

Shire of Morawa Caravan Park Masterplan

July 2023



element.
the art and science of place

element and the Shire of Morawa acknowledges the traditional custodians, the Yamatji people, and recognises the contribution of Yamatji elders past, present, and emerging, in working together for the future of Morawa

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Image 1.

1. Introduction

Situated 390km north of Perth and 165km east of Geraldton, Morawa (the Town) is a sub-regional town located in the Shire of Morawa (the Shire) in the Mid-West region of Western Australia. Founded on broad-acre farming, agricultural and recently mining activities in the area have contributed to the growth of the local economy, resulting in significant development of the town which features a rich blend of historic and modern attractions. Significant government investment from the Supertowns Program in 2011 accelerated further development and funded town revitalisation initiatives which have resulted in Morawa being what it is today.

Along with agriculture and mining, tourism has played a major role in contributing to the Shire's economy and the sustainability of the town. Located in the Mid-West region, which is internationally renowned for its annual wildflower season, Morawa's position on the Wildflower Way has made it a major drawcard for domestic and international visitors to experience the expansive wildflower displays that carpet the Mid-West landscape from June to October. Recent visitors have described Morawa as "quiet, friendly and historic" and named the wildflowers and heritage architecture as the Town's best asset.

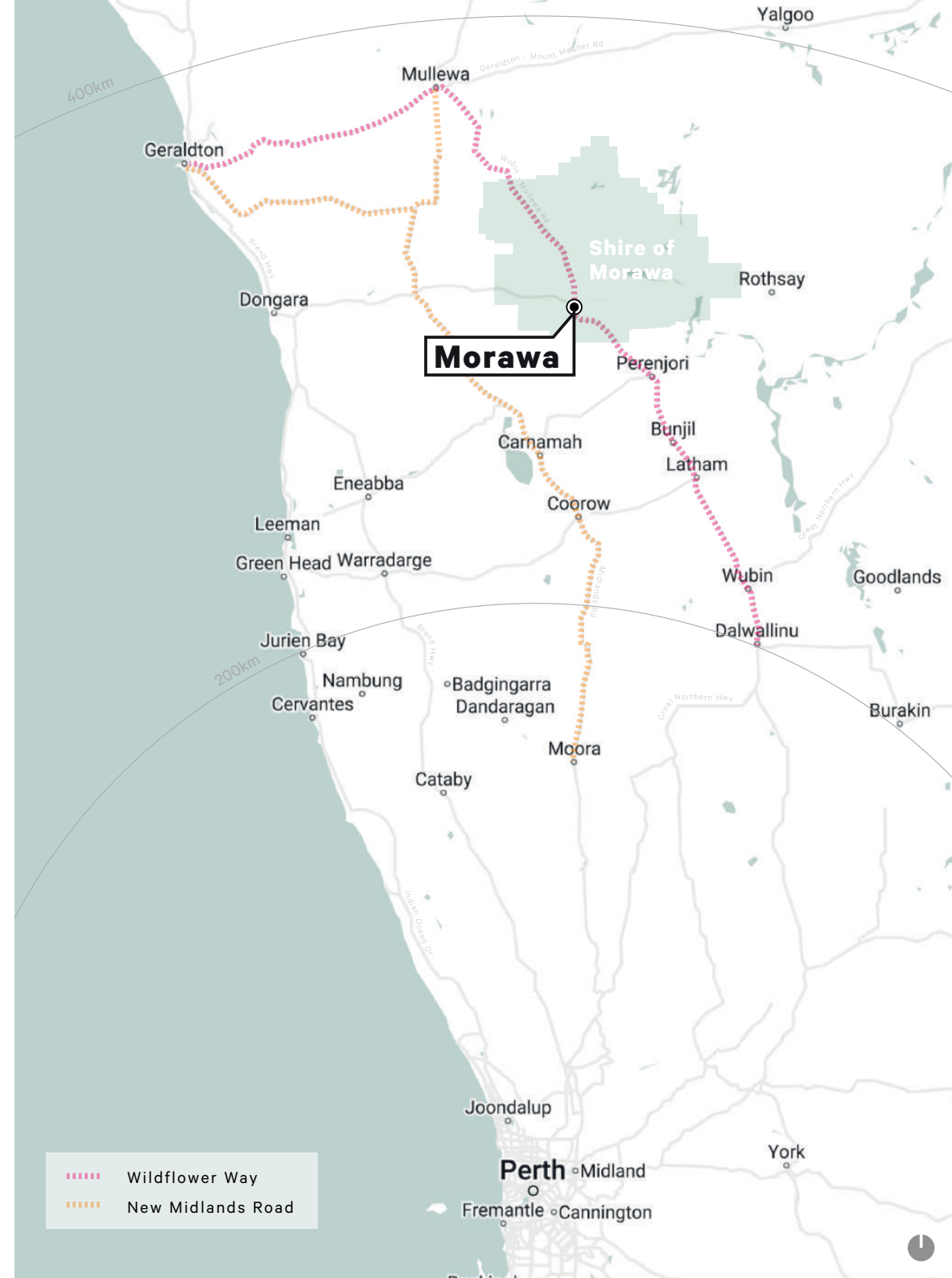


Figure 1. Morawa regional map



The Shire recognises the importance of tourism and its role in the local economy. In 2022, the Shire developed a *Tourism Plan* and an *Arts and Culture Plan* which have provided succinct and robust action plans to support sustainable development of the town for tourism. The *Tourism Plan* and *Arts and Culture Plan* derived from the Shire's Strategic Community Plan 2022-2032 and its key aspiration to 'create a sense of place for visitors.' Morawa's appeal is to local and regional tourists drawn to the wildflower country and the role of Morawa as a sub-regional hub. As such tourism related projects are key to the economic development of the Town (and the Shire) heading into the future.

These strategic documents highlight the community's desire to expand and improve the current caravan park, repositioning the facility as a desirable and competitive accommodation option in town and the wider region. The Shire has engaged **element** to develop a masterplan for the future expansion of Morawa Caravan Park, to guide the upgrade of current facilities and amenity, and the staged future expansion of the site in response to demand and funding opportunities.

2. Context Analysis

2.1 This is Morawa Caravan Park

Constructed in the 1960s, Morawa Caravan Park is owned and operated by the Shire of Morawa. Situated on the north side of the town centre on White Avenue, the facility is walkable distance to Winfield Street – the town's main street.

Here, visitors can find the local IGA, Morawa Post Office, Morawa Tourist Information Centre, local pharmacy and a selection of food and beverage offerings.



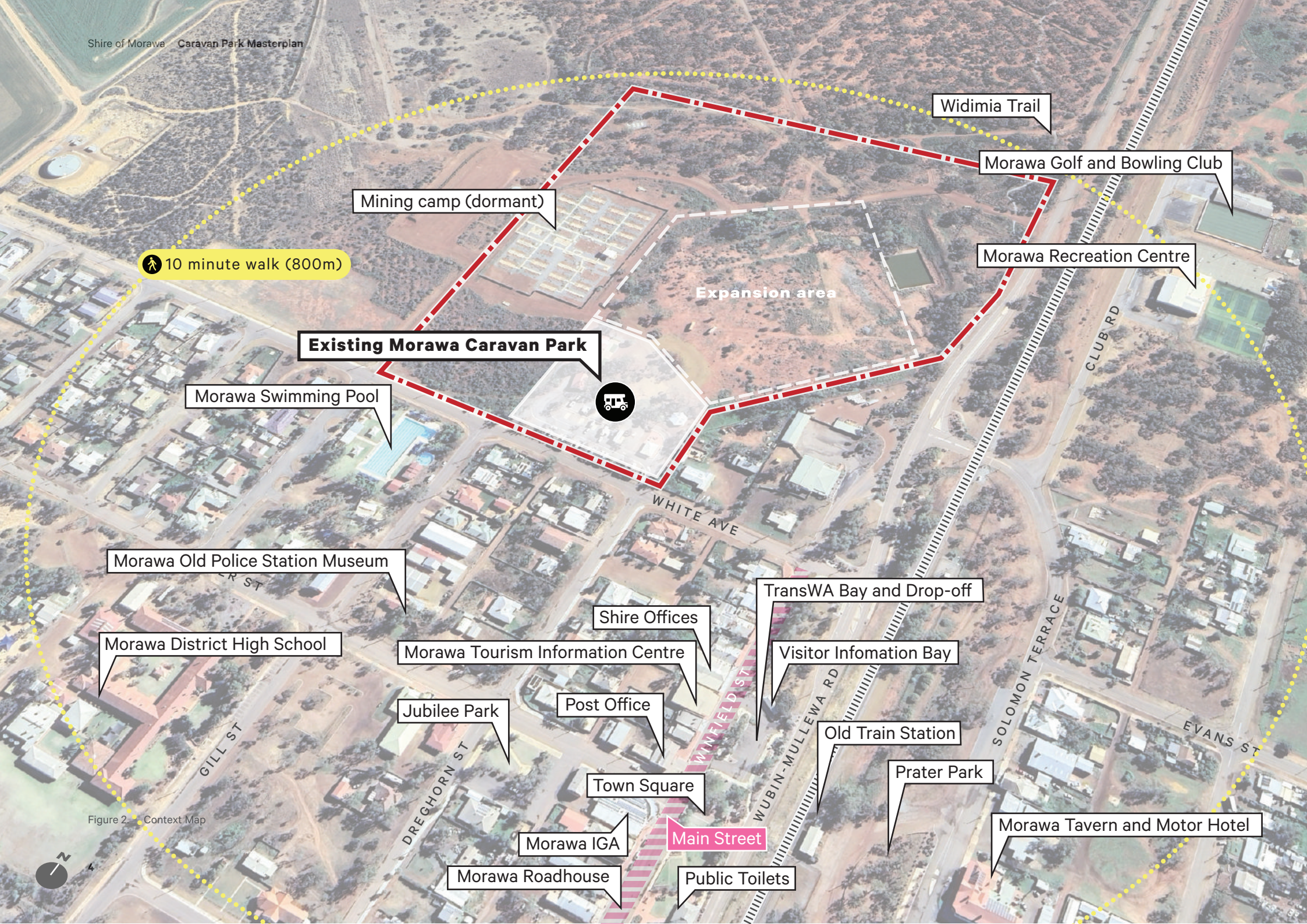


Figure 2. Context Map

Morawa Caravan Park offers a variety of accommodation types to suit all travellers. Currently the facility features:

- 22 x caravan sites (powered and unpowered)
- 2 x two-bedroom self-contained air-conditioned chalets with lounge and dining area, laundry, kitchenette with a stove, oven and kitchen utensils (named Canna and Koolanooka)
- 4 x single-bedroom air-conditioned units, each with a bathroom (named Morawa, Gutha, Merkanooka and Pintharuka)
- An ablution facility which includes 2 x male toilets, 2 x male showers, 2 x female toilets, 2 x female showers
- Camp kitchen with BBQ facilities
- Grass area for recreation
- Care taker's office and accommodation
- Dump point

Given local names to provide a local flavour and sense of place, the chalets and units are bookable through the Shire run online booking platform. The Koolanaka Chalet is the only chalet designed for wheelchair access.

No bookings are taken for powered and unpowered sites and reservation for these are done on a first come, first served basis. Morawa Caravan Park is also pet friendly (dogs must be on a lead).

LEGEND

- | | | |
|--------------------------------------|---|---------------------|
| 1. Main entry and Exist | 6. Large Bsy | 11. Gutha Unit |
| 2. Ablution block | 7. Caretaker's office and accommodation | 12. Merkanooka Unit |
| 3. Campers kitchen | 8. Canna Chalet | 13. Pintharuka Unit |
| 4. Grass area | 9. Koolanuka Chalet | 14. Dump point |
| 5. Camp site (powered and unpowered) | 10. Morawa Unit | |



Figure 3. Annotated map of the caravan park

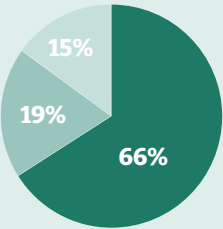
A facility well-loved by visitors for its bush setting and cleanliness, the caravan park is highly popular during the months corresponding with the wildflower season and is often booked out during this period. Outside of the wildflower season however, the facility experiences low visitation numbers, especially during summer. The caravan park tends to be utilised more by contractors and workers during these periods.

There are many contributions to why this could be. One major factor is the weather, where the region experiences extremely high summer temperatures ranging from mid 30s to high 40s°C. As a result, very few visitors venture up to this region during the summer period and tend to holiday in the south-west of the state and or near the coast where it is relatively cooler.



Key Visitor Data:

The Shire of Morawa has conducted a visitor survey in 2023. Out of 84 people surveyed:



- Couple traveller
- Female traveller
- Male traveller

Main reason for the trip?
Holiday and Leisure



74%
of respondents are +65 years

Why come to Morawa?
Previous visit
Family friends
Part of drive trail



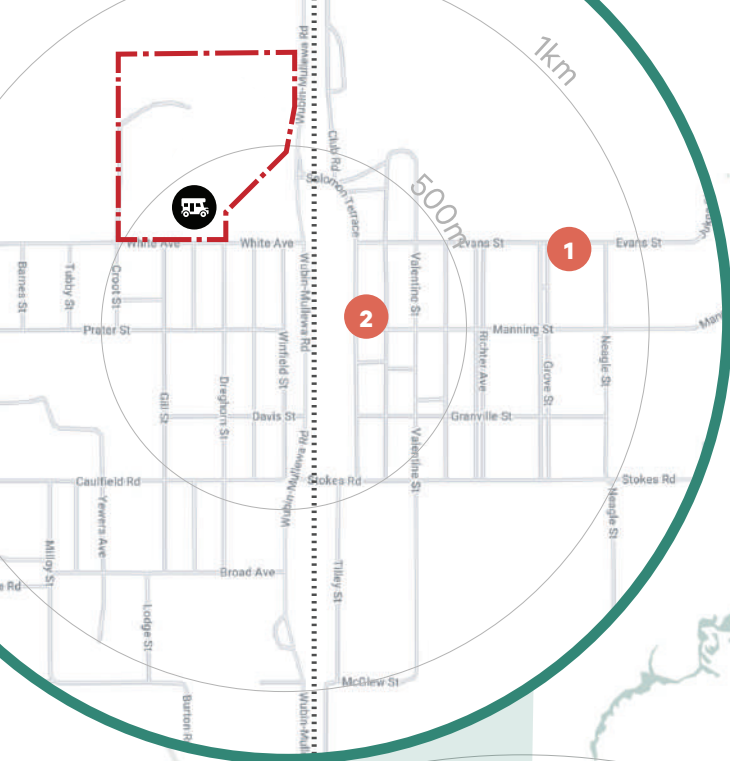
68%



Stayed at the caravan park when visited Morawa

Visitors who stayed at the caravan park overall provided a positive rating. A rating of **good to excellent** were given in the categories of Cleanliness and Presentation, Customer Service, Signage, Accessibility, Value For Money and Parking

Data provided by Shire of Morawa



2.2 In Town Alternatives

Morawa Caravan Park is one of three accommodation options found in Morawa town and is the only caravan park in town. The other in town accommodation options are:

- 1 The Everlasting Guest House (Bed and Breakfast)
- 2 Morawa Hotel Motel

Both places offer the basic, yet functional service expected in a small regional town and are competitive in price when compared to the price of a chalet or units at the caravan park. Like the caravan park, both the Everlasting Guest House and Morawa Hotel Motel have aging facilities and amenities.

Everlasting Guest House and Morawa Hotel Motel are located on the eastern side of Morawa, across the rail line from the town centre. In comparison, Morawa Caravan Park offers proximity to the main street with its shops, roadhouse and public parks; and is opposite the Olympic size local swimming pool – hugely popular during the warmer periods of the year.

Outside of town, there are other accommodation options for tourists. These are:

- 3 Canna Campsite (approx. 43km)
- 4 Mellenbye Station Stay (approx. 50km)
- 5 Koolanooka Springs Campsite (approx. 28km)

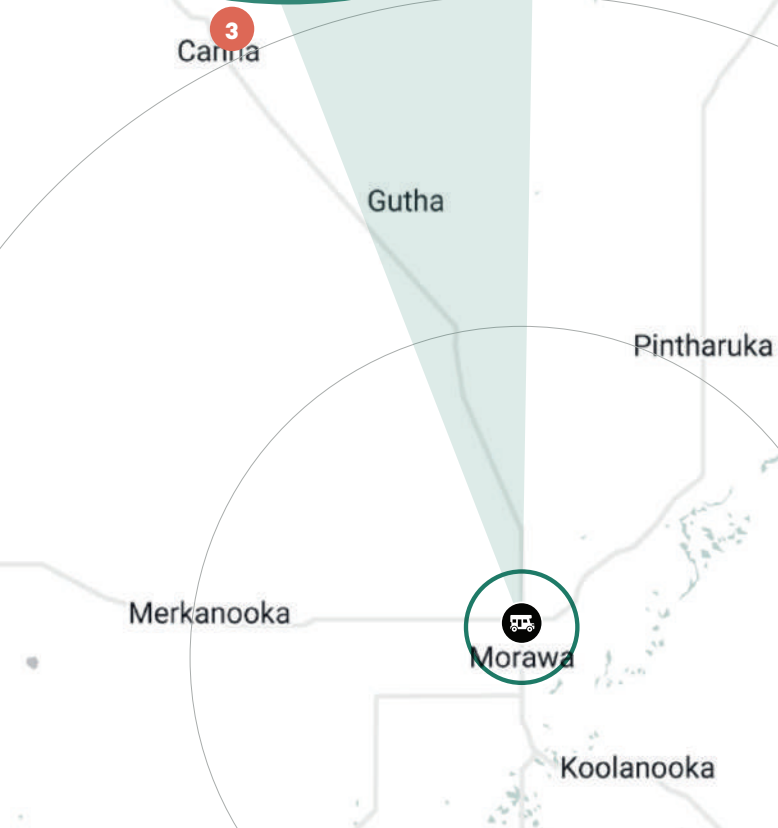




Image 12.



Image 13.



Image 14.

2.2.1 Morawa – An RV Friendly Town

The National Association of Caravan Clubs Ltd (NACC) have recognised Morawa as a Recreation Vehicle (RV) Friendly Town. The RV Friendly Town Scheme is an initiative by Campervan and Motorhome Club of Australia (CMCA) aimed at assisting recreational vehicle tourists which includes motorhomes, campervans, caravans and 4WDs as they journey across the country. Morawa is an RV Friendly town because it satisfies the set of criteria set by NACC which includes:

- Provision of appropriate parking within town centre with access to general shopping areas with groceries and fresh produce;
- Provision to short term parking with reasonable distance to CBD;
- Provision for long term parking;
- Access to medical facilities;
- Access to a pharmacy;
- Access to potable water; and
- Access to a Dump Point.

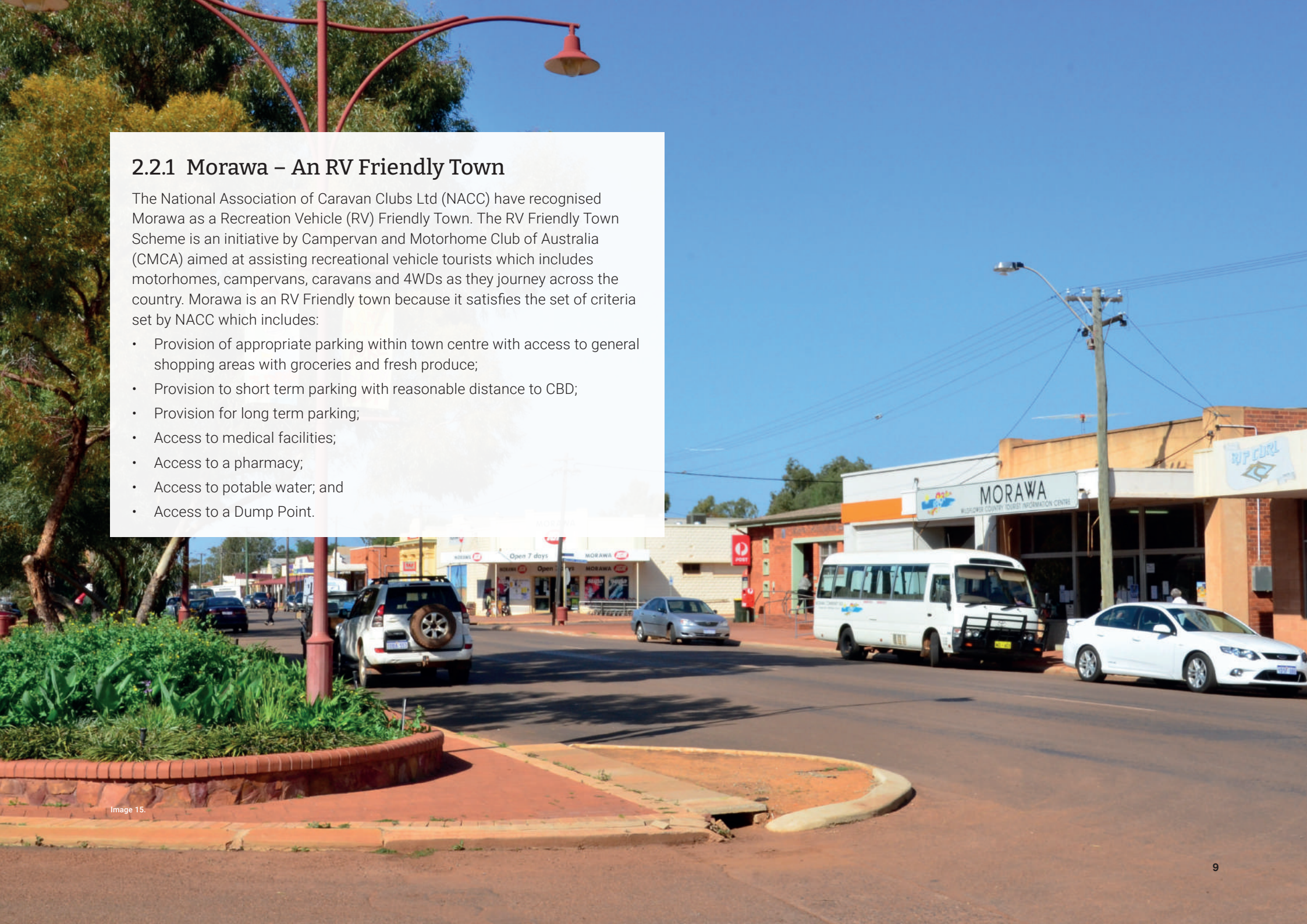
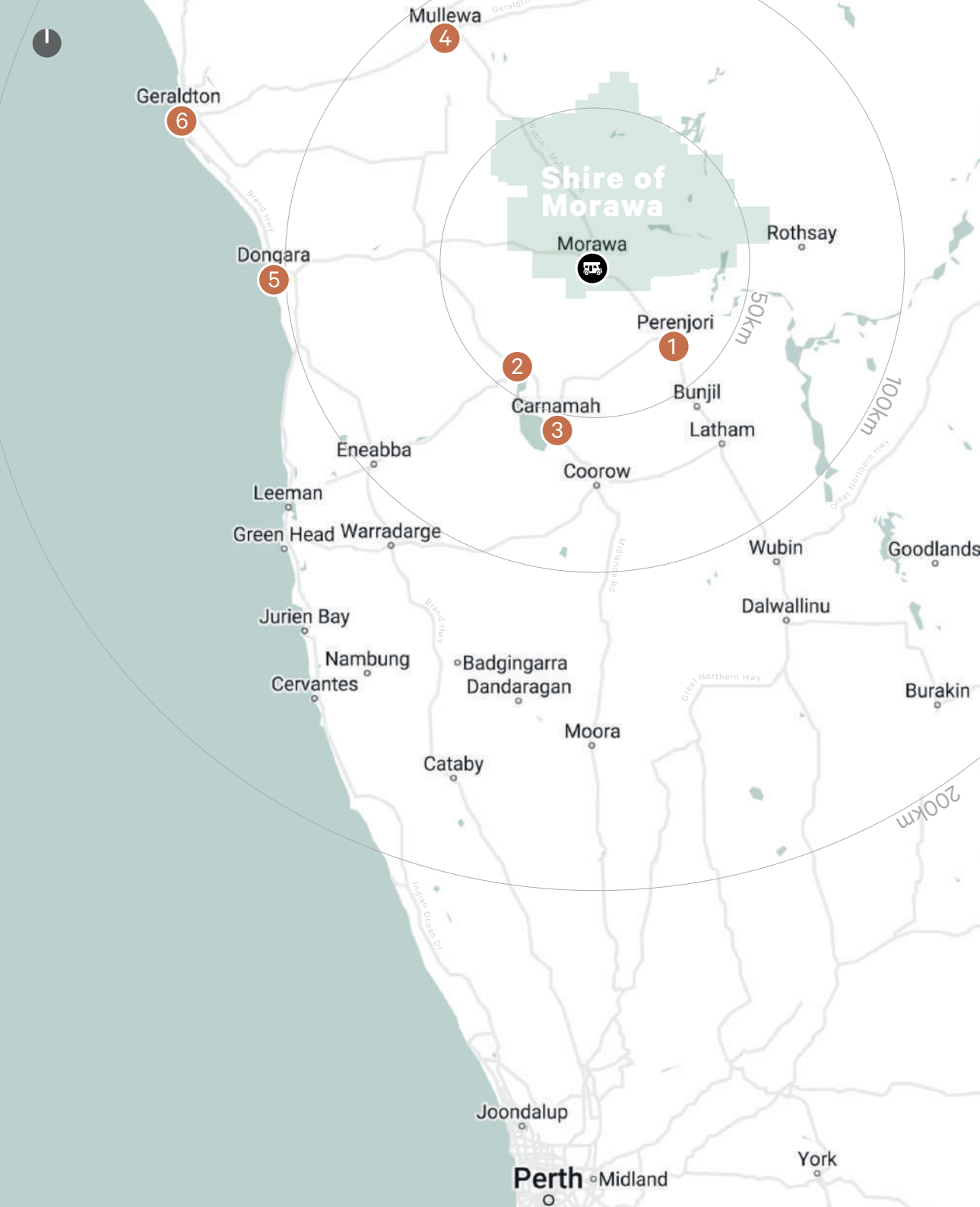




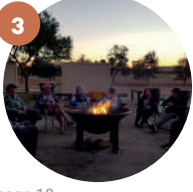

Image 15.





2.3 Regional Alternatives

Located in the Mid-West region of Western Australia, Morawa Caravan Park is constantly under direct competition from caravan parks in other towns in the region. Like Morawa, some towns are also located along Wildflower Way, offering similar rural and natural attractions and experiences.

To remain competitive in the market, the future vision for Morawa Caravan Park needs to cater to the growing demands of tourists in particular in comfort, convenience and visitor experience, to ensure travellers will choose to stay at this caravan park over others. Ultimately making Morawa Caravan Park their preferred accommodation choice when visiting this region will depend on the complementary offerings within the townsite being equally competitive with other regional towns.

	Caravan Park	Public Facilities	Accommodation Types	Quantity	Cost Per Night (2023)
 <p>Image 16.</p>	Perenjori Caravan Park	<ul style="list-style-type: none"> Purpose built kitchen including BBQ and fridge Potable water Dump point 	Powered site	15	\$26
			Unpowered site	8	\$16
			The Village – ensuite rooms with 1x king single bed, fridge, air conditioning and a common room equipped with kitchen and laundry facilities	24	\$102
			Chalet – Room with 1x double bed, bathroom, lounge, kitchen, and laundry	2	\$128
			Park Home – Self-contained 2 bedroom home, one queen bed and one single bed	1	\$168
 <p>Image 17.</p>	Three Springs Eco Short Stay Caravan Park	<ul style="list-style-type: none"> Public toilets Shower facilities at the Aquatic centre 	Unpowered site – generators are required but must be turned off after 9pm	15	Free (donation encouraged)
 <p>Image 18.</p>	Carnamah Caravan Park	<ul style="list-style-type: none"> Ablution facilities BBQ facilities Camp kitchen Dump point Fire pit 	Powered site	24	\$30
			Unpowered site	2	\$19.50
			Self-contained unit	3	\$150
 <p>Image 19.</p>	Mullewa Caravan Park	<ul style="list-style-type: none"> BBQ Camp Kitchen Shared Ablution block Laundry Facilities Tent Metal Art work Double Toilet block 	Powered site	39	\$31.50
			Unpowered site	3	\$21
			Tent site	1	\$21

	Caravan Park	Public Facilities	Accommodation Types	Quantity	Cost Per Night (2023)
<div>5</div>  <p>Image 20.</p>	Dongara Tourist Park	<ul style="list-style-type: none"> • Play equipment • Bouncy Pillow • Ablution • BBQ area, picnic tables (undercover) • Laundry beach access 	Powered site	70	\$45
			Unpowered site	10	\$34
			Cabins – 1 and 2 bedroom cabins with bathroom, dining room, TV, lounge and kitchen. Linen and towels provided	14	\$150 - \$250
<div>6</div>  <p>Image 21.</p>	Geraldton Caravan Park	<ul style="list-style-type: none"> • 24 hour manager • Pool • Camp kitchen • Laundry • Dump point • Small playground • Green open space • Dog exercise area • Free WIFI 	Powered site	34	\$30 - \$40
			Unpowered site	17	\$30
			Cottage – 1x queen bed, 2x bunk beds, bathroom, kitchen, dining, tv and air conditioning	1	\$148
			Chalet – 1x double bedroom, kitchen, dining, TV, air conditioning	2	\$118
			1 Bedroom Park Cabin – 1 queen bed, 1x single bed, kitchen, dining, TV, air conditioning	1	\$98
			2 Bedrooms Park Cabin – 1x queen bed, 1x single bed, kitchen, dining, TV, air conditioning	1	\$118
			3 Bedrooms Park Cabin – 1x queen bed, 1x single bed, kitchen, dining, TV, air conditioning	1	\$138
			Basic Cabin – 1x double be, 2x bunk beds, kitchen, dining, TV, air conditioning	3	From \$88

3. Background Understanding

3.1 Planning Perspective

The Shire of Morawa Local Planning Scheme identified the site is zoned:

- Special use
- Public purposes

Development of caravan park is allowed on this zone as it is a special condition imposed by the Council. Caretaker dwelling is also permitted as it related to the predominate use of the land and it complied with any relevant development standards and requires of the Local Planning Scheme.



3.2 Literature Review

A suite of strategic documents have been reviewed to inform the design and development of the Morawa Caravan Park Masterplan. A summary of the documents, their role and how they inform the masterplan is in the adjacent table.

Document Title	Shire of Morawa Strategic Community Plan 2022-2032
Role and relevant objectives	<p>The Shire of Morawa Strategic Community Plan 2022-2032 is a long-term planning document that sets out the vision of the community and their aspirations for the future. It provides key strategies to focus on to achieve these aspirations and the overarching vision for Morawa to be a “Welcoming and inclusive community that embraces what makes it unique, offering liveability, variety and opportunity for all”. The Strategic Community Plan has identified 7 Key Aspirations for the Shire which are:</p> <ol style="list-style-type: none"> 1. Creating a sense of place for visitors; 2. Activate a vibrant small business sector; 3. Take pride in our community and an aesthetically appealing townsite; 4. Embrace cultural and social diversity; 5. Cement strong foundations for growth and prosperity; 6. Occupy a Safe and Healthy living space; and 7. Be Future focused in all we do.
Relevance to Morawa Caravan Park	<p>Creating a sense of place for visitors has been identified as one of the seven Key Aspirations from the Strategic Community Plan. The community recognises Morawa’s unique tourism offering and position as the heart of the wildflower country and the gateway to Murchison.</p> <p>The aspiration places value on creating a recognisable sense of place for visitors which requires improving the in-town experiences and an upgrade to existing facilities for anyone visiting the district.</p> <p>One of the priority projects is the expansion and upgrade of the Morawa Caravan Park to create accessible caravan and family accommodation. This includes all vehicle access and fully inclusive facilities for people of all abilities to ensure everyone feels welcome, included and serviced.</p>

Document Title	Shire of Morawa Local Planning Strategy 2019
Role and relevant objectives	The Shire of Morawa Local Planning Strategy has been prepared to set out the long-term planning direction for the Shire and to guide land use planning within the Shire over the next 10-15 years. It provides direction to decision making authorities on issues relating to the community, the environment, the economy, built form and infrastructure, and civic government leadership relating to the Shire.
Relevance to Morawa Caravan Park	<p>Extension to existing Caravan Park and additional accommodation unit (as identified by Shire's Capital Works Plan)</p> <p>Action:</p> <ol style="list-style-type: none"> 1. Plan an extend extent of caravan grounds 2. Identify potential caravan park operators and undertake marketing 3. Identify opportunities for additional tourist accommodation in accordance with overarching housing needs <p>Key objectives are:</p> <ul style="list-style-type: none"> • To ensure the development and long term retention of caravan parks requires some flexibility in product mix, site design and risk mitigation approaches • To recognise that the commercial sustainability of caravan parks requires some flexibility in product mix, site design, and risks mitigation approaches • To plan for and facilitate growth in the caravan park industry • To ensure the compatibility of short and long stay uses of caravan parks through appropriate separation • To encourage the development and redevelopment of caravan parks in a manner that responds appropriately to the environment, economy an context, and maintains a minimum standard • To ensure any new caravan parks are located appropriately to their intended market, function, and context <p>Caravan park primarily intended for long stay and non tourism purposes should be defined as Park Home Parks and zoned "Special Use – Park Home Park"</p>

Document Title	Shire of Morawa Tourism Plan 2022
Role and relevant objectives	<p>The Shire of Morawa Tourism Plan has been developed in conjunction with the Shire of Morawa Strategic Community Plan (2022-2032) and the Arts and Culture Plan. The Tourism Plan provides a useable action plan for the Shire of Morawa to support the sustainable development of tourism in town and within the Shire, and to assist the prioritisation of future projects, aligning with key aspirations from the Strategic Community Plan. There are three goal areas to guide to the Tourism Plan:</p> <ol style="list-style-type: none"> 1. Leverage: Build upon the existing services and attractions in Morawa; 2. Enrich: Enrich experiences culturally, seasonally, and recreationally; and 3. Support: Provide supporting infrastructure to maximise tourism, social and economic benefits.
Relevance to Morawa Caravan Park	<p>Morawa townsite is well placed for repeated visitation and there is a need to diversify local tourism offering and to attract people outside the peak wildflower season. Diversifying the tourism offering should leverage on the local natural beauty and tap into new trends in tourism such as Astro-tourism and interest in local Aboriginal culture and heritage.</p> <p>The expansion of the caravan park is a direct action from the Tourism Plan which identifies a need for:</p> <ul style="list-style-type: none"> • more accommodation availability for tourists; • more accommodation types and a diversity of accommodation offerings such as chalets, cabins, powered and unpowered sites; • family visitor groups, catered for in both accommodation and complementary facilities (including all accessible ablution facilities, playground and safety); • overall beautification of the facility and landscaping to make the caravan more attractive and desirable for visitors; • connections to support local attractions and businesses such as the businesses on main street and in town trails such as Widimia Trail; and • the facilitation of tourism and partnership with local tourism providers and attractions including Astro-tourism.
Document Title	Shire of Morawa Arts and Culture Plan 2022
Role and relevant objectives	<p>The Shire of Morawa Arts and Culture Plan supports the development of a sustainable and supported arts and cultural sector in the area and assists the Shire in prioritising future projects and resources, aligning with key aspirations from their Strategic Community Plan. Goals for Arts and Culture within the Shire include:</p> <ol style="list-style-type: none"> 1. Grow: capacity building and development of local arts and culture sector; 2. Celebrate: increasing access to and cultural activity for the wider regional community; and 3. Attract: arts and culture tourism and attracting visitors to the area.
Relevance to Morawa Caravan Park	<p>Opportunities for:</p> <ul style="list-style-type: none"> • Public art (e.g. murals) to develop a sense of place and enhance local identity at the facility; • Value adding arts and culture activities, workshops and tours; and • Partnership with local aboriginal groups to provide a local cultural and art experience.

4. Tourism Context

4.1 Visitor Profile

According to the Mid-West Overnight Visitor Factsheet (2021)¹, most visitors that travel in the Mid-West region are from within Western Australia (intrastate travellers). No interstate and overseas data were recorded during the 2020/21 period due to the lockdowns and restrictions caused by COVID. Pre-pandemic in 2018/19, interstate and overseas tourists made 9% and 11% respectively of overnight visitors in the Midwest.

Domestic Overnight Visitor Details² identifies that staying at a caravan park or a commercial camping ground has increased from 13% in 2018/2019 to 15% in 2020/21. In addition, caravan parks or commercial camping grounds was the most popular accommodation choice for overnight stay in the Mid-West for overseas visitors³. This data indicates that there is a growing domestic demand for overnight stays at caravan parks and is the preferred accommodation choice for international travellers. Other key findings from the Fact Sheet are summarised in the following page.

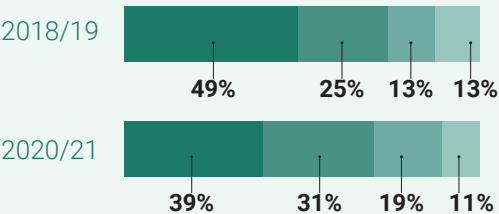
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- 1 Tourism WA (2022). The Midwest Region Overnight Visitor Factsheet 2021.
 - 2 Tourism WA (2022). The Midwest Region Overnight Visitor Factsheet 2021. Domestic Overnight Visitor Details – The Mid West Region
 - 3 Tourism WA (2022). The Midwest Region Overnight Visitor Factsheet 2021. International Overnight Visitor Details – The Mid West Region



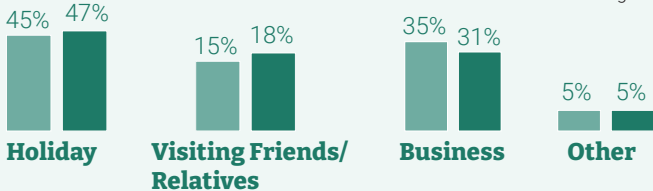
Shorter trips is still the norm. There has been an increase in people staying around the 4 - 7 nights when travelling.

Image 23.

Length of Stay



Purpose of Travel



Holiday is still the top reason why people are travelling.

Travel Party



Although there has been an increase in solo travellers, group travellers have also increased especially the family group.

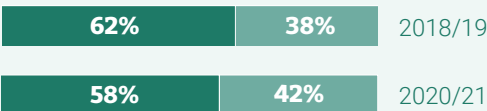
Top Accommodation (% of nights)



Accommodation	2018/19	2020/21
Other accommodation	28%	26%
Friends or relatives property	21%	16%
Caravan park or commercial camping ground	13%	15%

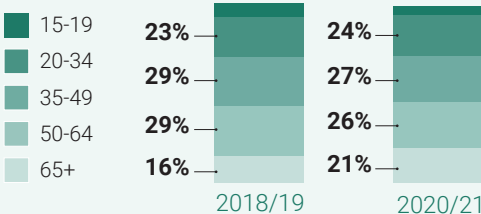
There has been an increase in staying at a caravan park from 2018/19 to 2020/21

Gender



Increase in female travellers. The proportion of male travellers main higher than female travellers.

Age (years)



Top 3 Activities



Go to the beach

30% 2018/19

30% 2020/21



Site seeing/Looking around

27% 2018/19

24% 2020/21

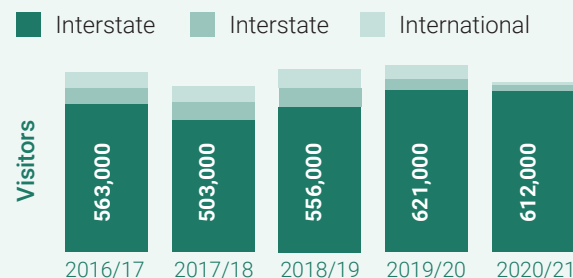


Eat out/Dine at restaurant and/or cafe

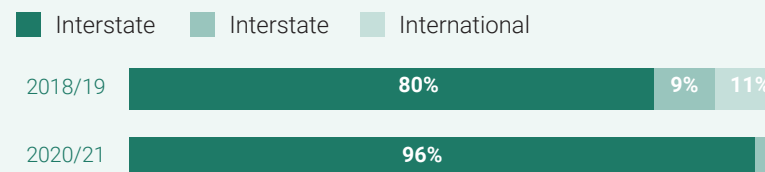
50% 2018/19

39% 2020/21

Overnight Visitor Trends - Annual Average



Share of Overnight Visitors - change vs. pre-COVID



Overnight Visitor Metrics



Avg. Trip Spend (2018/19/20/21)

\$539 Interstate

\$543 International



Avg. Daily Spend (2018/19/20/21)

\$130 Interstate

\$126 International



Avg. Trip Length (2020/21)

4.2 days Interstate

4.4 days International

On average international travellers stay longer but domestic travellers spend more a day.



People are eating out less when travelling. This could indicate they are preparing their own meals when travelling instead of buying them from local cafés and restaurants.

Image 24.

4.2 Caravan and Camping Data

Caravanning (and camping) has been a popular recreational activity for many decades. In 2021, the caravanning and camping industry continue to be a major driver of Australia's visitor economy, generating \$12.6 million in overnight trips and \$7.4 billion in visitor expenditure – representing a 29% increase compared to 2020⁴. Trips increased by 19% while nights grew by 23% when compared to the previous year (2020). 89% of domestic caravan and camping trips were taken in regional areas of the country with the majority staying overnight in a caravan parks in a regional town.

The Caravan Industry Association of Australia (CIAA) have identified that:

- There is a demand for recreational vehicles for people to travel in and explore the great outdoors. This was heightened during the COVID pandemic, where travel restrictions and state border closures encouraged Australians to travel in their backyards. This trend is still strong even after borders reopen and restrictions are lifted
- Growth in caravanning and camping was largely driven from the family market
- 30-45 year old market generated the most caravan and camping trips, accounting for 47% of total trips in 2021. This is reflective of the growth in the family market which is represented in this segment
- Domestic trips are split between the family market (30%) and adult couple (28%) in 2021. Solo travellers accounted for 16% of trips in this period
- On average, caravan and camping visitors spend \$147 per night
- Average length of trip in a caravan parks was 4.0 nights in 2021. Short trips (up to 3 nights) is a growing trend and account for more than half of caravan and camping trips.
- Cabins are the most popular accommodation used in caravan parks, accounting for 26% of the market share. Cabins are popular for short stay than long term accommodation
- Travelling with and staying in caravans accounts for 28% of caravan and camping trips and the largest share of night trips at 42%. Caravans are the more popular accommodation option for longer trips
- Holiday continues to be main reason for domestic caravan and camping, accounting for 78% of total trips in 2021. Other purpose of travel include business (11%), visiting friends and relatives (8%) and other (4%)
- Top 3 activities to do when on a trip in 2021 are eating out/dining at restaurant, bushwalking, going to the beach
- Caravan park revenue in 2021 was generated by cabin (57%), powered sites (40%) and unpowered sites (3%). Cabin revenue amounted to \$1.3 billion, an increase by 27% from the previous year.

⁴ Caravan Industry Association of Australia (2022). Caravan and Camping State of Industry 2022



In regards to
Western Australia...

84%

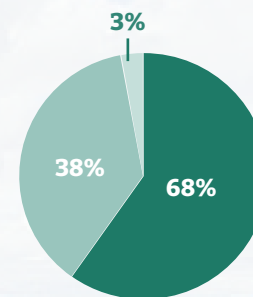
of domestic trips and 94% of night trips were generated from WA, reflecting state's strong intrastate market

59%

of domestic trips were done by the 30-45 year old segment (young couple and families)

\$143

Average spend per night







Revenue generated from caravan parks

- Cabins
- Powered sites
- Unpowered sites

Cabin occupancy was at a low of 41% in February and increased to 71% in October – impacted by the seasonal change and demand of travellers

4.3 Industry Trends

The following table have identified as current industry and future trends relating to caravan parks and camping grounds.

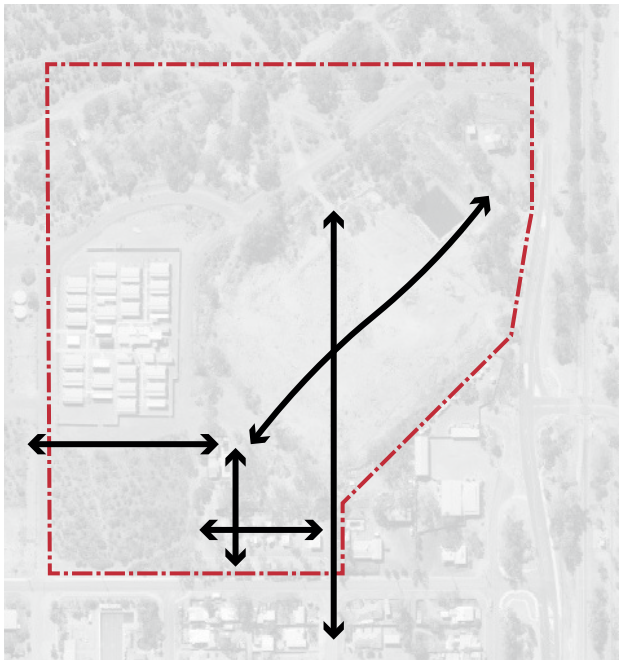
Image	Industry Trend	Design Response
 <p data-bbox="159 592 232 608">Image 26.</p>	<p>Although the number of people travelling in a motorhome or a caravan is increasing, there is also an increase in the number of people travelling without caravans or motor homes.</p>	<p>Self-contained cabins and units are good options for short stay accommodation. It is convenient and relatively more affordable than staying in a motel/hotel.</p>
 <p data-bbox="159 820 232 836">Image 27.</p>	<p>Larger family groups travelling and holidaying together. Intergenerational holidays are becoming more common. The need for family friendly amenities</p>	<p>Allow extended family to stay together by providing a variety of cabin sizes with flexible layouts and internal arrangements. Amenities and activities for families such as playgrounds, swimming pools, sport facilities, and entertainment options suitable for children and families</p>
 <p data-bbox="159 1042 232 1058">Image 28.</p>	<p>Accessible accommodation and facilities to cater for an increasing number of elderly travellers and people with disabilities.</p>	<p>Communal buildings and facilities need to be accessible. Ablution block must provide accessible shower and toilet facilities. Accessible cabins should be provided.</p>
 <p data-bbox="159 1390 232 1406">Image 29.</p>	<p>Growing expectation for high quality facilities as essential part of the holiday experience. These include:</p> <ul style="list-style-type: none"> • Swimming pool • Camp kitchen • Playground and children activities • Lounge Room/ Cinema • WIFI • BBQ facilities • Parking 	<p>Upgrade, improve and or remove dated facilities to remain competitive and to improve stay experience. Provide:</p> <ul style="list-style-type: none"> • WiFi throughout the park • Charging points where possible • Water-play if possible • Central recreational area • New amenity building providing clean, functional, and accessible facilities

	Industry Trend	Design Response
 <p>Image 30.</p>	<p>Increase demand for the provision of activities, programs, events as part of the holiday experience</p>	<p>A range of onsite or local guest experiences should be offered and advertised (events notice board / community notice board). Investigate complementary local tourism experiences such as star gazing tours, walking tours, movie nights, art workshops etc</p>
 <p>Image 31.</p>	<p>Glamping / wellness retreat</p>	<p>Offer glamping and wellness experiences to diversify clientele, e.g. art therapy, yoga etc. Partner with local health brands and businesses.</p>
 <p>Image 32.</p>	<p>Eco friendly camping</p>	<p>Cater to environmentally conscious travellers. Operation should consider sustainable practices and interventions such as rainwater harvesting, solar panels etc.</p>
 <p>Image 33.</p>	<p>Pet friendly</p>	<p>Designated pet areas, dog parks, or grooming services to accommodate guests travelling with their pets</p>

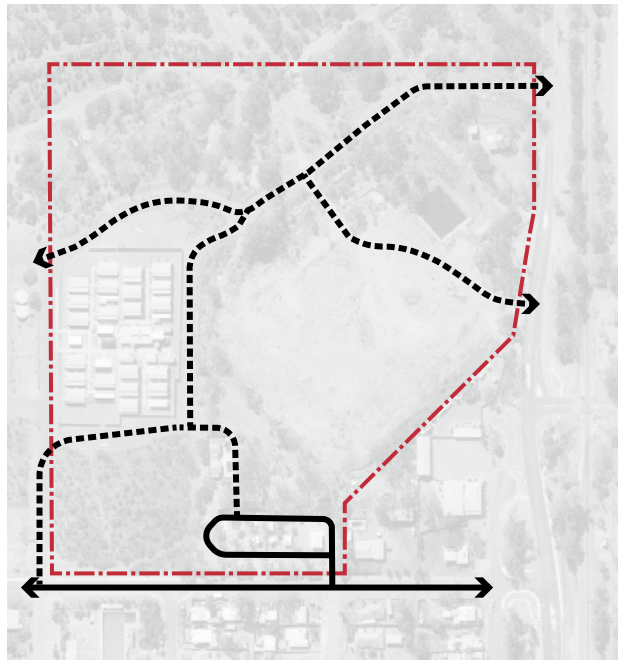
5. Design Response

5.1 Site Analysis

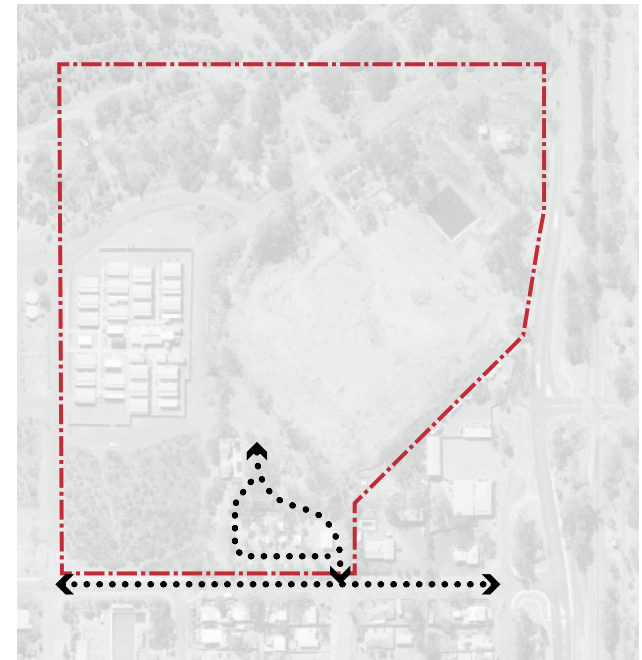
Key view lines



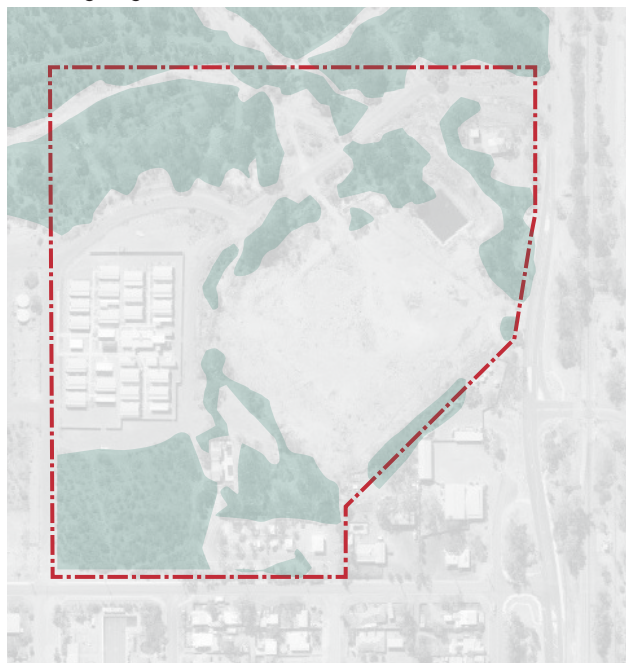
Vehicular movement



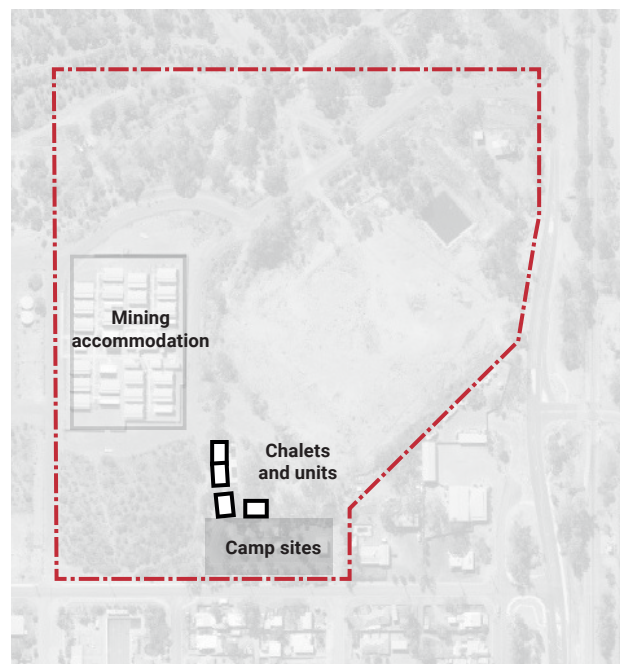
Pedestrian access



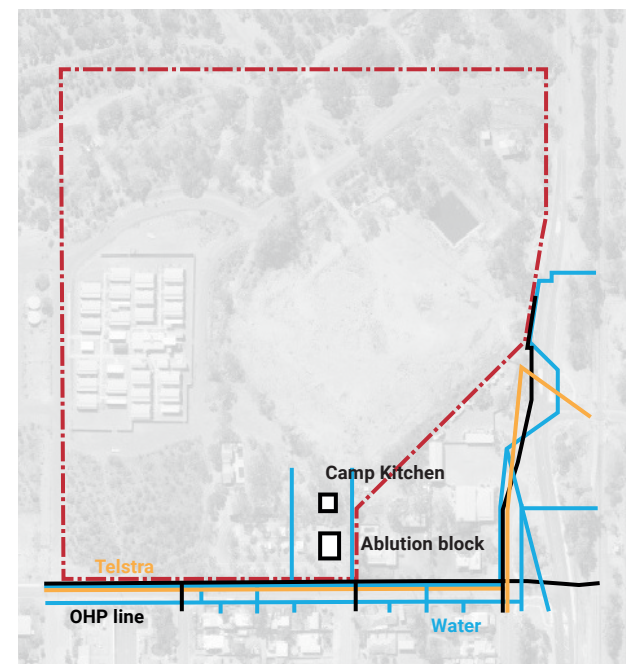
Existing vegetation



Accommodation



Facilities and services



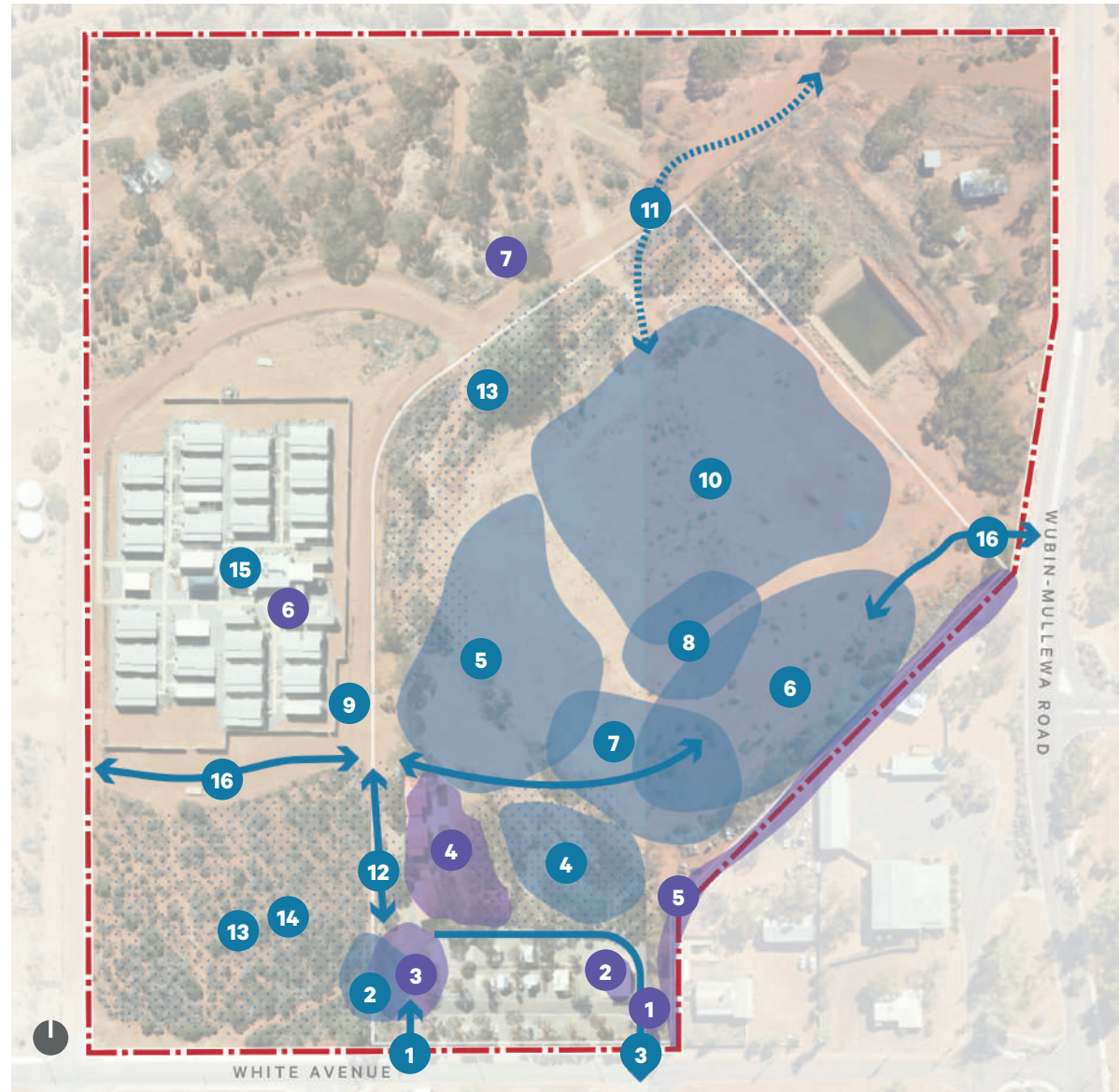
5.2 Site Opportunities and Constraints Mapping

Opportunities

1. Create new main entry only point with welcome signage to provide a sense of arrival
2. New administration building for welcoming guests at arrival
3. Convert existing entry/exit point to exit only to simplify traffic movement
4. Upgrade facilities at central communal area include adding play elements for families
5. Unit and chalet expansion area
6. Powered and unpowered caravan site expansion area
7. Create camping ground in the centre offering more choice
8. Establish new communal area with new ablution block and camp kitchen
9. Relocate dump point and wash bays away
10. Retain area for astro tourism
11. Trail connection to Widimia Trail from caravan park
12. Utilise existing road clearing for caravan stand by area
13. Retain native bushland and trees
14. Potential future expansion area
15. Transform mining accommodation for caravan park accommodation and integrating site with caravan park
16. Establish secondary entry and exit points

Constraints

1. Lack of street presence and sense of arrival
2. Aging ablution facilities - need upgrading
3. Dump point location too close to sites and cause traffic congestion during peak season
4. Configuration of chalets and units
5. Water run off and traffic and noise pollution onto adjoining lot
6. Unused mining accommodation
7. Bush fire threat



5.3 SWOT Analysis

The following table identifies the strengths, weaknesses, opportunities, and threats of Morawa Caravan Park.

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Located in town, within walking distance to the main street – 5 min walk to Morawa IGA, pharmacy, pub • Site is relatively flat – easy to access and develop • Nice clusters of existing trees and vegetation – retain • Low competition in town especially west of the rail line • Choice – powered and unpowered sites, units and chalets • Caters to a diverse group of people including those with disabilities (Koolanooka Chalet is wheelchair accessible) • Self-contained cabins are comfortable • Air conditioning provided in units and chalets • Affordable and price competitive • Located across the road from the local swimming pool 	<ul style="list-style-type: none"> • Old and dated amenities • Ablution block is not disability compliant • Booking system and website could be improved • No caravan park map • No information about what's happening around town • Climate – very hot conditions during summer • Relies heavily on the Wildflower season for bookings • Little to no big drawcard to come and stay at the caravan park outside of Wildflower season • Very dark at night (safety concerns) 	<ul style="list-style-type: none"> • Develop a functional park layout that optimises site usage and offers a point of difference experience to other caravan parks • Public art e.g. mural created with the community or local artists to create a unique sense of place • Develop a strong communal area and high-quality shared facilities including lockable storage • Welcome statement – check in facilities that serve as a “Welcome Face” to the Caravan Park • Eco/sustainability – generating own power and reducing use of resources through sustainable means • Tap into the young family market – provide amenities for young families on site, e.g. play areas, water related play, hireable gokarts and play equipment • Astro-tourism – create a star gazing area in the caravan park, with controlled light-pollution in surrounding area • More self-contained cabins for guests without a caravan or motorhome • All abilities inclusive cabins and facilities • Create synergies between local businesses and tourism operators • Marketing and promotions – leverage on Morawa RV Friendly Town reputation • Strong branding and social media presence • Partnership with other local shires • Lease operation of caravan park to caravan park providers such as BIG4 • Open borders – international tourists 	<ul style="list-style-type: none"> • Local and regional competition especially from nearby caravan parks that are 1-2 hours outside of Morawa • Climate – very hot especially in summer contribute to the lack of visitors travelling in the region • Higher fuel prices • Ability to fund the development • Operating the business within a local government administrative framework • Park security and management during peak periods • Future mining activity in area could lead to workers needing to use the caravan park for accommodation • Open borders – domestic market holidaying overseas/interstate

5.4 Vision Statement

The future of Morawa Caravan Park is to become the caravan park of choice to stay at when travelling along the Wildflower Way and beyond to the Murchison Region. It will be a welcoming destination offering modern comfort, exceptional service, contemporary facilities and affordability to many travellers all year round.

Guests will return time and time again for its convenience and the rural bush experience, and, for its rural charm and hospitality that is reflective of the warmth of Morawa Town.

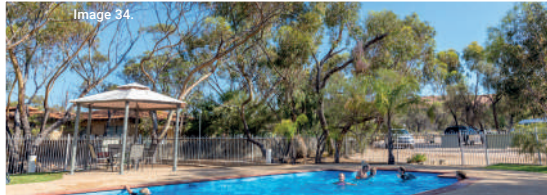
5.5 Design Objectives

Below are key design objectives for the development of Morawa Caravan Park Masterplan that has been considered to create a functional and appealing destination. They are:

- 1. Zoning and land use:** define and organise different zones within the caravan park to create a logical and functional layout for guests, services and infrastructure
- 2. Connectivity and circulation:** a well-connected network of sealed roads with clear traffic flow and adequate spaces for caravan movement. Ease of access to camp sites for caravans. Safe and defined pedestrian pathways connecting to communal areas
- 3. Communal gathering areas and facilities:** create attractive and well designed communal areas and public spaces that are easy to get to. These areas should engage guests to relax, socialise and engage with recreational activities providing a sense of community and for opportunities for interaction.
- 4. Trees and native landscaping:** Retain large trees on site and incorporate native landscaping for privacy, zoning, shade, and enhancing the rural aesthetics
- 5. Onsite attractions through art and play:** integrate public art for enhance visual appeal and overall visitor experience, local sense of place and connection with the community
- 6. Visual identity and branding:** create a caravan park that reflect the rural character and sense of place. Buildings, landscaping, signage and wayfinding should create a cohesive and memorable identity for the caravan park
- 7. Cross pollination with the local community and businesses:** establish relationships with local businesses and operators in Morawa. Enhance guest experience through local collaborations such online ordering and delivery services, on site art workshops and cultural tours – astro tourism

5.6 Precedents

Below are selected caravan parks chosen as excellent examples to draw from for the design of Morawa Caravan Park. Research was done on accommodation types on offer, facilities and what makes them unique (X-factor).



Caravan Park:	Wave Rock Caravan Park	Taunton Farm Holiday Park	Warrnambool Riverside Holiday Park
Accommodation Types on offer	<ul style="list-style-type: none"> • Self contained cabins • Powered and unpowered sites 	<ul style="list-style-type: none"> • Large Family cottages to one bedroom cottages • Powered Sites • Unpowered Sites 	<ul style="list-style-type: none"> • Studio- family sized Cabins • Ensuite Sites • Powered and unpowered sites
Public Facilities	<ul style="list-style-type: none"> • Washroom facilities • BBQ • Swimming pool • Kids playground • Shop • LPG • Onsite kiosk • Under-cover eating area • Spacious and clean camp kitchen • Toilets • Disabled facilities • Laundry with washing machines • Clothes dryers • Clotheslines • Cricket pitch • Campers kitchen 	<ul style="list-style-type: none"> • Daily Animal Feeding • Jumping Pillow • Go Kart Hire • Outdoor Movies in Summer • Adventure Playground • Walk and Bike Trails 	<ul style="list-style-type: none"> • Book exchange • Kiosk • BBQ • Bouncing Pillow • Kids Club • Mini Golf • Jetty • Camp Kitchen • Swimming Pool • Pet friendly • Recycling • Laundry
X-factor	<ul style="list-style-type: none"> • Many Near-by attractions - Directly next to Wave rock • Great amenities and activities available • Disability Access • Discounted prices for various near-by activities, such as Wave Rock festival and the museum 	<ul style="list-style-type: none"> • Function Centre • Leverage farm theme well • Family Friendly • Family activities 	<ul style="list-style-type: none"> • Family focused accommodation • Several recreation options • Environmental focus on recycling • River access

SHIRE OF MORAWA

CARAVAN PARK MASTERPLAN

Legend

1. Main Entry (entry only)
 2. Entry Statement (signage)
 3. Exit Only with barrier
 4. Caravan waiting bays
 5. Administration office and caretaker residence
 6. New accessible toilet
 7. Current ablution block with laundry room and washing line area
 8. Current camp kitchen
 9. Playscape
 10. Nature play
 11. Caravan dump point and wash bays
 12. New service area (private laundry room and washing lines)
 13. Powered glamping site
 14. Unpowered tent camping ground
 15. New camp kitchen
 16. New accessible ablution block
 17. Lawn space for passive recreation
 18. Astro-pit (astro-tourism)
 19. Walking trail connecting to Widimia Trail
 20. Site for future cabins and units
 21. Future location for accessible ablution block
 22. Car bays for camping grounds
 23. Car bays for glamping site
 24. Bushland
 25. Reservoir (Watercorp)
 26. Mining accommodation (dormant)
 27. Secondary entry and exit
 28. Exit only (no barrier)
- Existing chalets
 - Existing units
 - Current powered site with concrete pad
 - New chalets
 - New units
 - New powered sites with concrete pad
 - New unpowered sites with concrete pad
 - Large site or 2 regular sites with concrete pads
 - Public art
 - Road for normal vehicles only (no caravan/motor homes allowed)
 - Sealed road
 - Unsealed road
 - Project boundary



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Date: 17 May 2023

element.



6. Master Plan

6.1 Design Consideration and Inspirational Images

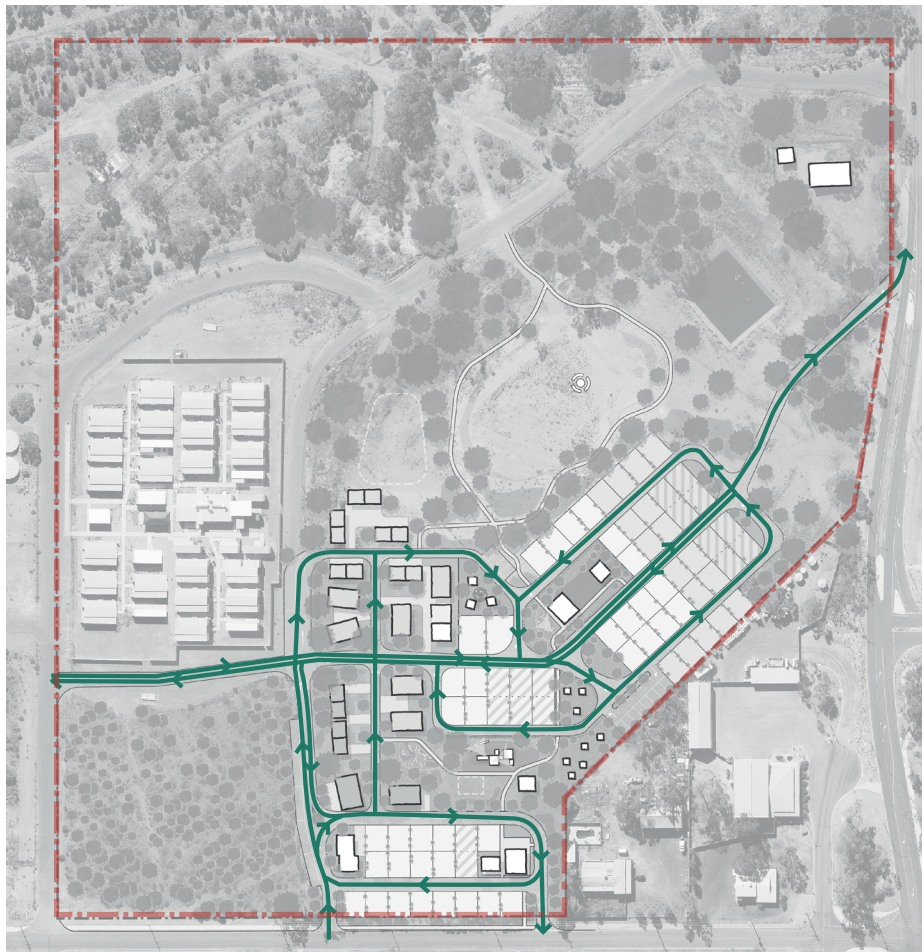
6.1.1 Units and Chalets

- Selection of building design and material to reflect rural character in a bush setting
- Selection of material should be durable, require low maintenance cost and are able to withstand the harsh climate



6.1.2 Roads and Paths

- Sealed road throughout the caravan park
- Separate and defined pedestrian pathways throughout - can be sealed and unsealed paths



Proposed traffic movement. Subject to further investigation by traffic consultant.

6.1.3 Communal spaces

- Provide seating and shade for comfort when in these areas. Seating and shade encourage social interaction
- Central playscape for guests with children
- Natureplay areas for children. Encourage the use of durable and recycle material that complement bush setting of caravan park.



6.1.4 Trees and Landscaping

- Retain trees for shade and privacy (screening)
- Use native species that is drought tolerant to reduce the need for watering and maintenance
- Encourage wildflowers in the park



6.1.5 Park Activities and Attractions

- Encourage public art in the caravan park that will enhance guest experience and provide local sense of place
- Internal walking trail and connection to Widimia Trail
- Astro tourism away at the most northern end of the caravan park away from campsite.



6.1.6 Signage

- Prominent entry and exit signage at White Avenue
- Wayfinding directional signage throughout for ease of navigation for guests



6.2 Bushfire consideration

The subject site is designated as 'Bushfire Prone' on the Office of Bushfire Risk Management (OBRM) Map of Bushfire Prone Areas⁵. The designation of an area as 'Bushfire Prone' reflects the potential for bushfire attack and acts as a mechanism to initiate further assessment in accordance with *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines).

Subsequent planning processes will need to be accompanied by a Bushfire Management Plan (BMP) which includes an assessment of any future development against the bushfire protection criteria of the Guidelines. The bushfire protection criteria has informed the Master Plan, taking into consideration the following:

- To ensure the least possible risk of bushfire to facilitate the protection of people, property and infrastructure;
- To allow for the provision of appropriately sized asset protection zones around habitable buildings to minimise the level of bushfire impact;
- To ensure that the vehicle access serving the subject site is available and safe during a bushfire event; and
- To ensure that water is available to enable people, property and infrastructure to be defended from bushfire.

In addition, a Caravan Park meets the definition of a vulnerable land use due to occupants being unfamiliar with the area which could present evacuation challenges. A Bushfire Emergency Evacuation Plan (BEEP) shall also be prepared at subsequent planning stages, outlining evacuation and shelter-in-place procedures in the event of a bushfire emergency.

⁵ <https://www.bushfireprone.com.au/resource/bushfire-prone-area-map/>

6.3 Other considerations

6.3.1 Technology and Sustainability

Integration with technology to enhance the visitor experience and improve park management. Include features like:

- Wi-Fi Access
- Mobile apps for reservations and up to date information about the Caravan Park and Morawa town (and surrounding area)
- Automated check in process
- Electric vehicles charging station
- Smart systems for energy and resource management

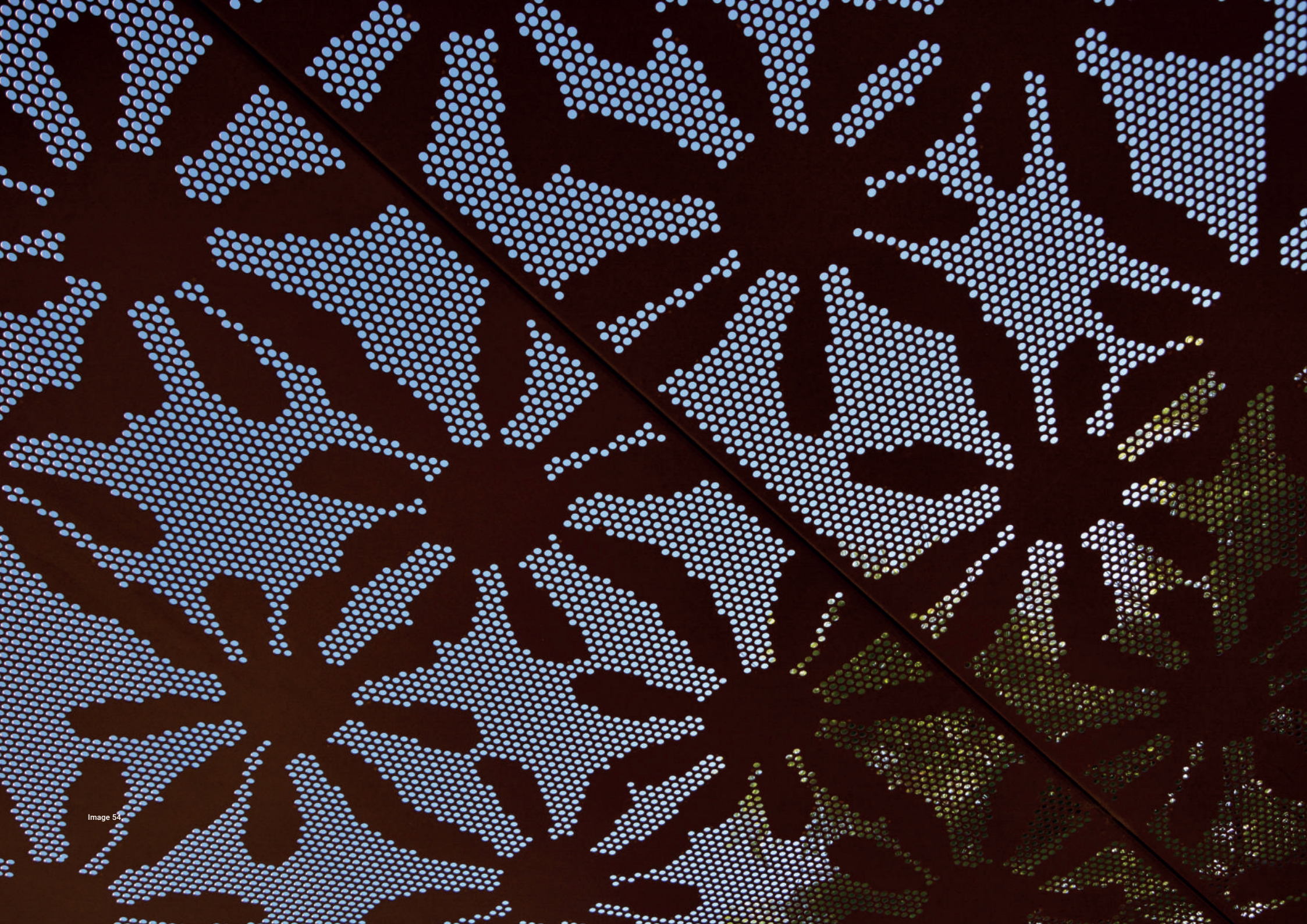
6.3.2 Marketing and Partnerships

- Increase online presence through social media (Instagram, Facebook, Tiktok). Collaboration with online personalities and bloggers
- Enhance online user experience by upgrading the current website and making it user friendly and attractive and provides detail information about the caravan park, amenities, and nearby attractions
- Targeting advertising using online advertising platforms such as Google Ads or social media advertising to reach potential customers who are searching for caravan park accommodation or have shown interest in similar travel-related topics
- Synergies with businesses in town to provide an enhanced customer service offering such as mobile ordering services for basic supplies on arrival, meal delivery service, laundry service for guests
- Build relationships with local businesses and tour operators in town and cross promote each other's offerings and providing incentives for the customer such as a joint discount or packages
- Establish partnerships with local travel agents and tour operators to promote the caravan park as part of travel packages and itineraries. Offer special rates or incentives

- Collaboration with local artists and cultural experience operators to provide cultural and creative experiences at the Caravan Park for guests
- A collaborative approach to improving the overall tourism offering by partnering with other towns and key tourism bodies in the Mid-West and establishing and or enhancing cross tourism promotions through various channels



Image 53.



7. Staging and Costing

The Morawa Caravan Park Masterplan has been developed to guide the expansion and upgrade of the current facility in both the short and long term, and to ensure future development responds to the design objectives and desired outcomes set by the Shire.

The Masterplan is designed for staged delivery, with defined smaller projects that can be implemented in the short-, medium-, and long-term as funding becomes available.

A broad estimate of associated costs has been established. Projects will need to be re-costed in detail when funding sources are confirmed, and detail design is commenced for each delivery stage.



Indicative Staging Plan

SHIRE OF MORAWA CARAVAN PARK			BUSINESS CASE ESTIMATE (DRAFT)		
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS / STRUCTURES				
1.01	New Buildings				
1.02	New admin & caretaker residence (1 bldg)	142	m ²	2,500	355,000
1.03	New accessible ablution block (1 bldg)	106	m ²	3,000	318,000
1.04	New accessible toilet (1 bldg)	61	m ²	3,000	183,000
1.05	New camp kitchen (1 bldg)	54	m ²	3,000	162,000
1.06	New chalets, complete (6 bldgs)	6	No	200,000	1,200,000
1.07	New service area - private laundry room and washing lines (1 bldg)	144	m ²	3,000	432,000
1.08	Extra over allowance for camp kitchen equipment	1	P.Sum	50,000	50,000
1.09	Extra over allowance for commercial washing and drying equipment	1	P.Sum	50,000	50,000
1.10	Future accessible ablution block (1 bldg)	89	m ²		Excluded
1.11	Works to Existing Structures / Areas				
1.12	<i>Allowance for works to existing ablution block & camp kitchen (assume internal demo & re-fit; structure to stay; no structural extensions)</i>				
1.13	- Current ablution block with laundry room and washing line area (1 bldg)	106	m ²	1,500	159,000
1.14	- Current camp kitchen (1 bldg)	54	m ²	1,500	81,000
1.15	<i>Works to existing chalets, units & sites w/ concrete pad (assume no works required)</i>				
1.16	Existing powered large site or 2 regular sites with conc. pad (1 no)	236	m ²		Excluded
1.17	Existing powered regular sites with conc. pad (17 no)	1,962	m ²		Excluded
1.18	Existing chalets (2 bldgs)	270	m ²		Excluded
1.19	Existing units (14 no)	663	m ²		Excluded
1.20	<i>Works to other existing or future areas</i>				
1.21	Works to site for future cabins & units	1,003	m ²		Excluded
1.22	Works to existing reservoir (Watercorp)	907	m ²		Excluded
1.23	Works to existing bushland near main entry	10,591	m ²		Excluded
1.24	Works to existing mining accommodations (dormant)	12,123	m ²		Excluded
1.25	Preliminaries & Margin	12	%	2,990,000	358,800
TOTAL BUILDING COST					3,348,800

SHIRE OF MORAWA CARAVAN PARK			BUSINESS CASE ESTIMATE (DRAFT)		
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
2.00	External Works & Landscaping				
2.01	Site Clearance & Earthworks				
2.02	Allowance for site clearance - measured separately per area/category below		Note		Included
2.03	Allowance for general earthworks	1	P.Sum	250,000	250,000
2.04	Allowance for protection to existing trees	1	P.Sum	25,000	25,000
2.05	Allowance for demolition of existing structures	1	P.Sum	200,000	200,000
2.06	Existing service demolition / diversions		Note		Excluded
2.07	Dewatering		Note		Excluded
2.08	Removal of hazardous materials (e.g. asbestos)		Note		Excluded
2.09	Roads, Paving & Footpaths				
2.10	New sealed footpaths (assume 50% of overall footpaths)	388	m ²	150	58,125
2.11	Unsealed footpaths (assume 50% of overall footpaths)	388		70	27,125
2.12	New sealed roads (assume 50% of overall roads)	4,808	m ²	150	721,200
2.13	Unsealed road to park (assume 50% of overall roads)	4,808	m ²	70	336,560
2.14	Allow for kerbs		Note		Excluded
2.15	Allowance for new islands (landscaping msd sep)	1	item	22,000	22,000
2.16	Unsealed paths	2,435	m ²	30	73,050
2.17	Walking trail (assume site clearing up to 2m wide)	417	m	30	12,510
2.18	Sealed road to existing chalets/units (assumed existing paths & no works required)	262	m ²		Excluded
2.19	Border edging to paths & walking trails		Note		Excluded
2.20	Fences, Boundary Walls & Gates				
2.21	New gate to main entry	1	no	10,000	10,000
2.22	Gate to main exit	1	no	10,000	10,000
2.23	Gate to secondary entry & exit	1	no	5,000	5,000
2.24	Allowance for fencing to play areas	100	m	150	15,000
2.25	Allowance for low height barriers (timber)	211	m	250	52,750
2.26	Hardscape				
2.27	<i>External Fitments</i>				
2.28	Allowance for new crossovers (assumed)	2	no	15,000	30,000

SHIRE OF MORAWA CARAVAN PARK			BUSINESS CASE ESTIMATE (DRAFT)		
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
2.29	Allowance for line marking	1	Item	25,000	25,000
2.30	Signage to Entry	1	no	10,000	10,000
2.31	Allowance for statutory signage & wayfinding	1	Item	50,000	50,000
2.32	Allowance for benches	1	Item	35,000	35,000
2.33	Wheelstops to car bays	12	no		Excluded
2.34	Boulders		Note		Excluded
2.35	Water fountains (assumed)		Note		Excluded
2.36	Bins (assumed)		Note		Excluded
2.37	Allowance for BBQ Equipment		Note		Excluded
2.38	Nature Play Areas (1 Areas)				
2.39	Allowance for play structures to Nature Play Areas	1	P.Sum	100,000	100,000
2.40	Playscape				
2.41	Allowance for play structures to Playscape	1	P.Sum	100,000	100,000
2.42	Softscape (including slabs)				
2.43	General Landscaping				
2.44	Allowance for new garden beds	3,925	m ²	50	196,250
2.45	Lawn space & irrigation	527	m ²	100	52,700
2.46	Allowance for groundcover to Nature Play Areas	262	m ²	500	131,000
2.47	Allowance for groundcover to Playscape	389	m ²	100	38,900
2.48	Allowance for new trees	1	Item	20,000	20,000
2.49	Allow for steel edging to garden beds		Note		Excluded
2.50	Powered Camp Sites				
2.51	Site clearance - New powered large site	1,008	m ²	10	10,080
2.52	Site clearance - New powered sites with conc pad	2,431	m ²	10	24,310
2.53	Allow for concrete slabs	592	m ²	150	88,800
2.54	Allowance for power & lighting - Refer to external lighting & power		Note		
2.55	Unpowered Camp Sites				
2.56	Site clearance - New unpowered large site	972	m ²	10	9,720
2.57	Site clearance - New unpowered sites with concrete pad	2,110	m ²	10	21,100

SHIRE OF MORAWA CARAVAN PARK			BUSINESS CASE ESTIMATE (DRAFT)		
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
2.58	Allow for concrete slabs	569	m ²	150	85,350
2.59	Glamping Sites				
2.60	Site clearance	445	m ²	10	4,450
2.61	Powered glamping site - assumed hardscape portion	40	m ²	1,000	40,000
2.62	Powered glamping site - assumed structures/tents	3	no		Excluded
2.63	Allowance for power & lighting - Refer to external lighting & power		Note		
2.64	<i>Astro-Pit (Astro-Tourism)</i>				
2.65	Allowance for works to Astro-Pit (site clearance, softscape, minimal hard scape)	4,834	m ²	30	145,020
2.66	<i>Unpowered Tent Camping Ground</i>				
2.67	Site clearance	840	m ²	10	8,400
2.68	Allowance for earthworks - Unpowered tent camping ground		Note		Excluded
2.69	Allow for tents		Note		Excluded
2.70	Allowance for Preliminaries and Margin	12%		3,044,400	365,328
External Works & Landscaping Sub Total					3,409,728
3.00	Site Services				
3.01	Allowance for Stormwater	1	P.Sum		100,000
3.02	Allowance for Sewer Drainage	1	P.Sum		250,000
3.03	Allowance for External Water Supply	1	P.Sum		250,000
3.04	Allowance for External Gas		Note		Excluded
3.05	Allowance for External Fire Protection	1	P.Sum		100,000
3.06	Allowance for Electric Light and Power	1	P.Sum		350,000
3.07	Allowance for External Communications		Note		Excluded
3.08	Allowance for External Special Services (CCTV)		Note		Excluded
3.09	Allowance for External Services Diversions		Note		Excluded
3.10	Allowance for Main Contractors Preliminaries and Margin	12%	Sum	1,050,000	126,000
External Services Sub Total					1,176,000
TOTAL CONSTRUCTION COSTS - PERTH PRICES					7,934,528
4.01	Regional Loading	25%		7,934,528	1,983,632
TOTAL CONSTRUCTION COSTS - LOCAL PRICES					9,918,160

SHIRE OF MORAWA CARAVAN PARK				BUSINESS CASE ESTIMATE (DRAFT)	
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
4.02	Planning Contingency		Note		Excluded
4.03	Design Contingencies		Note		Excluded
4.04	Construction Contingencies		Note		Excluded
4.05	Headworks and Statutory Charges		P.Sum		500,000
4.06	Building Act Compliance		Note		Excluded
4.07	Percent for Public Art		Note		Excluded
4.08	Land Costs (if applicable)		Note		Excluded
4.09	Other Costs - FFE		Note		Excluded
4.10	Other Costs - ICT		Note		Excluded
4.11	Professional Fees	10%			Excluded
On-Costs - Sub Total					500,000
GROSS PROJECT COST					10,418,160
5.00	Escalation				
5.01	Base date of pricing - Jun 2023				
5.02	Escalation		Note		Excluded
Escalation - Sub Total					-
ESCALATED NET PROJECT COST					10,418,160
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Project Management Costs		Note		Excluded
6.03	Administration Fees		Note		Excluded
6.04	Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Site Master Planning		Note		Excluded
6.07	Other Provisions		Note		Excluded
Total Local Authority Costs					-
ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST					10,418,160

SHIRE OF MORAWA CARAVAN PARK		BUSINESS CASE ESTIMATE (DRAFT)			
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
	Notes: <ul style="list-style-type: none"> • Excludes GST • Excludes Environmental Offset / Management Plans etc • Specific exclusions as above • Scope of Works only as defined above • Excludes abnormal ground conditions / contamination etc • Excludes major services diversions • Excludes major utility upgrades / contributions & headworks • Excludes associated upgrades to meet compliance or Code that may be triggered due to new works • Excludes works to any conservation areas • Excludes legal costs, site costs, agents fees, finance etc • Excludes land purchase costs • Excludes Contingency, Public Art and Professional Fees • Costs assume Competitive Tender process with local builders using basic selection of materials • Excludes External furniture and equipment • Excludes escalation therefore all prices are current day 				
	Notes : <ul style="list-style-type: none"> • All scope, quantities and rates are provisional therefore subject to adjustment 				

8. Image references

Image source: Cover Image - element 2023

[Image 1](#).....iv

Image source: element 2023

[Image 2](#).....2

Image source: element 2023

[Image 3](#).....3

Image source: element 2023

[Image 4](#).....3

Image source: Morawa Roadhouse 2018 (source Bahnfreund from Wikicommons). Accessed 2023

[Image 5](#).....3

Image source: element 2023

[Image 6](#).....3

Image source: Shire of Morawa (2023). Image Gallery Albums. Accessed 2023.

[Image 7](#).....6

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[Image 8](#).....6

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[Image 9](#).....6

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[Image 10](#).....6

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[Image 11](#).....6

Image source: element 2023

[Image 12](#).....8

Image source: Image source: Everlasting Guest House (source: Tripadvisor). Accessed 2023

[Image 13](#).....8

Image source: Morawa Motor Hotel 2018 (source Bahnfreund from Wikicommons). Accessed 2023

[Image 14](#).....8

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[Image 15](#).....9

Image source: Shire of Morawa (2023). Image Gallery Albums. Accessed 2023.

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Image source: Shire of Perenjori Caravan Park. Accessed 2023

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Image source: Western Australia - Three Springs Short Stay Caravan Park. Accessed 2023

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Image source: Geraldton Caravan Park - About Us. Accessed 2023

[Image 22](#).....17

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