



NORTHERN COASTAL GROWTH CORRIDOR COMMUNITY FACILITIES PLAN

***Final Report
December 2011***

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1. INTRODUCTION

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks. It is made up of the areas of Alkimos, Eglinton, Yanchep and Two Rocks and is surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the South. The area to the north is considered to be beyond the fringe of the metropolitan area and is unlikely to impact on the outcomes of this report, particularly as it comprises the Wilbinga nature reserve.

This report outlines the extent of community infrastructure (including built facilities and public open space) required within the NCGC of the City of Wanneroo to meet the needs of the current and future population through to 2061.

It is intended that the plan form the basis of future planning and inform discussions with land developers related to developer contributions towards community infrastructure.

For the purpose of this project, community infrastructure is defined as per State Planning Policy 3.6 – Development Contributions for Infrastructure:

“The structures and facilities which help communities and neighbourhoods to function effectively, including:

- *Sporting and recreational facilities (including built facilities and public open space);*
- *Community centres;*
- *Child care and after school centres;*
- *Libraries and cultural facilities; and*
- *Such other services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of the policy.”*

This report focuses primarily on regional and district level facility needs within the northern growth corridor, with local needs to be determined as part of the local structure planning process.

Methodology

This report is not intended to be a comprehensive community facility needs analysis, as the majority of the subject area does not have existing communities for which a need can be determined. Where communities do exist, they are likely to undergo significant change and renewal as a result of urban development.

Future community facility requirements have been based primarily on informed population projections and historical rates of facility provisions, with the final requirements determined as a result of a detailed analysis of existing provision, planned provision, facility catchments and natural barriers.

2. CONTEXT

The NCGC is divided into two distinct areas:

- Alkimos Eglinton; and
- Yanchep Two-Rocks

Each of these areas has been the subject of a District Structure Plan. Given the significant amount of planning already undertaken for each of these areas as part of the district structure planning process, this report addresses each of these sub-areas individually and the growth corridor as a whole to determine the required level of community facility provision.

2.1. Population

Various population projections have already been completed for the northern growth corridor of the City of Wanneroo, each with a different set of assumptions. All known population projections have been reviewed for the purpose of this report and are presented at Appendix 1 for information. Although the projected growth pattern is similar across all sources, the projected population figures at build out differ markedly.

The figures used in this report are presented in Appendix 2 and are a combination of those presented in the *Alkimos Eglinton Community Development, Employment and Economic Development Plan (Geographia, April 2009)* and Section 5 of the advertised *Yanchep Two-Rocks District Structure Plan (September 2007)*. These figures have previously been used as a basis for the City of Wanneroo Strategic Infrastructure Staging Strategy.

Projected dwelling yields have been extracted from both sources and a household size of 2.6 persons/household has been used to determine the population and dwelling figures. This figure was determined through analysis of household size predictions made by *forecast id* for the Yanchep, Two Rocks and Alkimos-Eglinton areas.

Process of Selection

The key factors underlying the selection of population figures were:

- Projections through to build out

The selected figures provide the information required to determine community infrastructure requirements through to build out which is estimated at 2061. Other sources only projected up to 2041, leaving the facility requirements for Yanchep / Two Rocks largely incomplete.

- Projections aligned to current proposals related to urban form and staging of urban development;

The Strategic Infrastructure Staging Strategy represents current thinking in relation to projected dwelling yields and proposed staging of urban development within the growth corridor. This information has been determined through a review of structure plan documentation and ongoing discussions with active landowners and developers as to their plans and intentions.

- Implications for provision of facilities; and

The selected figures represent the highest projection figures of all sources reviewed. By using the highest projection as a basis for determining facility requirements, it ensures that the needs of the community at build out can be met and the land requirements determined early in the planning stages. Should the projections be revised in the future, the facility requirements can always be reduced, whereas trying to retrofit space for community facilities once planning has already progressed is much more difficult.

- Consistency of data between two district areas.

The selected figures allow for data to be applied consistently across the two district areas, thus increasing the accuracy of the data as a basis for determining facility requirements.

Alkimos Eglinton

The area of Alkimos Eglinton is currently undeveloped and as a consequence has no permanent population. However, the first stages of development have already been initiated and should see population begin to grow in the near future.

Figure 1 below illustrates the projected population growth for the Alkimos Eglinton district. It clearly shows a regular but rapid growth in population from 2009 through to 2041, with a projected population of 54,600 at build out.

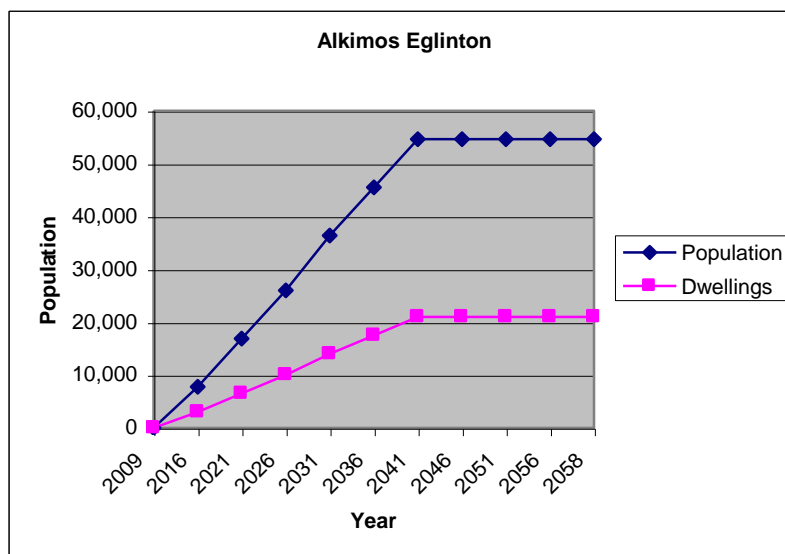


Figure 1: Alkimos Eglinton Population Projection (Source: Alkimos Eglinton Community Development, Employment and Economic Development Plan, Geographia, 2009)

Yanchep Two-Rocks

Yanchep Two-Rocks has an existing population based around three small satellite townsites. This population has been in place for some time, historically experiencing very limited growth. Population at 2006 Census was 4503 and is currently estimated to be 5616.

With new development planned to surround and overtake the existing townsites, the population of Yanchep Two Rocks is projected to grow enormously, ultimately reaching a build out population of 174,200 in 2058.

Figure 2 below illustrates the projected growth of the Yanchep Two-Rocks district. It clearly demonstrates a steady growth pattern until 2033 where the growth rate increases markedly before resuming the initial rate around 2046.

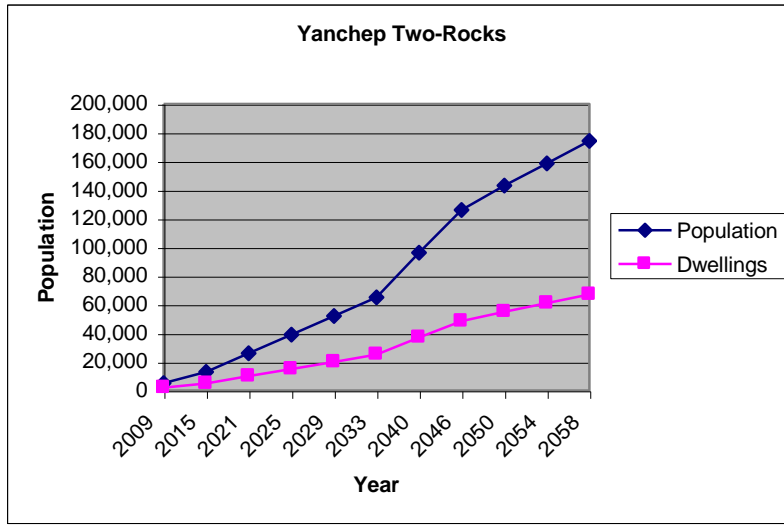


Figure 2: Yanchep Two-Rocks Population Projection (Source: Yanchep Two Rocks District Structure Plan, 2007)

Northern Coastal Growth Corridor

The combined population of Alkimos Eglinton and Yanchep Two Rocks is significant and is illustrated in Figure 3 below. At build out in approximately 2061, the NCGC will accommodate approximately 228,800 residents and 88,000 dwellings. Particularly rapid growth rates are projected between 2036 and 2046.

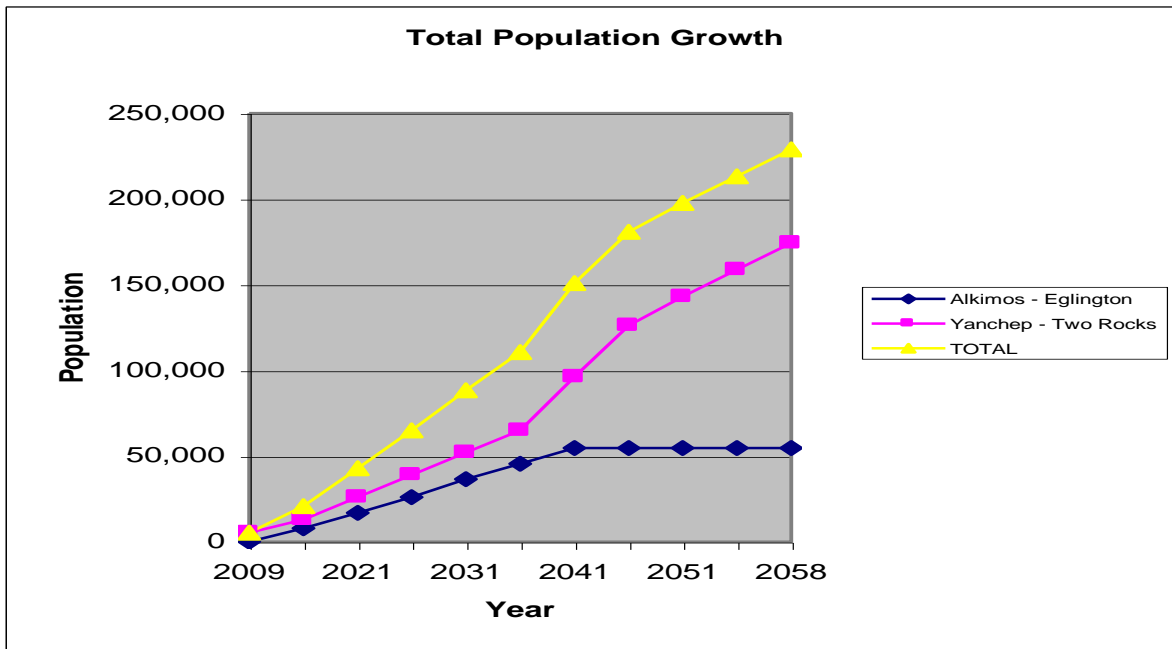


Figure 3: Total NCGC Projected Population Growth (Source: Alkimos Eglinton Community Development, Employment and Economic Development Plan, Geographia, 2009; Yanchep Two Rocks District Structure Plan, 2007)

2.2. Other Areas Impacting on the Project Area

The population of the suburbs immediately south of the project area (that includes Butler, Clarkson, Jindalee, Merriwa, Mindarie, Quinn’s Rocks and Ridgewood) was investigated to determine the potential impact on the facilities proposed within the growth corridor.

It is projected that these suburbs will encounter a similar population growth rate as the rest of the City of Wanneroo. Figure 4 demonstrates an estimated population increase of 19,466 residents within the area by 2031.

	Staging Period	2011	2011-2016	2016-2021	2021-2026	2026-2031
	Stage	0	1	2	3	4
Population						
Butler		9,768	12,903	12,839	12,417	12,140
Clarkson		12,819	16,300	18,747	18,645	18,309
Jindalee		1,274	3,607	5,909	7,997	8,566
Merriwa		5,820	5,849	5,845	5,816	5,766
Mindarie - Tamala Park		7,647	8,649	9,586	9,782	9,588
Quinns Rocks		9,237	9,597	9,960	10,142	10,402
Ridgewood		4,399	5,903	5,875	5,741	5,659
Total		50,964	62,808	68,761	70,540	70,430
Alkimos - Eglinton	0		7,800	16,900	26,000	36,400
Total Catchment (incl Alkimos Eglinton)						106,830

Figure 4: Population Growth for Suburbs impacting South of project area. (Source: id Forecast)

The Alkimos Regional Centre will consist of a variety of regional level facilities that will service a catchment area of approximately 10km radius. This 10km catchment area will reach to cover existing communities at Clarkson and Mindarie. The potential catchment population for these facilities is estimated to be 106,830 including the projected population of the suburbs south of the project area. An assessment of the impact of this population is discussed in section 4.4 of this report.

2.3. Demographics

Population demographics are not considered to have a significant impact on the provision of community facilities at a district and regional level, as the majority of these facilities are flexible and multipurpose in nature. Any specific response to a demographic need would likely occur at a local level.

Further as the nature of the population is likely to change over the timeframe of the report, it is not considered necessary to undertake a comprehensive analysis of future community makeup, as this will be undertaken during further planning.

2.4. Relevant Existing Community Facilities and Significant POS

Figure 5 shows a broad 10km catchment from the centre and the southern edge of the NCGC. It clearly illustrates that the corridor itself has little urban development and would therefore not have an existing stock of community facilities capable of servicing the future needs of the growth corridor. The catchment from the southern edge of the corridor extends to cover the Quinns/Butler district that may have some facilities that will service the southern areas of the growth corridor.

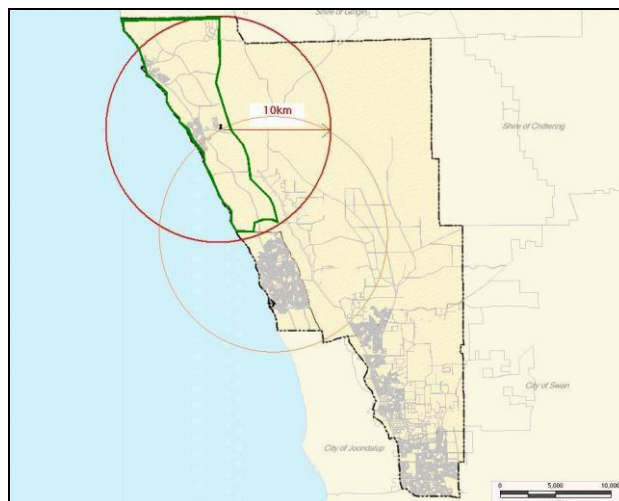


Figure 5: Growth Corridor Location and Broad Catchment

A list of significant existing facilities within the catchment illustrated in Figure 5 can be viewed at Appendix 3.

2.5. Issues Impacting on Community Infrastructure Provision

With such a rapidly growing population comes the challenge of delivering the necessary infrastructure to cater for growing community needs. It is critical that this be addressed through a planned and strategic approach to ensure that the City is best placed to achieve this in a timely manner whilst minimising the impact on the City's resources.

There are a number of issues impacting on the provision of community facilities that provide impetus for the development of a Community Infrastructure Plan including, but not limited to:

- Rapid and significant population growth and the need to provide community infrastructure to support new development;
- The City does not currently have a plan outlining how and when this infrastructure should be provided;
- The communities being planned for do not currently exist and there is a need to understand the impacts of future growth (through population projections) on future infrastructure requirements;
- The enormous cost of providing community infrastructure for a rapidly growing urban area and the implied responsibility on local government to fund the majority of this infrastructure;
- A large number of local structure plans are being lodged with the City. These plans are proposing certain levels of community infrastructure that are currently not quantified with regard to regional infrastructure provision and wider community needs;
- Existing communities south of the project area may impact on the demand for new facilities in the growth corridor and this impact needs to be carefully considered.

2.6. District Structure Plan Implications

The district structure plans for Alkimos Eglinton and Yanchep Two Rocks outline the broad urban framework upon which future planning will be based including the indicative location of activity centres and coastal nodes. Below is a summary of the current nodal arrangement of the northern growth corridor:

- Yanchep Two Rocks
 - 1 x Strategic regional city centre (Yanchep)
 - 1 x Regional northern town centre (Two Rocks)
 - 3 x District centres
 - 6 x Activity Centres
 - 3 x Coastal activity centres
 - 5 x District beaches (two of which could be regional)
 - 3 x Regional Open Spaces (Active Reserves)

- Alkimos Eglinton
 - 1 x Regional town centre
 - 1 x District centre
 - 2 x Coastal activity centres
 - 1 x Regional beach

These activity nodes will be the focal point for community activity and therefore district and regional level community facilities and strategic public open spaces should generally be located within, adjacent, or in close proximity to these nodes. Activity nodes are designed to have higher densities, therefore most facilities are proposed to be located around the centres to ensure that catchments and ultimately usage levels are maximised for these facilities throughout their lifespan.

Appendix 4 provides nominal names for each of the centres for reference throughout the report.

2.7. Community Facility Hierarchy

Community facilities (including public open space) have been categorised in accordance with a community facility hierarchy with different scales of facilities servicing varying sized catchments. Each category of facility impacts and is impacted on by other categories. As a result, community need is best met by providing facilities across the hierarchy rather than in isolation.

For the purpose of this report, the following hierarchy has been applied:

- State
 - Large purpose built facilities to cater for state, national and (sometimes) international needs.
 - Are generally purpose built facilities targeting specific industry needs.
 - Provision of State-level facilities is outside the scope of this report, but it is important to note that facilities of this scale may be developed in the northern growth corridor.

- Regional
 - Large scale facilities that cater for approximately 50,000 people or more with a catchment radius that extends across two or more districts (10km+).
 - Generally multifaceted facilities that cater to community needs that are unable to be addressed through local or district provision, either because of the scale of the facility required or because of the specialist nature of the activity.
 - Play an important role in supporting facilities and services at district and local level.
 - Will have an impact across both Yanchep Two Rocks and Alkimos Eglinton.

- District
 - Medium scale facilities catering for 20,000 – 30,000 people, with a catchment radius of 5-10km that encompasses several local or neighbourhood centres. In some cases, district facilities may serve up to 50,000 people.
 - District facilities primarily service surrounding communities and accommodate high intensity community activity that cannot be accommodated through local provision.
 - Will need to be located within both Yanchep - Two Rocks and Alkimos Eglinton
 - District facilities often resource local facilities (e.g. through outreach services, or material support).

- Local
 - Small to medium scale facilities that primarily meet the needs of the immediate surrounding community.
 - Provision is outside the scope of this report.

2.8. Standards of Provision

Standards of provision (also known as benchmarks, provision thresholds, ratios) are a method of determining indicative levels of facility provision based on what has been provided historically.

Facility planning standards are a good starting point for facility planning, however they cannot be relied upon in isolation to determine community need as they do not take into account local conditions such as the existing level of facility provision, physical barriers impacting on accessibility, or community makeup and layout.

- **Provision Sources**

Whilst there are no set or agreed standards for the provision of community infrastructure, a number of Australian local governments utilise benchmarks or ratios as a guide to assist with planning. Planning standards utilised were sourced from:

- City of Swan
- City of Wanneroo (existing ratios)
- Town of Kwinana
- Department of Sport and Recreation
- Planning for Community Infrastructure in Growth Areas (Victorian growth councils)
- South East Queensland Regional Plan – Implementation Guideline No. 5
- Calculated average of sources

- **Provision Characteristics**

Each set of standards each had their own set of characteristics to which the standard applied. The standards varied in terms of:

- Facility standard being applied (land size, facility size, configuration, location and relationship to other facilities)
- Quantity of provision
- Hierarchy of facilities
- Catchment of facilities

These characteristics determined which standards could effectively be compared and tested to determine the preferred standard to apply for the purpose of this report.

- Process of Selection

The City of Wanneroo has reviewed the above standards and determined a preferred set of standards for use in this report. The preferred standards have been selected based on their relevance to the subject site and through a review against current and preferred levels of provision for the NCGC. The preferred standards were then applied to the project area to determine general applicability.

Figure 6 displays the final provision standards to be utilised in this project.

FACILITY	RATIO
Regional	
	(Facility:People)
Multipurpose Hard Courts (6-10 Courts)	1:35,000
Public Open Space (Active)	1:50,000
Library	1:60,000
Indoor Recreation Centre (3-6 Courts)	1:75,000
Community Centre	1:100,000
Aquatic Centre	1:120,000
Art Gallery	1:150,000
Beach Activity Nodes	N/A
Surf Life Saving Club	N/A
District	
Public Open Space (Active)	1:25,000
Multipurpose Hard Courts (2 courts)	1:25,000
Indoor Recreation Centre (1-2 Courts)	1:30,000
Community Centres	1:35,000
Library	1:35,000
Art Gallery	1:47,500
Beach Activity Nodes	N/A
Surf Life Saving Outpost	N/A
Local	
Community Centres	1:7,500
Public Open Space (Active)	1:7,000

Figure 6: Preferred Provision Standards (Source: City of Wanneroo, City of Swan, City of Whittlesea, Department of Sport and Recreation, Geographia, SGS Economics & Planning)

3. FACILITY PROVISION PRINCIPLES & CONSIDERATIONS

The following principles have been considered when identifying community facility requirements for the NCGC:

3.1. General Principles

- A balance is required between large regional and district facilities and smaller walkable facilities at the local level.
- Larger, more multipurpose facilities (including POS) should be provided with larger population catchments, as opposed to providing a greater number of smaller, purpose built facilities. This will ensure that the potential for regular use throughout the life of the facility is maximised and avoid costly duplication of services and facilities.
- Co-location and integration of facilities and the creation of community hubs should be investigated and pursued where there is benefit in doing so (but should not be assumed to be appropriate on every occasion).
- The location of facilities needs to integrate with land use and transport planning. The integration of community facilities with public transport routes and the availability of alternative transport options are critical – particularly for those facilities that are likely to house community services.
- Land of sufficient size should be allocated in the first instance to accommodate larger multipurpose facilities, but actual facility development can be staged such that extensions can be added to satisfy need as the population grows or demographics change and demand for services increases or alters. This will minimise the financial burden of providing community facilities at early stages of development and reduce the duplication or non-co location of facilities.
- Facilities need to be designed and located to cater for all members of the community regardless of age, income, social status, cultural background, gender or ability.

3.2. Community Centres

Community centres are multipurpose community facilities that cater for a variety of social, educational and recreational pastimes. They often consist of a main hall and kitchen area supported by a variety of activity rooms and office space.

Regional community centres often include dedicated office space for government agencies and service providers and larger areas to accommodate more intensive social uses.

Provision Principles

- Regional facilities should be located within or near activity centres with access to public transport and shared parking. Similarly for District facilities, although these may also be located adjacent to other recreation facilities (e.g. hard courts) and POS to maximise shared use opportunities.
- Community centres should be flexible and broadly multipurpose, with the ability to serve specific functions, potentially through some sole use areas (e.g. community meeting rooms, youth breakaway areas, seniors activity room). Higher order facilities are more likely to have specific use areas.

3.3. Youth

- The facility needs of the youth population can primarily be met through multipurpose buildings that incorporate needs of youth. Some sole use areas will be required.
- Multipurpose buildings with a youth focus should be co-located with POS or outdoor recreation facilities to enhance the functionality of the facility and maximise the potential for the development of complementary facilities (e.g. wheeled sports facilities) and delivery of youth programs.

3.4. Aged

- Purpose built facilities are generally not required as needs of the older population can be met with multipurpose facilities, although some consideration will be required for user needs in facility design. Consequently, some sole use areas would be required (see below).
- Adult Day Centres (ADC) provide a service to frail aged and disabled people, and people from diverse linguistic backgrounds. This service is part funded by the Home and Community Care (HACC) programme and is administered by Local Government. Lotterywest or other grant bodies often provide additional funding. ADCs generally need to be purpose built to meet specific needs, but may be co-located with community centres or other similar community facilities. Although these facilities may be located within a district or regional facility, their primary focus is at a local level to maximise access. Their provision does therefore not require specific consideration as part of the community facilities plan.
- Location close to shops, services and public transport is critical.

3.5. Libraries

Libraries are facilities that provide a variety of services, primarily related to the access, storage and management of information. More recently, library services have expanded to provide learning and social opportunities, access to digital and electronic media and the provision of internet services.

Provision Principles

- Library services are traditionally provided out of a large central/regional library supported by a number of branch or mobile library services depending on the size and nature of existing communities.
- A regional library facility should be located in a central position, ideally within an activity centre to maximise accessibility. They should be readily accessible by pedestrians as well as by vehicle and public transport. They may form part of a community hub along with cultural and civic facilities to create a single cultural destination for the community. Alternatively they may be co-located or integrated with similar facilities.
- District libraries (branch libraries) should also be located in activity centres with ready access to transport routes and other like facilities. They may also be shared with high schools where appropriate.
- Land requirements:
 - Regional library: 1.0-1.5ha
 - District library: 0.50ha

3.6. Performing Arts Centres

Performing arts centres are a space for arts rehearsal and performance, ranging from small playhouses to large multi-purpose performance centres. Performing arts centres support a wide range of performing arts (from plays to operas and eisteddfods) and generally include space for arts workshops, rehearsals and storage. They may or may not include provision for cafés or other catering services to support performances.

Provision Principles

- Purpose built performing arts centres should only be provided at a regional level and preferably located within a city centre zone. They may form part of a cultural hub along with libraries, art galleries and community centres.
- District facilities should be located as part of a high school complex as the majority of use will be generated from the school.
- Both regional and district level facilities are not considered to be the funding or management responsibility of local government, although the City may, at its discretion, contribute in some way to their provision to secure community access. Accordingly, their provision has not been considered as part of the future facility needs for the NCGC.

3.7. Art Galleries & Exhibition Centres

An art gallery / exhibition centre is a space specifically allocated for the display, promotion and/or sale of art (be it paintings, sculpture, photography) or other exhibitions. It may or may not be a multipurpose space, but should ideally have facilities for the proper display, lighting, and handling of artworks or exhibits. More dedicated galleries may have associated function spaces to support exhibitions, or activity rooms to support classes or workshops.

Provision Principles

- Purpose built galleries should only be provided at regional level, located within a major regional centre to maximise access by vehicle and public transport. They should be incorporated into a library or community centre to create a cultural hub for the community.
- District and local gallery needs should be met within multipurpose community centres, through the use of a specific area or room. Alternatively, gallery space can be incorporated into a shopfront type facility to maximise incidental visitation.

3.8. Surf Life Saving Clubs

Surf life saving clubs are facilities built to support the activities of surf clubs in providing beach safety services and other club functions associated with life saving, coastal services and coastal recreation pastimes. They often incorporate public beach amenities and may also include community facilities such as meeting rooms, clubrooms and function rooms. Surf Life Saving Clubs are often associated with cafes and other commercial operations given their prominent location on the coast.

Provision Principles

- Surf life Saving Clubs including lookouts, storerooms and club facilities should generally be located at regional beaches, with smaller outpost facilities distributed at district beaches or other beaches of significance where required.
- Key considerations for the location of surf life saving facilities include
 - Location within a coastal nodal development,
 - Location that provides effective beach presence and surveillance opportunities
 - Location within close proximity to major swimming beaches
 - Central location to local (and wider) population catchments
 - Consideration of mobile beach patrols to enable beach safety services to extend north and south of the actual club location
- Surf Life Saving Clubs may be co-located with community centres, public change rooms and toilet facilities where appropriate to create a community hub for beach visitors and the wider community.

3.9. Indoor Recreation Centres

Indoor Recreation Centres are large-scale buildings that provide for a variety of sporting and community use. They generally include one or more sports courts plus a number of multipurpose activity/meeting rooms for community use. Regional level facilities often incorporate purpose built gymnasiums and aerobics facilities, plus larger function rooms and kitchen facilities.

Provision Principles

- Purpose built indoor recreation centres should only be provided at a regional level to maximise catchment and client base.
- Regional recreation centres should be co-located with aquatic centres where a need has been identified.
- District facilities (generally 1 to 2 courts) should be provided as part of a multipurpose community centre or co-located with high school facilities. In these cases, the school facility is upgraded to meet the standard required for community use.

3.10. Aquatic Centres

Aquatic Centres are generally indoor facilities incorporating one or more pools and associated facilities (spas, saunas) for swimming and other aquatic pastimes. 25m pools are the standard provision with some larger facilities incorporating 50m pools for competition and a variety of dive pools and activity splash pools to maximise the type of activity that may take place. Aquatic centres often incorporate a variety of 'dry' facilities such as gymnasiums and function rooms to increase the viability of the centre.

Provision Principles

- Given their significant capital and operating cost, aquatic centres should only be provided at a regional level to maximise their catchment and client base.
- Should be located within (or adjacent to) a major activity centre or as part of a regional sporting complex. Proximity to major roads and (if possible) public transport is essential.

- Aquatic Centres (indoor or outdoor) should ideally be co-located with indoor (dry) recreation centres to maximise access and visitation whilst optimising management and operational costs.
- Aquatic centres may be co-located with higher order education facilities such as universities, provided that community access is maintained at all times.

3.11. Regional & District Public Open Space

Regional Open Spaces accommodate major sporting facilities accommodating a high standard of formal sport. A Regional Sporting Ground generally accommodates high-level sport organised by the respective State Sporting Associations. Accordingly, the standard of playing surfaces and supporting infrastructure is high. In addition to multiple playing fields or hard courts for various sports, Regional Open Spaces may also incorporate outdoor spaces such as a terraced/mounded viewing areas, large playgrounds, passive green areas, shade, picnic tables, seating and BBQ areas. Regional Open Spaces may also provide a venue for major community events and festivals.

Provision Principles

- Regional open spaces are stand-alone facilities that require a significant parcel of land to accommodate high intensity sport and recreational use by the community. Consequently, these facilities need to be located at the edge of districts away from most households (to minimise impact of light and noise spill) whilst still being readily accessible by vehicle (and where possible, public transport) off major roads.
- Regional open spaces have significant parking and transport requirements and therefore their location needs to give thought to the impact on the adjacent road network.
- Regional open space shall be located and designed to minimise the proliferation of standalone buildings.
- Regional Open Spaces are often the best location for significant sporting and recreational infrastructure including state sporting facilities (i.e. purpose built basketball, netball, athletics, tennis, bowls etc), indoor recreation centres and aquatic centres.
- District open spaces, whilst still accommodating high levels of use, should be located within the district to maximise access and walkable catchment where possible.
- Regional and District Open Spaces need to accommodate a variety of built infrastructure to support their active use, including but not limited to:
 - Sporting pavilions/clubrooms
 - Sports Floodlighting
 - Internal Carparking
 - Internal pedestrian network
 - Irrigation and pumphouse infrastructure
 - Multi-purpose Hard courts, Cricket nets etc

3.12. Hard Courts

Hard courts generally consist of fenced banks of robust recreational playing surfaces to accommodate a variety of high intensity community sporting activities.

Provision Principles

- Hard courts should generally be designed and marked to accommodate multiple uses (tennis, netball, basketball as a minimum).
- Regional complexes should consist of 10 or more hard courts and may have sole purpose line marking (for tennis or netball) to facilitate a high level of competition. Regional court complexes should be located within regional or district public open space.
- District hard court complexes (6-10 courts) should be located within district public open space or co-located with high schools.
- Hard courts should not be provided as stand alone facilities unless co-location options have been fully explored and exhausted.

4. COMMUNITY FACILITY PROVISION

Future community facility requirements have been based primarily on informed population projections and historical rates of facility provision (standards), with the final requirements determined as a result of a detailed analysis of existing provision, planned provision, facility catchments and natural barriers.

4.1. Standards Assessment

An application of the facility provision standards outlined in Section 2.8 provides a basis on which to determine the number of facilities required in the NCGC:

FACILITY	RATIO	RAW PROVISION DATA			PROPOSED PROVISION		
		Alkimos Eglinton	Yanchep Two Rocks	TOTAL	Alkimos Eglinton	Yanchep Two Rocks	TOTAL
		54,600	174,200		54,600	174,200	
Regional							
Multipurpose Hard Courts	1:35,000	1.56	4.98	6.54	1	5	6
Public Open Space (Active)	1:50,000	1.09	3.48	4.57	1	3	4
Indoor Recreation Centre	1:75,000	0.73	2.32	3.05	1	2	3
Library / Art Gallery	1:60,000	0.91	2.9	3.81	1	3	4
Community Centre	1:100,000	0.55	1.74	2.29	1	1	2
Indoor Rec / Aquatic Centre	1:120,000	0.46	1.45	1.91	1	1	2
Beach Activity Nodes	N/A						
Surf Life Saving Club	N/A						
District							
Public Open Space (Active)	1:25,000	2.18	6.97	9.15	2	7	9
Multipurpose Hard Courts	1:25,000	2.18	6.97	9.15	2	7	9
Indoor Recreation Centre	1:30,000	1.82	5.81	7.63	1	5	6
Community Centres	1:35,000	1.56	4.98	6.54	1	5	6
Library	1:35,000	1.56	4.98	6.54	1	5	6
Beach Activity Nodes	N/A						
Surf Life Saving Outpost	N/A						

Figure 7 – Facility Requirements: Standards Assessment

The “raw provision data” displayed in Figure 7 is the result of the provision ratio applied to the build-out population to obtain the number of facilities required to support that population. Where the numbers are decimal in nature, this illustrates that the population is not large enough in that instance to support a full facility. In the case where the decimal includes a whole number, the proportion of the population that does not support a full facility adds to the pressure on the facility that is already justified by the population.

The “proposed provision” displayed in Figure 7 takes this issue into consideration by addressing the raw data across both Yanchep Two Rocks and Alkimos Eglinton as the cumulative population across the two districts may justify a facility that could not be supported by Alkimos Eglinton or Yanchep Two Rocks alone.

A full outline of facility projections based on standards is included at Appendix 5 and 6.

4.2. Existing Level of Provision

A review of facilities across the wider City of Wanneroo and Joondalup local government areas gives insight into the pattern of existing facility provision that may be considered when determining future provision in the NCGC. Appendix 7 illustrates the spread of various facilities in the broader region.

The majority of existing facilities within the specific catchment of the NCGC (See Figure 5) are considered to be of a local nature and are therefore of no consequence to the planning of future facilities. However the following facilities are considered to be significant and comment is made on their impact:

- Two Rocks Library/Community Centre / Phil Renkin Recreation Centre

This multipurpose facility is located on Charnwood Park in Two Rocks immediately adjacent to the town centre precinct. It is considered to be district in nature, however it is very much an aged facility. Its location is strategically important given its proximity to the Two Rocks Town Centre, which is to be significantly redeveloped.

The facility should therefore be retained and upgraded to a district level facility when its condition or population dictates.

- Yanchep Surf Life Saving Club

The Yanchep Surf Life Saving Club currently operates out of inadequate facilities at the Yanchep Lagoon. A planning study was completed in September 2004 proposing the relocation of the Club to the beach at Club Capricorn adjacent to the future Capricorn Coastal Node, although the final location of any replacement facility has yet to be confirmed. Regardless of the ultimate location, the Club will need new facilities to ensure that they can continue to provide beach safety services for the future population of Yanchep Two Rocks.

- Gumblossum Community / Recreation Centre

The Gumblossum Community Centre is a district facility located in Quinns Rocks consisting of a community centre and indoor sports hall. Its location on an active reserve with associated public use tennis courts further enhances its district status. Although technically within the catchment of the southern extent of the northern growth corridor, the centre already services a significant population, being the only district facility for the suburbs of Quinns Rocks, Mindarie, Clarkson, Ridgewood, Merriwa, Butler and future Jindalee. It is therefore considered to be of no consequence to the planning of future facilities within the NCGC.

- Mindarie Quinns Surf Life Saving Club

The Mindarie Quinns Surf Life Saving Club currently services the coastal area north of Mindarie - primarily Quinns beach and surrounds. Mindarie Marina restricts the club's activities expanding further south while the area to the north is currently undeveloped and has no beach access to the general public. The club will need to service the area of Jindalee once this is developed, however it is likely to be beyond the capacity of the club to patrol beaches further north into the growth corridor.

Additional surf life saving facilities will therefore be required in the NCGC.

4.3. Catchments and Barriers

Each tier of facility in the hierarchy has an applicable catchment that may be population driven (as per the provision standards) or simply a geographic distance catchment. The applicable geographical catchments utilised in this report are as follows:

- Regional Facilities – 10km
- District Facilities – 5km
- Local Facilities – 2km

During the analysis of facility catchments, major physical barriers have been identified in the NCGC that will affect the catchments of all facilities. They include:

- Northern suburbs railway;
- Mitchell freeway;
- Significant roads;
- Major bush forever sites; and
- Indian Ocean.

These barriers affect accessibility within the catchment and may impact on the number of potential users that utilise the facilities. Where significant barriers exist, catchments are likely to overlap, potentially affecting the number of facilities required. Where possible, facilities have been located to minimise the impact of natural barriers. Where this is not possible, overlap between catchments has been minimised resulting in an effective spread of facilities.

4.4. Southern Suburbs Population Impact

The Alkimos strategic centre will consist of a variety of regional level facilities that will service a catchment area of up to 10km radius. Although this 10km catchment will extend to existing communities at Clarkson and Mindarie, it cannot be assumed that these residents will contribute to the need for facilities within Alkimos.

The population of the suburbs immediately south of Alkimos was investigated to determine the potential impact on the number of facilities proposed in Alkimos. This was based on a combined population projection of Alkimos–Eglinton and the southern suburbs and investigation into existing and known future facility provision. Appendix 8 demonstrates the difference between the proposed level of infrastructure for Alkimos and what is projected by a standards assessment of combined Alkimos Eglinton / Southern suburbs population.

Although the standards assessment revealed additional facilities were required as a result of the population in the southern suburbs, their provision in Alkimos would impact on the proper and orderly provision of facilities. If additional facilities were to be provided they would be better placed within the southern suburbs to ensure an effective catchment. As a result of an increased population additional district level infrastructure within the southern suburbs would be required to service the demand. Regional facilities can be accessed at the regional centre at Joondalup, which is likely to remain an attractive destination into the future.

It was therefore deemed unnecessary to provide additional facilities on account of the population outside the project area.

4.5. Proposed Facility Provision for Northern Growth Corridor

The final level of proposed facility provision has been altered from the original standards projection following a review of existing facilities, a catchment analysis, available information on the project area and significant barriers and the application of facility principals and considerations.

Figure 8 below displays a comparison between the original proposed provision and the final level of proposed provision. Explanations for the reduction in proposed provision is explained in Appendix 9.

FACILITY TYPE	STANDARDS ASSESSMENT			FINAL LEVEL OF PROPOSED PROVISION			
	Alkimos Eglinton 54,600	Yanchep Two Rocks 174,200	TOTAL	Alkimos Eglinton 54,600	Yanchep Two Rocks 174,200	TOTAL	DIFFERENCE
Regional							
Multipurpose Hard Courts	1	5	6	1	2	3	-3
Public Open Space (Active)	1	3	4	0	3	3	-1
Indoor Recreation Centre	1	2	3	1	1	2	-1
Library / Art Gallery	1	3	4	1	2	3	-1
Community Centre	1	1	2	1	1	2	0
Indoor Rec / Aquatic Centre	1	1	2	0	1	1	-1
Beach Activity Nodes	N/A			1	1	2	-
Surf Life Saving Club	N/A			1	1	2	-
District							
Public Open Space (Active)	2	7	9	2	5	7	-2
Multipurpose Hard Courts	2	7	9	1	7	8	-1
Indoor Recreation Centre	1	5	6	1	1	2	-4
Community Centres	1	5	6	1	5	6	0
Library	1	5	6	1	1	2	-4
Beach Activity Nodes	N/A			1	4	5	-

Figure 8 – Comparison of proposed provision and final level of proposed provision.

It is proposed to deliver these facilities throughout the NCGC as follows:

Centre	Facilities
Alkimos Secondary Centre	Regional Indoor Recreation Centre
	Regional Library
	Regional Community Centre
Alkimos South Coastal Village	Surf Life Saving Club
	Regional Beach Facilities
Alkimos North Coastal Village	District Beach Facilities
East Alkimos	District POS
	Regional Multipurpose Hard Courts
Eglinton District Centre	District Community Centre
North Eglinton (<i>but in close proximity to the Eglinton District Centre</i>)	District Library
	District POS
	District Multipurpose Hard Courts
	District Indoor Recreation Centre
Yanchep DSP Centre 'C'	District Multipurpose Hard Courts
	District Community Centre
Yanchep Lagoon	Regional Beach Facilities
	Surf Life Saving Club
Capricorn Coastal Node	District Beach Facilities
Yanchep Metropolitan Centre	District POS

	Regional Library / Art Gallery
	Regional Community Centre
	Regional Indoor Recreation / Aquatic Centre (w/ Arena)
West Yanchep Activity Centre	District Community Centre
Yanchep Coastal Centre	District Beach Facilities
North Yanchep Activity Centre 1	Regional POS (outside Centre)
	Regional Multipurpose Hard Courts (outside Centre)
	District Indoor Recreation Centre
	District POS
	District Multipurpose Hard Courts
	District Community Centre
	District POS (outside Centre, w/ High School to the west)
North Yanchep Activity Centre 2	District POS
	District Multipurpose Hard Courts
Yanchep DSP Centre 'K'	District Beach Facilities (to the south)
	District Library
	District Community Centre
East Two Rocks Activity Centre	District Multipurpose Hard Courts
Two Rocks North Secondary Centre	Regional POS (outside Centre)
	Regional Indoor Recreation (outside Centre)
	Regional Library
Yanchep DSP Centre 'F'	District Community Centre
	District POS
	District Multipurpose Hard Courts
Two Rocks Coastal Centre	District Beach Facilities
North Two Rocks Activity Centre	Regional POS
	District Multipurpose Hard Courts

5. FACILITY STAGING

5.1. Proposed Staging

A series of maps has been developed to visually display the proposed facilities and staging (See Appendix 10). They clearly illustrate the complex information on facility location and development timing and will form the basis for further planning at each site.

The maps illustrate the progressive development of the corridor over 50 years, broken into 5-year stages. The staging periods were determined largely as a result of the availability of population data for particular years. Given the large period of time until full build out, the availability and accuracy of projection data so far into the future determined that a more flexible approach to facility staging was required.

Each period displays the progressive development of land, along with the necessary transport infrastructure and community facilities required to support the growth in population. The development of land and transport infrastructure are included to visually display the areas of development occurring within a particular stage as they directly impact on when facilities may be developed within an area, both in terms of land availability and access.

Proposed facilities are identified as either district or regional facilities, with those facilities required by the end of each stage shown in red. It should be noted that each dot merely represents the need for that type of facility during a particular stage - detailed planning will determine how these are actually delivered on ground (i.e. as a stand-alone facility or as a component of a multipurpose facility).

Due to the nature of co-located facilities, their ultimate staging will be dependent on the development of other infrastructure such as schools, universities and rail.

The final map displays the total proposed provision of facilities within the NCGC overlaid on the district structure plan maps for Alkimos-Eglinton & Yanchep-Two Rocks, which display neighbourhood, district and regional centres, major road networks, and high schools. This provides an indicative location of the facilities relative to the proposed activity centres and future urban form.

Justification for the location and staging of the proposed facilities can be seen at Appendix 11.

Each staging map includes a table displaying the population and dwelling information for that stage along with the facilities required, the location of that facility and any associated co-location. The full outline of facilities required and the stage in which they are required is displayed in Appendices 12, 13 and 14.

The proposed provision of each individual facility is shown in Appendix 15, indicating the spread of each facility type throughout the NCGC.

5.2. Facility Cost Estimates

A facility costing exercise was undertaken to provide an estimated cost of the facilities identified in the Community Facilities Plan. The cost estimates are based on standard facility models prepared by the City for each of the facilities which are based existing facilities where possible and adjusted to reflect best practice where appropriate.

Figure 10 displays the costs estimates utilised for this report in 2011 dollars. They consist of both construction and land costs and relevant contingencies for planning, design and construction.

Separate costs are shown for Alkimos Eglinton and Yanchep Two Rocks as different land values apply in each area.

ALKIMOS EGLINTON

Facility Type	Regional	
		Unit Cost
	Indoor Rec / Aquatic Centre	\$64,035,596
	Beach Activity Nodes	\$4,244,261
	Community Centres	\$8,928,939
	Indoor Recreation Centre	\$24,924,180
	Library / Art Gallery	\$19,583,167
	Multipurpose Hard Courts	\$4,145,637
	Public Open Space (Active)	\$27,604,499
	Surf Life Saving Club	\$7,243,572
	District	
	Beach Activity Nodes	\$2,139,600
	Community Centres	\$5,641,538
	Indoor Recreation Centre	\$13,209,953
	Library	\$8,429,518
	Multipurpose Hard Courts	\$2,175,984
	Public Open Space (Active)	\$10,787,631

YANCHEP TWO ROCKS

Facility Type	Regional	
		Unit Cost
	Indoor Rec / Aquatic Centre	\$92,733,792
	Beach Activity Nodes	\$4,244,261
	Community Centres	\$8,683,659
	Indoor Recreation Centre	\$24,347,600
	Library / Art Gallery	\$19,056,263
	Multipurpose Hard Courts	\$4,145,637
	Public Open Space (Active)	\$27,604,499
	Surf Life Saving Club	\$6,920,676
	District	
	Beach Activity Nodes	\$2,139,600
	Community Centres	\$5,493,278
	Indoor Recreation Centre	\$12,827,501
	Library	\$8,184,630
	Multipurpose Hard Courts	\$2,175,984
	Public Open Space (Active)	\$10,787,631

Figure 10: Estimated Facility Costs for the Northern Coastal Growth Corridor. (Source: North Coastal Growth Corridor Community Facilities Cost Report – Feasibility Study; Donald Cant Watts Corke, July 2011)

An outline of the cost to implement each stage based on the figures presented above is displayed in Appendix 16. The facility models on which the cost estimate is based is included at Appendix 17.

6. APPENDICES

Appendix 1	–	Population and Dwelling Sources
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Appendix 5	–	Standards Assessment - Alkimos Eglinton
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Appendix 1: Population & Dwelling Sources

			Year																				
Northern Corridor		Source	2009	2011	2015	2016	2021	2025	2026	2029	2031	2033	2036	2040	2041	2046	2050	2051	2054	2056	2058		
City of Wanneroo		ID Forecast	140,497	153,532		195,969	234,592		269,100		302,275												
City of Wanneroo		WA Planning Tomorrow	134,847	146,800		171,000	201,200				258,403												
Wanneroo/Joondalup		Direction 2031	134,847								395,000												
City of Wanneroo		DOP	134,847								213,099												
Region		Sub Region																					
Population	Alkimos-Eglinton	ID Forecast	26	796		10,929	24,348		37,294		52,304												
		DSP (Geographia) Low avg. V=10%		235		5,857	12,313		20,168		27,531		34,985		42,558								
		DSP (Geographia) High avg. V=10%		267		6,632	13,989		22,634		30,885		39,168		47,359								
		DSP (Geographia) Low avg. V=0		262		6,590	13,880		22,534		30,755		39,016		47,290								
		DSP (Geographia) High avg. V=0		294		7,371	15,542		25,012		34,157		43,290		52,243								
		LSP (Geographia) Low Forecast		225		4,383	9,742		14,875		21,149		29,045		43,042								
		LSP (Geographia) High Forecast		249		4,913	10,951		16,734		23,744		32,390		47,734								
		Infrastructure Staging Strategy		0			7,800	16,900		26,000		36,400		45,500		54,600	54,600		54,600		54,600		54,600
	North Alkimos	LSP - North Alkimos Low Forecast										6,000**											
		LSP - North Alkimos High Forecast										8,000**											
	Two Rocks	ID Forecast	2,054	2,281		3,288	5,062		7,292		10,957												
		LSP - Two Rocks Town Centre								2,230**													
	Yanchep	ID Forecast	3,167	3,830		6,488	10,951		15,984		20,818												
		LSP - Capricorn Coastal Village	1,500	3,000	5,000	5,500																	
	South Yanchep	LSP - Yanchep Regional Centre						7,380															
		LSP - Yanchep Regional Centre						3,198															
	Yanchep-Two Rocks	LSP - Yanchep Regional Centre						18,130															
		ID Forecast	5,221	6,111		9,776	16,013		23,276		31,775												
	District Plan (ID Forecast)		7,099		12,289	21,563																	
	Infrastructure Staging Strategy	5,200		13,000		26,000	39,000		52,000		65,000		96,200		126,100	143,000		158,600		174,200			
Region		Sub Region																					
Dwellings	City of Wanneroo	ID Forecast	50,946	55,756		71,011	85,655		99,622		113,490												
		DOP				63,288	76,450		87,588		96,700												
		Community Development Strategy (COW)				51,054																	
	Alkimos-Eglinton	ID Forecast	10	260		3,555	7,925		12,477		17,417												
		District Structure Plan		120		2,993	6,482		10,092		13,876		17,542		21,017								
		Infrastructure Staging Strategy	0			3,000	6,500		10,000		14,000		17,500		21,000	21,000		21,000		21,000		21,000	
	North Alkimos	LSP - North Alkimos										3,327**											
		ID Forecast	1,022	1,122		1,542	2,267		3,195		4,702												
		LSP - Two Rocks Town Centre							892**														
	Two Rocks	LSP - Two Rocks Town Centre							5,406**														
		Zoning + Residential Density Plan- Low																				4,880	
		Zoning + Residential Density Plan- High																					6,490
	Yanchep	ID Forecast	1,453	1,744		2,807	4,622		6,672		8,701												
		LSP - Capricorn Coastal Village	1,200	1,600	2,400	2,600																	
		LSP - Yanchep Regional Centre						3,000															
	Yanchep Beach Road	LSP - Yanchep Beach Road										1,770**											
		LSP - Yanchep Regional Centre						1,300															
	Yanchep Regional Centre	LSP - Yanchep Regional Centre						7,370															
Infrastructure Staging Strategy		2,000		5,000		10,000	15,000		20,000		25,000		37,000		48,500	55,000		61,000		67,000			
Yanchep-Two Rocks	ID Forecast	2,475	2,866		4,349	6,889		9,867		13,403													

Key - **=Estimated year of build out occurring

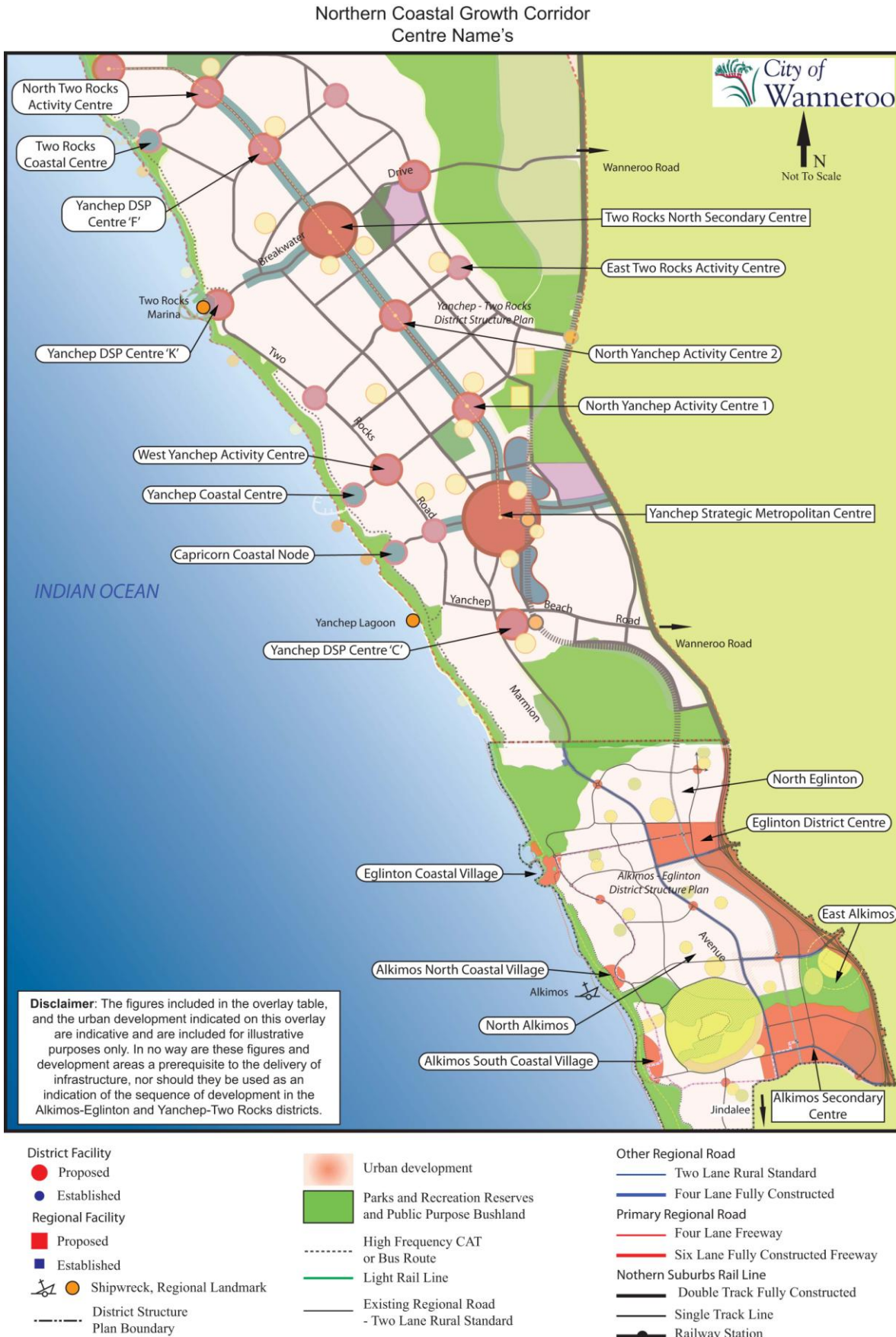
Appendix 2: Nominated Population – Dwellings: Infrastructure Staging Strategy

Region		Year																	
		2009	2015	2016	2021	2025	2026	2029	2031	2033	2036	2040	2041	2046	2050	2051	2054	2056	2058
Alkimos – Eglinton	Population	0		7,800	16,900		26,000		36,400		45,500		54,600	54,600		54,600		54,600	
	Dwellings	0		3,000	6,500		10,000		14,000		17,500		21,000	21,000		21,000		21,000	
Yanchep – Two Rocks	Population	5,200	13,000		26,000	39,000		52,000		65,000		96,200		126,100	143,000		158,600		174,200
	Dwellings	2,000	5,000		10,000	15,000		20,000		25,000		37,000		48,500	55,000		61,000		67,000

Appendix 3: Existing Infrastructure in Northern Coastal Growth Corridor

SUBURB	BUILDING	CATCHMENT
BUTLER	Butler Community Centre Kingsbridge Toilets/Changerooms	District District
CLARKSON	Anthony Waring Park Community Facility Clarkson Volunteer Bushfire Brigade Office Clarkson Library Clarkson Youth Centre Anthony Waring Park Toilets Aldersea Park Toilets	Local Regional District District Local Local
MERRIWA	Addison Park Toilets/Clubrooms Jenolan Way Community Centre (incl Child health Centre) Merriwa Welfare Administration Centre	Local District Local
MINDARIE	Mindarie Beachside Toilets Mindarie Quinns Surf Lifesaving Club (Building) Abbeville Park Toilets Quinns Caravan Park Portofinos (incl public toilets & changerooms)	Regional Regional Local N/A N/A
QUINNS ROCKS	Gumblossom Community Centre Gumblossom Clubrooms Quinns Rocks Bowling Clubrooms Quinns Rocks Child Health Centre Quinns Rocks Fire Brigade Shed Quinns Rocks North Beach Toilets/Changerooms	District Local/District District District District Local
RIDGEWOOD	Ridgewood Park Clubrooms & Amenities Block	Local
TWO ROCKS	Charnwood Park Toilets/Changerooms Phil Renkin Community facility & Library Two Rocks Children's Community Facility Leemans Landing toilets The Spot Toilets	Local District Local Local Local
YANCHEP	Mary Lindsay Homestead Oldham Park Clubrooms St Andrews Park Clubrooms/Changerooms Sun City Sports Club Yanchep Beach Facility (Building) Yanchep Beach Kiosk Yanchep Beach Toilets/Changerooms Yanchep Community Centre Yanchep Surf Lifesaving Club	District Local Local District Local Local Local District Regional

Appendix 4: Nominal Centre Reference Names



Appendix 5: Standards Assessment - Alkimos Eglinton

STAGING PERIOD STAGE	CURRENT PROVISIONS	RATIO	REQUIRED PROVISIONS						
			Prior 2011 0	2012-2016 1	2017-2021 2	2022-2026 3	2027-2031 4	2032-2036 5	2037-2041 6
Dwellings			0	3,000	6,500	10,000	14,000	17,500	21,000
Population			0	7,800	16,900	26,000	36,400	45,500	54,600
Regional									
Art Gallery & Exhibition Centre	0	150,000							0.4
Beach Parks / Picnic Nodes	0	N/A							
Surf Life Saving Club	0	N/A							
Community Centres	0	100,000							0.5
Library	0	60,000						0.8	0.9
Sporting Fields (Active)	0	50,000					0.7	0.9	1.1
Combined Aquatic / Recreation Centre	0	75,000							0.7
Indoor Aquatic Centre	0	120,000							0.5
Indoor Sport and Recreation Centre	0	75,000						0.6	0.7
Multipurpose Hard Courts	0	35,000					1.0	1.3	1.6
District									
Art Gallery & Exhibition Centre	0	47,500						1.0	1.1
Beach Parks / Picnic Nodes	0	N/A							
Surf Life Saving Club	0	N/A							
Community Centres	0	35,000					1.0	1.3	1.6
Library	0	35,000				0.7	1.0	1.3	1.6
Sporting Fields (Active)	0	25,000				1.0	1.5	1.8	2.2
Combined Aquatic / Recreation Centre	0								
Indoor Aquatic Centre	0								
Indoor Sport and Recreation Centre	0	30,000				0.9	1.2	1.5	1.8
Multipurpose Hard Courts	0	25,000				1.0	1.5	1.8	2.2
Local									
Art Gallery & Exhibition Centre	0								
Beach Parks / Picnic Nodes	0								
Surf Life Saving Club	0								
Community Centres	0	7,500		1.0	2.3	3.5	4.9	6.1	7.3
Library	0								
Sporting Fields (Active)	0	7,000		1.1	2.4	3.7	5.2	6.5	7.8
Combined Aquatic / Recreation Centre	0								
Indoor Aquatic Centre	0								
Indoor Sport and Recreation Centre	0								
Multipurpose Hard Courts	0								

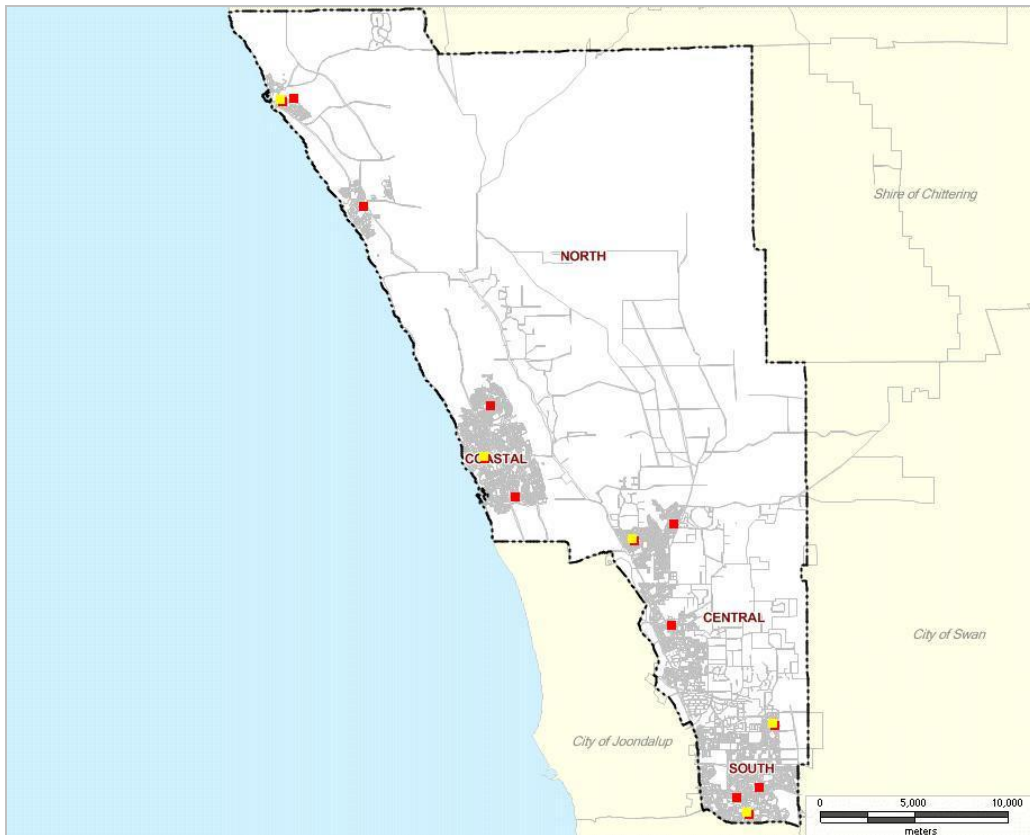
Appendix 6: Standards Assessment - Yanchep Two Rocks

FACILITY TYPE	STAGING PERIOD		REQUIRED PROVISIONS										
	STAGE	YEAR	Prior 2011	2012-2016	2017-2021	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2047-2051	2052-2056	2057-2061
			0	1	2	3	4	5	6	7	8	9	10
	CURRENT PROVISION	RATIO	Prior 2011	2015	2021	2025	2029	2033	2040	2046	2050	2054	2058
	Dwellings		2000	5,000	10,000	15,000	20,000	25,000	37,000	48,500	55,000	61,000	67,000
	Population		5200	13,000	26,000	39,000	52,000	65,000	96,200	126,100	143,000	158,600	174,200
Regional													
	Art Gallery & Exhibition Centre		150,000						0.8	1.0	1.1	1.2	
	Performing Arts Centre		50,000				1.0	1.3	1.9	2.5	2.9	3.2	3.5
	Beach Parks / Picnic Nodes		N/A										
	Surf Life Saving Club	1	N/A										
	Community Centres		100,000					1.0	1.3	1.4	1.6	1.7	
	Library		60,000				0.9	1.1	1.6	2.1	2.4	2.6	2.9
	Sporting Fields (Active)		50,000				1.0	1.3	1.9	2.5	2.9	3.2	3.5
	Combined Aquatic / Recreation Centre		75,000					0.9	1.3	1.7	1.9	2.1	2.3
	Indoor Aquatic Centre		120,000						0.8	1.1	1.2	1.3	1.5
	Indoor Sport and Recreation Centre		75,000					0.9	1.3	1.7	1.9	2.1	2.3
	Multipurpose Hard Courts		35,000		0.7	1.1	1.5	1.9	2.7	3.6	4.1	4.5	5.0
District													
	Art Gallery & Exhibition Centre		47,500				1.1	1.4	2.0	2.7	3.0	3.3	3.7
	Performing Arts Centre		35,000		0.7	1.1	1.5	1.9	2.7	3.6	4.1	4.5	5.0
	Beach Parks / Picnic Nodes		N/A										
	Surf Life Saving Club		N/A										
	Community Centres	1*	35,000		0.7	1.1	1.5	1.9	2.7	3.6	4.1	4.5	5.0
	Library	1*	35,000		0.7	1.1	1.5	1.9	2.7	3.6	4.1	4.5	5.0
	Sporting Fields (Active)		25,000		1.0	1.6	2.1	2.6	3.8	5.0	5.7	6.3	7.0
	Combined Aquatic / Recreation Centre												
	Indoor Aquatic Centre												
	Indoor Sport and Recreation Centre	1*	30,000		0.9	1.3	1.7	2.2	3.2	4.2	4.8	5.3	5.8
	Multipurpose Hard Courts		25,000		1.0	1.6	2.1	2.6	3.8	5.0	5.7	6.3	7.0
Local													
	Art Gallery & Exhibition Centre	1											
	Performing Arts Centre												
	Beach Parks / Picnic Nodes												
	Surf Life Saving Club												
	Community Centres	1	7,500	0.7	1.7	3.5	5.2	6.9	8.7	12.8	16.8	19.1	23.2
	Library												
	Sporting Fields (Active)		5,000	1.0	2.6	5.2	7.8	10.4	13.0	19.2	25.2	31.7	34.8
	Combined Aquatic / Recreation Centre												
	Indoor Aquatic Centre												
	Indoor Sport and Recreation Centre												
	Multipurpose Hard Courts												

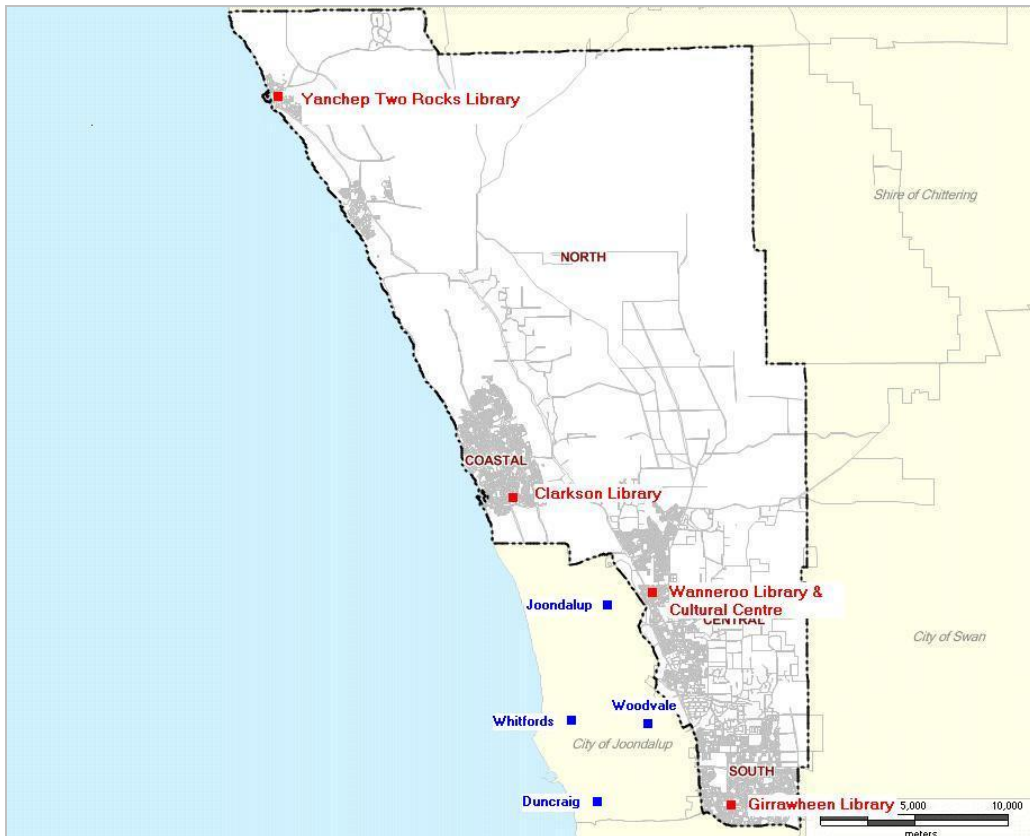
* Forms part of the Phil Renkin Centre

Appendix 7: Existing Facilities in Surrounding Regions

EXISTING COMMUNITY CENTRES



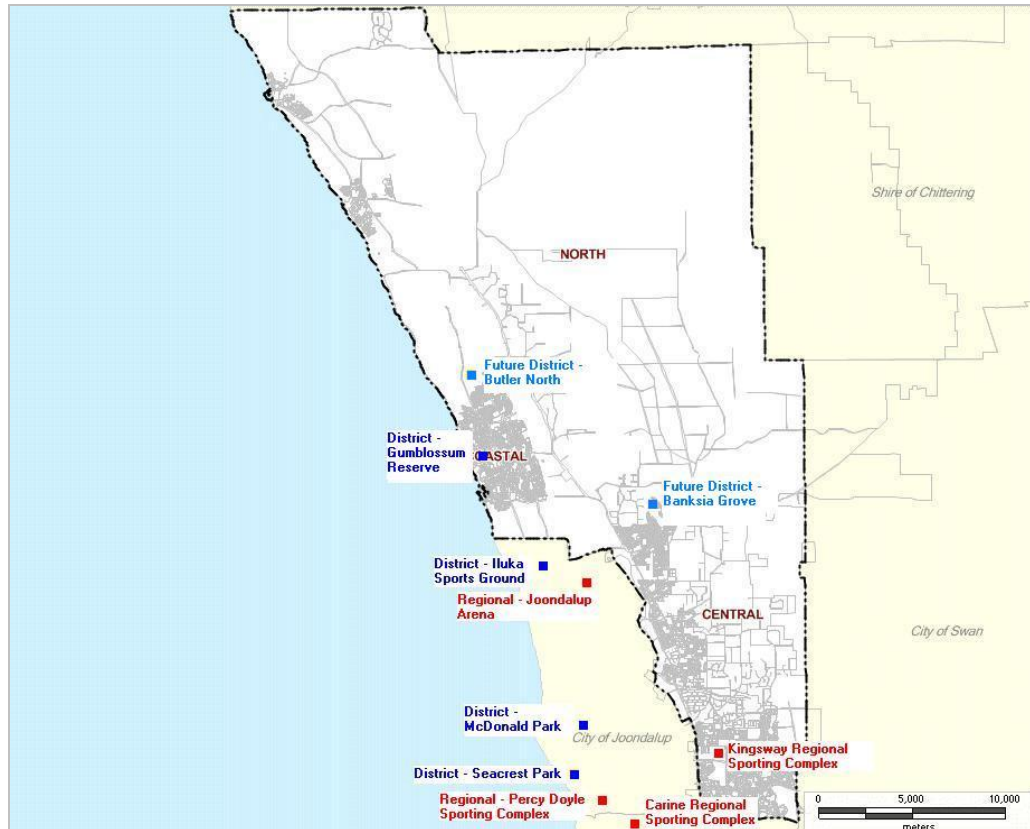
EXISTING LIBRARIES



EXISTING INDOOR RECREATION CENTRES



EXISTING STRATEGIC PUBLIC OPEN SPACE



Appendix 8: Southern Suburbs Impact on Facility Projections in Alkimos Eglinton

Alkimos Eglinton Facilities	Total Projected *	Total Proposed	Difference
Regional			
Beach Node Facilities			
Surf Life Saving Club		2	
Community Centres	1	1	
Library / Art Gallery	2	1	1
Sporting Fields (Active)	2	1	1
Indoor Rec / Aquatic Centre	1	1	
Indoor Recreation Centre	1	1	
Multipurpose Hard Courts	3	1	
District			
Beach Node Facilities			
Surf Life Saving Club Outpost			
Community Centres	3	2	1
Library	3	2	1
Sporting Fields (Active)	4	4	
Indoor Sport and Recreation Centre	3	3	
Multipurpose Hard Courts	4	3	1

* Based on standards assessment of the combined population of Alkimos, Eglinton, Butler, Clarkson, Jindalee, Merriwa, Mindarie, Quinn's Rocks and Ridgewood)

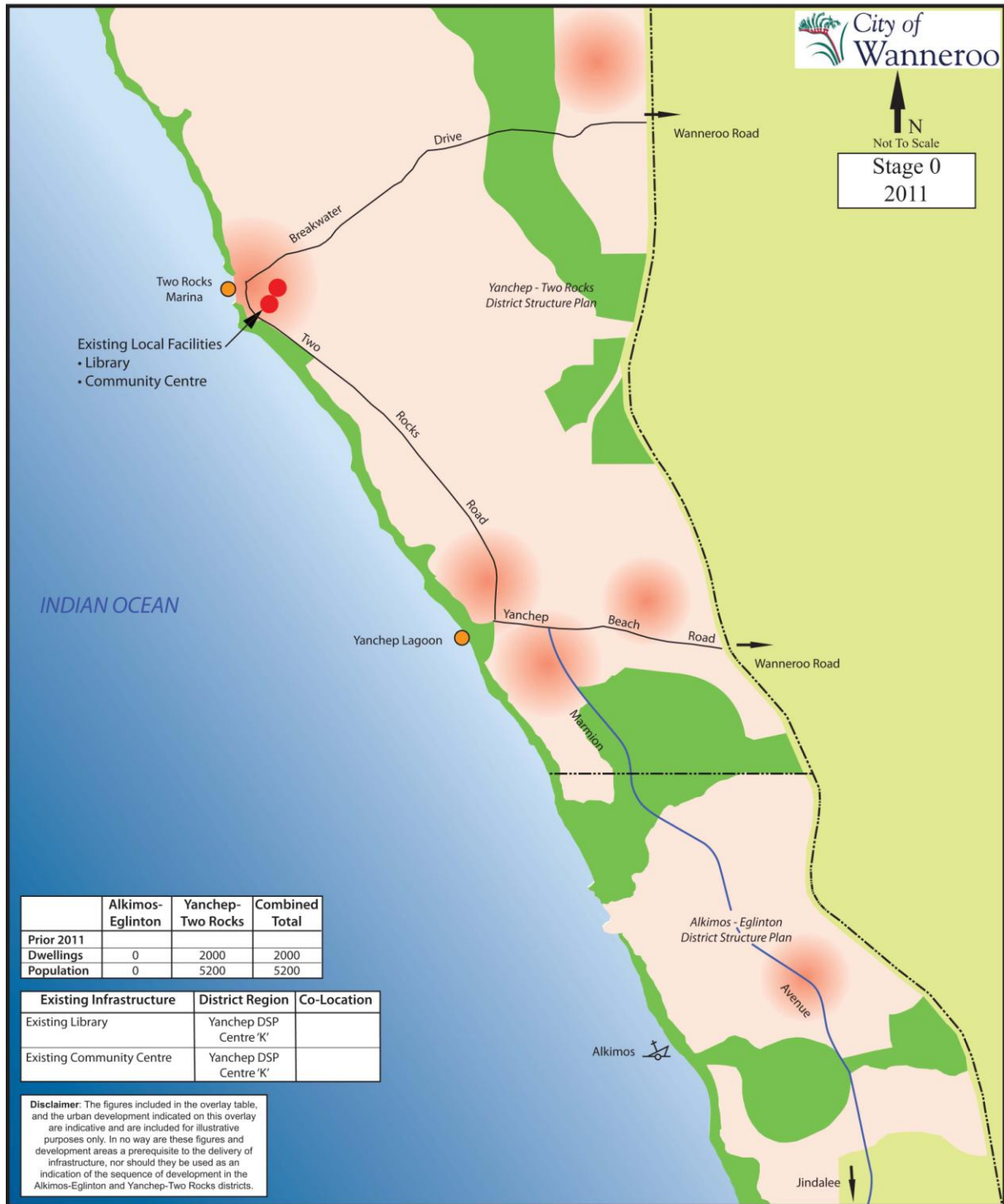
Appendix 9: Deleted Facilities

Infrastructure Deleted	Original District / Region	Justification for Deletion of Infrastructure
Regional Multipurpose Hard Court	North Two Rocks 2 District centre, East Two Rocks Activity Centre and South Yanchep DSP Centre 'C'.	Multipurpose hard courts have traditionally been over provided. Therefore to reduce this over provision, regional facilities have been reduced from the amount prescribed by the standards resulting in only two being proposed (from the original five prescribed). The three sites not proposed have been merged with proposed district facilities, thus providing an effective spread of regional and district provision. The provision of district level hard courts is only proposed if co-located with schools and other community infrastructure to ensure high usage.
Regional Library	North Yanchep Activity Centre 1	This facility was downgraded to district level and re located to the high school site to the east of the District centre. This is primarily due to an over provision of regional libraries and a severe overlap of catchments.
Regional Indoor Recreation Centre	Two Rocks North Secondary Centre	This facility has been deleted since it is currently overprovided for and the location is not ideal for this type of facility.
District POS	South Yanchep DSP Centre 'C'	The district POS originally proposed to be co-located with the high school within the South Yanchep District Centre has been removed, due to a lack of sufficient space available on the site to accommodate this facility and a significant catchment overlap.
District POS	Yanchep Strategic Metropolitan Centre	This facility has been deleted since there was an over provision of District POS within the DSP area, as proposed by the standards. This is particularly the case within or surrounding the Strategic regional city centre, where catchments would severely overlap.
District Indoor Recreation Centre	North Yanchep Activity Centre 1	This proposed facility has been deleted, as it would create over provision and significant catchment overlap with other proposed facilities.

District Multipurpose Hard Courts	Yanchep Strategic Metropolitan Centre & Yanchep DSP Centre 'K'	This facility has been deleted as it would create an over provision of District multipurpose hard courts within the DSP area. The multipurpose hard courts within Two Rocks District Centre was determined that that were not co located with either DOS or high school sites shouldn't be displayed as provision because they would be downgraded to local provision. Due to there users being from a local catchment of within 2km.
District Library	N/A	The standards assessment prescribed the provision of five district libraries for Yanchep-Two Rocks. This has been reduced to two, supported by a regional library to ensure adequate opportunity for viability and reduce duplication.
District Art Gallery & Exhibition Centre	N/A	The provision of four district art galleries as prescribed by the standards is not considered necessary, since the function can be achieved through providing specialist spaces in other community infrastructure such as community centres. This principle has been applied through the community infrastructure plan by having two district art galleries proposed with community centres and the remaining two facilities not being proposed.

Appendix 10: Facility Staging and Location Maps

Northern Coastal Growth Corridor
Community Facilities Plan



District Facility

- Proposed
 - Established
- Regional Facility

- Proposed
- Established

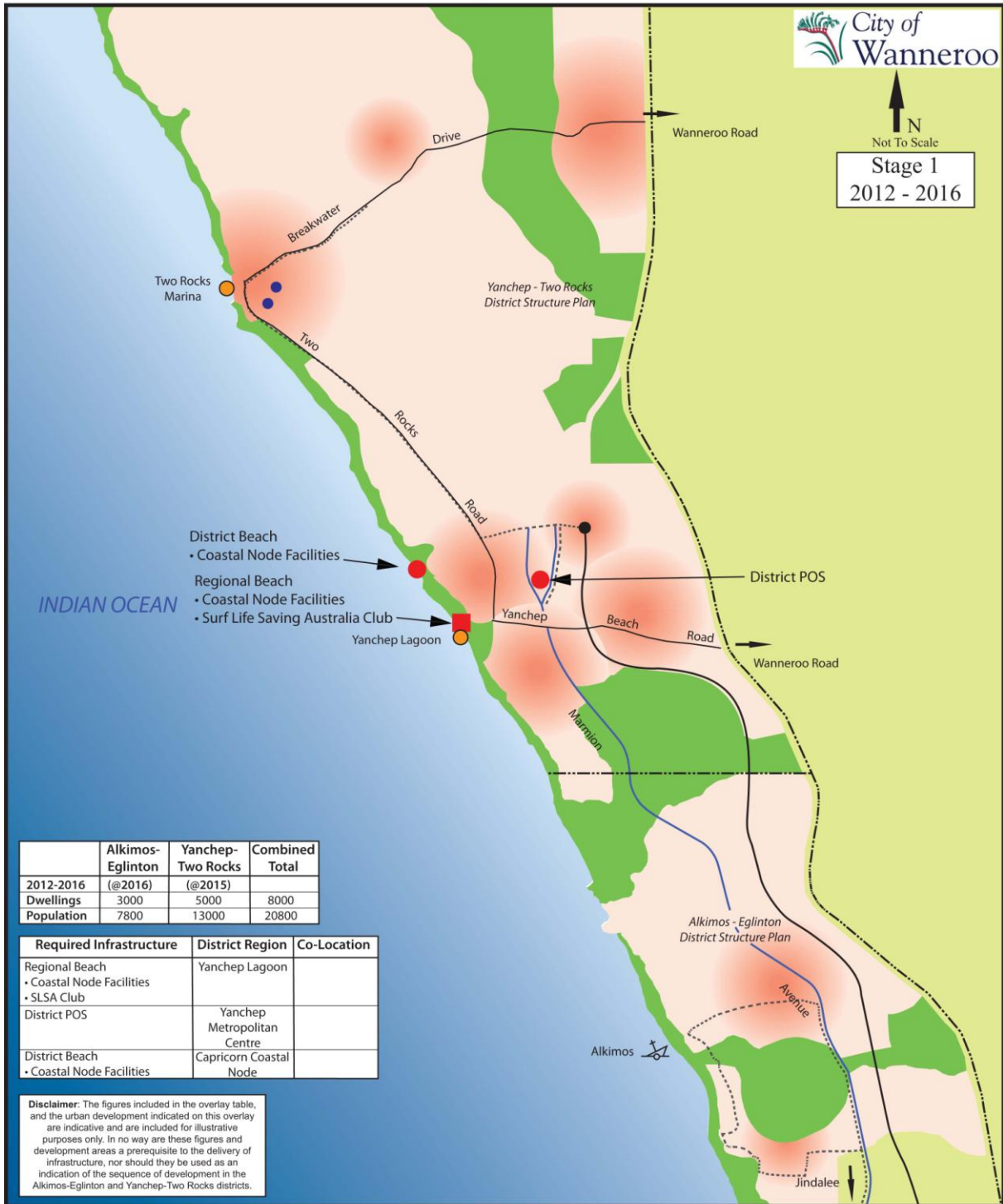
- ⚓ ● Shipwreck, Regional Landmark
- District Structure Plan Boundary

- Urban development
- Parks and Recreation Reserves and Public Purpose Bushland
- High Frequency CAT or Bus Route
- Light Rail Line
- Existing Regional Road - Two Lane Rural Standard

Other Regional Road

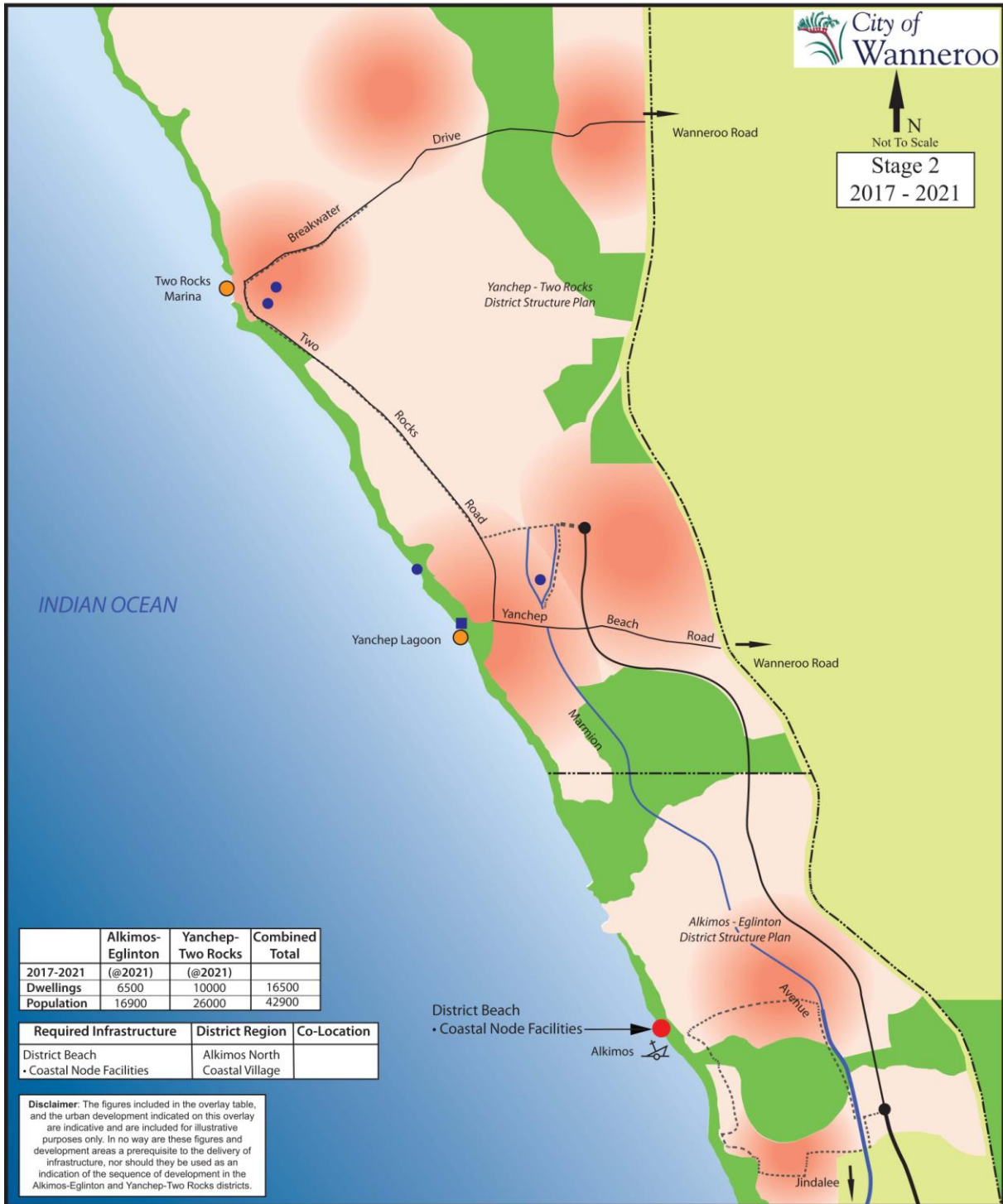
- Two Lane Rural Standard
- Four Lane Fully Constructed
- Primary Regional Road
- Four Lane Freeway
- Six Lane Fully Constructed Freeway
- Northern Suburbs Rail Line
- Double Track Fully Constructed
- Single Track Line
- Railway Station

Northern Coastal Growth Corridor
Community Facilities Plan



- | | | |
|---|--|--|
| <p>District Facility</p> <ul style="list-style-type: none"> ● Proposed ● Established <p>Regional Facility</p> <ul style="list-style-type: none"> ■ Proposed ■ Established ⚓ ● Shipwreck, Regional Landmark ----- District Structure Plan Boundary | <ul style="list-style-type: none"> Urban development Parks and Recreation Reserves and Public Purpose Bushland ----- High Frequency CAT or Bus Route Light Rail Line Existing Regional Road - Two Lane Rural Standard | <p>Other Regional Road</p> <ul style="list-style-type: none"> Two Lane Rural Standard Four Lane Fully Constructed Primary Regional Road Four Lane Freeway Six Lane Fully Constructed Freeway Northern Suburbs Rail Line Double Track Fully Constructed Single Track Line Railway Station |
|---|--|--|

Northern Coastal Growth Corridor
Community Facilities Plan



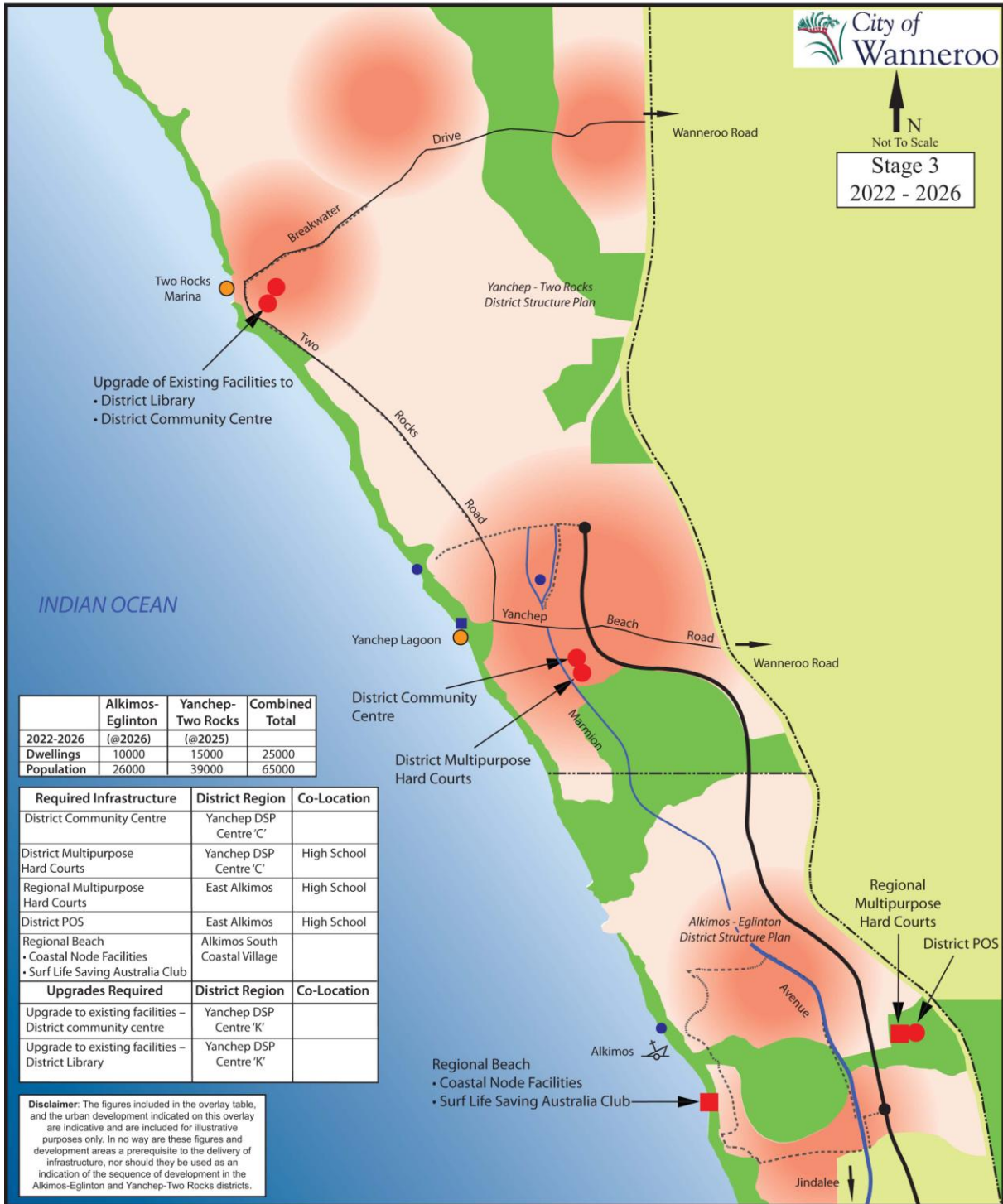
	Alkimos-Eglinton (@2021)	Yanchep-Two Rocks (@2021)	Combined Total
2017-2021 Dwellings	6500	10000	16500
Population	16900	26000	42900

Required Infrastructure	District Region	Co-Location
District Beach Coastal Node Facilities	Alkimos North Coastal Village	

Disclaimer: The figures included in the overlay table, and the urban development indicated on this overlay are indicative and are included for illustrative purposes only. In no way are these figures and development areas a prerequisite to the delivery of infrastructure, nor should they be used as an indication of the sequence of development in the Alkimos-Eglinton and Yanchep-Two Rocks districts.

- District Facility**
- Proposed
- Established
- Regional Facility**
- Proposed
- Established
- ⚓ ● Shipwreck, Regional Landmark
- District Structure Plan Boundary
- Urban development
- Parks and Recreation Reserves and Public Purpose Bushland
- High Frequency CAT or Bus Route
- Light Rail Line
- Existing Regional Road - Two Lane Rural Standard
- Other Regional Road**
- Two Lane Rural Standard
- Four Lane Fully Constructed
- Primary Regional Road**
- Four Lane Freeway
- Six Lane Fully Constructed Freeway
- Northern Suburbs Rail Line**
- Double Track Fully Constructed
- Single Track Line
- Railway Station

Northern Coastal Growth Corridor
Community Facilities Plan

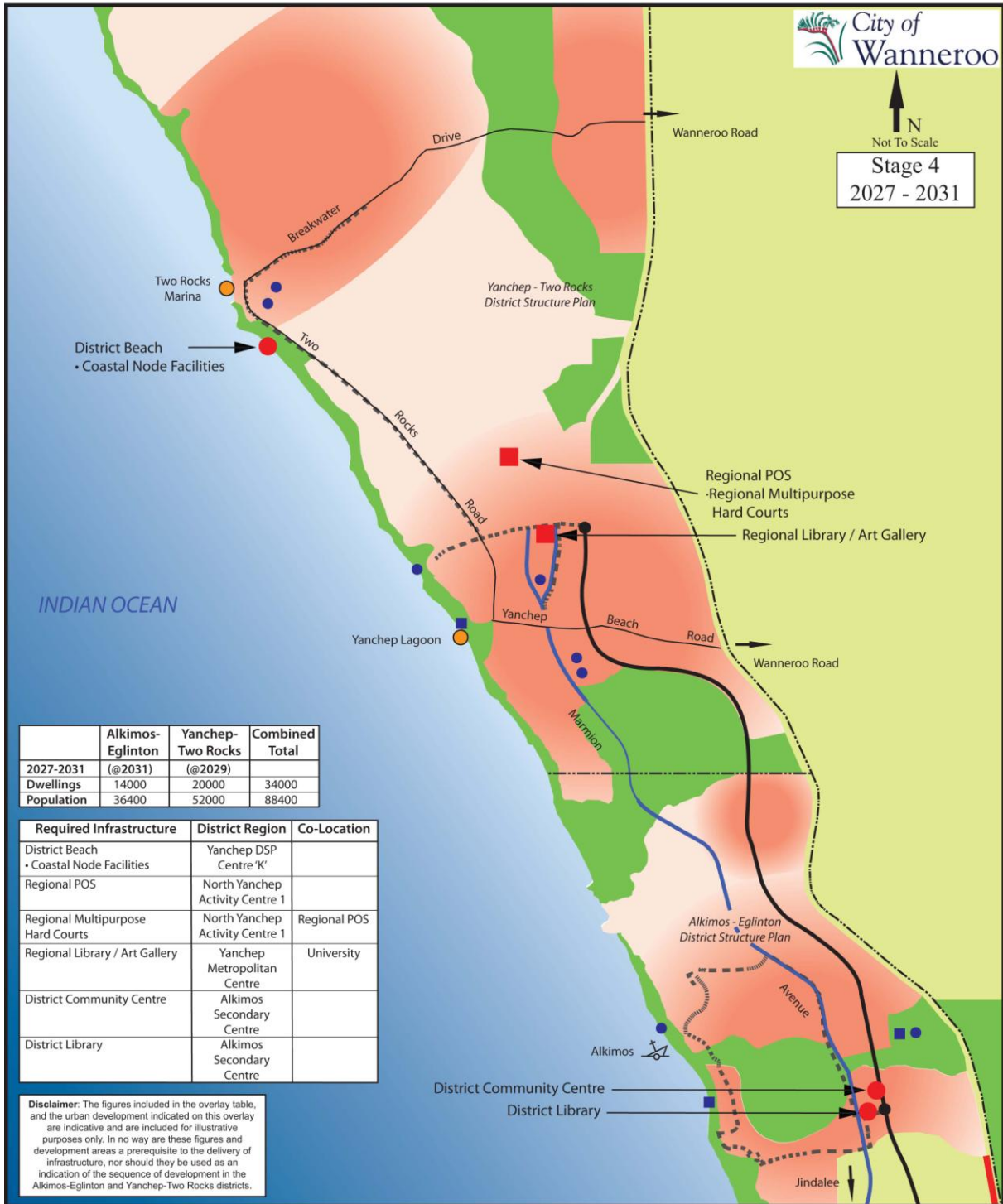


- District Facility Proposed
- District Facility Established
- Regional Facility Proposed
- Regional Facility Established
- Shipwreck, Regional Landmark
- District Structure Plan Boundary

- Urban development
- Parks and Recreation Reserves and Public Purpose Bushland
- High Frequency CAT or Bus Route
- Light Rail Line
- Existing Regional Road - Two Lane Rural Standard

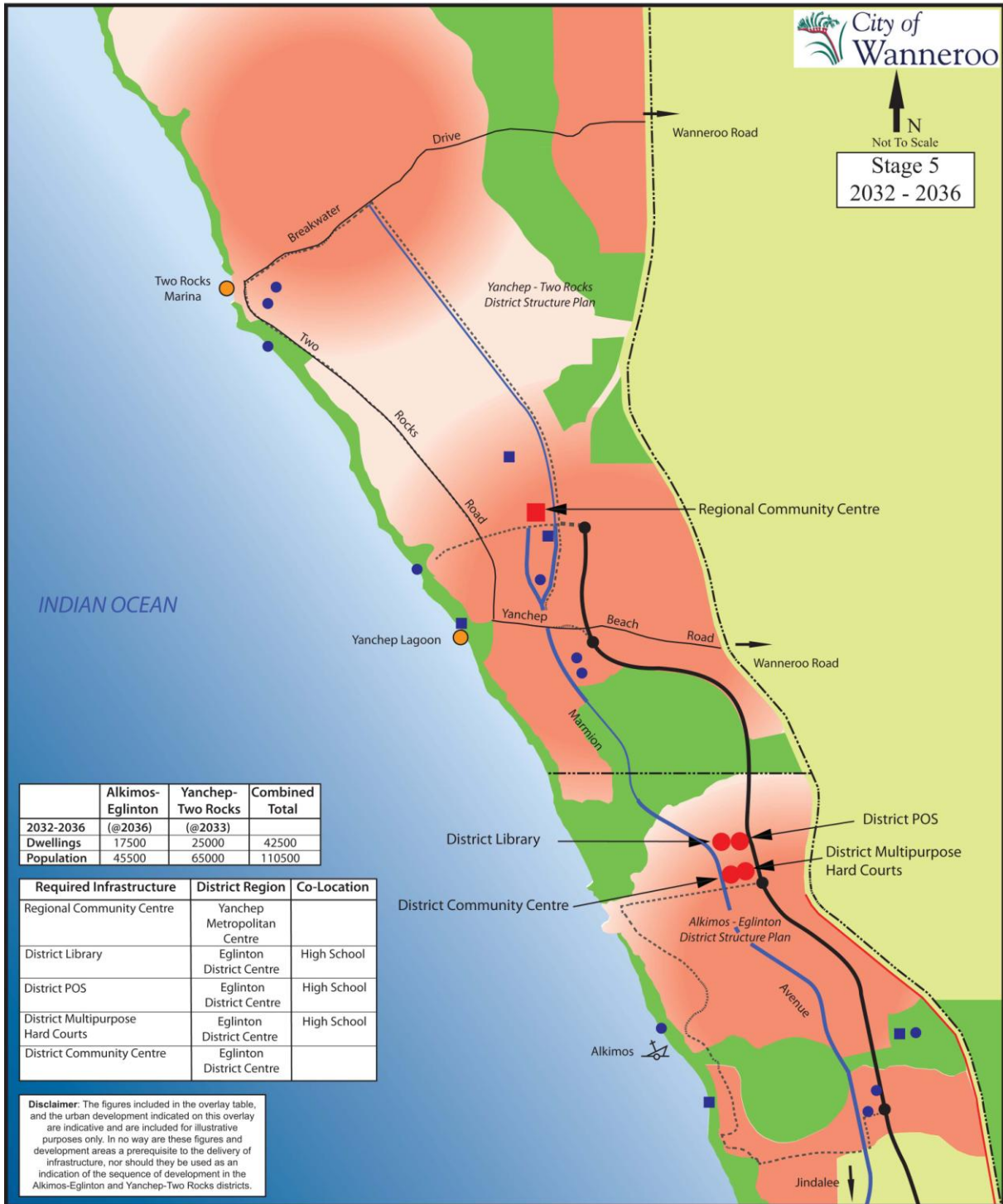
- Other Regional Road**
- Two Lane Rural Standard
- Four Lane Fully Constructed
- Primary Regional Road**
- Four Lane Freeway
- Six Lane Fully Constructed Freeway
- Northern Suburbs Rail Line**
- Double Track Fully Constructed
- Single Track Line
- Railway Station

Northern Coastal Growth Corridor
Community Facilities Plan



- District Facility Proposed
- District Facility Established
- Regional Facility Proposed
- Regional Facility Established
- Shipwreck, Regional Landmark
- District Structure Plan Boundary
- Urban development
- Parks and Recreation Reserves and Public Purpose Bushland
- High Frequency CAT or Bus Route
- Light Rail Line
- Existing Regional Road - Two Lane Rural Standard
- Other Regional Road - Two Lane Rural Standard
- Other Regional Road - Four Lane Fully Constructed
- Primary Regional Road - Four Lane Freeway
- Primary Regional Road - Six Lane Fully Constructed Freeway
- Northern Suburbs Rail Line - Double Track Fully Constructed
- Northern Suburbs Rail Line - Single Track Line
- Railway Station

Northern Coastal Growth Corridor
Community Facilities Plan



City of Wanneroo

↑ N
Not To Scale

Stage 5
2032 - 2036

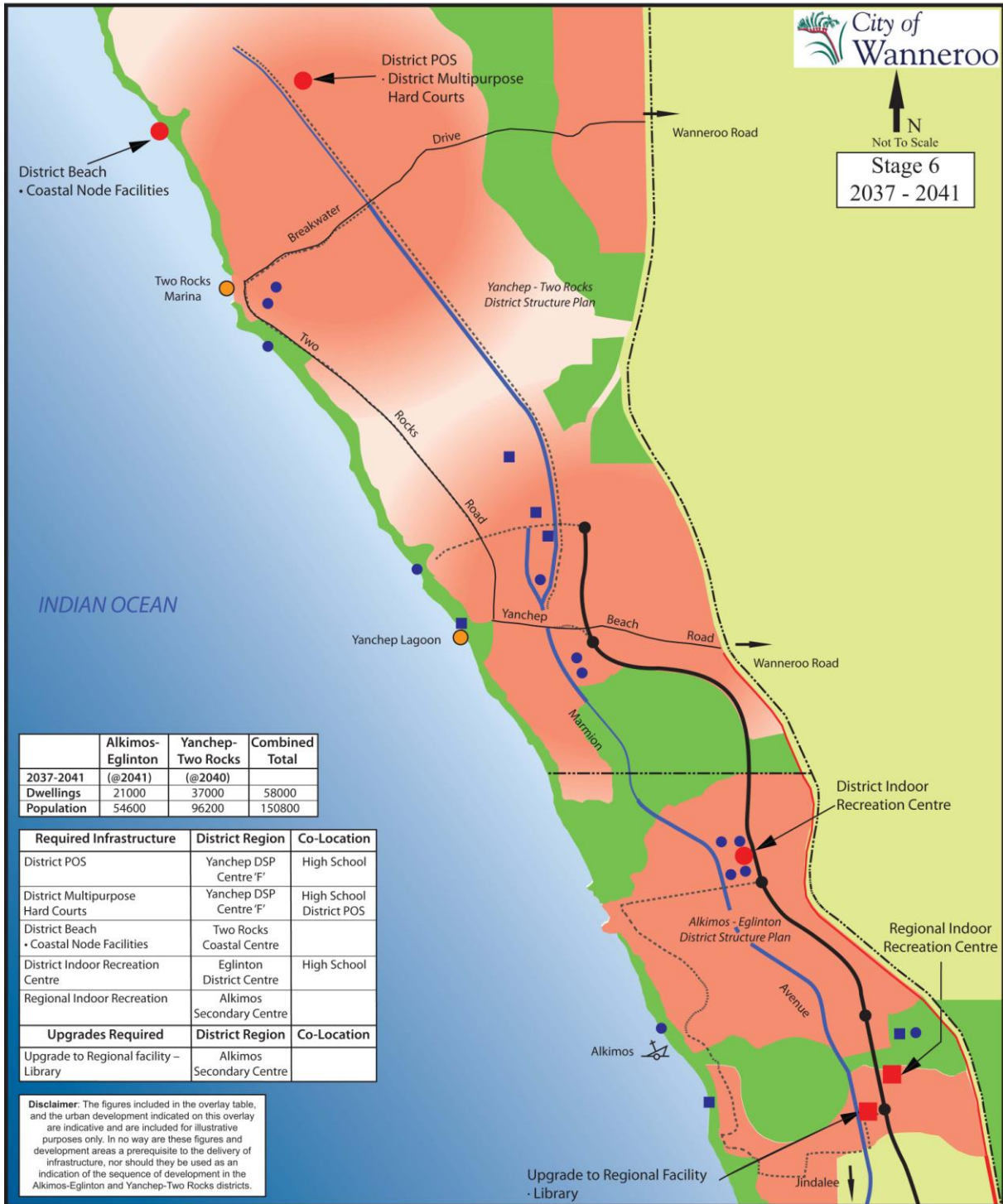
	Alkimos-Eglinton (@2036)	Yanchep-Two Rocks (@2033)	Combined Total
2032-2036			
Dwellings	17500	25000	42500
Population	45500	65000	110500

Required Infrastructure	District Region	Co-Location
Regional Community Centre	Yanchep Metropolitan Centre	
District Library	Eglinton District Centre	High School
District POS	Eglinton District Centre	High School
District Multipurpose Hard Courts	Eglinton District Centre	High School
District Community Centre	Eglinton District Centre	

Disclaimer: The figures included in the overlay table, and the urban development indicated on this overlay are indicative and are included for illustrative purposes only. In no way are these figures and development areas a prerequisite to the delivery of infrastructure, nor should they be used as an indication of the sequence of development in the Alkimos-Eglinton and Yanchep-Two Rocks districts.

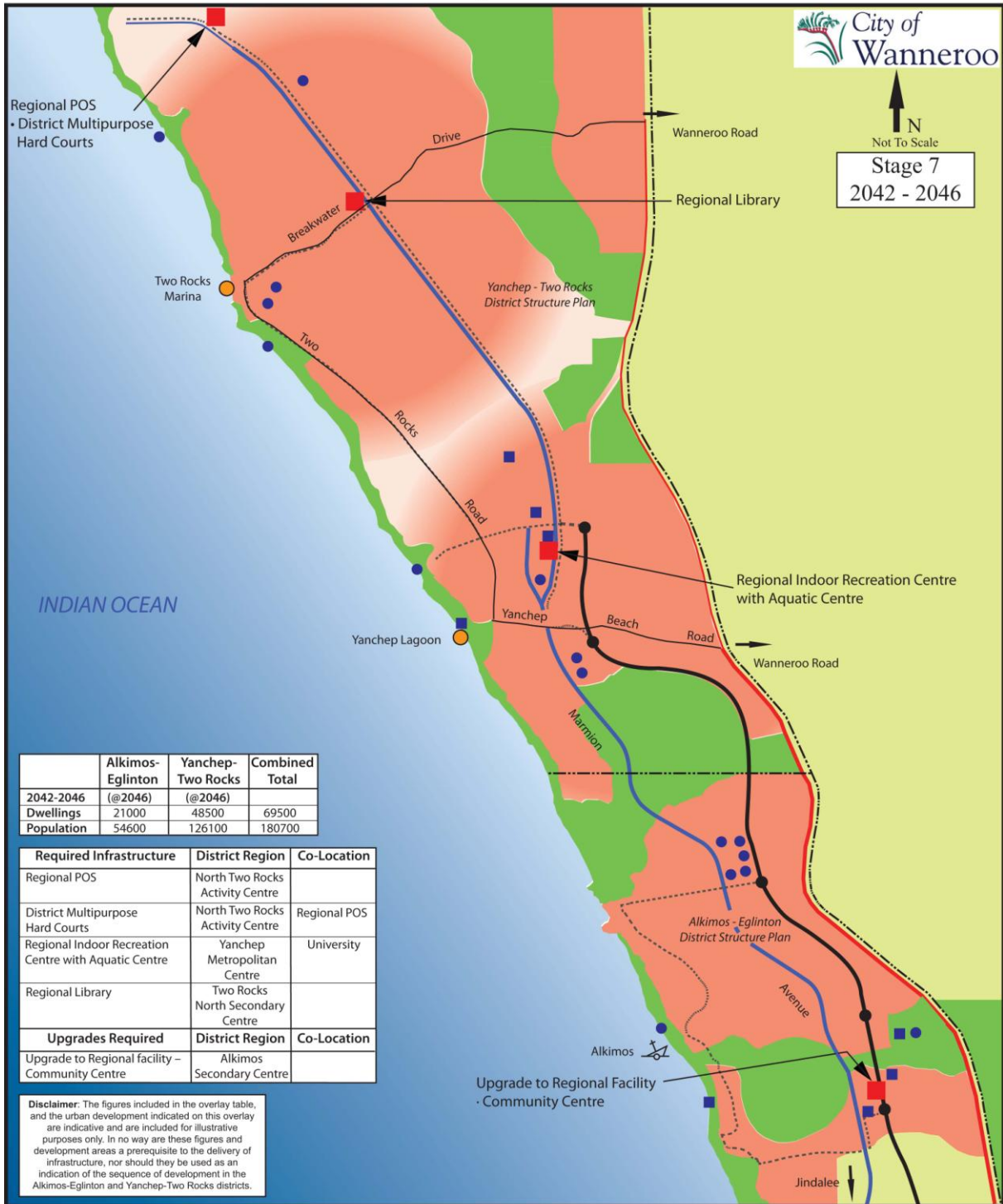
- | | | |
|---|--|--|
| <p>District Facility</p> <ul style="list-style-type: none"> ● Proposed ● Established <p>Regional Facility</p> <ul style="list-style-type: none"> ■ Proposed ■ Established ⚓ ● Shipwreck, Regional Landmark ----- District Structure Plan Boundary | <ul style="list-style-type: none"> Urban development Parks and Recreation Reserves and Public Purpose Bushland ----- High Frequency CAT or Bus Route Light Rail Line Existing Regional Road - Two Lane Rural Standard | <p>Other Regional Road</p> <ul style="list-style-type: none"> Two Lane Rural Standard Four Lane Fully Constructed Primary Regional Road Four Lane Freeway Six Lane Fully Constructed Freeway Northern Suburbs Rail Line Double Track Fully Constructed Single Track Line Railway Station |
|---|--|--|

Northern Coastal Growth Corridor
Community Facilities Plan



- District Facility Proposed
- District Facility Established
- Regional Facility Proposed
- Regional Facility Established
- Shipwreck, Regional Landmark
- District Structure Plan Boundary
- Urban development
- Parks and Recreation Reserves and Public Purpose Bushland
- High Frequency CAT or Bus Route
- Light Rail Line
- Existing Regional Road - Two Lane Rural Standard
- Other Regional Road - Two Lane Rural Standard
- Other Regional Road - Four Lane Fully Constructed
- Primary Regional Road - Four Lane Freeway
- Primary Regional Road - Six Lane Fully Constructed Freeway
- Northern Suburbs Rail Line - Double Track Fully Constructed
- Northern Suburbs Rail Line - Single Track Line
- Railway Station

Northern Coastal Growth Corridor
Community Facilities Plan

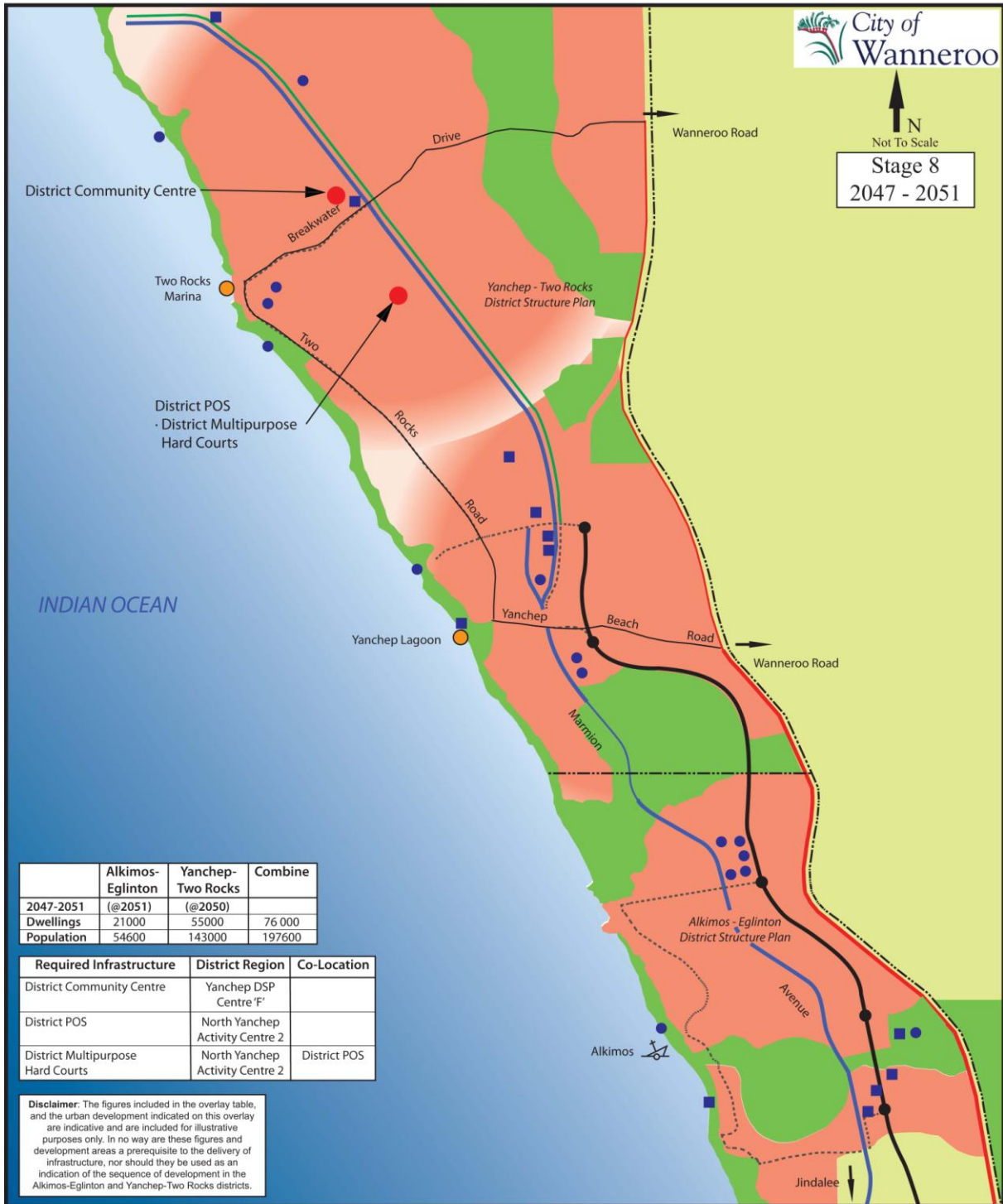


- District Facility**
- Proposed (Red circle)
 - Established (Blue circle)
- Regional Facility**
- Proposed (Red square)
 - Established (Blue square)
 - Shipwreck, Regional Landmark (Shipwreck icon)
 - District Structure Plan Boundary (Dashed line)

- Urban development (Red shaded area)
- Parks and Recreation Reserves and Public Purpose Bushland (Green shaded area)
- High Frequency CAT or Bus Route (Dashed line)
- Light Rail Line (Green line)
- Existing Regional Road - Two Lane Rural Standard (Black line)

- Other Regional Road**
- Two Lane Rural Standard (Thin blue line)
 - Four Lane Fully Constructed (Thick blue line)
 - Primary Regional Road (Thin red line)
 - Four Lane Freeway (Thick red line)
 - Six Lane Fully Constructed Freeway (Thick red line with double yellow)
 - Northern Suburbs Rail Line (Black line)
 - Double Track Fully Constructed (Thick black line)
 - Single Track Line (Thin black line)
 - Railway Station (Black circle with cross)

Northern Coastal Growth Corridor
Community Facilities Plan



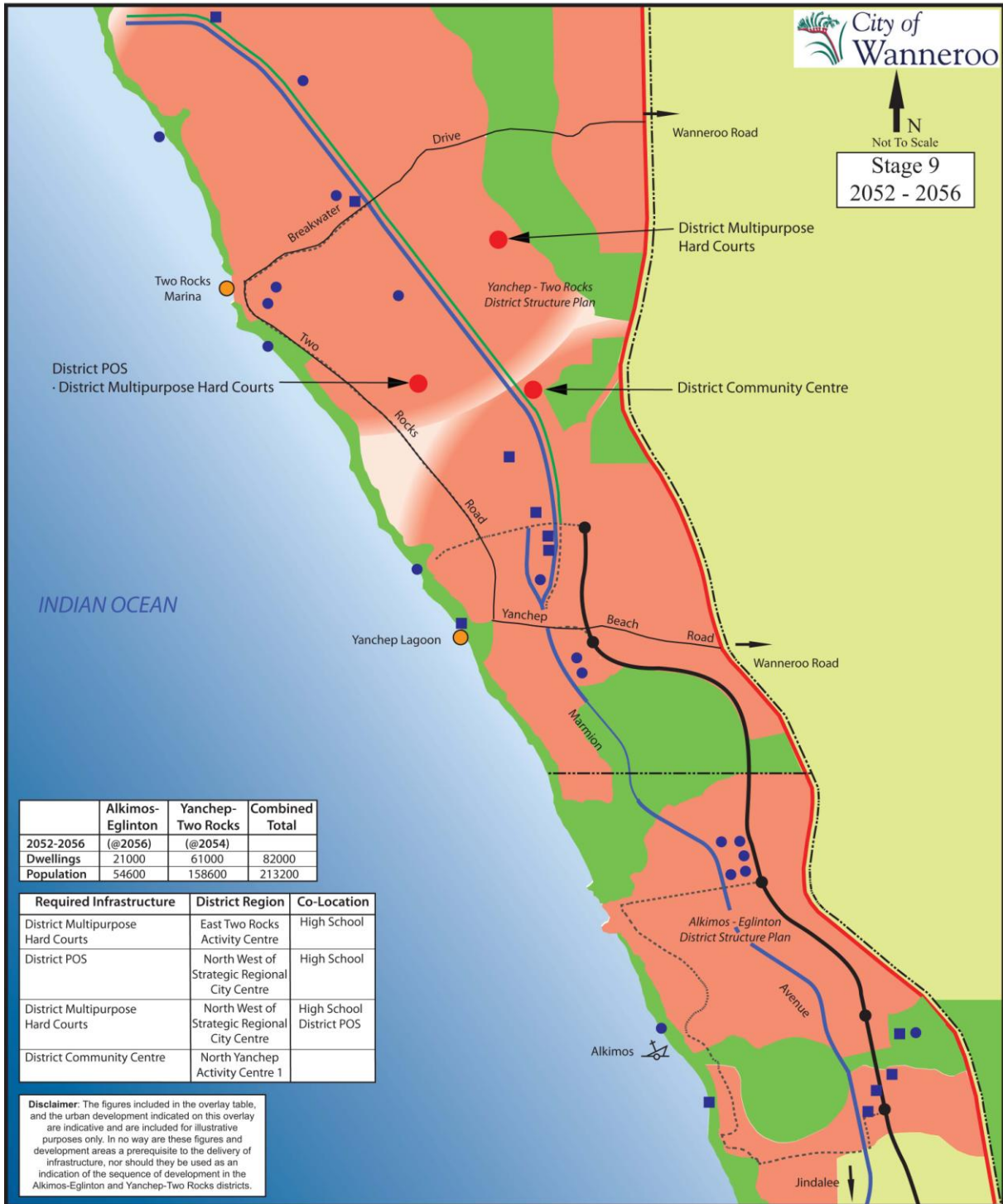
	Alkimos-Eglinton (@2051)	Yanchep-Two Rocks (@2050)	Combine
2047-2051			
Dwellings	21000	55000	76 000
Population	54600	143000	197600

Required Infrastructure	District Region	Co-Location
District Community Centre	Yanchep DSP Centre 'F'	
District POS	North Yanchep Activity Centre 2	
District Multipurpose Hard Courts	North Yanchep Activity Centre 2	District POS

Disclaimer: The figures included in the overlay table, and the urban development indicated on this overlay are indicative and are included for illustrative purposes only. In no way are these figures and development areas a prerequisite to the delivery of infrastructure, nor should they be used as an indication of the sequence of development in the Alkimos-Eglinton and Yanchep-Two Rocks districts.

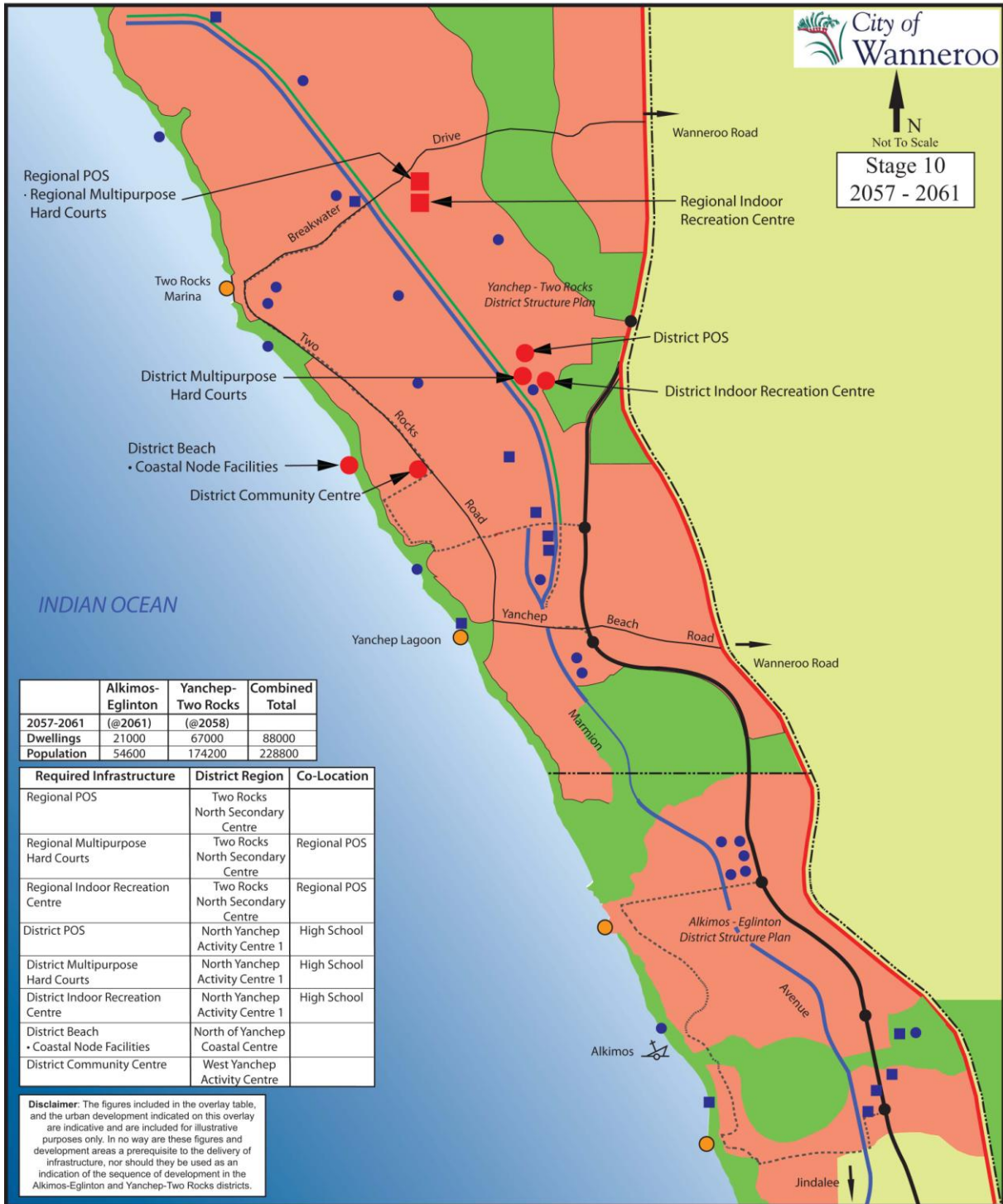
- | | | |
|---|--|--|
| <p>District Facility</p> <ul style="list-style-type: none"> ● Proposed ● Established <p>Regional Facility</p> <ul style="list-style-type: none"> ■ Proposed ■ Established ⚓ ● Shipwreck, Regional Landmark ----- District Structure Plan Boundary | <ul style="list-style-type: none"> Urban development Parks and Recreation Reserves and Public Purpose Bushland High Frequency CAT or Bus Route Light Rail Line Existing Regional Road - Two Lane Rural Standard | <p>Other Regional Road</p> <ul style="list-style-type: none"> Two Lane Rural Standard Four Lane Fully Constructed Primary Regional Road Four Lane Freeway Six Lane Fully Constructed Freeway Northern Suburbs Rail Line Double Track Fully Constructed Single Track Line Railway Station |
|---|--|--|

Northern Coastal Growth Corridor
Community Facilities Plan



- | | | |
|---|--|--|
| <p>District Facility</p> <ul style="list-style-type: none"> ● Proposed ● Established <p>Regional Facility</p> <ul style="list-style-type: none"> ■ Proposed ■ Established ⚓ ● Shipwreck, Regional Landmark ----- District Structure Plan Boundary | <ul style="list-style-type: none"> Urban development Parks and Recreation Reserves and Public Purpose Bushland ----- High Frequency CAT or Bus Route Light Rail Line Existing Regional Road - Two Lane Rural Standard | <p>Other Regional Road</p> <ul style="list-style-type: none"> Two Lane Rural Standard Four Lane Fully Constructed Primary Regional Road Four Lane Freeway Six Lane Fully Constructed Freeway Northern Suburbs Rail Line Double Track Fully Constructed Single Track Line Railway Station |
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Northern Coastal Growth Corridor
Community Facilities Plan

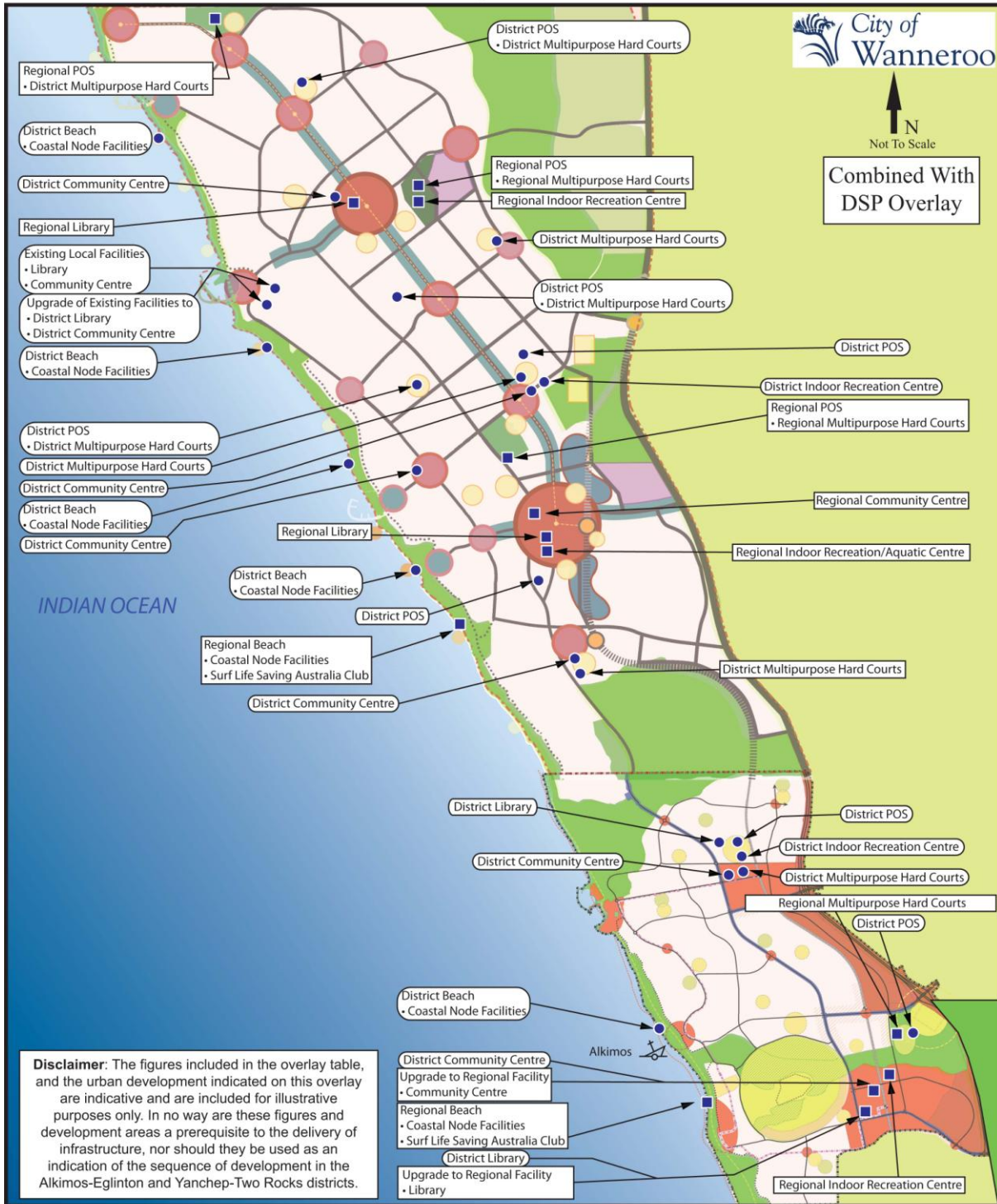


- District Facility**
- Proposed (Red circle)
 - Established (Blue circle)
- Regional Facility**
- Proposed (Red square)
 - Established (Blue square)
 - Shipwreck, Regional Landmark (Shipwreck icon)
 - District Structure Plan Boundary (Dashed line)

- Urban development (Light red area)
- Parks and Recreation Reserves and Public Purpose Bushland (Green area)
- High Frequency CAT or Bus Route (Dashed line)
- Light Rail Line (Green line)
- Existing Regional Road - Two Lane Rural Standard (Thin black line)

- Other Regional Road**
- Two Lane Rural Standard (Thin blue line)
 - Four Lane Fully Constructed (Thick blue line)
 - Primary Regional Road
 - Four Lane Freeway (Thin red line)
 - Six Lane Fully Constructed Freeway (Thick red line)
 - Northern Suburbs Rail Line
 - Double Track Fully Constructed (Thick black line)
 - Single Track Line (Thin black line)
 - Railway Station (Black circle with cross)

Draft Alkimos-Eglinton & Yanchep -Two Rocks
Community Facilities Plan



- | | | |
|--|--|--|
| <p>District Facility</p> <ul style="list-style-type: none"> ● Proposed ● Established <p>Regional Facility</p> <ul style="list-style-type: none"> ■ Proposed ■ Established <ul style="list-style-type: none"> ⚓ ● Shipwreck, Regional Landmark ----- District Structure Plan Boundary | <ul style="list-style-type: none"> Urban development Parks and Recreation Reserves and Public Purpose Bushland ----- High Frequency CAT or Bus Route Light Rail Line Existing Regional Road - Two Lane Rural Standard | <p>Other Regional Road</p> <ul style="list-style-type: none"> Two Lane Rural Standard Four Lane Fully Constructed <p>Primary Regional Road</p> <ul style="list-style-type: none"> Four Lane Freeway Six Lane Fully Constructed Freeway <p>Northern Suburbs Rail Line</p> <ul style="list-style-type: none"> Double Track Fully Constructed Single Track Line Railway Station |
|--|--|--|

Appendix 11: Facility Justification

Stage	Required Infrastructure	District Region	Justification for staging
0			
(i)	Existing Library	Two-Rocks District centre	
(ii)	Existing Community Centre	Two-Rocks District centre	
1			
(i)	District POS	Yanchep Metropolitan Centre	There are insufficient active reserves to meet the recreational needs of the current Yanchep Two-Rocks population.
(ii)	Coastal node facilities – regional beach - Surf Life Saving Australia Club	Yanchep Lagoon	Existing facility is insufficient to meet coastal safety needs of existing population. The facility has been included in the City of Wanneroo financial plan for this stage.
(iii)	Coastal Node Activities – District beach	Capricorn Coastal Node	The Yanchep coastal centre will see additional development and existing facilities will require an upgrade during this stage.
2			
(i)	Coastal Node Facilities – District beach	North Alkimos Coastal Village	The North Alkimos development is expected to be fully developed by stage 2. District beach and coastal node facilities are required in this location adjacent to the Alkimos North coastal village.
3			
(i)	Upgrade to existing local facilities – District community centre	Yanchep DSP Centre ‘K’	The facility will have reached the end of its lifecycle and an upgrade is justified by the population growth in the area. This will sufficiently service the Two Rocks community’s needs into the future.
(ii)	Upgrade to existing local facilities – District Library	Yanchep DSP Centre ‘K’	The facility will have reached the end of its lifecycle and an upgrade is justified by the population growth in the area. This will sufficiently service the Two Rocks community’s needs into the future.
(iii)	District Community Centre	Yanchep DSP Centre ‘C’	Development of the South Yanchep Centre is expected to be complete, resulting in a need for a district community centre (within the district centre), to service the surrounding

Stage	Required Infrastructure	District Region	Justification for staging
			neighbourhoods of South Yanchep.
(iv)	Coastal Node Facilities – Surf Life Saving Australia Club	South Alkimos Coastal Village	Development surrounding the area is not sufficient until stage 3 to justify an additional surf life saving facility. Early construction of this facility will ensure beach services are provided as the surrounding districts are developed.
(v)	Regional Multipurpose Hard Courts	East Alkimos	The proposal by the DSP facilities report to relocate the North Alkimos high school (as shown in the DSP) to a site near the East Alkimos sporting hub is supported by this report. The district hard courts that were originally proposed to be located with the school have been replaced by regional multipurpose hard courts at East Alkimos given the escalated status of a joint high school/primary school/playing field precinct. Population/ratio projections justify the provision of regional hard courts in stage 3.
(vi)	District POS	East Alkimos	The population / ratio projections justify its inclusion within this stage. The site within regional parks and recreation would be suitable for a District POS site and it is located within close proximity to the Alkimos Secondary Centre.
(vii)	District Multipurpose Hard Courts	Yanchep DSP Centre ‘C’	The population / ratio projections justify its inclusion within this stage. The regional facility proposed by the standards assessment has been downgraded to this district level facility.
4			
(i)	Regional POS	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage. This facility is timed to provide relief to the Yanchep district POS which is likely to be over utilised by stage 4.
(ii)	Regional Multipurpose Hard Courts	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage.
(iii)	Coastal Node Facilities – District Beach	Yanchep DSP Centre ‘K’	Sufficient development around the surrounding area exists within this stage to warrant the development of beach access and coastal node facilities.
(iv)	Regional Library / Art	Yanchep Metropolitan	The regional library proposed for the Yanchep Metropolitan Centre is proposed to be co

Stage	Required Infrastructure	District Region	Justification for staging
	Gallery	Centre	located with the University, which will ensure high usage throughout its lifespan. This facility may also incorporate gallery and exhibition space. The combined population of Alkimos Eglinton and Yanchep Two Rocks dictates a need for a regional facility in stage 3, however it can be more effectively staged in stage 4 to coincide with the likely university development.
(v)	District Community Centre	Alkimos Secondary Centre	The population/ratio projections justify its inclusion within this stage. The combined population of Northern Coastal Growth Corridor revealed a need for another regional facility and thus provided an opportunity to provide a district level facility then upgrade it to a regional level facility when the population dictates. This enables the need of the population to be met initially at a district level then at a regional level.
(vi)	District Library	Alkimos Secondary Centre	The population/ratio projections justify its inclusion within this stage. The combined population of Northern Coastal Growth Corridor revealed a need for another regional facility and thus provided an opportunity to provide a district level facility then upgrade it to a regional level facility when the population dictates.
5			
(i)	District Community Centre	Eglinton District Centre	The population / ratio projections justify its inclusion within this stage.
(ii)	District Library	Eglinton District Centre	The population / ratio projections justify its inclusion within this stage.
(iii)	District POS	Eglinton District Centre	The population / ratio projections justify its inclusion within this stage. The high school at this location is likely to be developed within stage 5 and the development of this facility has been staged to coincide with the school development. The restaging results in a reduced financial burden in stage 6.
(iv)	District Multipurpose Hard Courts	Eglinton District Centre	The population / ratio projections justify its inclusion within this stage. The high school at this location is likely to be developed within stage 5 and the development of this facility has been staged to coincide with the school development. The restaging results in a reduced financial burden in stage 6.

Stage	Required Infrastructure	District Region	Justification for staging
(v)	Regional Community Centre	Yanchep Metropolitan Centre	The combined population of the Northern Coastal Growth Corridor justifies a regional level community facility at this stage.
6			
(i)	District Multipurpose Hard Courts	Yanchep DSP Centre 'F'	The population / ratio projections justify its inclusion within this stage.
(ii)	District POS	Yanchep DSP Centre 'F'	The population / ratio projections justify its inclusion within this stage.
(iii)	District Indoor Recreation Centre	North Eglinton District Centre	The population / ratio projections justify its inclusion within this stage.
(iv)	Regional Indoor Recreation Centre	Alkimos Secondary Centre	The population / ratio projections justify its inclusion within this stage.
(v)	Upgrade to Regional facility – Library and District Art Gallery / Exhibition Centre	Alkimos Secondary Centre	The population / ratio projections now justify the upgrade of the district level facility to a regional facility, which will still be able to service the district community. As part of this development it is proposed to incorporate a district art gallery facility into the regional library to meet the district need for art gallery facilities justified by the population projections.
(vi)	Coastal Node Facilities - District Beach	Two Rocks Coastal Centre	This facility has been staged to coincide with the expected timing of the development of the area.
7			
(i)	Regional POS	Yanchep DSP Centre 'F'	The population / ratio projections justify its inclusion within this stage. The area is now sufficiently developed to accommodate its development.
(ii)	District Multipurpose Hard Courts	North Two Rocks Activity Centre	The population / ratio projections justify its inclusion within this stage. The area is now sufficiently developed to accommodate its development.
(iii)	Regional Library	Two Rocks North Secondary Centre	The population / ratio projections justify its inclusion within this stage. The proposed staging will coincide with the planned development of the northern town centre.

Stage	Required Infrastructure	District Region	Justification for staging
(iv)	Upgrade to Regional facility – Community Centre	Alkimos Secondary Centre	The combined population for the Northern Coastal Growth Corridor justifies the need for another regional community centre in stage 7. It is proposed to meet this need by upgrading the district facility proposed in stage 4.
(v)	Regional Indoor Recreation & Aquatic Centre	Yanchep Metropolitan Centre	The LSP for the Yanchep City centre area indicates the need for an aquatic centre and proposes its co-location with the future arena development. Only one aquatic centre is considered appropriate in the Growth Corridor and this location is most central to the catchment and likely to be well accessed by road and public transport.
8			
(i)	District Community Centre	Two Rocks North Secondary Centre	The population / ratio projections justify its inclusion within this stage. Staging is likely to coincide with development of surrounding area.
(ii)	District POS	North Yanchep Activity Centre 2	The population / ratio projections justify its inclusion within this stage. Although catchments may overlap with other District POS, its location attempts to provide an even spread of provision within the Yanchep - Two Rocks region.
(iii)	District Multipurpose Hard Courts	North Yanchep Activity Centre 2	The population / ratio projections justify its inclusion within this stage.
9			
(i)	District Community Centre	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage.
(ii)	District Multipurpose Hard Courts	East Two Rocks Activity Centre	Population projections justify a regional level facility, however on review of catchments it has been downgraded to a district level facility and co-located with a high school. The facility was staged to coincide with the development of the area.
(iii)	District POS	West Yanchep Activity Centre	The population / ratio projections justify its inclusion within this stage.
(iv)	District Multipurpose Hard Courts	West Yanchep Activity Centre	The population / ratio projections justify its inclusion within this stage.
10			

Stage	Required Infrastructure	District Region	Justification for staging
(i)	District POS	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage.
(ii)	Coastal Node Facilities - District Beach	North of Yanchep Coastal Centre	Development around the surrounding area warrants its development in this stage.
(iii)	Regional POS	Two Rocks North Secondary Centre	The population / ratio projections justify its inclusion within this stage.
(iv)	Regional Multipurpose Hard Courts	Two Rocks North Secondary Centre	The population / ratio projections justify its inclusion within this stage.
(v)	Regional Indoor Recreation Centre	Two Rocks North Secondary Centre	The population / ratio projections justify its inclusion within this stage.
(vi)	District Community Centre	West Yanchep Activity Centre	The population / ratio projections justify its inclusion within this stage.
(vii)	District Multipurpose Hard Courts	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage.
(viii)	District Indoor Recreation Centre	North Yanchep Activity Centre 1	The population / ratio projections justify its inclusion within this stage.

Appendix 13: Community Infrastructure Requirements - Yanchep Two Rocks

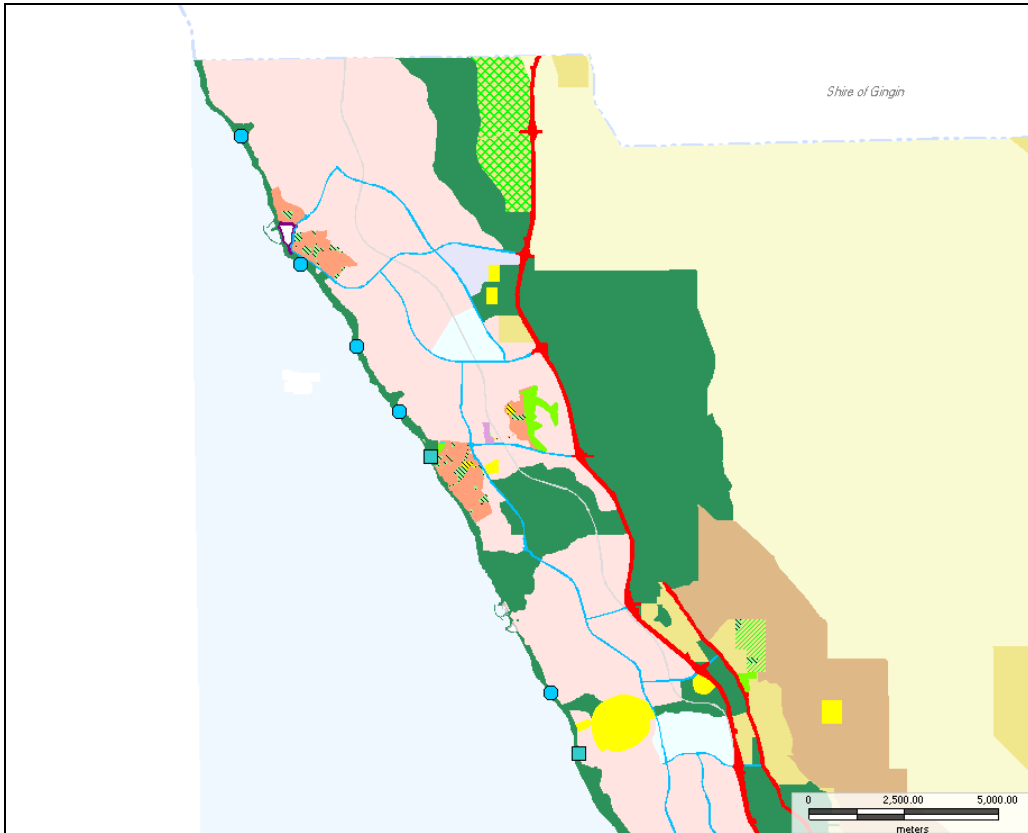
Yanchep - Two Rocks Infrastructure Schedule												
Facility Type	Staging Period Stage	2011	2012-2016	2017-2021	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2047-2051	2052-2056	2057-2061
		0	1	2	3	4	5	6	7	8	9	10
Dwelling		2,000	5,000	10,000	15,000	20,000	25,000	37,000	48,500	55,000	60,000	67,000
Population		5,200	13,000	26,000	39,000	52,000	65,000	96,200	126,100	143,000	158,600	174,200
Regional Demand												
Surf Life Saving Club	1											
Beach Node Facilities	1											
Multipurpose Hard Courts	2											
Public Open Space (Active)	3											
Indoor Rec / Aquatic Centre	1											
Indoor Recreation Centre	1											
Library	2											
Community Centres	1											
District												
Beach Node Facilities	4											
Public Open Space (Active)	5											
Community Centres	5											
Indoor Recreation Centre	1											
Library	1											
Multipurpose Hard Courts	7											
Key												
Stage 3 - Two Rocks library and community centre to be upgraded to district level facilities from local level facilities												

Appendix 14: Community Infrastructure Requirements - Northern Coastal Growth Corridor

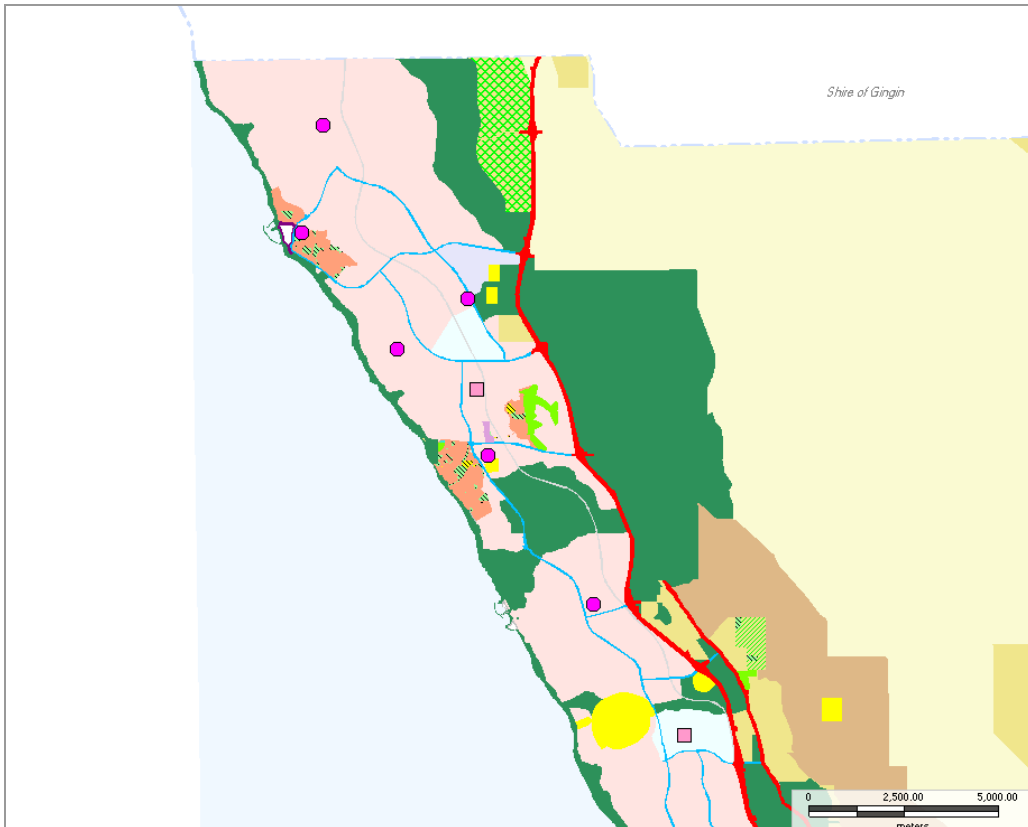
Northern Coastal Growth Corridor Infrastructure Schedule												
Staging Period		2011	2012-2016	2017-2021	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2047-2051	2052-2056	2057-2061
Stage		0	1	2	3	4	5	6	7	8	9	10
Dwelling		2,000	8,000	16,500	25,000	34,000	42,500	58,000	69,500	76,000	82,000	88,000
Population		5,200	20,800	42,900	65,000	88,400	110,500	150,800	180,700	197,600	213,200	228,800
Facility Type	Regional Demand											
	Public Open Space (Active)	3										
	Surf Life Saving Club	2										
	Beach Node Facilities	2										
	Multipurpose Hard Courts	3										
	Indoor Recreation Centre	2										
	Library	3										
	Community Centres	2										
	Indoor Rec / Aquatic Centre	1										
	District											
	Beach Node Facilities	5										
	Public Open Space (Active)	7										
	Multipurpose Hard Courts	8										
	Indoor Recreation Centre	2										
	Community Centres	6										
Library	2											
Key												
Represents the commencement of the planning stage												
Represents the project should be complete												
Stage 3 - Two Rocks library and community centre to be upgraded to district level facilities from local level facilities												
Stage 6 - Alkimos library to be upgraded to a regional facility												
Stage 7 - Alkimos community centre to be upgraded to a regional facility												

Appendix 15: Individual Facility Maps

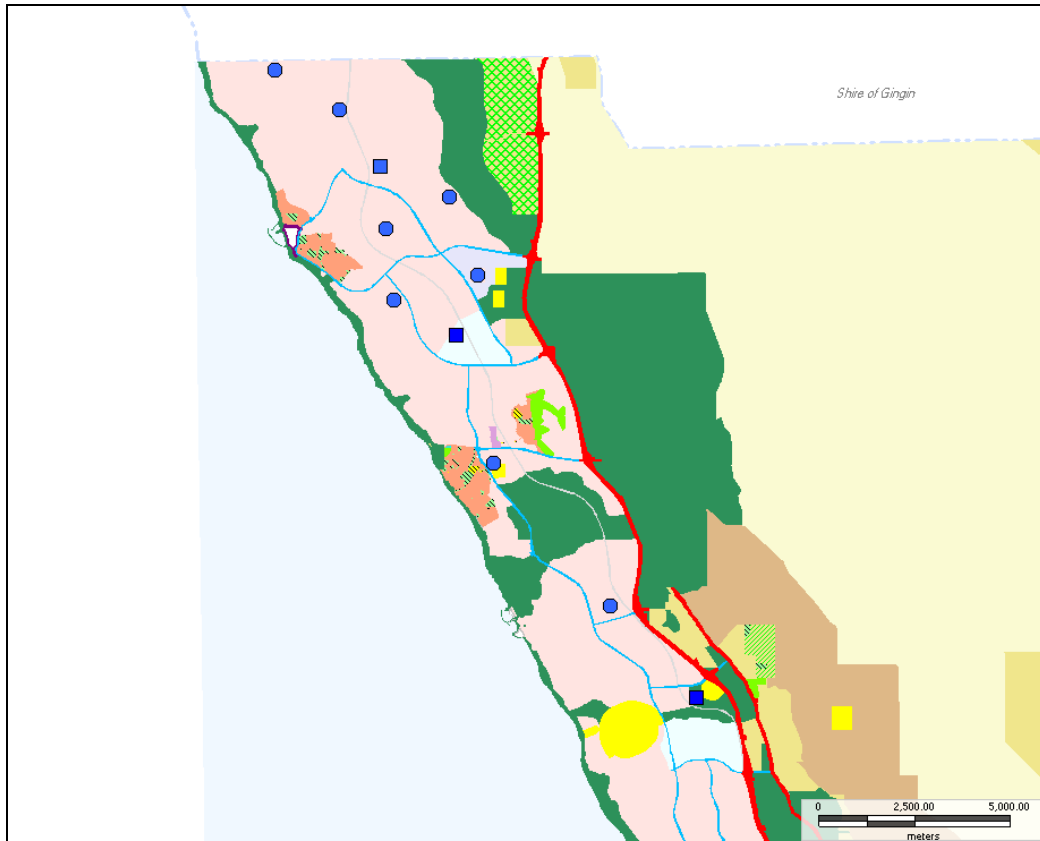
PROPOSED COASTAL FACILITIES



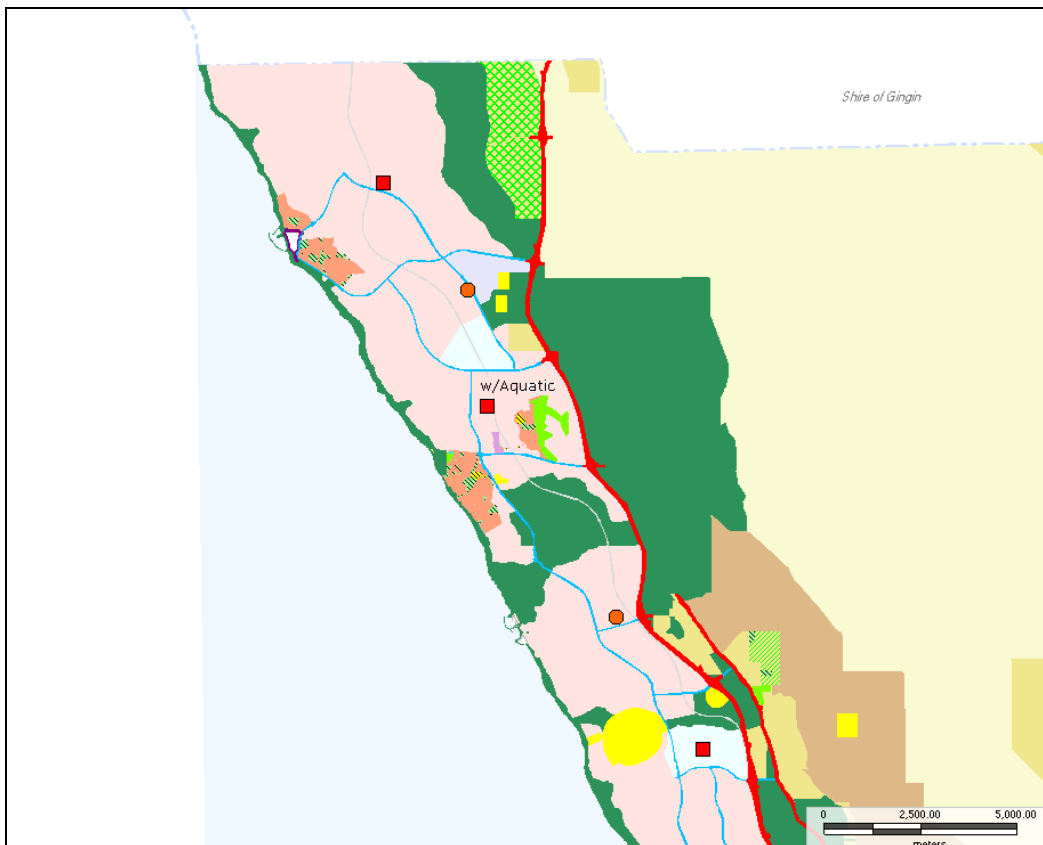
PROPOSED COMMUNITY CENTRES



PROPOSED MULTIPURPOSE HARD COURTS



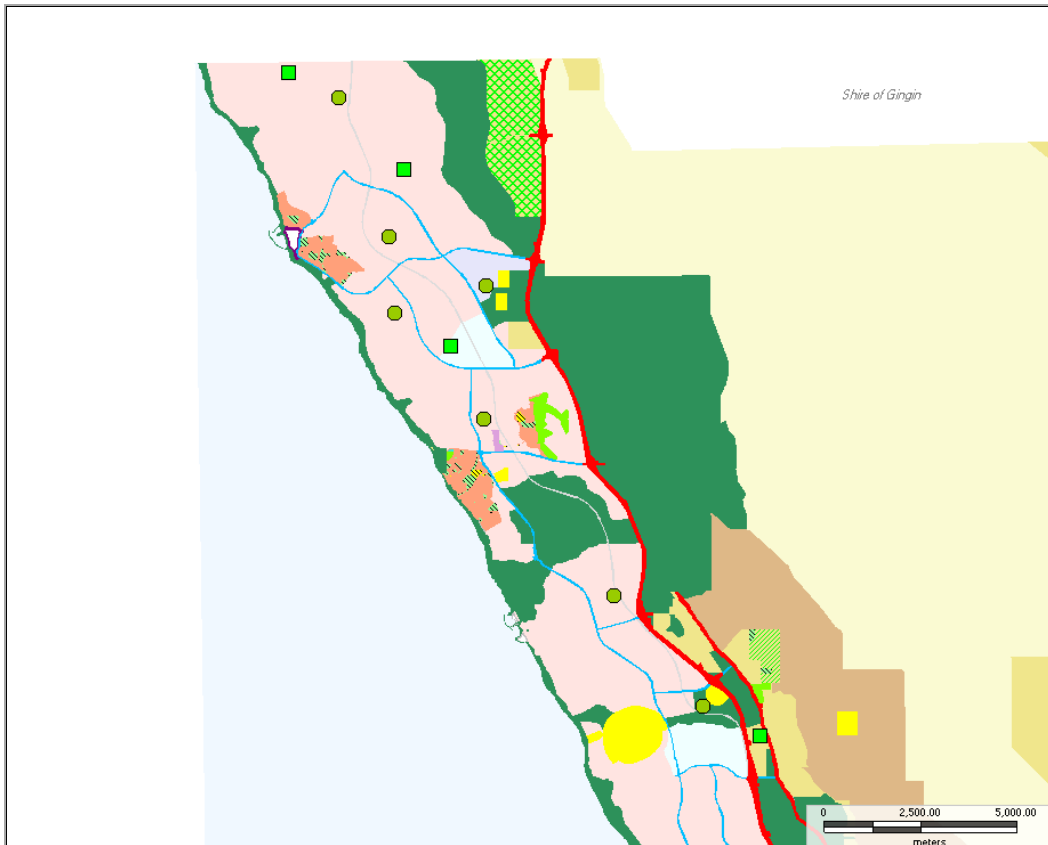
PROPOSED INDOOR RECREATION FACILITIES



PROPOSED LIBRARIES



PROPOSED STRATEGIC PUBLIC OPEN SPACE



Appendix 16: Community Infrastructure Costing Estimates

ALKIMOS EGLINTON

		2011	2012-2016	2017-2021	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2045-2051	2052-2056	2057-2061	
		0	1	2	3	4	5	6	7	8	9	10	
Facility Type	Regional												Total Cost
	Unit Cost												
	Indoor Rec / Aquatic Centre	\$64,035,596											\$0
	Beach Activity Nodes	\$4,244,261			\$4,244,261								\$4,244,261
	Community Centres	\$8,928,939							\$3,287,401				\$3,287,401
	Indoor Recreation Centre	\$24,924,180						\$24,924,180					\$24,924,180
	Library	\$19,583,167						\$11,153,649					\$11,153,649
	Multipurpose Hard Courts	\$4,145,637			\$4,145,637								\$4,145,637
	Public Open Space (Active)	\$27,604,499											\$0
	Surf Life Saving Club	\$7,243,572			\$7,243,572								\$7,243,572
	Total Regional Cost	\$-	\$-	\$-	\$15,633,470	\$-	\$-	\$36,077,829	\$3,287,401	\$-	\$-	\$-	\$54,998,700
	District												Total Cost
	Beach Activity Nodes	\$2,139,600		\$2,273,012									\$2,273,012
	Community Centres	\$5,641,538				\$5,641,538	\$5,641,538						\$11,283,076
	Indoor Recreation Centre	\$13,209,953						\$13,209,953					\$13,209,953
	Library	\$8,429,518				\$8,429,518	\$8,429,518						\$16,859,036
	Multipurpose Hard Courts	\$2,175,984					\$2,175,984						\$2,175,984
	Public Open Space (Active)	\$10,787,631			\$10,787,631		\$10,787,631						\$21,575,262
	Total District Cost	\$-	\$-	\$2,273,012	\$10,787,631	\$14,071,056	\$27,034,671	\$13,209,953	\$-	\$-	\$-	\$-	\$67,376,323
Total Combined Cost		\$-	\$-	\$2,273,012	\$26,421,101	\$14,071,056	\$27,034,671	\$49,287,782	\$3,287,401	\$-	\$-	\$-	\$122,375,023

YANCHEP TWO ROCKS

		2011	2012-2016	2017-2021	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2047-2051	2052-2056	2057-2061	
		0	1	2	3	4	5	6	7	8	9	10	
Facility Type	Regional	Staging Period Stage											Total Cost
	Unit Cost												
	Indoor Rec / Aquatic Centre	\$62,733,792							\$90,289,077				\$90,289,077
	Beach Activity Nodes	\$4,244,261	\$4,244,261										\$4,244,261
	Community Centres	\$8,683,659					\$8,683,659						\$8,683,659
	Indoor Recreation Centre	\$24,347,600										\$24,347,600	\$24,347,600
	Library	\$19,056,263				\$19,056,263			\$19,056,263				\$38,112,526
	Multipurpose Hard Courts	\$4,145,637				\$4,145,637						\$4,145,637	\$8,291,274
	Public Open Space (Active)	\$27,604,499				\$27,604,499			\$27,604,499			\$27,604,499	\$82,813,497
	Surf Life Saving Club	\$6,920,676	\$6,920,676										\$6,920,676
	Total Regional Cost	\$-	\$11,164,937	\$-	\$-	\$50,806,399	\$8,683,659	\$-	\$136,949,839	\$	\$-	\$56,097,736	\$263,702,570
	District												Total Cost
	Beach Activity Nodes	\$2,139,600	\$2,139,600			\$2,139,600		\$2,139,600				\$2,139,600	\$8,558,400
	Community Centres	\$5,493,278			\$10,986,556					\$5,493,278	\$5,493,278	\$5,493,278	\$27,466,390
	Indoor Recreation Centre	\$12,827,501										\$12,827,501	\$12,827,501
	Library	\$8,184,630			\$8,184,630								\$8,184,630
	Multipurpose Hard Courts	\$2,175,984			\$2,175,984			\$2,175,984	\$2,175,984	\$2,175,984	\$4,351,968	\$2,175,984	\$15,231,888
	Public Open Space (Active)	\$10,787,631	\$10,787,631					\$10,787,631	\$10,787,631	\$10,787,631	\$10,787,631	\$10,787,631	\$53,938,155
	Total District Cost	\$-	\$12,927,231	\$-	\$21,347,170	\$2,139,600	\$0	\$15,103,215	\$2,175,984	\$18,456,893	\$20,632,877	\$33,423,994	\$126,206,964
Total Combined Cost		\$-	\$24,092,168	\$-	\$21,347,170	\$52,945,999	\$8,683,659	\$15,103,215	\$139,125,823	\$	\$	\$89,521,730	\$389,909,534
Total Costing NCGC		\$512,284,557											

Appendix 17: Community Facility Models

Facility Type	Classification	Room / Space	Area		Comment		
Library	Regional				Regional library to be co-located with art gallery.		
		Internal					
		* Entrance / Foyer Area	100	m2	Foyer area to include potential to be used as a function space.		
		Administration and Office Area	230	m2			
		Collection Area	1200	m2			
		Storage Area	200	m2			
		Group Study Areas	70	m2	Open onto or form part of main collection area		
		Children Story Telling Area	40	m2	Open onto or form part of main collection area		
		* Meeting Room 1	45	m2	Meeting Rooms to be expandable via concertina. To be linked to and accessible fro other hub facilities.		
		* Meeting Room 2	45	m2			
		* Toilets	85	m2			
		* End of trip facilities	10	m2	Includes shower and lockers		
		Staff Room	60	m2	Includes kitchenette.		
		Training Room	75	m2	May accommodate Computer Lab.		
		Reading Area	40	m2			
		Specialist Genre Room	55	m2	E.g. Youth		
		Toy Library	15	m2	Essentially storage space.		
		Café	150	m2	Inclusive of kitchen, separate toilets, delivery/loading access point		
		"Books on Wheels" Service Area	12	m2	Essentially storage space		
		Multipurpose spaces	200	m2	May be meeting rooms, offices, activity rooms, service rooms.		
				Circulation / Engineering Services / CC TV space	291	m2	
				Service area (sewerage, water)	inc		
				Sub-total Internal	2923	m2	
				External			
				Verandahs	196	m2	
				Landscaping	5250	m2	
				Car / Bus Parking	250	bays	
				Car / Bus Parking	7000	m2	
				bike parking & bike lockers	21	no	
				bike parking & bike lockers	42	m2	
		External paving	2250	m2			
		Sub-total External	14738	m2			
		TOTAL	17661	m2			

Library	District					
		Internal				
		Entrance / Foyer Area / Service Desk	85	m2	Entrance generally linked with Admin and office area	
		Administration and Office Area	60	m2	See above	
		Collection Area / Multipurpose Space	800	m2	Multipurpose space includes room for training, reading and study areas.	
		Storage Area	130	m2		
		Café	100	m2	Requires kitchen, separate toilets, and loading access point.	
		Meeting Room	40	m2	To be shared with main collection area to enhance multipurpose nature	
		Toilets	50	m2		
		Staff Room	30	m2		
		Bin store	10	m2		
		End of trip facilities	10	m2		
		Interview room	12	m2		
		Circulation / Engineering Services / CC TV space	123	m2		
		Service area (sewerage, water)	inc			
		Sub-total Internal	1450	m2		
		External				
		Verandahs	25	m2		
		Landscaping	2625	m2		
		Car / Bus Parking	125	bays		
		Car / Bus Parking	3500	m2		
		Bike parking/storage	11	no		
		Bike parking/storage	21	m2		
		External paving	1125	m2		
		Sub-total External	7296	m2		
		TOTAL	8746	m2		

* = Shared spaces in co-located/integrated facility

Facility Type	Classification	Room / Space	Area		Comment	
Community Centre	Regional					
		Internal				
		Entrance / Foyer Area	70	m2		
		Main Hall	300	m2	To seat 280ppl; A/V, acoustics, lighting etc; parquetry wood or vinyl flooring w/ moveable dance floor	
		Minor Hall	100	m2		
		Activity Room	80	m2	Incl kitchenette. Typically playgroups and craft activities. Vinyl flooring; washdown areas	
		Meeting Room 1	60	m2	Connected through a separator/concertina wall. Each room includes a kitchenette.	
		Meeting Room 2	60	m2		
		Meeting Room 3	60	m2		
		Meeting Room 4	60	m2		
		Public Toilets	60	m2		
		End of trip facilities	10	m2	Includes shower and lockers	
		Office and Administration Space	40	m2		
		Creche (toilet / wet areas / & quiet room 3x3)	75	m2		
		Storage	200	m2		
		Kitchen	80	m2	Commercial standard/ health rating for functions.	
		Multipurpose Spaces	100	m2	(4@25m) to suit strategic partnerships e.g. DSR or DCP presence	
		Agency Space	50	m2	Child health facility with foyer / reception area and client rooms	
		Circulation / Engineering Services / CC TV space	105	m2		
		Service area (sewerage, water)	inc			
		Loading bay / service areas	inc			
		Sub-total Internal		1510	m2	
		External				
		Playground	inc	m2		
		Landscaping	2520	m2		
		Verandahs	268	m2		
		Car / Bus Parking	120	Bays		
		Car / Bus Parking	3360	m2		
		Bike parking/storage	11	no		
		Bike parking/storage	22	m2		
External paving	1080	m2				
Sub-total External		7250	m2			
TOTAL		8760	m2			

Community Centre	District			
		Internal		
		<i>Community Centre</i>		
		Entrance / Foyer Area	40	m2
		Main Hall	200	m2
		Kitchen 1	30	m2
		Activity Room 1 / Wet area	80	m2
		Activity Room 2 (w/ child health facilities)	30	m2
		Sole use area youth or aged care	250	m2
		Kitchen 2	15	m2
		Offices x 2	25	m2
		Storage	100	m2
		Toilets	25	m2
		<i>Sports Amenities</i>		
		Changeroom 1	35	m2
		Changeroom 2	35	m2
		Public Toilets (M/F/Dis)	25	m2
		Kiosk	20	m2
		Storage	10	m2
		Circulation / Engineering Services / CC Tv space	59	m2
		Service area (sewerage, water)	inc	
		Sub-total Internal	979	m2
		External		
		Playground - Youth area	20	m2
		Landscaping	1470	m2
		Verandahs	221	m2
		bike parking and bike lockers	7	no
		bike parking and bike lockers	15	m2
		Car / Bus Parking	70	Bays
		Car / Bus Parking	1960	m2
		External paving	630	m2
		Sub-total External	4316	m2
		TOTAL	5295	m2

Facility Type	Classification	Room / Space	Area		Comment		
Art Gallery and Exhibition Centre	Regional					Regional library to be co-located with art gallery.	
		Internal					
		* Entrance / Foyer Area / Multipurpose function space	inc				
		Major Gallery	250	m2			
		Activity / craft room	80	m2		Includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up	
		Minor Gallery	50	m2		Studios to be expandable by concertina door; includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up	
		Artist Studio 1	25	m2		Studios to be expandable by concertina door; includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up	
		Artist Studio 2	25	m2			
		Artist Studio 3	25	m2			
		*Office and Administration Space	inc				
		* Public Toilets	inc				
		* End of trip facilities					
		Storage	100	m2			
		Shop frontage Display Area	20	m2			
		Demountable Stage Storage / Display Storage	25	m2			
		Exhibition prepare	75	m2			
		Kitchen / bar / servery	40	m2			
		Circulation / Engineering Services / CC TV space	325	m2			
		Service area (sewerage, water)	inc				
		Sub-total Internal		1040	m2		
		External					
		* Landscaping					
		Delivery Dock / Unloading Area	inc				
		Verandahs	106	m2			
		Bike parking & bike lockers	6	no			
		Bike parking & bike lockers	11	m2			
		*Car / Bus Parking					
		* Car / Bus Parking					
* External paving							
Sub-total External		117	m2				
TOTAL		1157	m2				

* = Shared spaces in a co-located/integrated facility

Facility Type	Classification	Room / Space	Area		Comment	
Aquatic Centre	Regional	Internal (Dry side)				
		4 Indoor Multipurpose Sports Courts	4054	m2	Includes stadia seating for each court	
		Meeting Room x3 (includes tea/coffee space)	105	m2	Include concertina / removable wall	
		Gymnasium	650	m2	Includes office, appraisal rooms and space for cardio equipment	
		Aerobics Room	200	m2		
		Spin Room	100	m2		
		Creche	100	m2	Includes quiet room, wet space, toilets M/F, outdoor.	
		Function room	300	m2	Includes separate toilet, servery & kitchen & storage	
		Multipurpose Space	300	m2	Office for State Sporting Associations, physio, retailer, café	
		Kiosk (including kitchen)	90	m2		
		Change rooms x4	150	m2	Includes toilets.	
		Staff Room	60	m2	Includes kitchenette	
		Staff Change room x 2 (male and female)	30	m2		
		Public Toilets	20	m2		
		Foyer	50	m2		
		Storage	300	m2	Includes storage for courts, meeting room, admin, creche, gym, aerobics.	
		Administration / Office Area & Reception	200	m2		
		First Aid Room (dry)	20	m2		
		Cleaners Store	10	m2		
		Circulation / Engineering Services / CC TV space	inc			
		Service area (sewerage, water)	inc			
		Internal (Wet side)				
		Indoor Leisure Pool (incl beach entry & water features)	350	m2		
		Indoor Hydrotherapy Pool	195	m2	Includes changerooms M/F/D.	
		Concourse	1200	m2		
		Seating/grandstand	225	m2	Storage underneath	
		Learn to Swim and 25m Indoor Lane Pool (12 lane)	750	m2	Including moveable floor and adjustable start block separator in water	
		Splash Pad	120	m2		
		4 Lane outdoor 25m Dive Pool + water polo (deep)	200	m2		
		Seating/grandstand to outdoor pool	150	m2		
		Sauna (dry or wet)	12	m2		
Spa	20	m2				
Pool Office	20	m2				
On deck observation post	15	m2	Would form part of pool/concourse area			
Change rooms M/F/Family & disabled (including toilets & disabled, lockers) x2	75	m2				
Staff change rooms	25	m2				
First Aid Room (wet)	20	m2				
Storage (aqua equip, swim school)	150	m2				

Storage (Plant & Equipment)	250	m2	
Swim school office	20	m2	
Plant Room	300	m2	
Cleaners Store	10	m2	
Circulation / Engineering Services / CC TV space	379	m2	
Service area (sewerage, water)	inc		
Sub-total Internal	11225	m2	
External			
Playground	20	m2	
Verandahs	574	m2	
Landscaping	10500	m2	
Loading area around plant room/chemicals	inc		
bike parking & bike lockers	87	no	
bike parking & bike lockers	174	m2	
Car / Bus Parking	500	bays	
Car / Bus Parking	19000	m2	
External paving	5000	m2	
Sub-total External	35268	m2	
TOTAL	46493	m2	

Indoor Recreation Centre	District				Will be located at DET high school sites
		Internal			
		2 Indoor Multipurpose Sports Courts (1-DET & 1-COW, includes stadia seating)	2120	m2	
		Change rooms (including toilets) x4	150	m2	
		Foyer & reception	60	m2	
		Meeting Room x2 (includes tea/coffee space)	60	m2	Include concertina / removable wall to make 1 activity room
		Activity Room	130	m2	
		Storage (includes courts, meeting room, admin, creche)	200	m2	
		Cleaners store	10	m2	
		Administration / Office Area & reception	75	m2	
		First Aid Room	20	m2	
		Creche (Includes quiet room, wet space, toilets M/F, outdoor)	65	m2	
		Circulation / Engineering Services / CC TV space	213	m2	
		Service area (sewerage, water)	inc		
		Subtotal Internal	3103	m2	
		External			
		Playground - Youth area	20	m2	
		Landscaping	3150	m2	
		Verandahs	140	m2	
		Bike parking	23	no	
		Bike parking	46	m2	
		Car / Bus Parking	150	Bays	
		Car / Bus Parking	5700	m2	
		External paving	1500	m2	
		Sub-total External	10556	m2	
		TOTAL m2	13659	m2	

Facility Type	Classification	Room / Space	Area		Comment	
Multipurpose Hard Courts	Regional					
					Co-located Multipurpose Hard Courts and Public Open Space	
		Internal				
		Public Toilets / Kiosk	30	m2		
		Circulation / Engineering Services / CC Tv space	inc			
		Service area (sewerage, water)	inc			
		Sub-total Internal	30	m2		
		External				
		8 Sole use tennis courts	5360	m2		Including hit up wall and fencing all around.
		20 Netball Courts (including fencing all round)	15700	m2		
		Shade Structures	211	m2		Included within landscaping area
		Lighting Towers	inc			For training standard, upgradeable to competition
		Verandahs (From Public Toilets)	3	m2		
		* Landscaping				
		* Car / Bus Parking				
		* Car / Bus Parking				
		* Bike parking & bike lockers				
		* Bike parking & bike lockers				
		* External paving				
Sub-total External	21063	m2				
TOTAL	21093	m2				

Multipurpose Hard Courts	District				Co-located Multipurpose Hard Courts and Public Open Space
Internal					
	Public Toilets / Kiosk	30	m2		
	Circulation / Engineering Services / CC TV space	inc			
	Service area (sewerage, water)	inc			
Sub-total Internal		30	m2		
External					
	4 Sole use Tennis Courts	2680	m2		Including hit up wall and fencing all around
	10 Multipurpose Sports Courts (Basketball, tennis & netball, including fencing all around)	7850	m2		As per DSR guide netball court largest court L37 x W22
	Shade Structures	101	m2		Included within landscaping
	Verandahs (From Public Toilets)	3	m2		
	* Landscaping				
	* Car / Bus Parking				
	* Car / Bus Parking				
	* Bike parking & bike lockers				
	* Bike parking & bike lockers				
	* External paving				
Sub-total External		10533	m2		
TOTAL		10563	m2		

Facility Type	Classification	Room / Space	Area		Comment
Public Open Space	Regional				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		<i>Clubrooms 1</i>			
		Change rooms (including toilets) x 4	250	m2	
		Public Toilets	25	m2	
		Major Hall	300	m2	
		Kitchen / servery / mop sink	75	m2	
		Grandstand seating	500	m2	
		Storage	100	m2	
		2x Office / meeting / board room	60	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners store	4	m2	
		<i>Clubrooms 2</i>			
		Change rooms (including toilets) x 4	250	m2	
		Public Toilets	25	m2	
		Kitchen / servery / mop sink	40	m2	
		Storage	100	m2	
		2x Office / meeting / board room	60	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners store	4	m2	
		<i>Clubrooms 3</i>			
		Change rooms (including toilets) x 4	250	m2	
		Public Toilets	25	m2	
		Kitchen / servery / mop sink	40	m2	
		Storage	100	m2	
		2x Office / meeting / board room	60	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners store	4	m2	
		Toilet block (Male / Female)	10	m2	
		Circulation / Engineering Services / CC TV space	887	m2	
		Service area (sewerage, water)	inc		
		Sub-total Internal	3244	m2	
		External			

6x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	168156	m2	Based on 1 playing field = 173mL x 162mW, accommodates AFL, Cricket, Soccer, Rugby Union / league, Hockey, Athletics with sufficient buffers and run off to DSR standard
6 x Cricket Nets	600	m2	4x hard wicket nets
Baseball Bat cage	10	m2	
Athletics - throwing circles, jump pits and run ups	3000	m2	Inclusion may be at only one regional site at expense of other items
Turf Pitch	inc	m2	Part of playing field allocation.
Turf Nets	600	m2	
Purpose built sporting areas	10000	m2	
Gardening / Clay Shed	inc	m2	For turf wickets
Floodlighting	inc		Training standard w/ provision for upgrade competition standard
Regional Playground	10000	m2	
Dog Exercise Park / Passive Recreation Space	10000	m2	
Irrigation	inc		
Path Network w/ exercise equipment	2388	m2	
* Landscaping	21886	m2	
Vegetation retention / revegetation of conservation areas	inc		
* Car / Bus Parking	250	Bays	
* Car / Bus Parking	9490	m2	
* Bike parking & bike lockers	35	no	
* Bike parking & bike lockers	70	m2	
* External paving	1461	m2	
Verandahs	1047	m2	
Sub-total External	238708	m2	
TOTAL	241952	m2	

Public Open Space	District				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		Clubroom			
		Change rooms (including toilets) x4	250	m2	
		Public Toilets	26	m2	
		Minor Hall / Social Area	180	m2	
		Kitchen / servery / mop sink	40	m2	
		Storage	100	m2	
		Office	30	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners Store	4	m2	
		Circulation / Engineering Services / CC TV space	313	m2	
		Service area (sewerage, water)	inc		
		Subtotal Internal	968	m2	
		External			
		2x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	54000	m2	Based on 1 playing field = 173mL x 162mW, accommodates AFL, Cricket, Soccer, Rugby Union / league, Hockey, Athletics with sufficient buffers and run off to DSR standard
		1x Rugby / Soccer playing field	12000	m2	
		2x Multipurpose Hard Courts (Basketball, tennis & netball)	1848	m2	
		4x Cricket nets	400	m2	
		Floodlighting	inc		
		Playground	5000	m2	
		Dog Exercise Park	5000	m2	
		Irrigation	inc		
		Path Network w/ exercise equipment	1194	m2	
		vegetation retention & revegetation of conservation space	inc	m2	
		* Landscaping	10943	m2	
		* Car / Bus Parking	125	Bays	-
		* Car / Bus Parking	4745	m2	
		* Bike parking & bike lockers	19	no	
		* Bike parking & bike lockers	39	m2	
		* External paving	731	m2	
		Verandahs	369	m2	
		Sub-total External	96269	m2	
		TOTAL	97237	m2	

* = Shared spaces in co-located/integrated facility

Facility Type	Classification	Room / Space	Area		Comment	
Surf Life Saving Club	Regional					
		Internal				
		Lookout Tower	9	m2		
		Club Administration	30	m2		
		Beach Patrol Office	9	m2		
		Meeting Room	20	m2		
		Minor Hall / Social Area	60	m2		
		Kitchen	30	m2		
		Public Toilets and change rooms	74	m2		
		Club Changerooms / Toilets x2	104	m2		
		Storage Area	30	m2		
		Equipment Storeroom	335	m2		
		First Aid Room	30	m2		
		Gymnasium	100	m2		
		Function Area	200	m2		
		Disability beach access	inc			
		Vehicular Beach access	inc			
		Circulation / Engineering Services / CC TV space	29	m2		
		Service area (sewerage, water)	inc			
		Sub-total Internal		1060	m2	
		External				
		Landscaping	3150	m2		
		Delivery Dock / Unloading Area	inc	m2		
		Verandahs	105	m2		
		Car / Bus Parking	150	bays		
		Car / Bus Parking	5700	m2		
Bike parking & bike lockers	8	no				
Bike parking & bike lockers	16	m2				
External paving	1500	m2				
Sub-total External		10471	m2			
Total		11531	m2			

Facility Type	Classification	Room / Space	Area		Comment
Beach Activity Node	Regional				
		Internal			
		Public Toilets & change rooms / outdoor showers	100	m2	
		Shelters / BBQs	4	no	not inc in area
		Circulation / Engineering Services / CC TV space	inc		
		Service area (sewerage, water)	inc		
		Sub-total Internal	100	m2	
		External			
		Playground	319	m2	
		Paths	1600	m2	
		Amphitheatre / event space / outdoor cinema			As part of POS
		Neighbourhood POS + adult exercise equipment			As part of POS
		Disability access to beach	inc		
		Landscaping	14661	m2	
		Car / Bus Parking & boat trailers	200	bays	
		Car / Bus Parking	8119	m2	
		Bike parking & bike lockers	31	no	
		Bike parking & bike lockers	62	m2	
		Path adjacent to beach	763	m2	
		Sub-total External	25524	m2	
		TOTAL	25624	m2	

Beach Activity Node	District			
		Internal		
		Public Toilets & change rooms / outdoor showers	45	m2
		Shelters / BBQs	2	m2 not inc in area
		Circulation / Engineering Services / CC TV space	inc	
		Service area (sewerage, water)	inc	
		Sub-total Internal	45	m2
		External		
		Playground	159	m2
		Local POS with adult exercise equipment		As part of POS
		Paths	800	m2 Internal DUP and Regional path
		Landscaping	7331	m2
		Horse float parking	inc	
		Dune management / revegetation & fencing	inc	
		Bike facilities		
		Car / Bus Parking & boat trailers	100	bays
		Car / Bus Parking	4059	m2
		Bike parking & bike lockers	15	no
		Bike parking & bike lockers	31	m2
		Path adjacent to beach	381	m2
		Sub-total External	12761	m2
		TOTAL m2	12806	m2