



Guidelines for Community Infrastructure

***A PLA WA working document
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Department of
Sport and Recreation

Prepared in association with

Davis Langdon Australia Pty Ltd

The Guidelines for Community Infrastructure represents the position of Parks and Leisure WA at time of publication (August 2012). It is intended as a living document which will be amended on the basis of additional information as required.

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Introduction

The purpose of this publication is to address a gap within the leisure industry in Western Australia by providing a reference point and establish Guidelines for the provision of new community infrastructure development within existing or new development areas. It has been developed through extensive research conducted across Australia, New Zealand, USA, Canada and the UK and workshopped by industry professionals.

The publication is a guide and needs to be seen in the context of a number of changes to the strategic planning, policy and legislative framework in Western Australia, which includes:

- State Government's intention to undertake local government reform to streamline decision making processes and ensure more effective use of limited resources.
- Directions 2031 and beyond, which sets out the strategic vision for the future growth of Perth and Peel region.
- State Planning Policy 3.6, which sets out the development contribution provisions for standard infrastructure items.
- Liveable Neighbourhoods, being the operational policy for the design and assessment of structure plans.



It is not the intention of PLA or this document to provide a standardised approach, but to provide a suite of Guidelines for consideration by members of PLA that may be utilised by professionals working within the planning field, to ensure appropriate recognition is given to the development of various types of community infrastructure. The allocation of a required level of infrastructure is referenced by population bandings. These bandings seek to indicate the threshold at which point various facilities should be considered.

This is one of a suite of planning tools available within the industry for the development, delivery, monitoring and evaluation of community infrastructure. To ensure a balanced approach is taken it is important that wherever possible a variety of tools is utilised in determining the appropriate level and standard of provision within a given development area.

1.0 Application of Facility Guidelines in Western Australia

1.1 Metropolitan Perth

The Guidelines referenced below are most applicable to the Perth Metropolitan area. They have been established from research undertaken into the standards and Guidelines applied within Australia and internationally. The Guidelines relate to a population banding associated most commonly with higher density urban population areas.



1.2 Outer Metropolitan Perth and Regional Centres



The Guidelines identified provide an indication of the extent of community infrastructure which will need to be considered and potentially provided within Outer Metropolitan and Regional Centres, irrespective of the population density. For the most part, the facilities referenced relate to the extent of infrastructure needed to provide adequate social opportunity to service a community which will be sustainable. As Metropolitan Perth continues to expand the outer metropolitan areas will need to allocate land to ensure that the range of services and facilities is

able to be provided for future generations. Whilst currently these outer lying areas will benefit from infrastructure provided within the more densely populated urban areas, the anticipated growth over the next 30-plus years will impact severely on the ability for the local community to access and use current provision. Land allocation for the benefit of developing community infrastructure for future generations is therefore critical to ensure that when a need is evidenced, investment can flow.

Regional Centres are considered to exhibit similar requirements to that of Metropolitan Perth. As regional centres, they have traditionally been the focus of sport, leisure, recreation and social community infrastructure, serving a broad regional catchment. As such it is anticipated that the extent of community facility infrastructure in Regional Centres will be determined by their strategic position, rather than through the use of population Guidelines. The Guidelines are therefore to be used as a checklist for establishing the appropriate mix of community facilities to service a wide catchment.

1.3 Rural Regional Areas and Regional Towns

Regional rural areas and towns will have pockets of community provision that cannot be aligned to population Guidelines; therefore, the full extent of provision is unlikely to be financially viable. Within these areas, it is essential to establish the need of the community on a case by case basis and ensure that where infrastructure is provided it meets minimum design, technical and spatial standards and provides suitable opportunities to provide outreach services.

2.0 Broad Definitions

The development of Guidelines is to highlight the extent of community infrastructure provision required within a developed or developing area. Wherever possible opportunities to co-locate facilities or provide for shared use of infrastructure should be explored. PLA WA advocates the provision of community facilities that are flexible, sustainable and viable in the long term. We do not advocate duplication of provision or the development of facilities that can only be used for a single purpose with restricted access. A variety of multi-functional and co-located developments that demonstrate good practice in the development of such infrastructure have been identified through our research. Examples of these are identified below:

2.1 Sporting and Recreational Open Space

Parks and Leisure Australia support the definition for open space advocated by the Western Australian Department of Sport and Recreation for public open space, namely:

- Sports Spaces: To provide a setting for formal structured sport activities such as team competitions, physical skill development and training. Designed to accommodate the playing surface and infrastructure requirements of specific sports.
- Recreational Spaces: To provide a setting for informal recreational and social activities which enhance physical and mental health through activity that provides relaxation, amusement or stimulation. They can be accessed by individuals or family and friends to play, socialise, exercise, celebrate or participate in other activities which provide personal satisfaction or intrinsic reward.
- Nature Spaces: Spaces managed to protect and enhance environments with ecological and biodiversity values which provide opportunity for low impact nature-based recreational activities, such as picnicking, watching, walking, cycling or exploring.

2.2 Community Hubs

Community Hubs are conveniently located public place that are recognised and valued in the local community as a gathering place for people and an access point for a wide range of community activities, programs, services and events. They can be a single building or several buildings with associated outdoor social meeting areas within close proximity that can form an accessible services and activities linked to other activity areas in order to share resources, audiences and target groups.

PLA WA embraces the concept of community hubs that:

- Provide for a compatible range of services/functions that are co-located
- Provide facilities used by a diverse range of community organisations, agencies and groups on both permanent and casual basis.
- Provide opportunities for the co-location of key service delivery such as childcare, aged care and library services.
- Are located within or close to population centres and in close proximity to public transport.
- Are economically viable and provide opportunities for community partnerships where resources are shared and efficiencies can be demonstrated.

Community Hubs based on a model identified in the City of Melbourne Community Infrastructure Plan 2007-2017 are supported. These could include health and aged care; family and children's services; social and recreation and lifelong learning. The concept of community hubs is widely recognised across Australia as a mechanism for delivering community services most cost effectively.

2.3 Shared Use Facilities

To meet the needs of the community with limited resources, it has become more important to ensure that there is flexibility in the way that facilities are provided. Where opportunities arise PLA WA support the potential to develop facilities which have the potential for:

- Providing multiuse facilities;
- Co-location of Council services;
- Co-location or partnerships with other providers;
- Outreach programmes or other linkages



- between facilities;
- Other ways of providing services such as through electronic access; and
- The potential to stage development where practicable.

The shared use (sometimes referenced as dual use) of school facilities is the most common mechanism for delivering shared use community infrastructure. This combines the use of facilities required during curriculum time and managed/controlled access for more general community use outside of school hours. In certain circumstances facilities may be fully accessible to the community throughout the day. This may be provided by the government within State Schools; through private/independent schools.

Whilst private schools are generally not dependent upon national or local government for the financing of its operations, they do nevertheless have facility infrastructure capable of providing community access, subject to agreement.

When considering partnerships for the community use of school facilities we should ensure that the sharing of school facilities will:

- Meet an identified need in the local community.
- Offer benefits to both the school and the community.
- Make the most of school and community resources.
- Strengthen relationships and social networks between schools and communities.

In some circumstances facilities provided within Universities or through TAFE are capable of providing community access. The principles of providing community access within these facilities should be similar to those identified for school facilities.

2.4 Multi-Functional Facilities

This refers to the design and adaptability of single buildings and/or playing field space. New community infrastructure must recognise the dynamic and changing nature of communities. The design of facilities needs to be flexible, innovative and adaptable to meet the needs of a variety of users and use requirements to address changing demographics. PLA WA encourages the joint use/co-location of services that are compatible and where the management of services allows for multi-use with other services. Reference is made in the Guidelines to different types of service provision and the potential opportunities to co-locate these within one building or playing field area.

2.5 Sport Hubs and Lifelong Learning

Specific variations of the hub, multi-use and shared use development of community facilities include multi-sport hubs, lifelong learning centres and learning villages/sports villages.

Multi-sport hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation. Examples of this include Melbourne Sports Hub.

A sports village concept (European) has been developed through a number of commercial and public bodies with an aim of regenerating areas by attract a range of sporting (both elite and community infrastructure), educational, residential and non-sporting services to a single site. The commercial development underpins the community sporting resource. Examples of this include Leigh Sports Village, England and Cardiff Sports Village, Wales.

The Learning Village Concept based approach has a focus on school/library/TAFE by attracting a range of complementary services to one location (health care, family care, social care). An example of this is Hume Global Learning Village in Broadmeadows Victoria.

Ideally when developing new community facilities in new or regenerated areas opportunities should be explored to include health, education, social, sports, leisure, parks and green

spaces, arts and cultural facilities as an integral part of major development. This ideally should be supported by a Community Infrastructure Plan (or other such strategic document). This may be secured by range of funding measures including, government, not-for-profit and commercial sector investment in addition to developer contributions.

3.0 Guidelines



The table overleaf identifies the facility types, relevant definition and appropriate Guidelines to be used as a starting point for determining the level of community infrastructure provision.

Ideally community need and opportunities should be the premise that underpins the justification for facilities falling within the broad population catchments identified. It must therefore be stressed that in order to comply with the requirements of State Planning Policy 3.6 (Developer Contributions) a hierarchical approach to community infrastructure provision

cannot be solely based on arbitrary population projections, but must be informed by analysis of current use, trends, future demographics and an analysis of projected use. The consideration of Guidelines in such circumstances should be used as an indicator and inform the overall assessment process.

Table1: Parks and Leisure Australia (WA) Guidelines for Community Infrastructure

Item	Facility	Definition	Guidelines
1	Play Group	Diverse activities for child carers which include baby groups and first-time parents, toddler playgroups, three to four-year old playgroups, fathers' groups, children with a disability, grandparents groups, home playgroups and Supported playgroups. Generally integrated within neighbourhood or district community centres (reference 9 and 10 below).	1:4,000 – 6,000 (integrate within neighbourhood or district community centres)
2	Outside school hours care	Outside School Hours Care services provide care before and/or after school and/or during vacation time. Some services may also provide care on pupil-free days during the school term. Not-for-profit and for-profit providers may operate Outside School Hours Care services or potentially incorporated within a school.	1:4,000 – 6,000 (to be incorporated within long day care or on school sites where possible)
3	Child Care Centre (Long Day Care) 0-4 year olds	Centre for the care of children in early stage of growth/development. Normally by private sector providers, although some local governments invest in facilities, particularly where their commercial viability is questionable.	1:4,000 – 8,000
4	Occasional Care	Occasional Care Centre (OCC) is a centre-based form of child care. OCC can provide care at short notice and immediate emergency care. It is generally operated out of long day care facilities usually by private sector providers.	1:12,000 – 15,000 (in rural areas standard would be lower). To be incorporated in day care centres or community centres
5	Maternal and Child Health Service	Facilities and programs organised for the purpose of providing medical and social services for mothers and children. Medical services include prenatal and postnatal services, family planning care, and paediatric care in infancy.	1:30,000 – 50,000
6	Multi-Agency Service Centre	Provide a base for all state government support agencies, with potential to co-locate with complementary state health services and including localised service opportunities (bill payments, booking opportunities). Such a facility should be provided by state government.	Integrate within a multi-purpose facility most commonly within district community centres.
7	Multi-functional Branch Library	Various configurations of Library space, which may include student study lounge, community meeting and activity space, education-related community office space, toy library, community gallery/display space (Queensland standards). WA guidance indicates minimum building size is based on ten-year population projections for the local government area or its relevant catchment subdivisions. Dependent on ancillary infrastructure to be provided floor area could include: <ul style="list-style-type: none"> • Regional library in excess of 1,500m² • District library gross floor area of approx 1,000m² • Neighbourhood library gross floor area of approx 500m² 	1:30,000 – 150:000 Regional Library 1:15,000 – 30,000 District Library 1:6,000 – 15,000 Neighbourhood Library

Item	Facility	Definition	Guidelines
8	Neighbourhood Community Centre	Small local meeting rooms and activity spaces that can be used by local organisations for activities such as dance, fitness and outreach work. Various gross floor area configurations of approximately 300m ² to serve immediate community.	1:5,000
9	District Community Centre	Multi functional facilities providing approximately 900m ² of community meeting/activity space. "A building or group of public buildings for the social, cultural, and educational activities of a neighbourhood or entire community.	1:15,000 – 25,000
10	Youth Centre/Youth Space	A centre providing leisure activities and advisory support for young people. To provide space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs. Generally not provided at a neighbourhood level as the service provision will normally be accommodated in a generic neighbourhood community centre. Main age range catered for would be 13-19 years.	1:20,000-30,000 – District level Co-located within a community centre – Neighbourhood
11	Aged Day Care based on HACC funding and associated day care requirements	Provides HACC eligible people and other aged members of the community in need of companionship with an opportunity to participate in a range of social and recreational activities in a stimulating and safe environment. The service is principally available to frail aged, people with disabilities who are socially isolated in the community, but can also benefit other socially isolated aged individuals. It is defined as a community facility with regular operating hours and staff that provide for a broad spectrum of health, social, nutritional and education services and recreational activities for older persons.	1:30,000 – 40,000 – District level Generally HACC eligible funded members of the community should be catered for within a multi-functional neighbourhood community centre as an integrated service delivery.
12	Seniors Centre	A place where older adults can congregate to fulfil many of their social, physical, emotional, and intellectual needs (may be combined with youth centre or within broader community facility). Generally not provided at a neighbourhood level as the service provision will normally be accommodated in a generic neighbourhood community centre.	1:20,000-30,000 for District level facility (dependent on aging demographic). Co-located within a community centre – Neighbourhood level
13	Skate Park	Formal skate park facility generally within established public open space.	1:25,000-50,000 – Regional facility 1:10,000 – 25,000 – District facility 1:5,000-10,000 – Neighbourhood facility
14	BMX dirt track facility	Non racing tracks, typically smaller and narrower than a BMX race track, designed for smaller areas and budgets. Designed along the lines of BMX race track layouts, which encourages single direction riding.	1:10,000-30,000 – District level facility
15	BMX facility (formal)	Dedicated track for specific BMX activity generally with a stone sub base	1:50,000 plus – Regional

Item	Facility	Definition	Guidelines
	bitumen track)	which can provide access for other wheeled sports activities (such as skateboarding) and be a focal point for the youth. A formalised activity space which may incorporate dirt jumps and ramps.	
16	Community and Performing Arts	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. Many new facilities at a district level will be based on school sites. PLA WA advocates development of multi-functional shared use facilities on school sites where possible subject to suitable community access arrangements being guaranteed.	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility
17	Theatre	A building for the presentation of plays, films, or other dramatic performances.	1:250,000 – Regional
18	Amphitheatres	An outdoor structure for the presentation of plays, community events, music or other dramatic performances.	Integrated within a District Park
19	Outdoor Meeting Place	A Functional outdoor community meeting space with at least 1,000m ² dedicated space with ability to utilise adjacent grass provision for major events.	Integrated within a District Centre
20	Museums	A building, place, or institution devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value.	1:250,000 Generally area/location specific
21	Heritage facilities (trails, information, historic)	Various infrastructure of a historic and/or tourism potential.	Area/location specific
22	Arts and Cultural Centre	For the purpose of learning, exhibiting and developing community arts and cultural activities.	50,000 to 150,000 Integrated within a District Centre
23	Indoor Sport and Recreation Centre (generic)	A multi functional, sport recreation and community meeting place. A minimum 3 court facility (with ancillary changing room space including ancillary storage, café, offices, reception, changing, gymnasium/fitness component etc). PLA WA does not support the development of single sport hall facilities due to their lack of viability and poor return on investment.	1:50,000 – 100,000
24	Regional Sports Facility (including aquatics)	Large multi-functional sports facility (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co-located with regional playing fields to minimise management and operational costs.	1:250,000
25	Play Spaces	A developed component within an area of public open space. It is the	1:2000 Neighbourhood

Item	Facility	Definition	Guidelines
		objective of PLA WA to reduce the number of play spaces and increase the quality of provision in areas where they are to be provided.	1:8,000 to 10,000 District 1:50,000 Regional
26	Permanent Moorings/Water Infrastructure (including marinas)	Structure used to hold secure an object by means of cables, anchors, or lines. Four basic types of permanent anchor moorings - Dead weight, Mushroom, Screw in; and Triple anchor. Consideration should also be given to the provision of marinas in the planning of new residential developments adjacent to significant water bodies.	Area/location specific.
27	Fire Services (Specifically volunteer services, Incl Bush fire)	Base for location and storage of fire fighting equipment with ability to provide opportunity for training and development.	Standard Pending: Dependent on distance to and from potential emergency incidents.
28	Aerobics/Fitness/Gym (Local Government)	Private or public facility providing general fitness opportunities. Generally provided within a leisure centre or through a variety of commercial operators. Leisure Centre developments should only be developed where a gap has been identified in the market.	To be developed as an integral part of a district or regional leisure facility.
29	Specialty Park – all abilities sensory park	Parks with unique play opportunities (i.e. for children with learning difficulties, disability access and/or mental health. A sensory park is where play is integrated with processing, organising and filtering sensory input.	Area specific. Integrated within District Park or above.
30	Regional Public Open Space/Park	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially, those from Metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable.	1:250,000 Size dependent on function but generally greater than 20ha serving a regional population
31	District Park	District open space and related facilities will generally draw people from a section of a community e.g. the northern, southern or central part of a City. This could be due to size, uniqueness, quality or activity focus.	1:15,000 – 25,000 5-20ha up to 2km from facility or 5 minute drive
32	Neighbourhood Park	Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. Unique site character helps create a sense of place for the neighbourhood. Includes Children's playground, paved games courts, unstructured open play areas for practice or pickup games, low impact recreation options.	1:5,000 1-5ha for population within 800m or 10 mins walk away
33	Local open Space	Serve broader purpose than neighbourhood parks. Focus is on meeting community-based recreation and gathering needs.	1:1,000 0.4 -1ha within 400m or 5 minute walk (local)

Item	Facility	Definition	Guidelines
34	Sports Space (to potentially incorporate sports identified with asterisks below)	Generic open space for the provision of grass sporting infrastructure that can be flexibly used to incorporate seasonal variations in sporting use. A minimum provision of 205m x 175m north to south (3.5ha) is advocated by PLA WA to meet the needs of the sporting community, and maximise the financial viability and use of the infrastructure. They must incorporate floodlighting to a minimum of Australian Training Standard. Facility will provide for a combination of oval and rectangular pitch provision with shared pavilion. Sports will be identified based on local demand.	1:4,000 5,000 Multiples of the standard may be used where a centrally located facility is provided to service a higher density population.
	34a. AFL ovals*	Oval grass pitch provision (Adult is 165m by 135m) north to south with 5m run-off. PLA WA seeks to develop infrastructure in accordance with the recommendations contained within the WA State Strategic Facilities Plan for Australian Rules Football.	3: 15,000 with at least one oval being capable for supporting a senior football game (AFL strategic plan standard)
	34b. Rugby Union/League*	Rectangular Grass pitch provision preferred dimensions of 100m by 70m (rugby league) and 156m x 70m (rugby union).	Area/location specific. To be determined by local circumstances and demographic mix.
	34c. Diamond pitch sports*	Diamond shaped grass pitch facility requiring pitch boundaries of 98m with 122m striking outfield (baseball) and 91.44m (softball).	1:8,000 – 10,000 – youth 1:15,000 – 20,000 – adult
	34d. Soccer pitches*	Rectangular Grass pitch provision (Adult 90-120m by 45-90m) small sided game for 6-12 age range varies from 30 by 20m to 60 by 340m.	1:3,000 to 4,000 depending on demographics
	34e. Cricket ovals*	Oval grass pitch (Adult varies between 137 and 150m) with smaller dimensions for junior competition.	1:8,000 – 10,000
	34f. Athletics (grass and synthetic)*	Formal synthetic provision or marked grassed oval with ancillary jumping pits and throwing areas.	1:250,000 plus – Regional Level (synthetic). Grass provision – District level (over-mark existing public open space)
	34g. Hockey pitches (grass* and synthetic – water, sand based and alternatives)	Rectangular Grass or Synthetic surface (Adult 91.4m by 55m with 5m end and 4m side run-offs.	1:75,000 for synthetic surface (WA Hockey Strategy) Grass provision to be area/location specific.
35	Multi-use synthetic surfaces	Various synthetic surfaces which may be used for soccer, hockey and, rugby. Likely to be developed for recreational purposes in areas where water availability and management require less intensive water use to be demonstrated. Alternative names include third or fourth generation synthetic pitches (FIFA approved)	Area/location specific.
36	Netball Courts	Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts. Development for an Association requires consolidation of at least 16 courts on one site for the purpose of running league matches and festivals.	1:3,000 – 4,000 (outdoor) for training purposes. 16 outdoor courts minimum for an association – District/Sub-Regional Facility

Item	Facility	Definition	Guidelines
37	Basketball courts (indoor and outdoor)	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m.	1:3,000 – 4,000(outdoor) 4 plus indoor courts – Regional/Sub-regional
38	Volleyball (indoor and outdoor – beach and traditional)	A flat hard surface (9m × 18m) or sand based surface (8m × 16m) free from obstructions. Minimum run-off 3.5m (side) and 3.8m (end) for competition use.	To be integrated with Basketball/ Netball centres.
39	Lawn Bowls	Square flat grassed or synthetic surface of 40m by 40m surrounded by a ditch. PLA WA seeks to develop infrastructure in accordance with the recommendations contained within the WA State Strategic Facilities Plan for Lawn Bowls.	Growth areas be the principal location for the development of new facilities (WA facilities strategy – Bowls) 1:25,000 to 50,000 – District
40	Tennis (multi surface hard courts and grass)	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. PLA WA advocate the development of club facilities rather than stand alone single, double or triple court facilities. Orientation of courts ideally should be north-south.	8 court club facility minimum for a population of 15,000 16 court facility comprises a regional tennis centre which would cater for a 30-60,000 population (based on Tennis Australia's 2020 facility development and management framework).
41	Golf Course	Grass links and parkland provision, which varies from pitch and putt/short hole to 9-hole and 18-hole combinations.	1:30,000
42	Cycling facility	Would generally refer to combined running/walking tracks and should be incorporated within Trails strategies. A velodrome would be the formal competitive infrastructure provided at state level and is not considered within this definition.	Integrated with tracks and trails
43	Trails (walking, cycling and bridlepaths)	Combined running/walking tracks and should be incorporated within Trails strategies.	No established Australian standard
44	Climbing walls/centres	Commercial or publicly provided centres for the specific purpose of developing rock climbing, abseiling and motor skill. Climbing walls can be located attached to or within existing leisure centres.	Areas specific. To be incorporated within recreation centres where possible.
45	Local Government Aquatic Facilities indoor/Outdoor (various configurations)	Indoor facility of various constructions but generally include rectangular 25m or 50m pool including 6 to 8 lanes of 2.5m each. Local government pools developed for recreational purposes will need to include leisure water space in addition to formal lap swimming provision.	1:150:000 (50m pool – FINA competition standard) – Regional 1:75,000 (25m or 50m pool for recreational, club, water polo, diving and competitive swimming) – District 1:30,000 (25m and leisure pool) – Neighbourhood
46	Off-road recreational motorsport	Formalised activity areas for two, three and four wheeled motorsport activities. The WA State Trail Bike Strategy provides a reference point for the objectives for off-road vehicle and trails planning.	Area Specific. To balance reasonable demand with the need to protect the environment.

