



St Andrews District Structure Plan  
Regional Community and Human  
Service Infrastructure Provision  
Strategy

Prepared by Creating Communities Australia Pty Ltd

March 2007

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## 1.0 Introduction

Regional community and human service infrastructure includes a broad range of built facilities designed to accommodate public health, education, and recreation services. Such facilities include hospitals and health centres, cemeteries, high school and tertiary education facilities, aquatic centres, indoor sport and recreation centres, libraries, golf courses and performing arts centres.

As key destinations, these facilities provide services to a regional catchment and are focal points of economic and social activity. They also stimulate community development, community health, education and employment.

In 2004 during the District Concept Planning phase, Creating Communities and other members of the St Andrews project team worked collaboratively with the City of Wanneroo to form the 'St Andrews Community Facility Planning Reference Group' and to determine needs for regional community facilities. These preliminary findings were set out in a discussion paper titled 'St Andrews Regional Community Infrastructure Requirements' (see Appendix 1).

At the commencement of the District Structure Planning phase, Creating Communities was asked to undertake further investigations to confirm regional human service infrastructure requirements, associated land requirements, locational criteria, and likely timing and acquisition options. This information was to then be used to determine a preferred provision strategy.

Note: Creating Communities was not required to investigate the need for educational infrastructure.

## 2.0 Method

The provision of regional community and human service infrastructure has been guided by identified need. This need has been informed by a number of investigative processes, including work undertaken by the St Andrews Community Facility Planning Reference Group in 2004 (refer to Appendix 1 of this report) and more recently through targeted consultation with specific State Government agencies and a supplementary investigation of accepted infrastructure provision standards (refer to Appendix 2 and 3).

The study method included:

- Review of the discussion paper titled "St Andrews Regional Community Infrastructure Requirements, July 2004" drafted by the St Andrews Community Facility Planning Reference Group.
- Meeting of Facility Planning Reference Group – Monday 12<sup>th</sup> December 2005

- Consultation with Key government agencies including:
  - ⇒ Dept of Sport and Recreation, 9<sup>th</sup> February 2006
  - ⇒ Dept of Health, 20<sup>th</sup> February and 12<sup>th</sup> April 2006
  - ⇒ Metropolitan Cemeteries Board, 23<sup>rd</sup> February (telephone meeting) and 14<sup>th</sup> March 2006
  - ⇒ WA Police Service, 24<sup>th</sup> February and 7<sup>th</sup> March 2006
  - ⇒ WA Museums, 3<sup>rd</sup> March 2006 (Telephone meeting)
  - ⇒ WA Tourism Commission, 9<sup>th</sup> March 2006 (Telephone meeting)
  - ⇒ Dept of Justice, 14<sup>th</sup> March 2006 (Telephone meeting)
- Written responses received from:
  - ⇒ Dept Sport and Recreation, 12<sup>th</sup> March 2006
  - ⇒ WA Tourism Commission, 23<sup>rd</sup> March 2006
- Investigation of accepted human infrastructure provision standards
- Information analysis and development of a provision strategy

### 3.0 Values and Principles

The regional community infrastructure provision strategy for St Andrews is based on a number of key values and guiding principles.

- **Integration with regional and district centres:** Recognition that community and human service infrastructure provide focal points for community interaction and contribute significantly to the creation of regional and district centres.
- **Access to public transport and major road networks:** A key locational criteria for all regional community facilities is good access to public transport and major road networks.
- **Co-location and shared-use facilities:** Where synergies exist between the function of facilities co-location provides benefits in terms of access, service delivery and operational cost efficiency. Co-location enables shared-use of facilities, efficient provision of supporting infrastructure (i.e. car parking) and provides opportunities for joint initiatives across service providers.

## 4.0 Identified Needs

The results of the research identified the need for the following regional community and human service facilities.

### Regional Community Facility Type

### Identified Need

#### Active POS

- Total of 40ha – 60ha of district active open space within the project area. CoW preference is for 2 x district playing fields (20 – 30ha/ 4-6 ovals), co-located with tertiary providers. This model maximises shared use of built amenities and enables cost effective management of the site. DSR suggests 10ha – 15ha.
- Total of 60ha – 80ha of regional active open space within the St Andrews and Alkimos/ Eglington catchment. Preference for 2 x regional playing fields (30 – 40ha/ 6–8 ovals), stand alone shared use facilities.
- 1 x public golf course. Total of 50ha (18 holes), stand alone single purpose facility.

#### Health Facilities

- 1 x health campus site approximately 8ha in size, to accommodate, hospital, health and ambulance services.
- Should be located close to the train station and other public transport and shopping facilities. Co-location with a university is preferred.

#### Sport and Recreation Facilities

- 1 x major indoor aquatic and sports facility co-located with a tertiary provider.
- 1 x secondary (smaller scale) aquatic facility co-located with playing fields and/or other community facilities.
- 1 x indoor sport and recreation centre co-located with a tertiary provider or high school.

#### Art and Culture Facilities

- 2 x regional libraries co-located with tertiary providers and/or high schools.
- 1 x performing arts centre co-located with a tertiary provider.

## 5.0 Infrastructure Provision Strategy

In response to identified needs, the regional community infrastructure provision strategy for St Andrews incorporates a number of key regional and district level facilities.

These are:

- The northern district active open space is 30ha, triangular in shape and is integrated with a district centre. Co-located with high school playing fields, it will service the catchment to the north of the northern townsite. This site has good access via the light rail/ bus system and the primary road network. Developer responsible for the provision of the site as part of the required 10% POS contribution.
- The southern district active open space is 30ha, rectangular in shape, co-located with university playing fields and in close proximity to 4 high schools. It is also integrated with a district centre and is well serviced by public transport and the primary road network. This site will service the catchment surrounding and south of the southern townsite. Developer responsible for the provision of the site as part of the required 10% POS contribution.
- The regional active open space is 40ha, triangular in shape, located adjacent to the northern townsite and within close proximity to a university and 3 high schools. The site has good access to public transport and the primary road network. The regional active open space site will accommodate between 6 and 8 playing fields. This size promotes shared use of built amenities and optimises facility and traffic management. State government responsible for the acquisition of the site and development of infrastructure.
- One health campus site (for hospital, health and ambulance services) incorporated within the southern townsite. The site is 8ha in size (standard size of a district hospital site) and is co-located with the railway station and a university. Acquisition of the site and development of infrastructure is the responsibility of the State Government.
- Provision for a regional indoor aquatic and sports facility integrated with the northern townsite and co-located with a university. This facility is anticipated to accommodate district and regional level competition and as such its catchment would extend beyond the project area. Funding and development is likely to be a shared responsibility between local and State Government and the university.

- Provision for a district aquatic and recreation facility in the vicinity of the southern town site and co-located with a high school. This facility will accommodate local and district levels of activity within a district catchment and has strong potential for shared-use. Funding and development is likely to be a shared responsibility between local and State Government.
- Provision for two regional libraries, one in the northern townsite and one in the southern townsite and both co-located with either tertiary providers or high schools. These facilities have strong potential for shared-use. Consequently, responsibility for funding and development is likely to be shared between local and State Government and possibly a tertiary provider.
- Provision for a performing arts facility in the southern townsite, co-located with either a tertiary provider or high school. This facility is anticipated to have a regional catchment that would extend beyond the project area. Funding and development of infrastructure is likely to be a shared responsibility between local and State Government and possibly a tertiary provider.

## 6.0 Key Issues

### **The provision of regional active open space**

Land originally zoned for regional open space in the metropolitan region scheme is no longer available as it is now subject to Bush Forever and other environmental constraints. Following a lengthy investigation process it became evident that the majority of potential sites outside the project area were either unavailable or unsuitable. Consequently, an appropriate site for regional active open space has been provided within the project area located adjacent to the northern townsite.

The provision of regional active open space will need to service the requirements of the combined St Andrews and Alkimos/ Eglington catchment. A regional active open space site has been incorporated within the St Andrews District Structure Plan to respond to the identified needs of the St Andrews project, however it is acknowledged that further provision will be required outside the project area.

The provision of the regional active open space site is provided above the 10% allocation and consequently acquisition of the land is the responsibility of the State Government.

### **Provision of a health campus site**

The WA Department of Health recognises the future need for a health campus site in the upper northern corridor to accommodate future hospital and health services. Preliminary planning undertaken by the Department initially considered site options in Alkimos/ Eglington.

The southern townsite within the St Andrews project provides significant advantages in terms of maximising the catchment of the Joondalup Health Campus and distributing services across the northern corridor. It is recognised that the Department of Health will not be in a position to support two sites, however, given the benefits of the St Andrews option a health campus site has been incorporated within the DSP. Ultimately the State will need to determine the most appropriate site.

#### **Omission of a public golf course site**

No provision is made for a public golf course as the existing 'Sun City Country Club 18-hole golf course' in Yanchep is meeting the need for an 18-hole golf course within the project area. Although this is a private facility, the provision of a second 'public' golf course within St Andrews is not supported as the distance between the two facilities would be minimal. Given the regional nature and catchment of these facilities, consideration should be given to location options within Alkimos/ Eglington and or other nearby landholdings.

## 7.0 District and Local Level Facilities

The investigations into the need for community and human service infrastructure also highlighted likely requirements for a number of district and local level facilities.

These include:

- 5 x district community centres integrated with district centres.
- 1 x police station (possibly co-located with a court house) situated within the southern townsite.
- 1 x community museum.
- 32 x local/ neighbourhood community centres/ halls.

In addition, it is expected that other local and neighbourhood facilities will be required, including sporting pavilions and local libraries. Planning and allocation of land for these facilities should occur at the time of local structure planning and will need to integrate with planned regional infrastructure to deliver an overall facility provision strategy.

Key principles for guiding the provision of community and human service infrastructure through local structure plans are:

- Recognition that community and human service infrastructure provide focal points for community interaction and contribute significantly to the creation of community hubs/ precincts.
- Consideration of existing and future needs within the locality and broader regional area should guide planning for community and human service infrastructure.



- Where appropriate, encourage partnerships that enable joint provision and shared-use infrastructure.
- Multi-purpose facilities with flexible design should be pursued to maximise usage and accommodate changing community needs.
- Involvement of the wider community in the planning and development of social infrastructure should feature throughout the planning process.
- Local structure plans need to demonstrate how the developer will plan for provision, funding and ongoing management of community and human service infrastructure.

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## Appendix 1

### **Summary of Discussion Paper "St Andrews Regional Community Infrastructure Requirements, July 2004"**

Over the course of 2004 the St Andrews project team worked in collaboration with the City of Wanneroo to determine the need for regional community facilities. The 'St Andrews Community Facility Planning Reference Group' was formed with representatives from both organisations and other relevant stakeholder agencies. Following investigation on accepted provision standards and trends impacting regional facility provision the reference group prepared a discussion paper titled "St Andrew Regional Community Infrastructure Requirements, July 2004". The discussion paper indicated the likely requirements for regional community infrastructure in St Andrews or on nearby landholdings.

These requirements were identified to include:

- 7-8 x regional/ district playing fields (approx 100ha in total).
- 1 x aquatic centre incorporating indoor sports facilities.
- 1 x indoor sport/ recreation centre.
- 1 x performing arts centre.
- 2 x regional libraries.
- 1 x public golf course (approx 50 ha).
- 7-8 x high schools.
- 1 x tertiary institution.

The discussion paper also identified a preference for facilities to be clustered in the following ways:

- 2 x district playing fields (20 – 30ha/ 4-6 ovals), co-located with tertiary providers.
- 2 x regional playing fields (30 – 40ha/ 6–8 ovals), stand alone shared use facilities.
- 1 x municipal golf course as a stand alone single purpose facility not co-located with any other regional infrastructure.
- 2 x regional libraries, co-located with tertiary providers/ high schools.
- 1 x aquatic and recreation centre, co-located with a tertiary provider.
- 1 x indoor sport/ recreation centre, co-located with a tertiary provider/ high school.

## Appendix 2: Regional Community and Human Service Infrastructure Standards

### Education Facilities

Facility Type	Ratio	Requirements for St Andrews (est pop 155,000)
Public primary & pre-primary school	<ul style="list-style-type: none"> <li>• 1:4,500 persons or</li> <li>• 1: 1,500 – 1,800 lots</li> </ul>	• 33
Public high school	<ul style="list-style-type: none"> <li>• 1: 18,000 - 20,250 persons or</li> <li>• 1: 6,000 – 7,500 lots or</li> <li>• 1: 4 – 5 primary schools</li> </ul>	• 8-9
District education office	• 1: 20 schools	• 2
Catholic K-7 primary school & church	• 1: 33,000 persons	• 5
Anglican K-12 school & church	• 1: 60,000 persons	• 2-3
Other K-7 primary schools	• 1: 50,000 persons	• 3
Catholic Yr 8-12 high schools	• 1: 65,000 – 75,000 persons	• 2
Other high schools	• 1: 100,000 persons	• 1-2
TAFE	• 1: 100,000 persons	• 1-2
University	• 1 place: 20 persons (17 – 64)	• ?

### Hospitals and Health Centres

Facility Type	Ratio	Requirements for St Andrews est pop 155,000)
Hospital	• 1 bed: 286 persons	• 542 beds
Community health centre	• 1: 100,000 persons	• 1-2
Infant health clinic/ service	<ul style="list-style-type: none"> <li>• 1: 600 children (0-5) or</li> <li>• 1: 12,000 persons</li> </ul>	• 13
Health and medical centre (for private health professionals)	• 1: 3.000 - 5000 persons	• 39

## Community and Culture

Facility Type	Ratio	Requirements for St Andrews est pop 155,000)
Public library	<ul style="list-style-type: none"> <li>• 1.25 books: person</li> <li>• 1: 15,000 – 20,000 persons</li> </ul>	<ul style="list-style-type: none"> <li>• 8-10</li> </ul>
Local/ neighbourhood community centre/ hall	<ul style="list-style-type: none"> <li>• 1: 5,000 persons</li> </ul>	<ul style="list-style-type: none"> <li>• 31</li> </ul>
District community centre	<ul style="list-style-type: none"> <li>• 1: 30,000 persons</li> </ul>	<ul style="list-style-type: none"> <li>• 5</li> </ul>
Aquatic centre	<ul style="list-style-type: none"> <li>• 1:120,000 persons</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> </ul>
District indoor recreation centre	<ul style="list-style-type: none"> <li>• 1: 30,000 - 60,000 persons</li> </ul>	<ul style="list-style-type: none"> <li>• 2-5</li> </ul>
Regional cultural facility	<ul style="list-style-type: none"> <li>• 1: region</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> </ul>
Youth services centre	<ul style="list-style-type: none"> <li>• 1: 3,000 persons (10 – 19)</li> </ul>	<ul style="list-style-type: none"> <li>• ?</li> </ul>

## Appendix 3

# St Andrews District Structure Plan Regional Community Infrastructure Requirements Consultation Report

Prepared by Creating Communities Australia Pty Ltd

March 2006

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## 1.0 Introduction

Creating Communities has been engaged to investigate the need for regional community infrastructure in association with the preparation of the St Andrews District Structure Plan.

In undertaking this task Creating Communities has consulted with key state government agencies to confirm the land requirements necessary to accommodate the following district and regional facilities:

- District and regional active open space
- Museums
- Hospitals/ health facilities/ ambulance depots
- Cemeteries
- Police stations
- Tourist camping grounds

The following report is a summary of the findings of these investigations. Written departmental responses and minutes of meetings with state government agencies are attached in the appendices.

## 2.0 District and Regional Active Open Space

Creating Communities met with officers of the Western Australian Department of Sport and Recreation (DSR) on Thursday, February 9, 2006. The department has since provided a written response (*see Appendix A*).

The DSR is currently developing a planning framework for active district and regional open space, however this is not yet available. The following comments represent their current view.

### **District Active Open Space**

- Should be in the range of 10ha – 15ha in size (based on advice from local government). No opinion provided on preferred distribution.
- Cater to a catchment from within three suburbs, although it is acknowledged that district level sporting competitions are programmed across a wider geographical area.

- Developer responsible for acquisition of land as part of 10% POS requirement.
- Should be provided early in the development stage.

### **Regional Active Open Space**

- Should be in the range of 30ha – 40ha in size.
- Catchment drawn from outside the local government area. In the case of St Andrews planning should consider requirements/ provision in the Alkimos/ Eglinton area.
- Responsibility for acquisition of land may be shared by the developer and State Government. The State does purchase land through the Metropolitan Region Infrastructure Fund (MRIF) managed through the WAPC, and has been known to assist in developing lands for playing fields. Tokyu will need to demonstrate why land for regional active open space cannot be provided for within the legislated requirements.
- Potential exists for some regional active open space to be provided for in the Alkimos/Eglinton Waste Water and Ground Water Treatment Plants.

### **Other Regional Sport and Recreation Facilities**

- An indoor sport and recreation facility in the southern townsite is considered a minimum and should be co-located with a school site.
- An indoor aquatic and sports facility in the northern townsite is unlikely to support community needs. A second aquatic centre will be required and should be planned in conjunction with playing fields and/or other community facilities. This second centre may be of a smaller scale and may service populations from Alkimos/Eglinton.
- A public golf course is an important consideration. Land may exist within that controlled by the State.
- The DSR supports logical collocation of regional sport and recreation facilities with libraries and education institutions.

In summary, it appears that the DSR supports the recommended total amount of 40 – 60ha of district active open space in St Andrews but proposes it should be provided in 10ha – 15ha parcels. In relation to regional active open space, it is suggested that the recommended provision of 2 x 30ha – 40ha parcels should apply to a catchment inclusive of St Andrews and the Alkimos/Eglinton area, and that these facilities should be planned collaboratively with the State Government and other developers in the upper northern corridor.



## 3.0 Police Facilities

Creating Communities met with officers of the WA Police on Tuesday, March 7, 2006. A copy of the meeting minutes is included in Appendix B.

It is likely that within the next 10 years a new police station will be required in Yanchep. The strategy for provision is anticipated to involve the closing of the police post at Yanchep Two Rocks, the establishment of an interim Police shop front within the Capricorn Village project, and ultimately the development of a permanent police station in the southern townsite of the St Andrews project. This will position Clarkson and Yanchep Police Stations to provide police services into the upper northern corridor.

It is expected that the provision of new police infrastructure in Yanchep will be triggered by the extension of Marmion Ave and that the new station will service a sub-district, being incorporated within the catchment of the Joondalup District Centre.

The preferred provision strategy is to co-locate the new police station with a court house and to integrate both these facilities with the new train station (i.e. transit oriented development model). Combined, the two facilities would require approximately 7,000sqm of land. However, telephone conversations with officers of the Western Australian Department of Justice confirm that, while they support co-location, a courthouse is only likely to be provided in Yanchep if there is a need for a regional facility north of Joondalup. The Justice Department is currently undertaking a needs study for future metropolitan court houses which is due for completion in approximately 12 months.

In addition to the provision of a new police station, there may also be a need for a water police post within a marina complex.

Given the scale of likely land requirements, the planning of required police and court infrastructure should be considered at the time of local structure planning.

## 4.0 Health Campus

Creating Communities met with Ross Keesing of the WA Health Reform Implementation Taskforce on Monday, February 20, 2006. A copy of the meeting minutes is included in Appendix C.

In the longer term a health campus could be required in the upper northern corridor to accommodate hospital and health services. Initially (between 2035 and 2040), this facility may function as a community medical centre, evolving into a health campus with 200 hospital beds/chairs by approximately 2060. This is based on the assumption that health services will be delivered in the same way as they are today, as it is impossible to predict the implications of future technological advancements.

The Western Australian Health Department has indicated to the Department of Planning and Infrastructure that it will require a site within the Alkimos/Eglinton project. However, although the position of the Health Department is unconfirmed, it may be preferable for the future health campus to be located in the southern town centre of St Andrews. The increased distance from the existing Joondalup Health Campus would maximise the catchment of the future facility. This issue needs to be resolved as it is unlikely that both sites will be required.

The health campus site should be approximately 8ha in size (standard size of a district hospital), located close to the train station and other public transport and shopping facilities. Co-location with a university, also has some advantages.

## 5.0 Cemeteries

Creating Communities met with Peter Deague of the Metropolitan Cemeteries Board on Tuesday, March 14, 2006. A copy of the meeting minutes is included in Appendix D.

The modern concept of a cemetery incorporates spaces for reflection within significant amounts of landscaped open space. An alternative option to a traditional cemetery site is to link smaller parcels of land using access roads. This contemporary model of provision is conducive to 'Bush Forever' sites.

The Pinnaroo Valley Memorial Park Cemetery is located on a 'Bush Forever' site and is provided for the upper northern corridor. This facility is not yet fully developed, however it is unlikely that it will be sufficient to cater for the future populations of St Andrews and Alkimos/Eglinton.

Site options for a second cemetery (to cater for approximately one million people) are currently being considered within the Alkimos/Eglinton project area and the East Wanneroo land use strategy. Approximately 100ha of land is likely to be required – 66ha for the cemetery and 33ha for roads/bush retention/landscaped open space.

The new cemetery will need to be located close to public transport infrastructure. The geological features of the site are also important. The highest known movement of the ground water table needs to be at least 5.1 meters below the surface. In addition, the soil needs to be clear sand with no limestone crops.

Although the catchment for a second cemetery will include St Andrews, current preference is for a site located outside the St Andrews project area.

## 6.0 Museums

Creating Communities contacted Ian MacCloud at WA Museums on Friday, March 3, 2006. A copy of the telephone meeting minutes are attached at Appendix E.

While WA Museums are developing a new museum in the Perth CBD there are no plans to develop any state museums in the northern corridor. WA Museums works with local government to assist with the establishment of community based museums similar to the one the City of Wanneroo is establishing in the Wanneroo Town Centre.

Planning for community based museums should be considered at the time of local structure planning and involve negotiations with the City of Wanneroo.

## 7.0 Caravan and Camping Grounds

Creating Communities contacted Lesleigh Clarke at Tourism Western Australia on Thursday March 9, 2006, and the department has since provided a written response (*see Appendix F*).

Tourism WA is currently undertaking a study on the WA Caravan Park industry and, while the study is incomplete, early indicators show there is a supply problem in the Perth region for caravan park sites that service the tourism industry, particularly those located close to the coast.

The Capricorn Village Joint Venture (CVJV) is about to undertake a study to investigate affordable tourism accommodation opportunities in the CVJV project area, as it is possible that the existing caravan park facility at Club Capricorn will be redeveloped.

Tourism WA supports the provision of a caravan park facility (including provision for camping and low-key chalet accommodation) within the Yanchep area to service the tourism industry. It is suggested that the site for this facility should be between 4ha and 6ha in size (to cater for 150 bays), and located on the coast with good access to key tourist attractions.

Consideration should also be given to the geological features of the site. Prominent sites that are difficult to landscape and integrate into the environment such as ridges and exposed headlands should be avoided. Steep slopes should also be avoided due to potential drainage problems associated with earth works.

Given the total length of coastline within the St Andrews District Structure Plan area it is possible that more than one caravan park site may be required. The upper north west corner of the project area near Wilbinga

and the Bibbulmun Track is an obvious site option for a second caravan park, should one be required. The timing of the CVJV study provides an opportunity for Yanchep Sun City to negotiate a joint research project spanning the whole St Andrews project area in order to determine the need for more than one caravan park site.



Department of Sport and Recreation  
Government of Western Australia

## Appendix A

Your Ref

Our Ref 2005/0494

Enquiries Rob Didcoe - 9387 9771

Email

[rob.didcoe@dsr.wa.gov.au](mailto:rob.didcoe@dsr.wa.gov.au)

Carole Lambert  
Creating Communities Australia Pty Ltd  
100 Jersey Street  
Jolimont WA 6014

Dear Carole

### St Andrews Project

I would like to thank you for the recent opportunity to meet with you, Alan and representatives of Tokyu Corporation to discuss the St Andrews project and specifically the types of sport and recreation provision that may be required.

As I outlined at the meeting, the Department of Sport and Recreation currently has a number of projects in progress that will enable it to provide a more informed comment on future planning requirements across the State. These projects include:

- Facility Mapping project in conjunction with the Department of Land Information and the Shared Land Information Platform
- Strategic Facility Plans – Cricket, Tennis and Australian Rules Football
- Decision Making Model – To assist cross-jurisdictional decision making
- Community Sport and Recreation Facilities Planning Framework, District and Regional Facilities

The department's Facilities branch has invested considerable time over the past three years in developing its' relationship with other government agencies such as the Department for Planning and Infrastructure (DPI) and Department of Education and Training (DET). A submission was made to DPI as part of the Liveable Neighbourhoods review and in this review the department contends that it should have a role in the structure planning process and also notes that there is evidence from local governments that insufficient land, including land of usable quality, is being set aside for Public Open Space.

The agency has increased its' response rate to government planning policy, not only with DPI but also in the context of public lands under the control of the Department of Conservation and Land Management (CALM) as access to these lands continues to be highly valued for unstructured recreation purposes.

On March 9<sup>th</sup> we met with Steve Goldie, Principal Consultant for DPI on the North West Corridor Plan and Cate Gustavsson representing the BushForever section

to discuss the St Andrews project. As yet we have been unable to meet with the Department of Education and Training regarding provision of school or tertiary sites. It should be noted, however, that DSR and DET do support the concept of facility sharing and co-location of public open space, provided that such provision does not reduce the amount of open space provided by the developer.

We have been doing background research over the past two months that will assist us in developing our District/Regional facilities planning framework. This framework is intended to be a guide rather than a prescriptive mechanism as there is recognition that communities are not homogenous by nature. We will be convening an External Reference group to assist us in developing this framework.

The following general comments are made in response to your email of February 16<sup>th</sup> but are not necessarily the agencies final position given that the framework is yet to be developed. This is consistent with my comments of February 16<sup>th</sup>.

It is noted from the document you provided that there has been discussion with the City of Wanneroo and apparent agreement on the level of facility provision through the St Andrews Facility Planning Technical Reference Group.

It is also important to note that we make the underlying comments on the level of information currently available to us and expect that the district structure planning process will enable to comment further as matters become clearer. These comments do not take into account the planning being undertaken for the Alkimos-Eglinton area as we do not have any detail on this development or the facilities being planned for it which may impact on overall provision within that geographical area.

Comment on Regional Community Facilities (per your summary document)

We understand from your documentation that the St Andrews project covers approximately 4,132 hectares which would result in a public open space provision requirement in the order of 413 hectares if the developer is endeavouring to provide the minimum for its' community. The department holds the view that developers need to consider the long term needs of the communities they are providing for and profiting from and that this may mean that contributions above that currently mandated by law are in the best interests of all parties. The department requires that applicants for funding take a life-cycle approach to facility provision.

The City of Wanneroo is one local authority that has expressed concern about the level and quality of open space provision for its' constituents.

The department does not necessarily agree that all of the facilities that you have listed in section 2 of your planning overview constitute regional level facilities however this may just be a reflection of the nomenclature used. In regard to the level of provision we would agree as follows:

- The size of district playing fields appears to be consistent with advice being received from local government that district playing fields should be in the range of 10-15 hectares as compared to guidelines provided within Liveable Neighbourhoods 3.

- The size of regional playing fields appears to be adequate however it is understood that Tokyu seek to have this provision provided for outside of the 10% allocation and within land controlled by the state. In discussions with Steve Goldie and Cate Gustavsson it is our understanding that there is a requirement for Tokyu to demonstrate why these lands cannot be provided for within the legislated requirements. Potential exists for some open space to be provided for in the Alkimos/Eglinton Waste Water and Ground Water treatment plants. This requires further discussion between state agencies/ local government and the developers of land in the northern corridor. Your plan appears to show regional playing field provision within BushForever lands which may not be achievable however this must be investigated further to assess the environmental condition of the lands. I understand Paul Van Der Moesel from ATA Environmental has done some analysis in this area and would appreciate a briefing from him.
- An indoor sport and recreation facility in the southern town centre is considered a minimum however there is no indication of the scale of the facility or if it is collocated with a school site which we would support. IN regard to previous comments I acknowledge that developments within the Alkimos/Eglinton estate should be given consideration from a corridor planning perspective.
- An indoor aquatic facility including indoor sports facilities in the northern town centre is unlikely to support the needs of the community. It is the department view that a second centre will be required. It is logical for provision of such a facility to be planned in conjunction with playing fields and/or other community facilities which does not appear to be the case from your plan. This centre may be of a smaller scale and may service populations from Alkimos/Eglinton which will require some discussion between the local authority and the developers in the corridor. There is currently state government funding allocated towards a pool in the Mindarie area however a needs/feasibility study is required to confirm the requirements. I believe that project is some way off from being resolved.
- A performing arts centre will be required and appears to be located appropriately.
- A public golf course is an important consideration. It is possible that land exists within that controlled by the state and further discussion needs to be held with the relevant agencies.
- We will not comment further on the provision of libraries or education institutions other than to say we support logical co-location of facilities.

Further information is required in regard to the level of provision for east-west greenways, preserved areas, neighbourhood open space and village greens.

Distinction between the functions and catchments for district/regional open space

Broadly, district level facilities are perceived to draw a catchment from within three suburbs (Liveable Neighbourhoods 3) however experience suggests that competition is programmed across these facilities from a more diverse geographical area. Regional level facilities are perceived to have a catchment

drawn from outside the local government area or to be of a specific nature such as a shooting complex of which there would be limited numbers. The department will be undertaking further analysis of these descriptors as part of the development of a district/regional level facilities planning framework.

#### Identified needs for district/regional sports facilities from State Sporting Associations

As previously stated, the department is currently working with TennisWest, the WACA and WAFC on strategic facility plans and these studies are not yet completed. As such, we are not able to provide comment on identified needs by these sports. We will be commencing a similar process with FootballWest (soccer) and HockeyWA during 2006. It is unlikely that all sports will recognise facility provision at district/regional level at this point however each study requires some definition of the hierarchy required. In the case of Tennis I am aware that TennisWest do not support the regional facility concept as used within Queensland.

#### Comment on land requirements and locational criteria for district and regional active open space and facilities.

We are currently of the view that district level open space needs to be in the order of 10-15 hectares but have not finalised an opinion on distribution. Regional open space comprises many different opportunities ranging from playing fields through to natural ecological links and foreshore reserves. We will develop the concept further as part of our current planning process.

It is not practicable for any organisation to set standardised provision for sizes of facilities. The needs of a community must be assessed and then the feasibility of those tested through rigorous analysis. As commented earlier the department accepts that communities are not homogenous by nature and that this impacts on the type and level of facility provision. We will do some analysis with local government of the land areas being consumed for facility provision of various types and scales however this would not be prescriptive as a model. The department does support the concept of efficiency in infrastructure consumption.

#### Likely sources of capital funding for the facilities

Funding of facility provision is generally a shared responsibility between developers, local government and state government.

The department currently has one funding stream to support facility development below State level (State Sporting Facilities Plan). The Community Sport and Recreation Facilities Fund (CSRFF) assists local government and community groups to develop and redevelop sporting facilities and provides up to one-third of the cost.

In recognition of the fact that district/regional level facilities are generally of a larger scale, fewer in nature and higher in cost the department made a submission through the current budget round for a new funding stream to fill the void between CSRFF and the SSFP. This fund would enable the agency to contribute funds over more than a single year period and potentially at higher rates but would not fund land acquisition. The results of the submission will not be known until the budget is handed down in May.



### Likely sources of funding for the acquisition of land for district/regional open space

The acquisition of land for district open space is considered to be the responsibility of the developer.

The acquisition of land for regional open space may be shared by the developer and state government. The state does purchase land through the Metropolitan Region Infrastructure Fund (MRIF) managed by the West Australian Planning Commission and has been known to procure land for regional purposes and in some cases assist in developing said lands for playing fields. Land used for a public golf course should be developed by the local authority.

### Likely timing for provision of facilities

This is a difficult question and will depend on the methodology chosen by the developer and local authority. There will be a case for some supply led planning and some demand led planning. I am conscious that land purchasers have become more demanding in regard to the standard and timing of provision. Clearly, the timing of provision will be determined by those parties bearing the costs, both capital and operational as well as the timing of development stages and their impact on cash flow. I would not envisage that an aquatic facility would be built immediately however there is certainly a case for adequate playing field space to be provided early in the development stage.

We would be happy to discuss this matter further and look forward to working with you, your client and the city in progressing the development.

Yours sincerely

Rob Didcoe  
Acting Director Facilities and Camps

12 March 2006  
(Document1)

## Appendix B

# St Andrews Project WA Police Meeting Notes

2.00pm, Tuesday 7<sup>th</sup> March, 2006

Consultation meeting at Creating Communities Australia Pty Ltd,  
100 Jersey Street Jolimont

### Attendees

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<b>Andy Garkaklis</b>	• Superintendent, North West Metropolitan District Office, WA Police
<b>Michael Webster</b>	• Manager, Land and Building Management Branch, WA Police
<b>Georgina Richmond</b>	• Senior Planner, Roberts Day Town Planning and Design
<b>Carole Lambert</b>	• Facilities Planning Specialist, Creating Communities Australia

### Item Details

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- 1.0 What regional police facilities are likely to be required for the St Andrews project area – projected population 150,000?
- The WA Police Department currently have six district centres within the metropolitan area, the closest one to St Andrews being in Joondalup. These district centres provide district support services (i.e. forensic services, district administration) to individual police stations. There are no plans for another district centre in the upper northern corridor.
  - The provision of new police infrastructure in the upper northern corridor is likely to be triggered by the extension of Marmion Avenue through to Yanchep.
  - In the next 10 years it is anticipated that a new police station will be established in Yanchep, resulting in the closing of the existing police post in Two Rocks. This would position the Clarkson and Yanchep stations to provide police services into the upper northern corridor.
  - The establishment of a new police station in Yanchep could be undertaken in two stages. Initially a shop front police station may be established at the Capricorn

Village town centre. This facility may then be replaced by a permanent police station within the southern townsite of the St Andrews development.

- There may also be a need for infrastructure for the water police – a small post within a marina complex.

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2.0 What are the associated land requirements?

- A standard police station that accommodates 40 – 50 staff requires about 3,500sqm. This would enable a single storey building to be developed on the site accounting for typical setbacks from the road.
- Ideally the new police station in Yanchep would be collocated with a court house. This model of provision would require approximately 7,000sqm.
- If the police station were to incorporate a base for a transit unit, the building would need to accommodate an additional 20 – 25 staff.

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3.0 What does WAPS look for in terms of location criteria?

- Good vehicle access.
- Good visibility.
- Would prefer to have police station integrated with train station – transit oriented development model.

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4.0 When is the required infrastructure likely to be required (i.e. does the department work to a population threshold before considering provision of facilities?)

- The WA Police Department does not work to a population threshold. There are many other factors that influence the establishment of police stations, including population density and socio-economic factors.
- The WA Police Department have recently established a Strategic Planning Unit. It would be advisable to brief this unit on the plans for St Andrews as early as possible to enable internal planning for Police facilities and services to commence.

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5.0 Which government agencies are responsible for purchasing the land and buildings for police infrastructure? How is funding made available for land acquisition?

- The WA Police Department is responsible for purchasing the land and buildings via its forward budget.

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6.0 What is the likely role of Joondalup District Centre in providing police services for the St Andrews project area?

- Joondalup District Centre will continue to provide district level police services to the future Yanchep police station. Effectively, the Yanchep Police Station will service a sub-district of the Joondalup District.

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7.0 Who should the developer communicate with within WA Police in relation to planning for the provision of public health infrastructure?

- Michael Webster, ph: 9222 1407
- WA Police Strategic Planning Unit

## 8.0 Next Steps

- Carole Lambert to contact Tina Arthur, A/ Asset Manager at the Justice Department re infrastructure requirements for a court house, ph 9264 1205. The Justice Department have recently completed a study on Magistrates Courts in the Metropolitan Area.
- Roberts Day Town Planning and Design to forward the St Andrews District Structure Plan report to Michael Webster and the WA Police Strategic Planning Unit in July 2006.
- The needs of WA Police to be considered when developing structure plan for St Andrews southern townsite.
- WA Police to contact City of Wanneroo to request involvement as a referral agency in local structure planning process for St Andrews.

## Appendix C

# St Andrews Project

## Health Department Meeting Notes

2.00pm, Monday 20<sup>th</sup> February, 2006

**Consultation meeting at Health Reform Implementation  
Taskforce, 1 Alvan Street, Subiaco**

### Attendees

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**Ross Keesing** • Health Department Reform Implementation Task Force

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**Georgina Richmond** • Roberts Day Planning

**Carole Lambert** • Creating Communities

### Context/ purpose of the meeting

Within the District Concept Plan for the St Andrews project, a hospital site was included in the southern townsite. This site is approx 18kms from the Joondalup Health Campus (closest regional hospital).

The purpose of the meeting is to gain an understanding of the requirements of the Health Department for district and regional infrastructure sites. This information is required to inform the preparation of a District Structure Plan.

### Item Details

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1.0 What regional health facilities are likely to be required for the St Andrews project area – projected population 150,000?

- In the longer term a health campus could be required to accommodate hospital and health services between 2035 and 2040. This facility may function as a community medical centre initially, evolving into a health campus over time. The Health Department hasn't yet identified the need for this site as its strategic plan (Clinical Services Framework) only goes to 2015.
- Health has a site identified within the Alkimos Eglington project in association with DPI.
- Both sites may not be required – this issue needs to be resolved.
- It may be better to provide a medical centre at Alkimos Eglington as this site is too close to Joondalup Health Campus for another hospital.

- 2.0 What are the associated land requirements (i.e. – are all services likely to be located on one large health campus as in Joondalup or would separate sites be required for separate facilities?)
- One health campus site of approximately 8 hectares. This is the standard size of a district hospital site.
- 
- 3.0 What does the Health Department look for in terms of location criteria?
- Would prefer the health campus site to be within the TOD - close to train station and other public transport infrastructure.
  - Co-location with a university has some advantages.
  - Integrated with main shopping precinct, similar to Subiaco.
- 
- 4.0 When are the required facilities likely to be required (i.e. does the department work to a population threshold before considering provision of facilities?)
- Armadale currently has a population of approx 100,000 people and the hospital has 200beds/chairs
  - Joondalup has a population of 205,000 and the hospital provides 235 beds/ chairs
  - There is a formula for calculating the amount of services spots required for a given population but it takes into consideration a range of influencing factors, therefore service levels can't be transferred from one locality to another.
  - It is possible that by 2060, St Andrews may required 200 beds/ chairs, assuming that health services are delivered in the same way that they are today. The implications of technological advancements on health service delivery methods are impossible to predict that far ahead.
- 
- 5.0 Which government agencies are responsible for purchasing the land and buildings for public health infrastructure? How is funding made available for land acquisition?
- The Health Department is responsible for purchasing any land it requires.
- 
- 6.0 What is the likely role of Joondalup Health Campus in providing health services for the St Andrews project area?
- By 2011 Joondalup Health Campus will be one of 4 general hospitals within the metropolitan area, the others being Swan, Armadale and Rockingham/ Kwinana. A general hospital both a clinical and community focus, providing for most of the health needs of its population.
  - By 2015/16 Joondalup will operate as a fully-fledged tertiary hospital (i.e. northern tertiary hospital).
  - By 2030 it is likely that Joondalup will have approx 700 beds/ chairs.
- 
- 7.0 Who should the developer communicate with within the Health Department in relation to planning for the provision of public health infrastructure?
- Ross Keesing at the Health Reform Implementation Taskforce is the main contact, ph: 9489 6154.
  - If a health economist is required, contact Mike Hartfield and STH Architects, ph: 6363 9444

8.0 Next Steps

- Developer to meet with Ross Keesing and CEO of the North Metropolitan Area Health Service to have further discussions regarding St Andrews/ Alkimos Eglinton options.

## Appendix D

# St Andrews Project

## Metropolitan Cemeteries Board Meeting Notes

10.00am, Tuesday 14<sup>th</sup> March, 2006

Consultation meeting at Metropolitan Cemeteries Board,  
Karrakatta.

### Attendees

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<b>Peter Deague</b>	• Director Planning & Operations, Metropolitan Cemeteries Board
<b>Carole Lambert</b>	• Facilities Planning Specialist, Creating Communities Australia

### Item Details

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- 1.0 What regional cemetery facilities are likely to be required for the St Andrews project area – projected population 150,000?
- Currently the Pinnaroo Valley Memorial Park cemetery is provided for the upper northern corridor. This facility is not yet fully developed however it is unlikely that it will be sufficient to cater for the future populations of Alkimos Eglington and St Andrews.
  - A second cemetery facility is being planned for the upper northern corridor – a site options is being investigated within the Alkimos Eglington structure plan.
- 
- 2.0 What are the associated land requirements?
- The new concept of a cemetery incorporates spaces for reflection - requires a significant amount of landscaped open space.
  - A total of 100ha is required – 66ha for the cemetery and 33ha for roads, bush retention and landscaped open space.
  - Modern Cemetery design is integrated into residential areas – smaller parcels of land within bush forever sites can be linked using access roads.



- 
- 3.0 What does WAPS look for in terms of location criteria?
- Close to transport infrastructure (i.e. train station and freeway)
  - A key issue in determining a suitable site for a cemetery is the ground water table. The MCB digs down to 2.1 meters in depth for graves. They need to provide a 3 meter buffer between the highest known movement of the ground water table and the bottom of the grave. This is to prevent bacteria entering the ground water.
  - The soil needs to be clear sand – no limestone crops.
- 
- 4.0 When is the required infrastructure likely to be required (i.e. does the department work to a population threshold before considering provision of facilities?)
- This facility will be required when Pinnaroo Valley Memorial Park reaches capacity.
  - The catchment for the new facility will incorporate the area north of Pinnaroo through to the upper northern boundary of the St Andrews project.
  - Residents within this catchment should be no more than 30 minutes travelling time from a cemetery.
- 
- 5.0 Which government agencies are responsible for purchasing the land for cemeteries? How is funding made available for land acquisition?
- The Metropolitan Cemeteries Board works with the Department of Planning and Infrastructure to identify and acquire suitable land for cemeteries.
  - The DPI/ WAPC is responsible for purchasing land for cemeteries through their forward budgets.
- 
- 6.0 Who should the developer communicate with within MCB in relation to planning for the provision of Cemetery infrastructure?
- Peter Deague, ph: 9383 5229
- 
- 7.0 Next Steps
- Roberts Day Town Planning and Design to forward the St Andrews District Structure Plan report to Peter Deague for discussion with the Metropolitan Cemeteries Board.

## Appendix E

# St Andrews Project

## Telephone Conversations regarding provision of land for Museums

Friday 3<sup>rd</sup> March, 2006

### Discussion with Ian Mac Cloud, WA Museums (Mob: 041 995 2706)

- WA Museum is planning a new central museum in the Perth CBD. No plans for any state museums in the northern corridor.
- The WA Museum does work with local government to assist with establishment of community based museums.
- WA Museum has worked with the City of Wanneroo in relation to a planning of a regional (community based) museum within the 'Wanneroo Town Centre Revitalization' project.
- Gloucester Lodge, the City's Municipal Museum, has been closed and returned to alternative functions.
- A temporary museum and heritage centre has been established at the Wanneroo Recreation Centre until the completion of the new regional Museum.

## Appendix F

**From:** Lesleigh Clarke [Lesleigh.Clarke@westernaustralia.com]  
**Sent:** Thursday, 23 March 2006 8:10 AM  
**To:** Carole Lambert  
**Cc:** martine@robertsday.com.au  
**Subject:** PLANNING FOR TOURIST CAMPING GROUNDS AT ST ANDREWS

Dear Carole

Further to your email concerning the development of a District Structure Plan for the St Andrews project located in the Yanchep/Two Rocks area please find below comments regarding your queries.

Although Tourism Western Australia (Tourism WA) does not have a formal position on camping grounds, it is almost certain that from a business point of view, it is unlikely anyone in the private sector would consider a camping ground. Possibly local government may be prepared to manage such a facility.

Tourism WA is currently undertaking a Market Research Study on the Western Australian Caravan Park Industry. This study will be both qualitative and quantitative, will cover aspects of supply and demand as well as land use and investment. The findings of this study are anticipated to be completed later this year. Early indicators show that there is a supply problem in the Perth region for caravan park sites that service the tourism industry, particularly those located close to the coast.

The Capricorn Affordable Tourism Working Group has been formed to consider the future tourism development of the Club Capricorn site. It is proposed to undertake a study regarding this site, and whilst it is not possible to pre-empt the outcomes of any future study, there is a possibility that the existing caravan park facility at Club Capricorn will be redeveloped.

Tourism WA supports that provision be made within the District Structure Plan for the future development of a caravan park type facility to service the tourism industry preferably in a coastal location in the Yanchep area.

Regarding your specific questions the following comments are provided that may assist you in your deliberations:

### ***What tourist camping ground facilities are likely to be required within the St Andrews project area?***

A caravan park type facility which would include provision for camping and probably low key chalet accommodation.

### ***What are the land requirements for tourist caravan/camping grounds***

It is not possible to provide definitive information regarding this query as there are no set standards and certainly differing views exist regarding the size to number of sites that are appropriate for caravan parks. Whilst there is a view within the private sector that at least 6ha is required for a 150 bay nature based style park with considerable screening, large site sizes, etc, this may be a little excessive for a park developed within a more urban environment. Without the benefit of detailed feasibility a lot size of approximately 4ha could be used as a 'general rule'. Any site should be of a size adequate to accommodate a sustainable tourism facility of the appropriate type for the location, with consideration of future expansion, and exhibit potential for the necessary level of services to be provided

### ***What is looked for in terms of location of caravan park facilities?***

Development of caravan parks must comply with the provisions of the Caravan Parks and Camping Grounds Act 1995 and the Caravan Parks and Camping Ground Regulations 1997. As well as providing for licensing of caravan parks, the legislation defines a caravan park, a short stay site (site occupied for no longer than three months) and a long stay site (site occupied for any period of time). The legislation also sets out a range of matters for the construction and operation of caravan parks. (Roberts Day should be aware of the statutory requirements this Act).

Some of the design standards follow:

- Internal roads, requiring entrance and two way roads to be at least six metres wide and one way roads to be at least four metres wide;
- Supply of an electricity, water and telephone service, including a requirement for each long-term site to have separate electricity meters, its own tap and telephone connections;
- Setbacks, requiring a minimum of open metre between caravans, and between caravans and roads;
- Parking, including a requirement for each site to have parking for at least one vehicle;
- Internal open space, requiring at least 10% of the total area of the caravan park to be open space;
- Permitted buildings in caravan parks, including a manager's house, shop, restaurant and ablution facilities.

From a Tourism WA perspective it is preferred that caravan parks designed primarily to cater for tourists, be located with good access to key tourist attractions. Consideration should also be given to the visual impact of the caravan park especially in natural landscapes. Caravan parks tend to have a pronounced repetitive image and it is therefore recommended that to reduce the visual impact, prominent sites that are difficult to landscape and ingrate into the environment such as ridges and exposed headlands should be avoided.

Vegetation buffers and landscaping is also important in integrating the park into the landscape and in providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Caravan parks avoid being located on steep slopes due to potential drainage problems associated with earth works and retaining cut and fill embankments. In addition, such development may result in increased development costs.

The Western Australian Planning commission has produced Planning Bulletin on Caravan Parks (Number 49) which covers many of the aspects required to develop a quality facility.

Additional information may be able to be obtained from the Caravan and Camping Association and AAA Tourism.

You may also find it helpful to contact the Department of Conservation and Land Management Landscape Design section regarding camping sites – I understand a contact there is Tracey Churchill.

### ***Which government agencies are responsible for purchasing land for tourist camping grounds?***

Roberts Day would be across how land acquisition / lease / purchase works.

I hope you find the above helpful and if you have any queries, please don't hesitate to contact me.

Best wishes

Lesleigh Clarke  
Perth Regional Manager  
Tourism Western Australia  
Phone: (08) 9262 1778 Fax: (08) 9262 1944

[www.westernaustralia.com](http://www.westernaustralia.com)