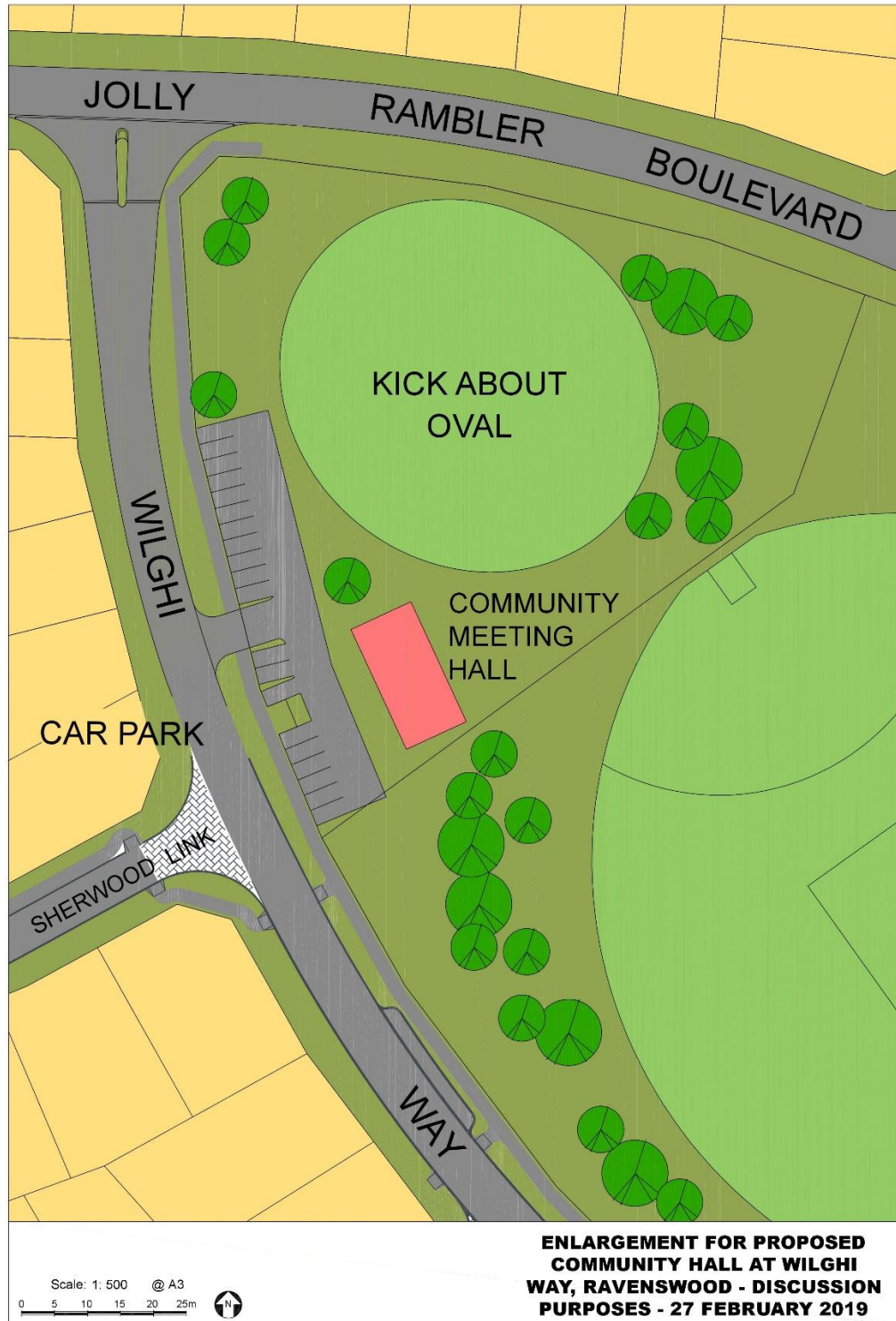
- Representing the residents of Ravenswood to improve the amenity, character, heritage and culture of Ravenswood.

- Influencing the development of the locality of Ravenswood to enhance and preserve the country lifestyle.

Objectives

- To consider ways and means of improving or maintaining the quality of life in the area and to do all things necessary to bring this objective into effect;
- To make representation to Governments, Government Authorities and Local Authorities for promoting the interests of its members;
- To assist in the development of the Ravenswood Locality in an orderly and responsible manner;
- To promote the conservation of the Murray River and its banks and environs in and adjacent to the Locality of Ravenswood in the State of Western Australia;
- To protect the interest of its members in all matters of mutual interest;
- To organize social functions to promote good fellowship and better understanding between the members of the Group and other persons with whom the group is concerned;
- To join with other organizations having similar objectives in order to strengthen the Group's effectiveness in the attainment of its objectives; and
- To do all things as are conducive or incidental to the obtainment of the above objectives or any of them.

Appendix 1 –Conceptual Location Plans

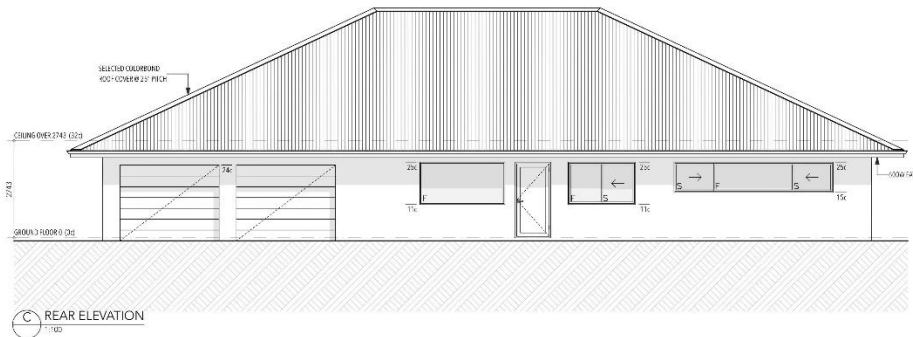
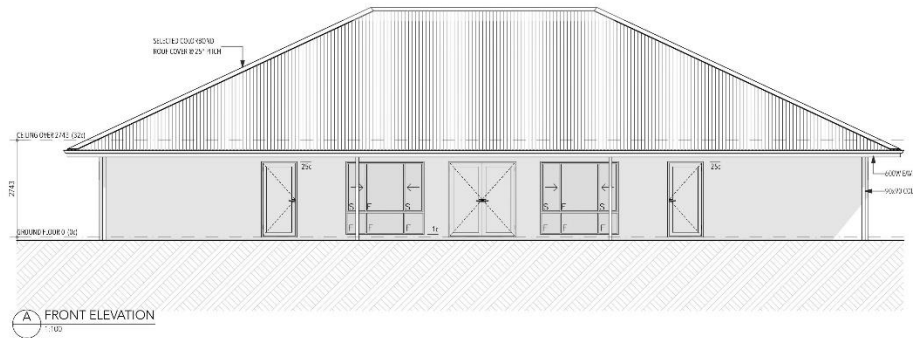






Appendix 2 – Conceptual Building Plans





SKETCH PLAN	client	RAVENSWOOD COMMUNITY GROUP	date	2/4/19	REV	DATE	DESCRIPTION	SIGNED PLANS	SIGN:	DATE
PROJECT:	PLANS	ELEVATIONS	sheet	2				CLIENT:		
	job ref	scale	AS NOTED	drawn	N. DIXON	checked		CLIENT:		
	© ALL RIGHTS RESERVED BY CONTRACT - CACHET GROUP LTD		sheet	A3	01	25/04/2019	SKETCH PLAN	BUILDER: C. KEARNS		


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