

**City of Wanneroo
Northern Coastal Growth Corridor
Community Facilities Plan
Review 2019-2029**

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Executive Summary

To be completed on receipt of comments related to the draft plan.

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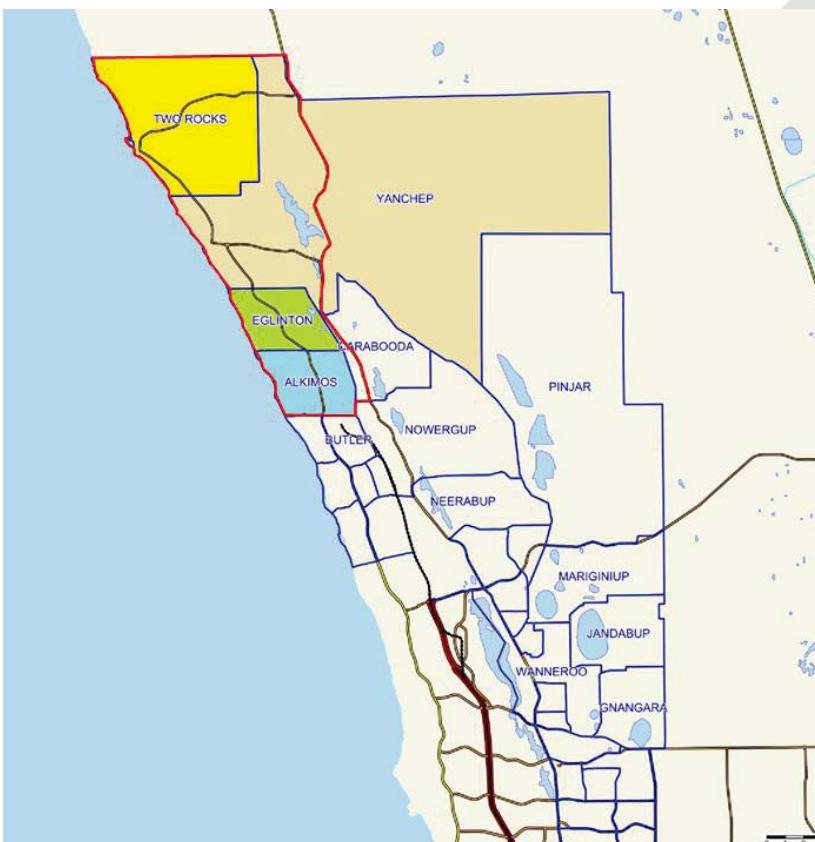
Glossary:

- AFL: Australian Football League
CFP: Community Facilities Plan
CFG: Community Facilities Guidelines
DAIP: Disability Access and Inclusion Plan
DoE: Department of Education
DoPL: Department of Planning and Lands
DBCA: Department of Biodiversity, Conservation and Attractions
DOS: District Open Space
NCGC: Northern Coastal Growth Corridor
NCGCCFP: Northern Coastal Growth Corridor Facilities Plan Review
NOS: Neighbourhood Open Space
PLA: Parks and Leisure Australia
POS: Public Open Space
ROS: Regional Open Space
WAFC: Western Australian Football Commission
WACA: Western Australian Cricket Association

1. The NCGC Community Facilities Plan Review: The Context

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks and comprises the areas of Alkimos, Eglinton, Yanchep and Two Rocks, surrounded by Carabooda and Nowergup in the east, the Indian Ocean to the west, and Jindalee and Butler to the South (highlighted in Figure 1 below). With a significant projected population increase projected within the NCGC there is a need to review the related Community Facilities Plan for the area, which was endorsed in 2012. The aim is to ensure, within the major growth area, projected needs are identified, and key priorities established to assist with future decision-making, resource allocation and staging.

Figure 1: Northern Coastal Growth Corridor Study Area



Community Facilities are defined as public places and spaces that accommodate community facilities and services and support individuals, families and groups to meet their social needs, maximise their potential and enhance community wellbeing. The content and format of the new NCGCCFP is drafted to enable the City to obtain Development Contributions toward Community Facilities requirements generated from new land developments, in accordance with SPP 3.6 (including the amendments proposed in the current draft policy).

The CFP review provides a detailed analysis of the current levels of community facility provision, projected needs and gaps within the growth corridor.

While the current estimated population stands at 32,600, it is anticipated to grow to 166,679 by 2041. With a significant projected population increase in the growth corridor and significant residential development underway in Yanchep, Two Rocks, Alkimos, Eglinton and North Butler, it is imperative that social and community facility infrastructure is planned for in a measured and sustainable way.

1.1 Purpose

The purpose of the City of Wanneroo Northern Coastal Growth Corridor Community Facilities Plan Review (NCGCCFP) is to provide an implementation plan which outlines the recommended infrastructure type/models, hierarchy, locations, timing, relative priority, resource and financial requirements. All of this is prioritised and set against the timing of new residential development and potential available funding. It is important to provide appropriate community facilities, services and programs to the existing and emerging population at the time when it is required in a way that responds to change positively and enhances the City's social, economic and environmental livability. The review will be required to challenge and inform a large number of local structure plans which are being lodged with the City which are proposing levels of community infrastructure which are currently not quantified with regard to infrastructure provision. To this end a clear understanding of the regional and district facility needs is required in order that a developer contribution plan for the northern coastal growth corridor can be developed.

1.2 Vision

The Vision for the NCGCCFP aligns with the City of Wanneroo Strategic Community Plan 2017/18 – 2026/27, as below :

Inspired by our past, working to create a vibrant, progressive City, providing opportunity and investment to enable our growing communities to prosper.

More particularly, the plan seeks to identify opportunities to develop facilities and services which are provided to the community to ensure their use can be maximised and funded appropriately.

1.3 Objectives

The key objectives of the NCGCCFP are to:

- Assess the current standard of sport, recreation and community facilities throughout the Northern Coastal Growth Corridor in accordance with the definitions within SPP3.6.
- Report on projected demographic changes from 2020 based on existing CFP staging timeframes and implications for future POS and community facility development within the City.
- Determine if the City's adopted standards and hierarchy remain current and provide amendments based on the outputs of the research.
- Review existing facility provision principles and their relevancy against existing industry principles and guidelines and make recommendations in respect of potential changes.
- Confirm trends in future participation levels, to ensure that the right mix of facilities are provided to reflect the demand which will have to be met in the future.
- Audit existing community facilities in respect of their appropriate design and functionality.
- Review future provision outlined in the CFP, district and local structure plans and potential amendments, following the adoption of the CFP Review.
- Determine future needs of the community, based on current provision, population growth, suburb development, peak body information, trends in sport and recreation and community services.
- Determine appropriate and contemporary shared use/multi-functional opportunities to meet the service need for current and future communities.
- Provide a staging plan incorporating a series of scenarios having regard to population and demographic profiling, facility standards, benchmarking, hierarchy and provision principles, as informed through the earlier analysis. This is to be provided in both table and heat map form.
- Confirm the community facility costings, funding plan (incorporating a sensitivity analysis) for the duration of the plan, having regard to facility hierarchy category and facility type.

1.4 Use of the Plan and Guiding Principles

The NCGCCFP provides a detailed analysis of the current levels of Community Facility provision, projected needs and gaps, and development of an implementation plan which outlines the recommended infrastructure type, locations, timing, relative priority, resource and financial requirements to 2041 and beyond. All of this is prioritised and set against the timing of new residential development and potential available funding.

The guiding principles under which the NCGCCFP has been developed follows a similar approach to that identified in the 2011 Plan and include:

- Equality of access to all members of the community.
- Developing a sound evidence base to identify both perceived and normative need.
- Ensuring that, wherever possible, the capacity of existing infrastructure is maximised having regard to design and operational limitations.
- Co-locating and rationalising infrastructure to minimise cost and maximise the effective sharing of limited resources.
- Integrating, wherever possible, Community Facilities with land use and transport planning in an environmentally sustainable way and by entering into partnership with alternative service providers to develop alternative and cost-effective delivery models.
- Ensuring Community Facilities is planned and delivered in a timely manner which is flexible to changing demographic and development profiles.
- Facilities to be designed and located to cater for all members

This document articulates a coordinated, planned, proactive, financially viable and sustainable approach to the development of Community Facilities to ensure it is provided in an equitable manner irrespective of gender, cultural heritage or ability, to reflect the demographic composition of the City of Wanneroo community (now and into the future). Figure 2 below identifies the approach undertaken in developing the NCGCCFP.

Figure 2: Approach to the Development of the City of Wanneroo Community Facilities Plan



1.5 The Extent of the Community Facilities Plan

The plan specifically focusses on the following facilities:

- Community centres
- Youth centres
- Childcare and after school centres
- Aged / adult day centres

- Libraries and cultural facilities
- Performing arts centres
- Art Galleries and Exhibition Centres
- Surf Life Saving Clubs
- Indoor Recreation Centres
- Aquatic Centres
- Multi-purpose Hard Courts (tennis, netball, basketball)
- Basketball centres
- Netball centres
- Tennis clubs
- Lawn bowls clubs
- Skate parks
- BMX tracks
- Regional and District Public Open Spaces
- Sports of public open space: AFL, Cricket, Soccer, Rugby, Hockey, Athletics, Diamond sports

The plan provides an overview of current provision across all the facilities referenced above and specifically seeks to provide a level of provision which is equitable and affordable, having regard to the longer-term financial considerations.

The following sections are structured to provide a rationale for the recommendations contained at Section 11 by building up a case for potential future investment, rationalisation and re-purposing of current community facilities.

2. City of Wanneroo Strategic Influences

This section highlights the key considerations which have emerged from a review of current strategic planning documents, master plans, policies and relevant reports. The section is split into discrete parts:

- The City of Wanneroo Integrated Planning Framework and previous Community Facilities Plan.
- City studies, strategies, plans and policies which have a direct influence on the strategic planning process.
- State government and other influences, particularly with regard to planning for future urban growth; strategic plans related to service provision and guidance documents.

A more detailed appraisal of the documents is contained within Appendix A.

2.1 City of Wanneroo Integrated Planning Framework

City of Wanneroo Strategic Community Plan 2017/18 – 2026/27

The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Northern Growth Corridor include:

- Outcome 1.1 Healthy and Active People: To create opportunities that encourage community wellbeing and active and healthy lifestyles. Facilitate opportunities within the City to access peak and elite activities.
- Outcome 1.3 Distinctive Places: Create place-based access to local services. This is in accordance with the City's drive towards a place planning-based model of service delivery.
- Outcome 1.4 Connected Communities: To strengthen community and customer connectedness through community hubs.
- Outcome 3.4 Activated Places: Create local area land use plans supporting our activated places; and Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation.

The Community Facilities Plan cuts across a number of other key outcomes and strategies within the Strategic Community Plan which are also underpinned by a series of strategic planning process and documentation referenced below.

City of Wanneroo Corporate Business Plan 2018/19-2021/22

The City is committed to continually improving its services, and the way they are delivered to customers and community. Key partners and stakeholders are referenced as being key to the success of delivering the Corporate Business Plan. At a local level, these are identified as:

- Developers of Land
- Educational Institutions
- Health Providers
- Local Community Associations
- Natural Areas Friends Groups
- Residents and Ratepayers
- Wanneroo Business Association

2.2 City of Wanneroo Community Facilities Plan 2011-2031

The Initial NCGC Community Facilities Plan 2011-2031 was undertaken in 2011. The original 2011 Plan defined the community infrastructure as per State Planning Policy 3.6 – Development Contributions for Infrastructure as:

- Sporting and recreational facilities (including built facilities and public open space);

- Community centres;
- Childcare 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.

It primarily focused 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. It covered the two district structure planning areas of Alkimos Eglinton and Yanchep Two Rocks.

The Plan also identified the community facility hierarchy as:

- State: Large purpose-built facilities to cater for state, national and (sometimes) international needs. (These were outside of the scope of the report.)
- 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+).
- 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.
- Local: Small to medium scale facilities that primarily meet the needs of the immediate surrounding community. (These were outside of the scope of the report.)

Table 1 highlights the facilities which were initially identified across all the planning areas within the corridor:

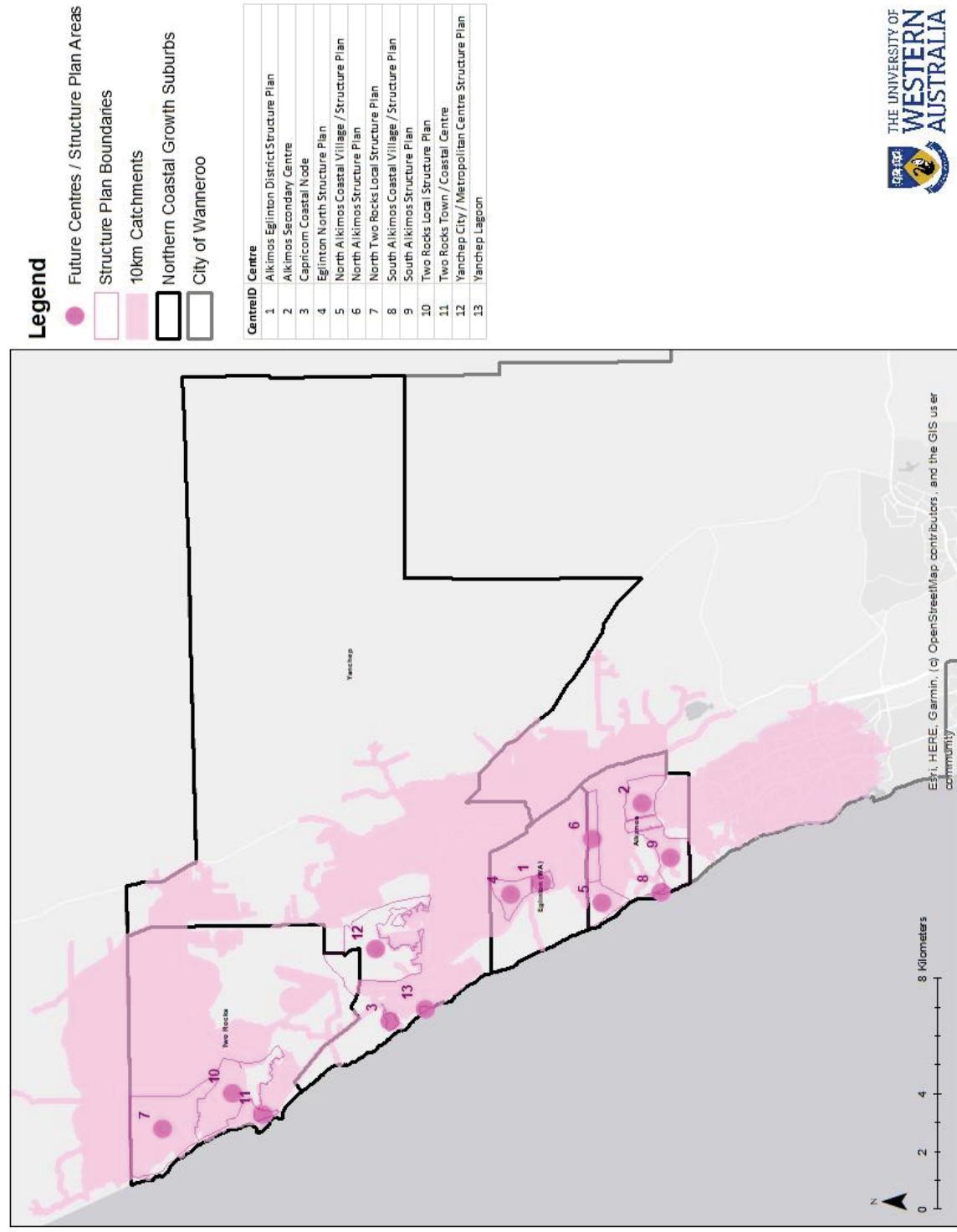
Table 1: Community Facilities Identified in the 2011 Plan

Sub-areas	Projected facility requirements
Yanchep Two Rocks	<ul style="list-style-type: none"> • 5 x District beaches (two of which could be regional) • 3 x Regional Open Spaces (Active Reserves)
Alkimos Eglinton	<ul style="list-style-type: none"> • 1 x Regional beach
Alkimos Secondary Centre	<ul style="list-style-type: none"> • Regional Indoor Recreation Centre • Regional Library • Regional Community Centre
Alkimos South Coastal Village	<ul style="list-style-type: none"> • Surf Life Saving Club • Regional Beach Facilities
Alkimos North Coastal Village	<ul style="list-style-type: none"> • District Beach Facilities
East Alkimos	<ul style="list-style-type: none"> • District POS • Regional Multipurpose Hard Courts
Eglinton District Centre	<ul style="list-style-type: none"> • District Community Centre
North Eglinton (but in close proximity to the Eglinton District Centre)	<ul style="list-style-type: none"> • District Library • District POS • District Multipurpose Hard Courts • District Indoor Recreation Centre
Yanchep DSP Centre 'C'	<ul style="list-style-type: none"> • District Multipurpose Hard Courts • District Community Centre
Yanchep Lagoon	<ul style="list-style-type: none"> • Regional Beach Facilities • Surf Life Saving Club

Sub-areas	Projected facility requirements
Capricorn Coastal Node	<ul style="list-style-type: none"> • District Beach Facilities
Yançep Metropolitan Centre	<ul style="list-style-type: none"> • District POS • Regional Library / Art Gallery • Regional Community Centre • Regional Indoor Recreation / Aquatic Centre (w/ Arena)
West Yançep Activity Centre	<ul style="list-style-type: none"> • District Community Centre
Yançep Coastal Centre	<ul style="list-style-type: none"> • District Beach Facilities
North Yançep Activity Centre 1	<ul style="list-style-type: none"> • 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 Yançep Activity Centre 2	<ul style="list-style-type: none"> • District POS • District Multipurpose Hard Courts
Yançep DSP Centre 'K'	<ul style="list-style-type: none"> • District Beach Facilities (to the south) • District Library • District Community Centre
East Two Rocks Activity Centre	<ul style="list-style-type: none"> • District Multipurpose Hard Courts
Two Rocks North Secondary Centre	<ul style="list-style-type: none"> • Regional POS (outside Centre) • Regional Indoor Recreation (outside Centre) • Regional Library
Yançep DSP Centre 'F'	<ul style="list-style-type: none"> • District Community Centre • District POS • District Multipurpose Hard Courts
Two Rocks Coastal Centre	<ul style="list-style-type: none"> • District Beach Facilities
North Two Rocks Activity Centre	<ul style="list-style-type: none"> • Regional POS • District Multipurpose Hard Courts

The Structure Plan areas are identified at Figure 3 below together with a 10km Catchment (representing the regional level catchment for facility infrastructure identified within the Plan) and will be further referenced within subsequent sections of the report. It is to be noted that a number of the Structure Plan references (titles) previously identified have been changed and the planning documentation references sub-areas within the Structure Plan locales.

Figure 3: Current Structure Plan Areas and 10km Catchment Boundaries



2.3 City of Wanneroo Strategic Planning Implications

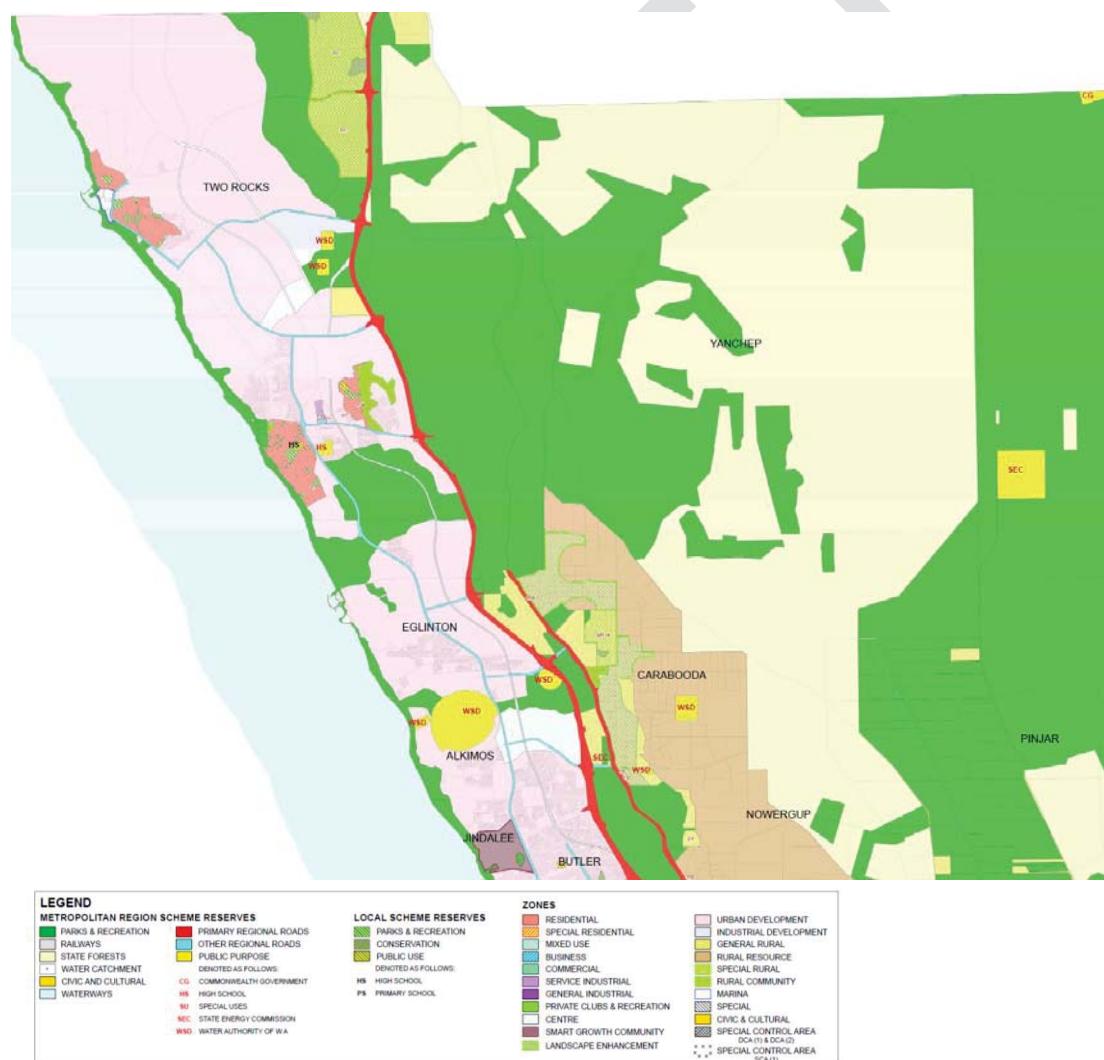
This document review highlighted the following aspects which have been raised as a key focus for the development of the NCGCCFP.

The key focus of future investment is to meet the needs of projected future residents of the NCGC and ensure that each resident has a high level of access to a variety of facilities and services

The Northern Coastal Growth Corridor is highlighted within the District Planning Scheme No.2 below as a significant area of urban development located between the coast and Mitchell Freeway. Land to the east of the Freeway is highlighted as Parks and Recreation, State Forrest and Special Rural. The linear development requires special consideration with the development of community infrastructure due to the significant transport barriers associated with the coast and freeway which would impact on facility catchment capacity.

The extent of urban development, which extends from Butler through to Two Rocks on the western side of the extended Freeway, identifies indicative road structures which reflect extensive north south links but limited east west links (as indicated in Figure 4).

Figure 4: Excerpt from the City of Wanneroo District Planning Scheme No.2



The key City planning documents and their implications for the Community Facilities Plan are incorporated in Table 2 below and provided in detail at Appendix A.

Table 2: City of Wanneroo Strategic Planning Implications - Document Review

Document	Implications
Influencing Strategies, Plans and Policies – City of Wanneroo	
City of Wanneroo Place Framework 2018 (City of Wanneroo)	<p>The City's approach to Place Development is identified as: Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. The objectives of the Place Framework are to:</p> <ul style="list-style-type: none"> • Outline a set of guiding principles that underpin the City's Place Approach; • Build the organisation's confidence and capacity to deliver a Place Approach; • Facilitate enhanced relationships with the community in places and projects; • Provide guidance to Local Area Planning; • Inform Strategic and Service Planning; • Provide guidance to the place-based delivery of services; and • Articulate a clear definition of Place-related terminology.
Asset Management Strategy 2018 – 2022	<p>The fair value of the City's physical asset base, as at 30 June 2017, is valued at in excess of \$2.4Bn across a wide range of asset classes. For any future investment, the City will be required to ensure the optimum social return on investment.</p>
Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)	<p>The Plan advocates a cycle friendly environment within the City that is desirable, accessible and attractive to a variety of users and provides a credible alternative to vehicle use for 0 - 10km trips. It is important to ensure all recreational facilities are appropriately located close to the cycle network and associated infrastructure</p>
North Coast Cycling Facility Master Plan Report (City of Wanneroo 2018)	<p>The report investigates the potential opportunity to develop cycling infrastructure within the City. It concludes that the most appropriate facility development to meet cycling needs within the northern coastal corridor (and the City of Wanneroo in general) is the development of a criterium track. It states the development of the criterium track is best located within either a district or regional open space, with the future Alkimos Regional Open Space being considered the best location option within the foreseeable future. Consideration is also given to the potential location within an expanded Wanneroo Raceway.</p>
Active Reserves Master Plan Report (City of Wanneroo 2016)	<p>The purpose of the City of Wanneroo Active Reserves Master Plan Report has been to develop a Master Plan for each existing Active Reserves within the City. It also references proposed new developments including those identified within the northern growth corridor, The intention of the report is to provide an evidence base which assists Council in their decision-making process in regard to the funding and timing of projects. As a consequence, the report is a working document. The body of work will form one component of a broader strategic Community Facility Planning Framework. As a result of the ARMP process, a total of 196 individual projects at an approximate cost of \$71.4M have been identified. \$34.4M relates to the development of new Active Reserves (i.e. Banksia Grove District POS, Butler North District Open Space and Yanchep Active Open Space). The areas were split into wards. The North Coast Ward is the most relevant to this Plan and includes:</p> <ul style="list-style-type: none"> • Butler North District Open Space (now known as Halesworth Park)

Document	Implications
	<ul style="list-style-type: none"> • Yanchep Active Open Space (now known as Splendid Park) • Leatherback Park • Amberton District Open Space • Charnwood Park • Oldham Reserve
Local Planning Policy 4.3: Public Open Space	<p>The policy articulates Council's position on the planning, provision, location, design, development and interim maintenance of Public Open Space (POS). The purpose of this policy is to ensure that POS is delivered to optimise community benefit; provide local interpretation of the WAPC Liveable Neighbourhoods policy; and guide Council, its officers and applicants in considering the planning of POS in new urban areas. It references a number of other relevant policies but principally seeks to ensure there is a balance of recreational, nature, water sensitive urban design, amenity, affordability, environmental sustainability and sporting use across all of the City's POS sites. In support of a subdivision proposal that contains POS the City will require a Public Open Space Plan ('POS Plan'). A minimum 10% of the gross sub-divisible area shall be ceded as POS as per Liveable Neighbourhoods and where this cannot be provided, cash in lieu of POS may be considered.</p> <p>A minimum of 4% of the gross sub-divisible area shall be allocated for sport POS. For recreation no specific percentage is identified, just referenced by 'as required'.</p> <p>Where community facilities are located on POS (e.g. a sporting pavilion), the space required to accommodate the facility should be considered as part of the POS planning process and included as part of the POS allocation. A specific community purpose site is not required in these instances. Co-location of POS with school sites is supported and encouraged. This however is required to be subject to a formal agreement between the City of Wanneroo, Department of Lands and Department of Education.</p> <p>Specific reference is made to stormwater run-off and capture and the need to ensure stormwater runoff from small rainfall events entering any part of a POS reserve that is included in the POS credit calculation and wetland buffers.</p> <p>The policy references specific hierarchies of provision and includes. Of relevance to this plan is:</p> <ul style="list-style-type: none"> • Neighbourhood: for recreation and informal active pursuits simultaneously. Sizes are: 1.0 – 7.0ha (Recreation) and 4.0 – 7.0ha (Sports) within an 800m (10min walking catchment). POS sites of less than 3.0ha co-located with primary schools. • District: Principally provide for organised sporting use, yet are large enough to accommodate a variety of concurrent uses including informal recreation, children's play, picnicking, dog walking, social gatherings and individual activities. 7.0 – 20ha in size (may also incorporate large environmental / conservation areas). • Regional: Generally the largest provisions of space in the community attracting visitors from across the metropolitan area. 20-50+ ha in size. Accessibility by public transport is essential. <p>The policy hierarchy has a number of similarities with the framework hierarchy for POS endorsed by state government with the exception of land sizes and potential catchments. It is recommended that the objectives of LPP 4.3 be utilised as a guideline for the hierarchies identified above as is the policy intention and the spatial requirements and catchments modified to recognise the local circumstances resulting from an extensive narrow development corridor constrained by the ocean and hard road</p>

Document	Implications
	infrastructure which will have a marked impact on the catchments associated with each facility and their potential viability
City of Wanneroo Public Health Plan (2014/15 to 2016/17)	This plan whilst dated identifies the need to create a physical, social, economic and cultural environment that supports and promotes health and wellbeing for the whole community in line with a social determinants of health approach.
East Wanneroo Community Facilities Plan (Draft December 2018, Revised March 2019)	<p>Each facility type is defined and is summarised as:</p> <ul style="list-style-type: none"> • Community centres (multipurpose community facilities) Regional facilities should be located within or near activity centres with access to public transport and shared parking. They should be flexible and broadly multipurpose. • Youth: Can primarily be met through multipurpose buildings that incorporate needs of youth. 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. • Aged: Purpose built facilities are generally not required as needs of the older population can be met with multipurpose facilities. Location close to shops, services and public transport is critical • Libraries: Library services are traditionally provided out of a large central/regional library supported by a number of branch or mobile libraries. Learning and social opportunities, access to digital and electronic media and the provision of internet services. They should be located in a central position, ideally within an activity centre to maximise accessibility. • Performing Arts Centres: Small playhouses to large multi-purpose performance centres. They should only be provided at a regional level and preferably located within a larger activity node. District facilities should be located as part of a high school complex. • Art Galleries & Exhibition Centres: Purpose built galleries should only be provided at regional level, located within a major regional centre to maximise access by vehicle and public transport. District and local gallery needs should be met within multipurpose community centres. • Indoor Recreation Centres: Generally, include one or more sports courts plus a number of multipurpose activity/meeting rooms for community use. 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. • Aquatic Centres: 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. They 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. • Regional & District Public Open Space: Generally accommodate high-level sport organised by the respective State Sporting Associations. These facilities need to be located at the edge of districts away from most households and sensitively located close to the local transport network. District open spaces, whilst still

Document	Implications
	<p>accommodating high levels of use, should be located within the district to maximise access and walkable catchment, where possible.</p>
Draft Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre and Draft Feasibility Study and Business Plan (SGL 2019)	
	<p>The key conclusions of the Needs Analysis which focuses on population projections to 2041 and does not take into account projected increasing densities and projected population growth post 2041 indicates:</p> <ul style="list-style-type: none"> At least two small or one large aquatic and recreation centre is justified. As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families (indoor aquatic facility, of at least 25m in length). <p>The Feasibility Study and Business Plan indicates:</p> <ul style="list-style-type: none"> A significant area of water space may be required to meet demand. Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term. The proposed aquatic and leisure facility to be located at Alkimos or Yanchep will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium. Subject to a detailed demand analysis and business case, expansion, or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041. This would service Wanneroo Town Centre and Wanneroo East, which would not be impacted upon by any development in the NCGC. <p>The estimation of capital expenditure for a pool in the NCGC is \$60.6M for a 25m pool and \$66.5M for a 50m indoor pool.</p>

Selected Guidelines, Master Plans, Structure Plans and Activity Centre Planning

Alkimos Eglinton DSP (March 2016)	<p>The Alkimos Eglinton District Structure Plan provides a new coastal community, comprising over 23,000 dwellings housing more than 57,000 people. Reference is made to:</p> <ul style="list-style-type: none"> Providing a range of community amenities. Protecting areas of natural environment within identified Regional Open Space reservations and open space systems. Providing a variety of active recreation facilities. Facilitating ease of access to the attractive coastal environs. Facilitating formation of an integrated community, and a strong “sense of place”. <p>Identified desirable types of facilities to be incorporated within Alkimos Eglinton are:</p> <ul style="list-style-type: none"> Regional Open Space stand alone playing fields, (50ha) located east of Alkimos Secondary Centre outside DSP area. District Open Space (DOS) at 13ha adjacent to the Secondary Centre, within the ROS site. Aquatic and recreation centre, based on Joondalup Arena model. Performing arts centre in the Alkimos Secondary Activity Centre. Surf life saving club at southern coastal node. Range of community purpose sites. 1 x indoor sport / recreation centre, potentially co-located with tertiary provider or high school.
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Document	Implications
	<ul style="list-style-type: none"> • 1 x municipal golf course (80ha) stand alone, single purpose facility not co-located with any other regional infrastructure.
Yanchep – Two Rocks DSP (Roberts Day for Tokyu Corporation) Nov 2012	<p>The need for the following is identified in the Yanchep - Two Rocks District Structure Plan.</p> <ul style="list-style-type: none"> • A university within the Yanchep City Centre. • TAFE facilities. • A public senior high school (Years 8-12) will be required north of the Yanchep City Centre to accommodate students graduating from the 4-5 feeder primary schools in and around the northern half of the project area. • A district aquatic and recreation facility in the Yanchep City Centre. • A regional library within the Yanchep City Centre. The preferred outcome is for a shared-use library with the university, centrally located within the City Centre and in close proximity to public transport. • a performing arts centre in the Yanchep City Centre to partner the provision of a modern shared-use facility with the university. The aim is to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.
Two Rocks Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) December 2015 and October 2017	<p>Four local community purpose sites have been provided to meet the future needs of the Two Rocks community. The sites have been designated adjacent to senior sized ovals, near primary schools or near local centres.</p>
South Alkimos Consolidated ASP (Roberts Day for LandCorp + Lend Lease) Nov 2017	<ul style="list-style-type: none"> • The Plan identified that the Playing Field POS sits within the central area of the site, adjacent to the primary school and will be a community focused park. It is to be developed as a shared facility between the City and the Department of Education and Training and will accommodate a full sized oval. • The unique approach proposed by the proponents provided for the appointment of a Recreation Manager will facilitate sport, recreation and wellbeing programs specifically for the business community. Initiatives suggested including the provision of opportunities for local businesses to compete against each other in various sporting activities. They indicated that research has shown these ongoing programs to be of assistance in the attraction and retention of staff, enhanced workplace performance and also enhanced business networking.
Predicted Future Demand for Coastal Facilities - Yanchep - Two Rocks Project (MP Rogers and Assocs) Sept 2008	<ul style="list-style-type: none"> • Under an early assessment of beach nodes within the NCGC, it was estimated that to accommodate the ultimate peak beach use, five local beaches, four district beaches and one regional beach should be developed along the coastline.
St Andrews District Structure Plan: Regional Community and Human Service Infrastructure Provision Strategy (Creating Communities) 2007	<p>In one of the forerunning documents of the more recent planning documentation, the needs identified included:</p> <ul style="list-style-type: none"> • Total of 40ha – 60ha of district active open space. • Total of 60ha – 80ha of regional active open. • 1 x major indoor aquatic and sports facility collocated with a tertiary provider. • 1 x secondary (smaller scale) aquatic facility collocated with playing fields and/or other community facilities.

Document	Implications
	<ul style="list-style-type: none"> • 1 x indoor sport and recreation centre co-located with a tertiary provider or high school. • 2 x regional libraries co-located with tertiary providers and/or high schools. • 1 x performing arts centre co-located with a tertiary provider.

All the documents referenced above have a direct influence on the development of the Northern Coastal Growth Corridor Community Facilities Plan (NCGCCFP) and the recommendations contained therein.

Other Influencing State and National Guidelines, Plans and Strategies

In referencing Public Open Space (POS) the NCGC Facilities Plan principally focusses on sports spaces which also provide recreational opportunities. The Classification Framework for POS produced by the then Department of Sport and Recreation in 2013 identified POS infrastructure as being categorised by one of three primary functions: recreation, sport and nature space; and by their respective catchment: local, neighbourhood, district or regional open space.

This plan specifically references POS reserves which accommodate sporting spaces which are defined as:

- Providing a setting for formal structured sporting activities.
- Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms.

For sporting spaces the catchment category can be identified as:

- Neighbourhood Open Space
 - Usually provide a variety of features and facilities with opportunities to socialise.
 - 1ha to 5ha in size and within 800 metres or a 10 minute walk.
- District Open Space
 - Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space
 - 5ha to 15ha in size and within 2 kilometres or a 5 minute drive.
- Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.

Due to limitations in size, local open spaces are generally not included within these definitions. The document also reference the PLA WA Community Facilities Guidelines (2012 and draft 2019 document including proposed amendments). This document incorporates this definition.

In addition to the key strategic documents referenced above, there have been a number of specific service delivery guidelines, plans and strategies developed at a state and national level which provide guidance and influence the delivery of specific services including, libraries, culture, arts, port, seniors and youth provision.

Table 3: Influencing Plans and Strategies – National and State

Document	Implications
Department of Education - Shared Use Agreements (2008 and updated 21 Aug 2018)	Department of Education (DoE) Policy Document which states that school facilities and resources must be made available for use by the community, TAFEWA colleges and any other potential users. Advice to principals is that collaborative relationships between schools and the community are to be encouraged.

Document	Implications
Shared Use Guide (WA Department of Sport and Recreation 2017)	<p>Shared use of school facilities has been recognised as a perennial issue for local government where school sporting fields and indoor facilities are empty after 4:00pm on weekdays and over the weekend. While policy frameworks to support community use of school facilities do exist in WA, progress has been slow in some local government areas. However, several local governments are starting to make genuine changes and establish partnerships between LGAs, Department of Education and Schools for the shared provision of facilities to meet school and community needs. The shared use guide provides support for local governments seeking to pursue more effective shared use agreements.</p>
Age-Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016)	<p>In developing an age-friendly community, the role of local government is to enable the sector to provide appropriate levels of infrastructure to allow seniors to age in place. This is largely driven through the land use planning process and in partnership with developers. The key role that local government plays within the servicing of seniors is through the provision of:</p> <ul style="list-style-type: none"> • Affordable recreational, cultural and creative pursuits. • Participation in sport and recreation activities designed to meet the unique needs of seniors (particularly related to social interaction and non/low-contact activities). • The provision of infrastructure where seniors are valued and may contribute to the economy through volunteering (i.e. Men's Sheds, Community Events, etc). • Access to learning and development opportunities (generally through the provision of and access to IT within a library setting).
Department of Culture and the Arts Strategic Plan 2016	<ul style="list-style-type: none"> • The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. • It should, however, be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.
Strategic Directions Framework 2015-2030 for Arts and Culture in WA	<p>The critical services which are required to be developed in partnership with local government are:</p> <ul style="list-style-type: none"> • The provision of community arts and cultural development. • Access to galleries, libraries and museums. • Access to appropriate indoor and outdoor performing arts areas (including for music, visual performance, arts and crafts). • Support and facilitation for the development and connection to Aboriginal cultural heritage.
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	<p>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure:</p> <ul style="list-style-type: none"> • To deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. • Community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. • The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. • The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western

Document	Implications
	Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.
Aboriginal Services and Practice Framework	<ul style="list-style-type: none"> • A reference document which underpins intervention measures to support Aboriginal children, families and communities.
WA Primary Health Care Strategy (Department of Health, State of Western Australia Dec 2011)	<ul style="list-style-type: none"> • The primary health care strategy, whilst dated, highlights the importance of an integrated delivery framework which needs to be developed in partnership with local governments. • It is not the role of local government to provide the service but to enable the service to be provided by others. Access to consulting rooms, secure (but temporary) surgeries and other outreach needs of the primary health care service sector are important.
Better Choices: Youth in WA (Department of Local Government and Communities) 24/10/17	<ul style="list-style-type: none"> • The provision of youth services is fragmented between several service providers (including religious institutions). A decision needs to be taken on the level of support, accessibility and service that is reasonable for the City to provide. A focus will need to be on multi-functional youth services which have the capability to provide a diverse mix of activities and social engagement opportunities. • The City of Wanneroo operates a youth consultative group as well as a number of youth engagement events and activities.
Western Australian Public Libraries: Our Future (Background Paper) and WA Public Libraries Strategy: A New Chapter for Our Public Library System Strategy 2017	<ul style="list-style-type: none"> • The document refers to libraries as moving away from being solely transaction-oriented resource lenders towards more activity focused community spaces. • In addition, there is an emerging link between libraries and community development functions as a driver for workforce development. The major challenge is to remain relevant and adaptable to technological change. • The services provided within the City are clearly adapting to these changing circumstances and will continue to provide a dedicated resource servicing the population growth.
WA Sport Specific Strategic Plans	
State Sporting Facilities Plan – The Framework and Project Update (Department of Sport and Recreation 2013)	<p>The document aims to provide the framework for the provision of state, national and international level infrastructure for sport in Western Australia from 2012 to 2022. Of the projects which potentially have a direct influence on the NCGC, the following are relevant:</p> <ul style="list-style-type: none"> • BMX – facility feasibility study to determine whether existing BMX infrastructure can accommodate national and international competition requirements. • Cycling – examination of the feasibility and need for a closed road circuit venue to support criterium and road racing and centre for bike education.
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	<p>The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. With reference to the challenges, the following is relevant to the NCGC:</p> <ul style="list-style-type: none"> • We have an inadequate number of cycle sport facilities. • The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. • Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing.

Document	Implications
<p>State Sporting Facilities Plans:</p> <p>Aquatic Strategic Facilities Plan (2012)</p> <p>Bowls WA Strategic Facilities Plan (2012)</p> <p>Hockey WA Strategic Facilities Plan (2009)</p> <p>Football West Strategic Facilities Plan (2006)</p> <p>Tennis West Strategic Facilities Plan (2018)</p> <p>WACA Strategic Facilities Plan (2006)</p> <p>Western Australian Football Commission Strategic Facilities Plan (2006)</p> <p>Netball Strategic Facilities Plan (2015)</p> <p>Basketball Strategic Facilities Plan (2015)</p>	<p>A review of the Facility Plans identifies a number of common threads which can be summarised as:</p> <ul style="list-style-type: none"> • The strategic documents vary from being explicit in identifying sites for development whilst others are generic in advising on the approximate location of facilities in accordance with population growth. The main recommendations of note are: <ul style="list-style-type: none"> ◦ Aquatic: No sites are specifically identified for development outside of the hierarchy model which specifies development at the top end of the aquatic industry. ◦ Tennis: The future development of a Large Community or Regional Tennis Centre to meet the future needs and demands of tennis in the northern growth corridor. ◦ Football (AFL): Recently adopted AFL facility guidelines incorporates a requirement for all new facilities to be diverse and incorporate unisex changing infrastructure. ◦ Netball and Basketball: Support the City of Wanneroo in developing the business case for one district level indoor sport and one district level outdoor hardcourt facility by 2026. • With the exception of the WAFC strategic plan, no strategic facilities plan has been developed to incorporate implementation and delivery. • The role of local government is critical to the implementation of the majority of recommendations in respect of facility development. • The strategic plans have, with the exception of WAFC, not been reviewed on a regular basis to determine their currency. • The strategies have largely been developed in isolation with little regard to ground sharing, co-location and compatible uses. • The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. • The majority of the strategies are linked to funding available through CSRFF.



2.4 Summary Conclusion: Document Review

This document review highlighted the following aspects which have been raised as a key focus for the development of the NCGCCFP.

- The key focus of future investment is to meet the needs of projected future residents of the NCGC and ensure that each resident has a high level of access to a variety of facilities and services which are either provided by the city or in partnership with others.
- The ability to have a choice of infrastructure and services is important for such a diverse population base and for a combined urban and rural setting. This, however, potentially places a significant cost impost in maintaining infrastructure and a high level of social connectivity.
- Where services are provided, where a benefit may be gained, the City will seek a cost recovery for those services where there is a discernible private benefit gained from accessing that service. This will need to consider service provision undertaken by others through the National Disability Insurance Scheme (NDIS), Seniors, Youth and for use of buildings and open space by local commercial operators where the providers are likely to gain a financial return.
- The development of regional sporting infrastructure, including an aquatic centre and indoor courts will need to be considered, particularly as the population grows and the demand for services beyond district level infrastructure becomes more acute. Recent research into aquatic infrastructure and dry side provision indicates a substantial shortfall in water space and the need for a minimum of 16 indoor courts within the NCGC.
- Current facilities need to be assessed against potential increases in population density which is likely to increase the scope and demand for higher levels of POS and associated built infrastructure.
- The previous recommendations made in the 2011 Plan will need to be reviewed and assessed against emerging trends in the development and provision of community facilities. Developments which were not being considered at that time included the emergence of Men's Sheds and Community Gardens. In addition, there has been a greater focus on the issues associated with mental health and wellbeing and, in particular, a focus on home-based care and support.
- It is evident from the structure planning process undertaken that there is likely to be a more intense and higher density development along the coastal corridor than that which was previously envisaged. It will therefore be important to consider the potential impact this may have on the current proposed level of infrastructure and availability of space.
- Connectivity between sites is important in order to maintain a high level of social integration across all ages and users. This is particularly acute in a coastal development frontage which extends in a ribbon form. This can be enhanced through integrating more effectively with the Bicycle Plan and more effective provision of end of trip facilities.
- The close proximity of community facilities to activity centres (i.e. retail, transport hubs and other commercial areas) is important and has become a critical element associated with district and regional level infrastructure where high throughput is important in justifying the expenditure and ongoing running costs. This assists in addressing issues associated with social isolation and ensures the optimum potential use. This also aligns to strategic economic investment priorities where a strong local identity and activation is promoted.
- The City's ongoing commitment to community health and wellbeing re-enforces the need to continually invest in community facilities as places where people can meet, socialise, remain active and learn.
- Current influencing plans, guidelines and strategies all influence the potential direction for the delivery of community facilities within the City. Many of these have been produced since the previous Community Facilities Plan was developed and highlight changing circumstances which need to be considered in the development of the Plan. These are generally consistent with the City's approach but include:

- Shared use agreements on school sites and the advice contained within documentation produced by the Department of Education which encourages a collaborative relationship between schools and the community.
- Provision for seniors which is no longer to be provided within bespoke and dedicated seniors centres, but as an integral part of a multi-functional community building or hub.
- Likewise, the provision of youth infrastructure, which is better coordinated, and multifunctional in their approach to the delivery of a range of services.
- Culture and arts development which need to respond to the local area's unique character rather than imposing a solution on a community.
- The development of library infrastructure which has moved from a book lending service to a lifelong learning enterprise and in many local governments as an integral part of a community hub/multi-functional building.
- The need to optimise the value from the investment in sport and recreation facilities and sporting spaces to ensure that they are more financially viable and respond to the need to manage the assets provided.
- The role of local government in facilitating the provision of services (through access to infrastructure) at an appropriate level to enable other service providers to deliver what the community is identifying as a need.
- Sporting facility plans and strategies provide limited guidance for growth areas. Of particular note is the need to accommodate:
 - The growth in junior sport as a result in inward migration. There will be particular demand for the traditional sports of soccer, AFL, cricket, hockey, netball, basketball, rugby (league and union) and diamond sports.
 - The growth in women's and girls' sport which is requiring an alternative approach to the design and development of changing facility infrastructure to be far more diverse and inclusive.
 - Perceived levels of demand against realistic growth scenarios for each sport. There is a tendency for each sport to over-emphasise the ability for each sport to grow without recognising the high levels of competition between sports which inhibit the opportunity and capacity to develop.

This summary overview establishes the basis for the subsequent assessment process and recommendations provided later in the report.

3. State Government Strategic Planning Implications

The following state government publications are particularly relevant to the development of the NCGCCFP:

- **North West Metropolitan Perth Sub-Regional Strategy (2018):** The strategy covers a total area of approximately 785 square kilometres. The framework, amongst other proposals, identifies requirements for:
 - key community and social infrastructure such as those required for health and tertiary education;
 - sites to meet the growing requirements for regional sport and recreation facilities;
 - increased connectivity between areas of open space or conservation through an integrated green network;
 - staging and sequencing of future urban development.

The estimated dwelling target is 48,590 with a population of 106,900. Strategic Regional Centres are identified at Joondalup and Yanchep which are slated to provide regional facilities and services within the corridor with secondary centres at Alkimos.

Under the section of consolidated urban form, the objective is to provide for the more efficient use of urban land and infrastructure with improved access to public transport, sport and recreation, community and commercial facilities, while minimising impacts on significant environmental attributes.

Within the section on Community and Social Infrastructure, the objective is to provide a wide range of community and social infrastructure to enhance the health and wellbeing of the community and meet the community's needs including health, education, sport and recreation, while promoting infrastructure co-location and optimising the use of existing facilities and infrastructure.

Eleven proposed High Schools, together with two technical colleges and a University Technical College, are identified within the growth corridor. Three areas of open space sport investigation are identified with the open space sport designation on one site at Yanchep. The focus for the sub-region will be the co-location of key community and social infrastructure to promote better use of existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion by creating a key focal point for activity and the delivery of services to nearby residents.

Some sites previously identified for active open space have subsequently been found to have higher environmental values and therefore alternative sites need to be investigated in order to meet the projected demand. Of the regional and district sport and recreation activities identified, the following within the City of Wanneroo is referenced:

- a site immediately south of Wilbinga, within the Yanchep–Two Rocks area, of approximately 30 hectares.
- a site east of the Two Rocks secondary centre of approximately 40 hectares;
- a site north of the Yanchep City Centre of approximately 30 hectares; and
- a site to the east of the Alkimos Town Centre, between the Mitchell Freeway and Wanneroo Road, of approximately 50 hectares.

The planning framework further states *Regional facilities will be complemented by district facilities in Alkimos-Eglinton; East Wanneroo; and Tamala Park, once existing waste disposal operations have ceased. Regional and district sport and recreation facilities should be co-located with other uses including libraries, education facilities and activity centres and will need to be planned collaboratively at subsequent planning stages.*

Under the sections on Environmental and Natural Resources it is clear that while some open space sites for sport and recreation use have been identified, these are subject to further

investigation and planning. The identification of these areas is not to be construed as the WAPC supporting their future protection and/or reservation.

- **State Planning Policy 3.6 Developer Contributions for Infrastructure (2009):** This sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The careful planning and coordination of infrastructure is fundamental to the economic and social wellbeing of any community. It identifies community and recreational facilities as infrastructure where development contributions can be sought. Development contributions can be sought for items of infrastructure that are required to support the orderly development of an area. Contributions may be sought for a new item, land; upgrade in the standard of provision, extensions, replacement and reasonable costs associated with the preparation, implementation and administration of a development contribution plan. Eight principles are identified: need and nexus, transparency, equity, certainty, efficiency, consistency, right of consultation and arbitration and accountability. The document is subject to review following the publication in 2016 of a draft revised SPP 3.6 which cited modifications to clarify certain matters and provide additional information, guidance and explanatory information in support of the policy to ensure that the policy is interpreted and implemented consistently across local governments. This included a draft Scheme Text Provisions to provide consistency in the application of developer contribution plans through local planning schemes. The general requirements in respect of community infrastructure remain as:
 - identifying the services and facilities required over the next five to 10 years (supported by demand analysis and identification of service catchments);
 - identification of the capital costs of facilities and the revenue sources (including capital grants) and programs for provision;
 - projected growth figures, including the number of new dwellings to be created at catchment level (suburb or district); and
 - a methodology for determining the proportion of costs of community infrastructure to be attributed to growth and the proportion to be attributed to existing areas.
- **Draft State Planning Policy 3.6 Infrastructure Contributions Guidelines** which was published in July 2019 highlight the following changes:
 - Confirmation of the key social infrastructure items will remain the same but opportunities for sustainable transport options in areas experiencing transformational change is now included.
 - Reference to the need to provide for additional physical infrastructure and community facilities necessary to accommodate future growth and change indicates that as a rule local governments have sought contributions beyond that which should be deemed a standard requirement (particularly for Community Infrastructure such as community centres, recreation centres, sporting facilities, libraries, childcare centres, and other such facilities). The draft guidance considers that funding of such infrastructure should be largely sourced from other funding mechanisms.
 - It is suggested that the levy now be capped at \$2,500 per dwelling for Local Infrastructure.
 - Where district and/or regional infrastructure is also proposed, consideration may be given to increasing the cap by an additional \$1000 per dwelling, to a total of \$3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the Western Australian Planning Commission (WAPC).
 - Developer agreements are generally only acceptable where large scale projects under single ownership are proposed (i.e. under limited circumstances). They must, however, be consistent with the principles set out in SPP3.6.
 - The draft document suggests that the consistency of financial contributions across all local government areas will provide certainty to developers, while also providing flexibility in the type of infrastructure that may be required for different communities.

- Schedule 2 identifies Community Infrastructure that may be considered for inclusion in a DCP. Each local government is advised it will need to determine its infrastructure requirements based on the needs of existing and future communities, following consultation with the community.

Whilst only currently in draft, these changes (which have already emerged from a previous draft consultation document) are likely to be ratified and in such circumstances the option to vary according to specific local circumstances is likely to be unlikely. It is therefore no longer valid to identify a DCP as a percentage of the cost of new infrastructure, but to levy a \$2,500 cost per dwelling and then identify the potential shortfall which may accrue. As a simple measure, a development of 900m² which may cost \$5M to develop (assuming associated car parking, access, landscaping and play areas) will service 2,000 dwellings/lots (5,400 residents at 2.7 per dwelling) if all of the DCP were to be allocated to that particular piece of infrastructure. A development portfolio of \$40M, likewise, would service a 16,000 dwelling/lot capacity (43,200 residents at 2.7 per dwelling) if all of the DCP funding were to be allocated to the community infrastructure components. This obviously could be increased for Regional level infrastructure, but a specific case would need to be made for such investment.

The draft document in referencing Community Infrastructure items, states that they may only be included in a DCP if those items are first identified as being necessary in a local government's Strategic Community Plan and corresponding Community Infrastructure Plan. Each DCP for Community Infrastructure must be supported by projected growth figures including the number of new dwellings to be created per catchment. The cost apportionment between each existing and future owner will rely on these figures. Therefore, it is important that this analysis work is undertaken as accurately as possible.

- **Planning Bulletin 92 (2008):** Urban Water Management and State Planning Policy 2.9: Water Resources. This provides guidance on urban water management matters and assists in the management and sustainable use of water resources.

This documentation will be used as the basis for establishing the broad order developer contributions which will be sought in implementing the NCGCCFP.

4. Standards of Provision

This section highlights the current industry guidance with regards to Public Open Space Classification and Community Infrastructure provision. This is then compared to the previous standards of provision identified within the 2011 plan.

Classification of Public Open Space

As previously referenced the Department of Local Government Sport and Cultural Industries Classification Framework identified the following definitions for POS:

Table 4: POS classification by function, purpose and description

Function	Purpose	Description
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.
Sport Spaces	Sport spaces provide a setting for formal structured sporting activities.	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Most sport spaces can also be accessed by community members for informal sport and recreation.
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values	Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.

It is suggested the hierarchy of provision of POS within the NCGC, for consistency, should follow the Department of Local Government Sport and Cultural Industries Classification Framework as identified below.

Table 5: POS hierarchy by level, description and broad catchment (Source: DLGSC)

Level	Description	DLGCS Catchment	2011 Catchment
Regional	Regional Open Space (ROS) serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.	Size is variable and dependent on function	Catering for 50,000+ people or more with a catchment radius that extends across two or more districts (10km+).
District	Be located central to the catchment to maximise accessibility. Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising the dog, social gatherings and	5ha to 15+ha Within 2 kilometres or 5-minute drive	catering for 20,000 – 30,000 people, with a catchment radius of 5-10km that encompasses several local or neighbourhood

	individual activities		centres
Neighbourhood	Neighbourhood open space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.	1ha to 5ha Be central to surrounding neighbourhoods	Local: Small to medium scale facilities that primarily meet the needs of the immediate surrounding community.
Local	Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space.	0.4ha to 1ha Within 400 metres or 5-minute walk	

It is considered that the descriptors referenced in the DLGSC published framework should be adopted, given that it has the support of the Department of Planning and Lands and WAPC. To ensure consistency with previous plans, however, the definition of local level provision is interpreted to mean neighbourhood level infrastructure.

4.2 Classification of Community Facilities

In addition to the above, the City of Wanneroo in the 2011 plan referenced a hierarchy of community infrastructure which were utilised in the project. These included the following which is incorporated in Table 6 for reference. The suggested benchmarks are then provided in the far-right column within the table, based on current trends and alignment to the Facilities Planning Guidelines of PLA WA:

Table 6: Comparative Benchmarks from the 2011 Plan and Community Facility Guidelines (CFG) of 2012, as recommended to be amended in 2019 (Source: City of Wanneroo and PLA WA)

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
Regional			
Multipurpose Hard Courts (6-10 Courts)	1:35,000	Netball and Basketball Courts: 1:3,000 – 4,000 (outdoor) for training purposes. 10-12 outdoor courts minimum for an association (Netball) 4-8 indoor courts – Regional/Sub-regional (Basketball) 8 court club facility minimum for a population of 1:15,000 – 1:30,000 (Tennis)	The population comparison indicates a provision of 1:35,000 would be reasonable and consistent with PLA guidelines.
Public Open Space (Active)	1:50,000	Regional: 1:250,000 plus various population trigger points for specific sports facilities from 1:3,000 to 1:20,000 depending on the sport identified	The population comparison indicates a provision of 1:50,000 would be reasonable and relatively consistent with PLA guidelines having regard to regional level active POS infrastructure which would incorporate a variety of oval and rectangular facilities. It is consistent with the Classification Framework for Public Open Space 2012

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
Library	1:60,000	1:50,000 – 150:000 Regional All subject to a business case	Library provision at a regional level of 1:60,000 to 1:90,000 would be reasonable based on industry benchmarking.
Indoor Recreation Centre (3-6 Courts)	1:75,000	1:50,000 – 100,000 Regional (3 courts plus)	The provision of 1:75,000 is a reasonable level of provision with a younger demographic demanding a lower trigger point from 1:50,000 onwards. For Association (Basketball) provision ideally a four-court facility should be developed to meet competition and training requirements. This should also have the capacity to develop to an eight court facility if located at a regional site based on current benchmarking in Metropolitan Perth and Regional WA (i.e. Ray Owen Reserve in the City of Kalamunda, MARC in the City of Mandurah and ALAC within the City of Albany).
Community Centre	1:100,000	Not Referenced	The population trigger point is reasonable for regional level provision which should be multi-functional in nature and service a variety of community groups (including seniors, youth, family and child health, play groups, arts and craft etc.)
Aquatic Centre	1:120,000	1:250,000 (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure).	A trigger point of between 1:120,000 and 1:150,000 would be reasonable with a younger demographic dictating a population trigger point at the low point. Further analysis of aquatic level provision is provided below, based on potential footfall and required bather space.
Art Gallery	1:150,000	50,000 to 150,000 (Arts and Cultural Centre) Any proposal supported with a well-researched business case addresses the specific need	Art Galleries ideally should be part of a multi-functional community and cultural centre where the use of available space can be maximised. They could also be part of a Regional Community Centre.
Beach Activity Nodes	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach while also having regard to associated supporting commercial activity. Ideally the activity nodes will be required to be supported by Surf Life Saving Infrastructure, including satellite outreach posts.
Surf Life Saving Club	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach and incorporated with a planned approach associated with key beach activity nodes.

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
District			
Public Open Space (Active)	1:25,000	1:15,000 – 25,000	The population comparison dictating a 1:15,000 – 25,000 is reasonable and will be influenced by age demographic associated with likely sporting club participation. It is consistent with the Classification Framework for Public Open Space 2012
Multipurpose Hard Courts (2 courts)	1:25,000	1:3,000 – 4,000 (outdoor) Basketball and Netball 1: 30,000 to – 50,000 District of 1-2 courts	<p>It is likely that the provision of outdoor court space at a level of 1:3,000 – 4,000 (outdoor) Basketball and Netball is reasonable and ideally should be located on or within close proximity to shared use school sites, where available.</p> <p>For tennis infrastructure there is a need to ensure a consolidated level of hard court provision and limit 2 court infrastructure to multi-use games areas (i.e. a combination of tennis, basketball, netball and other hard court activities). Dedicated club court provision should be 8 courts and incorporated with district level or regional level infrastructure.</p>
Indoor Recreation Centre (1-2 Courts)	1:30,000	1: 30,000 to – 50,000 District of 1-2 courts	The need for indoor recreation centres of 1-2 courts is generally considered to be inappropriate in all circumstances except on a school site where community access should be secured by agreement.
Community Centres	1:35,000	1:15,000 – 25,000	<p>It is likely that a population trigger of 1:35,000 is more realistic having regard to other multi-functional provision which has the potential to offset the demand for meeting room space (i.e. sporting clubrooms with function areas and shared use of school infrastructure). It is to be noted that not all of the City of Wanneroo pavilions currently have a multipurpose room. These are to be developed where a case is merited and to enhance co-location / multi-functional use opportunities.</p>
Library	1:35,000	1:15,000 – 30,000	The provision of 1:35,000 at a district level is reasonable if combined with other uses. Care should be taken to ensure such facilities / learning centres are aligned where possible to district community centres.
Art Gallery	1:47,500	1:50-150,000 (performing arts) 50,000 to 150,000 (Integrated within a District Centre). Any proposal	As with art galleries at a regional level the need for dedicated display space is not necessarily required based on emerging trends but should be part of a multi-functional community facility which could also provide for performing arts and / or

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
		supported with a well-researched business case addresses the specific need	other community uses.
Beach Activity Nodes	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach while also having regard to associated supporting commercial activity.
Surf Life Saving Outpost	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach.
Local (CFG benchmark and DLGSC framework references neighbourhood provision)			
Community Centres	1:7,500	1:7,500	The provision of 1:7,500 at a local level is reasonable if combined with other uses.
Public Open Space (Active)	1:7,000	Not Referenced	Generally, at a local level the provision of individual oval and rectangular sports spaces provides limited opportunity to develop a sport. The larger space and incorporation within a district or regional level facility should be encouraged to support the viability of organised sporting entities. One oval or rectangular pitch facility with minimal supporting infrastructure is useful as a satellite site to service a larger club with known constraints.

4.3 Additional Community Facility Classifications

For the benefit of further developing the plan and ensuring the level of community infrastructure is commensurate with the changing needs of the population, it is considered that the full extent of regional and district level infrastructure referenced within the Community Facilities guideline should be referenced in the current Community Facilities Plan to ensure the breadth of infrastructure is fully costed and appreciated, irrespective of whether they are eligible for consideration within the DCP process. In addition to the facility infrastructure referenced in 4.3 above, this includes:

Table 7: Additional Community Facilities and Definitions to be incorporated in the Community Facilities Plan (Source: PLA WA Community Facilities Guidelines)

Facility	Definition	Recommended Trigger Points
Youth Centre/Youth Space	A centre providing leisure activities and advisory support for young people normally accommodated in a generic neighbourhood community centre.	1:20,000-1:30,000 – District level or within a multi-functional neighbourhood /local community centre.
Skate Park	Formal skate park facility generally within established public open space.	1:150,000 to 1:200,000 – Regional facility 1:10,000 – 25,000 – District facility

Facility	Definition	Recommended Trigger Points
		1:5,000-10,000 – Local facility
BMX dirt track facility	Designed along the lines of BMX race track layouts, which encourages single direction riding.	1:10,000-30,000 – District level facility
BMX facility (formal bitumen track)	Dedicated track for specific BMX activity generally and for club / state competition. Should be located adjacent to other wheeled sports activities, where possible.	1:50,000 plus – Regional
Community and Performing Arts	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. Ideally located on a school site and subject to a shared use agreement.	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility
Regional Sports Facility (including aquatics)	Large multi-functional sports facility (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co-located with regional playing fields to minimise management and operational costs	1:250,000
Sports Space (Various configurations)	AFL ovals* Rugby Union/League Diamond pitch sports Soccer pitches Cricket ovals Athletics (grass and synthetic) Hockey pitches (grass* and synthetic)	3: 15,000 Area/location specific 1:8,000 – 10,000 – youth 1:15,000 – 20,000 – adult 1:3,000 to 4,000 1:8,000 – 10,000 1:250,000 plus (synthetic) 1:75,000 (synthetic)
Multi-use synthetic surfaces	Various synthetic surfaces which may be used for soccer, hockey and, rugby (training and casual play).	Area/location specific.
Lawn Bowls	PLA WA seeks to develop infrastructure in accordance with the recommendations contained within the WA State Strategic Facilities Plan for Lawn Bowls.	The PLA WA guidelines are likely to be amended to reduce provision to an identified local need due to diminishing participation rates. It may not be a core responsibility of the City to deliver such infrastructure which can be provided as a commercial club entity.
Cycling facility	Shared use / dual use tracks and trails for informal recreation and site connectivity.	Integrated with tracks and trails

5. Population Growth and Demographic Analysis

The demographic analysis outlines the key data for the City, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access
- Forecast.id for the City of Wanneroo Local Government Area
- WA Tomorrow (2015)

The analysis has focused on the current population profile and future population growth, age composition and components of population change. The analysis is provided in greater detail at Appendix B.

City Wide Population and Demographic Indicators

The Estimated Resident Population of the City of Wanneroo in 2016 was 188,212, living in 70,348 dwellings with an average household size of 2.83. This represents an increase of 36,129 (23.8%) since the 2011 census. The latest estimated figures indicate that in 2019 there is a population of 220,246 which is forecast to grow to 412,996 by 2041.

The areas subject to the Northern Coastal Growth Corridor report include Two Rocks, Yanchep, Eglinton and Alkimos. These areas are, however, impacted upon by the emerging populations, particularly in the surrounding suburbs of Jindalee, Butler and Neerabup - Pinjar - Nowergup - Carabooda.

It is important, however, to gain a detailed understanding of what the demographics mean on a suburb-by-suburb basis within the NCGC and surrounding areas as this directly impacts on the type and level of community facilities and services which is required to be provided over the life of this Plan. For this reason, the suburb implications have been identified in section 5.2 below. A more detailed breakdown of the analysis is provided at Appendix B.

5.2 Suburb-by-Suburb Implications

Future population growth

Table 8 identifies, on a suburb-by-suburb basis, the key demographic characteristics and potential implications for Community Facility provision. It is to be noted:

- The significance off Yanchep as it develops into a regional centre and second city of Wanneroo between 2016 and 2041; the most extensive growth occurring post 2021.
- The substantial growth in Alkimos since 2016 which is to intensify up to 2031 and start to slow by 2036 where it then remains relatively stable between 2036 and 2041.
- The significant growth in Eglinton post 2021 to 2041 in developing as a district centre.
- The development of Two Rocks which is steady up until 2026 where the anticipated population numbers increase substantially after that period to 2041.

The NCGC accounts for approximately 50% or above of new residents within the City during the period to 2041 and is therefore the most significant influence on the development of new community infrastructure and its location, given that the area is currently only sporadically developed. Table 9 highlights the critical demographic and construction implications for the NCGC. Each estate referenced should, however, not be seen in isolation as in the case of most areas the catchments for community facilities will extend beyond the estate boundaries. Therefore, a balanced approach needs to be considered in assessing what the overall implications of the emerging development will be.

Table 8: Projected Population Growth in the NCGC and Surrounding Suburbs (Source: Forecast.id)

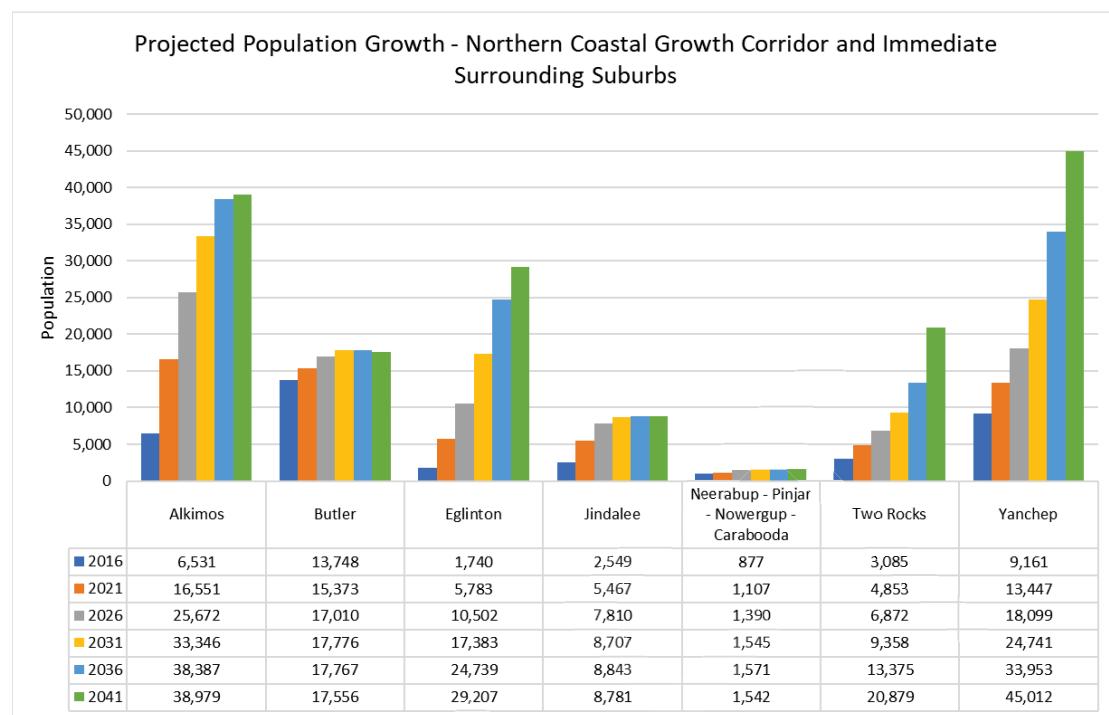


Table 9: Suburb-by-Suburb Projected Growth - Demographic Characteristics (Source: Forecast.id)

Suburb	Growth and Demographic Characteristics	Implications
Alkimos	<ul style="list-style-type: none"> • Current Residents (2016): 6,261. • Net migration is the single biggest influence on population change until 2031. • Residential development forecasts assume the number of dwellings in Alkimos will increase by an average of 446 dwellings per annum to 13,783 in 2041. • Significant population change is between 2017 to 2021 where the demand for community infrastructure to meet the emerging population becomes more critical. At this point the ability to retrofit to address any deficiencies in provision become difficult to resolve without impacting upon the development structure. • Average household size is estimated to range from 2.85 in 2016 to 2.91 in 2041. • Between 2016 and 2026, the age structure forecasts for 0-14-year olds indicate a 368% increase in population under working age, a 470% increase in population of retirement age, and a 281% increase in population of working age. • From 2027 to 2041 a 35% increase in population under working age, a 157% increase in population of retirement age, and a 52% increase in population of working age. 	<ul style="list-style-type: none"> • The number of new dwellings projected will see the area increase substantially to 2031 and there will therefore be a need to ensure land availability is secured now for projected growth. • The high number of family units indicate in the initial period a high demand for organised club sporting infrastructure, youth and family services which provide developmental and support opportunities for children. • The dominant household profile will be young family units which will grow but diminish as a percentage of the overall demographic mix. The affordability of land and provision of new dwellings is likely to attract first home buyers and families who require access to the Perth CBD and surrounding industrial/commercial areas for employment. • Seniors' provision will be necessary as the community ages demanding a provision of hall space, passive recreational opportunities and social meeting places. <p>Projected Dwelling per designated area:</p> <ul style="list-style-type: none"> • Trinity - 2,803 dwellings (2012-2025) • Shorehaven Estate - 3,363 dwellings (2012-2034) • Alkimos Beach - 4,487 dwellings (2014-2038) • Paradis Apartments - 16 dwellings (2017) • West Hamptons Apartments - 68 dwellings (2018-2019) • Alkimos Central - 1,420 dwellings (2020-2034) • Alkimos City Centre - 1,595 dwellings (2022-2041)

Suburb	Growth and Demographic Characteristics	Implications									
		Projected Dwellings 2016 to 2041: (including percentage change):									
		2016	2021	2026	2031	2036	2041				
		2,630	0%	5,935	126%	8,870	50%	11,365	28%	13,291	17%
										13,783	4%
Eglington	<ul style="list-style-type: none"> • Current Residents (2016): 1,672 • Net migration is the single biggest influence on population change until 2036 when the natural increase in local birth rate takes over. • Residential development forecasts assume the number of dwellings in Eglington will increase by an average of 388 dwellings per annum to 10,423 in 2041. • The most significant population change is between 2027 to 2036. The population growth up to this point is generally focused on providing for district level infrastructure and below to service the growing population. • Average household size is estimated to range from 2.84 in 2016 to 2.92 in 2041. • Between 2016 and 2026, the age structure forecasts for Eglington indicate a 636% increase in population under working age, a 1,224% increase in population of retirement age, and a 470% increase in population of working age. • From 2027 to 2041 a 162% increase in population under working age, a 330% increase in population of retirement age, and a 180% increase in population of working age. <p>Projected Dwellings per designated area:</p> <ul style="list-style-type: none"> • Amberton Estate - 2,363 dwellings (2013-2031) • Allara - 2,634 dwellings (2016-2041) • Eglington District Centre - 520 dwellings (2021-2033) • Eglington Hill - 870 dwellings (2022-2041) • Eglington Marina - 2,532 dwellings (2023-2041) 	<ul style="list-style-type: none"> • The demand for community infrastructure to meet the emerging population becomes more critical between 2027 and 2036 where it will become more critical to keep pace with anticipated growth. • The high levels of children and younger working families indicates a high demand for organised club sporting infrastructure, youth and family services which provide development and support opportunities for children. • Core infrastructure areas will be Amberton Estate, Allara (both currently in development), and Eglington Marina which will become the main population centres. • It is to be noted that the percentage of population at retirement age is consistently tracking high and reinforces the need to cater for an ageing demographic in and around the Eglington suburb. 									

Suburb	Growth and Demographic Characteristics	Implications																														
	<ul style="list-style-type: none"> South Yanchep - 600 dwellings (2026-2038) Eglington Remaining Urban Development Land - 895 dwellings (2029-2041) <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table border="1" data-bbox="414 676 541 1754"> <thead> <tr> <th data-bbox="414 676 446 1754">2016</th><th data-bbox="446 676 477 1754">2021</th><th data-bbox="477 676 509 1754">2026</th><th data-bbox="509 676 541 1754">2031</th><th data-bbox="541 676 573 1754">2036</th><th data-bbox="573 676 605 1754">2041</th></tr> </thead> <tbody> <tr> <td data-bbox="414 1754 446 1754">733</td><td data-bbox="446 1754 477 1754">0%</td><td data-bbox="477 1754 509 1754">2,195</td><td data-bbox="509 1754 541 1754">200%</td><td data-bbox="541 1754 573 1754">3,813</td><td data-bbox="573 1754 605 1754">74%</td></tr> <tr> <td data-bbox="414 1754 446 1754"></td><td data-bbox="446 1754 477 1754"></td><td data-bbox="477 1754 509 1754"></td><td data-bbox="509 1754 541 1754"></td><td data-bbox="541 1754 573 1754"></td><td data-bbox="573 1754 605 1754"></td></tr> <tr> <td data-bbox="414 1754 446 1754"></td><td data-bbox="446 1754 477 1754"></td><td data-bbox="477 1754 509 1754"></td><td data-bbox="509 1754 541 1754"></td><td data-bbox="541 1754 573 1754"></td><td data-bbox="573 1754 605 1754"></td></tr> <tr> <td data-bbox="414 1754 446 1754"></td><td data-bbox="446 1754 477 1754"></td><td data-bbox="477 1754 509 1754"></td><td data-bbox="509 1754 541 1754"></td><td data-bbox="541 1754 573 1754"></td><td data-bbox="573 1754 605 1754"></td></tr> </tbody> </table>	2016	2021	2026	2031	2036	2041	733	0%	2,195	200%	3,813	74%																			<ul style="list-style-type: none"> The critical time period for the development of community infrastructure is likely to be after 2031, with almost 6,000 residents expected to migrate to the area, in addition to the 1,789 births during the period. Land is required to be identified and secured now, in advance of anticipated growth in order that the structuring and functionality can be planned in advance of development. The demographic changes in Two Rocks indicate a greater involvement of young families, where traditionally it has catered for seniors/retirees. The close proximity of the new city centre at Yanchep will provide the employment requirements to service the growing population. The main focal points for community infrastructure will be in the population centres of Atlantis Beach, Two Rocks District Centre and East Two Rocks.
2016	2021	2026	2031	2036	2041																											
733	0%	2,195	200%	3,813	74%																											

Suburb	Growth and Demographic Characteristics	Implications																																			
Yanchep	<ul style="list-style-type: none"> The Reef - 425 dwellings (2012-2041) Atlantis Beach - 2,460 dwellings (2016-2041) The Spot development - 44 dwellings (2019-2027) Two Rocks District Centre - 840 dwellings (2020-2041) East Two Rocks - 865 dwellings (2021-2041) North Two Rocks - 510 dwellings (2035-2041) Low level of Infill development (0-7 dwellings per annum) Low level of Two Rocks Upcoding development (0-10 dwellings per annum) <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table border="1" data-bbox="635 696 763 1751"> <thead> <tr> <th></th> <th>2016</th> <th>2021</th> <th>2026</th> <th>2031</th> <th>2036</th> <th>2041</th> </tr> </thead> <tbody> <tr> <td></td> <td>1,326</td> <td>0%</td> <td>1,816</td> <td>37%</td> <td>2,470</td> <td>36%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,264</td> <td>32%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,619</td> <td>42%</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7,159</td> <td>55%</td> </tr> </tbody> </table>		2016	2021	2026	2031	2036	2041		1,326	0%	1,816	37%	2,470	36%						3,264	32%						4,619	42%						7,159	55%	<ul style="list-style-type: none"> Due to the strong anticipated growth in developing the City of Wanneroo's second City, pressure exists now to establish the appropriate level of neighbourhood, district and regional level provision which is aligned to the transport networks and key activity nodes and centres. The current residential population is well serviced with the provision of the new District Sports Centre, but this will need to be enhanced by accessibility to additional functional sporting infrastructure. It is likely that indoor and outdoor court space will be in high demand and ideally Yanchep would be the location of a regional aquatic and dry-side centre aligned to an expanded regional sporting precinct.
	2016	2021	2026	2031	2036	2041																															
	1,326	0%	1,816	37%	2,470	36%																															
					3,264	32%																															
					4,619	42%																															
					7,159	55%																															

Suburb	Growth and Demographic Characteristics	Implications																														
	<p>Projected Dwelling per designated area:</p> <ul style="list-style-type: none"> • 146 St Andrews Drive - 29 dwellings (2012-2020) • The Heights - 196 dwellings (2012-2023) • Capricorn Estate - 2,541 dwellings (2012-2041) • Jindowie - 2,958 dwellings (2012-2041) • Yanchep Golf Estate - 1,623 dwellings (2013-2035) • Bethanie Beachside Lifestyle Village - 61 dwellings (2015-2023) • Vertex Estate - 400 dwellings (2017-2027) • South Yanchep - 906 dwellings (2020-2041) • Yanchep City - 4,874 dwellings (2022-2041) • Yanchep Long Term Residential land - 1,985 dwellings (2028-2041) • Low level of Infill development (0-6 dwellings per annum) • Low level of Yanchep Upcoding development (0-10 dwellings per annum) <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table border="1"> <thead> <tr> <th>2016</th><th>2021</th><th>2026</th><th>2031</th><th>2036</th><th>2041</th></tr> </thead> <tbody> <tr> <td>3,641</td><td>0%</td><td>5,195</td><td>43%</td><td>7,012</td><td>35%</td></tr> <tr> <td></td><td></td><td></td><td></td><td>9,654</td><td>38%</td></tr> <tr> <td></td><td></td><td></td><td></td><td>13,232</td><td>37%</td></tr> <tr> <td></td><td></td><td></td><td></td><td>17,722</td><td>34%</td></tr> </tbody> </table>	2016	2021	2026	2031	2036	2041	3,641	0%	5,195	43%	7,012	35%					9,654	38%					13,232	37%					17,722	34%	<ul style="list-style-type: none"> • The key population centres for the development of infrastructure are the Capricorn Estate, Yanchep Golf Estate and South Yanchep. • Significant growth from 2031 onwards will demand a number of community facilities serving a relatively youthful demographic.
2016	2021	2026	2031	2036	2041																											
3,641	0%	5,195	43%	7,012	35%																											
				9,654	38%																											
				13,232	37%																											
				17,722	34%																											
Butler	<p>Impacting Suburbs</p> <ul style="list-style-type: none"> • Current Residents (2016): 13,273. • Residential development forecasts assume the number of dwellings in Butler will increase by an average of 60 dwellings per annum to 6,479 in 2041. • Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. • From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. 	<ul style="list-style-type: none"> • Butler (with an established residential population) should incorporate the full extent of community facility infrastructure which would meet current needs. It is, however, likely that this is compromised by increasing densities and the impact of land immediately to the north. 																														

Suburb	Growth and Demographic Characteristics	Implications																			
	<ul style="list-style-type: none"> Average household size is estimated to range from 2.92 in 2016 to 2.79 in 2041. Between 2016 and 2026, the age structure forecasts for Butler indicate a 24% increase in population under working age, a 61% increase in population of retirement age, and a 27% increase in population of working age. Between 2027 and 2041, the age structure forecasts for Butler indicate a 4% decrease in population under working age, a 65% increase in population of retirement age, and a 1% decrease in population of working age. <p>Projected Dwelling per designated area:</p> <ul style="list-style-type: none"> • Brighton Estate - 1,564 dwellings (2012-2020) • 6 Chipping Crescent - 18 dwellings (2015-2017) • 8-38 Exmouth Drive - 45 dwellings (2015-2017) • 38 Cape Meares Crescent - 72 dwellings (2016-2020) • 37 Manningtree Approach - 14 dwellings (2017) • 23 Dirleton Loop - 13 dwellings (2017-2018) • Brighton Town Centre - 1,225 dwellings (2017-2033) • Aquavante Apartments - 47 dwellings (2019) • Low level of General Vacant land development (0-4 dwellings per annum). <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table border="1" data-bbox="981 698 1108 1754"> <thead> <tr> <th></th> <th>2016</th> <th>2021</th> <th>2026</th> <th>2031</th> <th>2036</th> <th>2041</th> </tr> </thead> <tbody> <tr> <td>4,984</td> <td>0%</td> <td>5,588</td> <td>12%</td> <td>6,164</td> <td>10%</td> <td>6,457</td> <td>5%</td> <td>6,479</td> <td>0.3%</td> <td>6,479</td> <td>0%</td> </tr> </tbody> </table>		2016	2021	2026	2031	2036	2041	4,984	0%	5,588	12%	6,164	10%	6,457	5%	6,479	0.3%	6,479	0%	<ul style="list-style-type: none"> The soon-to-be developed district level sporting open space to the north will service catchments in Eglinton and Alkimos potentially. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes. Brighton Estate and Town Centre still have a substantial number of residential units to be completed and occupied. At the completion of those development stages, there is likely to be greater pressure on accessing infrastructure immediately to the north. Due to the established residential population the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population within all but the Jindalee Estate. This, however, needs to be assessed against functionality, capacity
	2016	2021	2026	2031	2036	2041															
4,984	0%	5,588	12%	6,164	10%	6,457	5%	6,479	0.3%	6,479	0%										
Jindalee	<ul style="list-style-type: none"> Current Residents (2016): 2,519 Residential development forecasts assume the number of dwellings in Jindalee will increase by an average of 97 dwellings per annum to 3,331 in 2041. Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. 																				

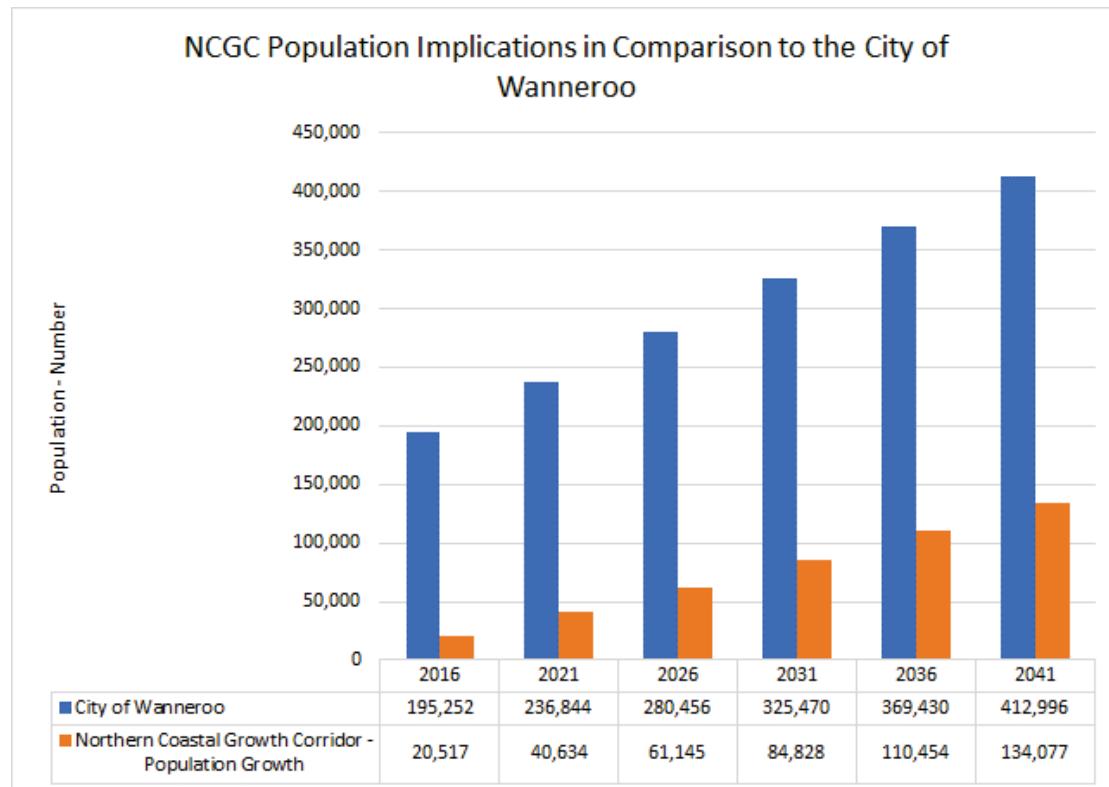
Suburb	Growth and Demographic Characteristics	Implications																																			
	<ul style="list-style-type: none"> From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. Average household size is estimated to range from 3.08 in 2016 to 2.71 in 2041. Between 2016 and 2026, the age structure forecasts for Jindalee indicate a 247% increase in population under working age, a 491% increase in population of retirement age, and a 180% increase in population of working age. From 2027 to 2041 a 12% decrease in population under working age, a 107% increase in population of retirement age, and an 11% decrease in population of working age. <p>Projected Dwellings per designated area:</p> <ul style="list-style-type: none"> Jindalee Beachside Estate - 619 dwellings (2012-2026) Eden Beach - 1,023 dwellings (2015-2025) Jindee Estate - 1,300 dwellings (2019-2034) <p>Projected Dwellings 2016 to 2041 (including percentage change):</p> <table border="1" data-bbox="822 698 949 1760"> <thead> <tr> <th></th><th>2016</th><th>2021</th><th>2026</th><th>2031</th><th>2036</th><th>2041</th></tr> </thead> <tbody> <tr> <td>909</td><td>0%</td><td>1,953</td><td>114%</td><td>2,791</td><td>43%</td><td>3,186</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>14%</td><td>3,331</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>5%</td><td>3,331</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>0%</td><td>0%</td></tr> </tbody> </table>		2016	2021	2026	2031	2036	2041	909	0%	1,953	114%	2,791	43%	3,186						14%	3,331						5%	3,331						0%	0%	<ul style="list-style-type: none"> and future capability as the demographic profile changes. The growth projected to 2026 is relatively modest across all estates with Jindee estate progressing from this year onwards. The growth in retirees (which as a percentage of the population is outstripping the young family demographic) indicates that the provision of seniors' infrastructure, including access to social and meeting places, will be high together with good connectivity between centres. The demand for high contact sporting infrastructure will be diminished.
	2016	2021	2026	2031	2036	2041																															
909	0%	1,953	114%	2,791	43%	3,186																															
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					5%	3,331																															
					0%	0%																															
Neerabup – Pinjar – Nowergup – Carabooda	<ul style="list-style-type: none"> Current Residents (2016): 843 The population change is relatively insignificant in comparison to the broader NCGC influences. From 2026 onwards the area stabilises and is projected to experience a negative growth period post 2036. This is to be influenced by an increase in net migration out of the suburbs. Residential development forecasts assume the number of dwellings in Neerabup - Pinjar - Nowergup - Carabooda will increase by an average of 9 dwellings per annum to 545 in 2041. Average household size is estimated to range from 2.93 in 2016 to 3.11 in 2041. Between 2016 and 2026, the age structure forecasts for the combined suburbs indicate a 129% 	<ul style="list-style-type: none"> The population growth is relatively minor with the lifestyle choice being relative isolation within close proximity of city services. Access to infrastructure will be limited due to the inability to provide community infrastructure to serve a diverse and low-density population base. A relatively stable dwelling development and negative growth period post 2036. Indicates a community ageing in place 																																			

Suburb	Growth and Demographic Characteristics	Implications																			
	<p>Increase in population under working age, a 70% increase in population of retirement age, and a 56% increase in population of working age.</p> <ul style="list-style-type: none"> From 2026 to 2041 a 5% increase in population under working age, a 28% increase in population of retirement age, and 10% decrease in population of working age. Indicates a gradually ageing in place demographic. <p>Projected Dwellings per designated area:</p> <ul style="list-style-type: none"> East Wanneroo rural residential land - 245 dwellings (2015-2033) <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table border="1"> <thead> <tr> <th data-bbox="600 698 647 788">2016</th><th data-bbox="655 698 703 788">2021</th><th data-bbox="711 698 759 788">2026</th><th data-bbox="767 698 814 788">2031</th><th data-bbox="822 698 870 788">2036</th><th data-bbox="878 698 925 788">2041</th><th data-bbox="933 698 981 788"></th></tr> </thead> <tbody> <tr> <td data-bbox="600 799 647 866">312</td><td data-bbox="655 799 703 866">0%</td><td data-bbox="711 799 759 866">384</td><td data-bbox="767 799 814 866">23%</td><td data-bbox="822 799 870 866">474</td><td data-bbox="878 799 925 866">23%</td><td data-bbox="933 799 981 866">529</td><td data-bbox="989 799 1036 866">11%</td><td data-bbox="1044 799 1092 866">545</td><td data-bbox="1100 799 1148 866">3%</td><td data-bbox="1156 799 1203 866">545</td><td data-bbox="1211 799 1259 866">0%</td></tr> </tbody> </table>	2016	2021	2026	2031	2036	2041		312	0%	384	23%	474	23%	529	11%	545	3%	545	0%	<p>and requiring access to social meeting places / activities to support physical and mental health and wellbeing. This, however, is best provided through multi-functional community centres and spaces.</p>
2016	2021	2026	2031	2036	2041																
312	0%	384	23%	474	23%	529	11%	545	3%	545	0%										

Figure 5 identifies the population profile for the City of Wanneroo from 2016 to 2041. It is this projected growth which is likely to influence the focus of where new infrastructure and/or enhancement of existing infrastructure should be focused. It is generally accepted that within established residential areas the level of community facility provision will have been in place over a number of years and a traditional and accepted way of servicing the community has been delivered based on a historic legacy. This is not the case in the NCGC where the focus of the review process is generally on the quality and service catchments of existing assets, flexibility and functionality. There will be a need to consider what additional infrastructure is necessary and in small established settlements, whether it will be more cost effective to replace current infrastructure with more efficient and effective levels of provision which may provide a greater return on investment and reduced level of local government subsidy over a longer period. Critical aspects moving forward are:

- Household income levels: Where there is a high percentage of low-income households, the greater the demand there will be on primary supports services for families (income and child supports services) and seniors. In 2016, Butler had the highest proportion of low-income households in the areas directly impacted upon by the NCGC with Yanchep having the second highest proportion of low-income households. This will change over time as the areas evolve and develop and greater levels and variety of employment are available locally.
- Unemployment rates: This is generally an indication of a need to provide enhanced levels of government training and financial support. The suburbs of Butler and Yanchep are identified as being the suburbs with the highest levels of unemployment which explains the relatively high levels of low-income households being present in both suburbs (coupled with low levels of high income, particularly in Yanchep).
- Disengaged Youths: Butler and Yanchep had the highest number and proportion of disaffected youths (those not employed or within educational institutions), indicating a need to act to provide diversionary activities to re-connect those youths with the local community. Currently this is also a significant issue in Two Rocks, Eglinton and Alkimos. This indicates a need for the provision of youth services, employment services, re-training and mental health support. The development of a strong volunteer structure associated with sport and outdoor recreation leadership provides an opportunity to provide direction and focus for future work opportunities.
- Overseas born residents: In 2016 over 12% of people spoke a language other than English at home in 2016 within Butler, Alkimos and the rural inland suburbs. This will require a relatively high level of migrant support services to be placed within the corridor to facilitate the strong growth in these families.
- Household Units: High levels of young family or lone parent family units is indicative of a greater need for children's services, child support, sporting infrastructure and access to child health clinics. Butler and Yanchep have the highest raw number of families with children, although as a percentage of population, Jindalee is highest at 50% of all family units. This, however, is likely to increase in the NCGC as the population grows and family units migrate to more affordable coastal living.

Figure 5: Projected Population Growth across the NCGC Suburbs 2016 to 2041 (Source: Forecast.id)



In addition to the above is the projected full build out of the City of Wanneroo as this is indicative of land allocation requirements beyond current population growth limits provided by Forecast.id. Current City projections indicate the following:

- The ultimate growth and build out of Yanchep and Two Rocks will be 209,000. Beyond 2041, Land will need to be secured now, well in advance of the population growth. A failure to secure appropriate community purpose land now for this growth will result in a significant under-provision of social and community infrastructure required to service the population.
- Alkimos-Eglinton will see an increase of 22% above current growth projections to 2041. Again, this will require the allocation of land for community purposes beyond 2041 to cater for community need as the population densifies.
- South Alkimos and Butler are less of a concern as the population figures are considered to reflect broadly the current projected growth to 2041.
- With a projected ultimate population growth of 659,000 for the City, this represents in excess of 50% additional growth capacity within the City, post the projected figures to 2041. Much of this growth (156,900) is going to occur in the NCGC and in particular Yanchep and Two Rocks (143,100).

5.3 Summary Conclusions

The following aspects are key considerations in the development of community infrastructure having regard to population growth and potential future use. From a City-wide perspective, the critical areas are:

- The population projections indicate a complex demographic mix where there is a growing ageing population over time but an immediate need to address required demands of a significant youth population which shows a high degree of disaffection currently.

- Established rural areas will see a growth in people ageing in place, whereas the new developing areas will experience a higher influx of younger working age households. In order to support these households, access to child and family support will be important as will the growth in access to sporting infrastructure and readily accessible public open space / safe beaches.
- There are significant demographic variances projected across all of the suburb areas and it is not possible to incorporate a bland population driven assessment which identifies a suite of new community facilities which should be developed in each suburb area. In the first instance this needs to be informed by the functionality, design and accessibility of existing facilities and whether existing infrastructure is of a standard that can be readily adapted to meet current and future facility needs.
- There are some community facility deficiency issues emerging in the outer-lying areas of Butler and Jindalee, which if repeated in the NCGC will give rise to a significant deficit in infrastructure. This will adversely impact on social connectivity and the viability of new communities. These can be related to low levels of income and accessibility to more strategic employment rather than the current service industry which is predominant in the areas. The growth of Yanchep City may provide the opportunity to re-set the current balance.
- The importance of support infrastructure for family units and increase in accessibility to sporting infrastructure will be high in all growth communities due to the relatively young demographic anticipated in all identified new development areas, due in part to the relatively low cost and mix of residential unit sizes.
- In all growth communities, the initial growth in young families and high family units in the southern part of the NCGC will see a higher level of retirees emerge which, as a percentage of the population, becomes gradually more dominant. This indicates that the provision of seniors' infrastructure, including access to social and meeting places will be high together with good connectivity between centres. The demand for high contact sporting infrastructure will be diminished in those communities over time.
- The growth to 2041 in and around Yanchep and Two Rocks does not fully articulate the overall development potential to full build out. Allocation of land for community infrastructure will need to recognise a population which is likely to grow within the catchment of the two suburbs by a further 100%.

6. Trends in Community Facilities Provision and Use

The following section summarises the main industry trends and benchmarks associated with the provision of Community Facilities both within WA and interstate. It is split into a number of different components which include:

- Generic trends associated with local government Community Facilities provision
- Basic Facility Design Principles
- Delivery Models
- Sport and Recreation Trends
- Integrated Hub Models

6.1 Current Trends: Generic

There is a proliferation of ageing infrastructure in need of replacement across many local governments. The NCGC includes ageing infrastructure at Yanchep and Two Rocks which will need to be replaced and/or modernised to meet current day design standards and increase potential flexibility and use. This can be exacerbated by a number of heritage buildings. However, within the NCGC the only heritage building of significance performing a community infrastructure function is Mary Lindsay Homestead which has been modernised to meet the current needs and functionality as an arts space. The main trends facing growth areas, however, include:

- Pressures facing community groups in declining volunteers and increased risk management requirements. While new families and a growing population base may offset these issues, the problem tends to re-occur as communities become established.
- The need for modern facilities that meet statutory building requirements. This invariably has an additional cost associated with the capital build but in the long term is more cost effective as the lifecycle benefits of the build pay back over time.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical, particularly for future budgetary planning.
- Increased expectations of people in relation to the quality of provision of infrastructure.
- The value of Community Facilities in providing a social and community resource which directly impacts on improved:
 - o Mental Health and Wellbeing
 - o Physical health
 - o Social connectivity
- The increasing use of information technology and capability of apps to connect people across a range of spatial and activity areas, including smart poles in parks and augmented reality. A number of local governments within Metropolitan Perth are seeking to develop programs across this area under the guise of Smart Cities and various other initiatives. With the intention to service the NCGC with a place planning team, this may become a more effective mechanism of engaging with the community, rather than an extensive build associated with a place planning office.
- The lack of relevant space and availability of space at a reasonable cost – In particular, the asset may be compromised by the inability of organisations to generate additional income. This is particularly acute with sporting clubs where income from food and beverage takings, in addition to membership, is their prime source of income. This can be compromised by multi-functional shared use facilities.
- A general push towards commercialising aspects of community facilities and services to assist in offsetting the ongoing operational costs. This includes the introduction of

commercial space within or above community buildings and/or providing the facility to a service provider to operate on behalf of the City. This aspect should be considered in the development of community infrastructure within the NCGC as a mechanism to potentially offset ongoing operational subsidy and asset maintenance costs.

6.2 Current Trends: Basic Design Principles

The characteristics of successful community facilities have been identified through extensive case study research and literature reviews. They identify the following which are consistent across Metropolitan Perth but, most importantly within new growth areas where these basic principles can influence the design rather than a retro-fit of existing infrastructure :

- **A co-ordinated network of facilities:** The key to a successful network of facilities is the organisation of facilities within a hierarchy framework. The previous NCGC plan identified this and this Plan seeks to modify the hierarchy to accommodate emerging benchmarks.
- **Central to catchment and equitable access:** Facilities should be central and accessible to the population they are intending to serve. This is of particular significance to the City of Wanneroo which is seeking to service large and extensive rural areas together with discrete urban centres with significantly different demographic profiles.
- **Located to promote visibility and accessibility:** To maximise use and service identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Location within and adjacent to activity centres is an important factor with community facilities servicing seniors, families and the youth (i.e. adjacent to retail areas where accessibility by public transport is good).
- **Integrated/co-located:** A key principle for the provision of community facilities within any local government.
- **Multiple-use:** Facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change.
- **Responding to social need:** Programs, activities and services offered should respond to the needs and interests of the people who live and work around it and foster long term social benefits for the community.
- **Inclusive and welcoming:** Community Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests.
- **Contributing to the public domain and sense of place:** They should present as a reflection of local culture.
- **Proximity to open space for activities and events:** Ideally, community facilities are best located adjacent to open space including sporting fields and parks where access via public transport is good and where a range of activities can occur, unencumbered by lack of space. Alternatively, they are located within Town Centres (Activity Centres) where access to public transport and retail services are high.
- **Connected to public transport, pedestrian and cycling network:** Public transport enhances accessibility for all population groups. As a principle, community facilities in urban areas should ideally be located within 400 metres walking distance of a regular public transport stop. It is recognised that in rural areas the ability to provide such a standard is not practical.
- **Be of sufficient size and design to enable expansion and adaptation:** The need to future proof Community Facilities to ensure they can respond to changing demographic requirements.
- **Financial sustainability:** Community facilities should be financially sustainable and provide value for money for their users, owners and operators. Ongoing operational costs need to be built into the initial planning process and facilities should be scaled to respond to those aspects.

- **Environmental sustainability:** To reduce the environmental impact, wherever possible, recycled materials in construction to reduce construction costs are to be used. In addition, low Volatile Organic Compound (VOC) materials/products (e.g. paint, glue, carpet, furniture) are to be used to ensure a healthy indoor environment. Energy and water efficiency measures are to be utilised to reduce operational costs of the facilities.
- **Safety and security:** Community facilities should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- **Master planned:** Community facilities should be developed in a way to ensure they can respond to changing population dynamics.

6.3 Current Trends: Delivery Models

A variety of delivery models have evolved over the past decade with regards to community facility provision. These are summarised below.

- **Children and Family Services:** The traditional facility model of stand-alone preschool centres or centres combined with maternal and child health consulting rooms is no longer the norm. Pre-school support is now being located in more efficient multifunctional children's service centres or within multi-functional community hubs. Many before and after school childcare services are also more commonly being located on school sites.
- **Aged Services:** Such services include planned activity groups, delivered meals programs, general domestic assistance, personal care, respite care programs and support for senior citizens' clubs. They have generally been provided in multipurpose community centres or stand-alone facilities. Many local governments are seeking to integrate senior services within existing provision while also seeking to outsource many associated care activities to the not-for-profit aged care sector. Irrespective of this, all community facilities should be designed and located so that they are accessible to the elderly, in accordance with the Disability Access and Inclusion Plan.
- **Neighbourhood Centres/Multipurpose Community Centres:** A range of compatible services together within a single building resulting in more efficient use of facilities, sustainable land use and equitable access to community services. The focus is on providing personal development and education activities, arts and craft, health programs and recreation activities, children's programs and information services.
- **Community Hubs:** These could be council and non-council facilities which serve a wide catchment at district or smaller catchment at neighbourhood level. To provide:
 - For the functional needs of communities (e.g. education, community services, recreation and open space etc).
 - A focal point for community life by offering a diverse range of activities and encouraging greater interaction and cohesion between residents and service providers.
 - For the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation. Libraries have evolved to become lifelong learning centres providing access to a range of community office space, civic functions, lifelong learning opportunities, meeting spaces and computer use. Many include integrated City services across a range of cultural and community development areas.
 - Residents with the opportunity to more easily and freely access services and participate in community activities.
 - Co-location and integration of facilities to optimise the use of land and supporting infrastructure such as car parks and pavilions, reduce car travel, alignment to public transport hubs and encourage social interaction.
 - Reduced maintenance requirements and increasing sustainability by reducing the extent of built infrastructure and servicing costs. In addition, it provides the opportunity

to reduce environmental impact by consolidating use and the avoidance of extensive built footprints serving single user groups.

The community hub models are the preferred solution to ensure the level of infrastructure provided can achieve an optimum return on investment. Increased flexibility and access to the widest range of community groups should be the objective within all these facilities.

6.4 Sport and Recreation Trends

These can be split between generic sport and recreation centres and sports clubs:

- Sporting Facilities - Leisure Centres, local governments have sought to:
 - o Create a 'One Stop Shop' by providing a large range of activity areas at the one site to maximise use/help share the costs.
 - o Reduce operating losses by co-locating a mix of community and commercial activities at the one site.
 - o Increase programmable spaces to offer programs and memberships to improve retention rates.
 - o Combine activities for all ages to ensure facilities are provided to accommodate the needs of a broad range of people.
 - o Provide a community/social Hub by offering quality food, beverage, social and entertainment spaces.
- Sporting Reserves and Sporting Clubs:
 - o To focus on a centralised administration serving more than one sport and increasing the flexibility in the design of facilities to benefit clubs while meeting modern consumer needs.
 - o A more acute focus on financial viability of all sport and recreation infrastructure. In many instances this has meant a rationalisation of provision. This has been referenced within Strategic Directions 6 (published by the Department of Local Government, Sport and Cultural Industries) as a key issue facing the industry currently.
 - o Local governments have focused more on available public open space and the need to provide a full range of sport and recreation opportunities that promote physical activity, balanced with complementary recreational pursuits rather than traditional club based activities.
 - o There is a focus on accessibility and connectedness to provide high levels of community accessibility and local integration.

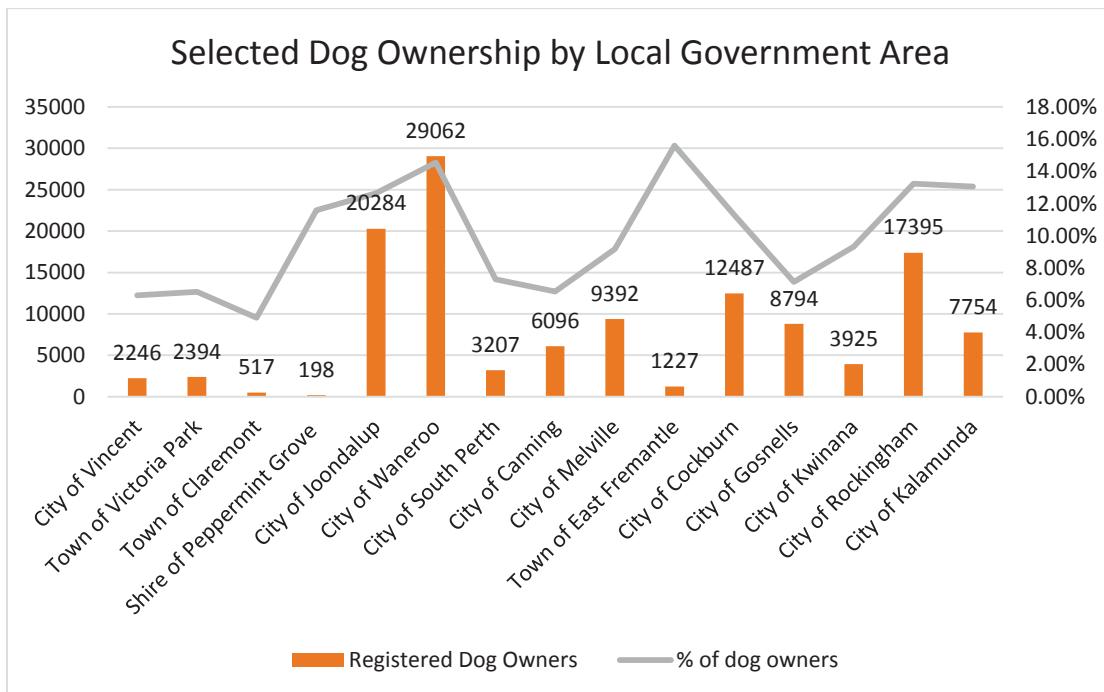
6.5 Other Trending Developments

A number of Community Facilities elements have no hard and fast standards of provision and are not fundamentally identified through the demographic and trends analysis. These in particular refer to:

- Museums: These generally respond to the historical/cultural background of an area and are located to complement the historic development of a place.
- Cultural Centres: These are generally located as one-off facilities or within a cultural hub with a focus on raising the cultural standards and ambition across a City.
- Arts buildings: These are often located within cultural centres/hubs but can also be dictated to by the local market and, in particular, where there is a nucleus of arts-based organisations or individuals which co-locate.
- Dog exercise areas (both on-leash and off leash): The provision of such infrastructure is largely dependent on recognising current licensed dog ownership and anticipating what future ownership may be. It is, however, important to ensure, wherever possible, that where such infrastructure is identified as being required, it minimises conflict with other uses (sports fields,

children's play areas and dual use paths in particular). Within the City, licensed dog ownership as a percentage of population is relatively high in comparison to other local government areas (Figure 6 refers). An estimated 29,062 dog owners within the City need to be provided for currently. This needs to be carefully planned and managed across the City's public open spaces to minimise any potential conflict. Ideally, each suburb should be able to provide access to an off or on-leash dog walking area within 800m to 1km of every residence. All parks currently available to the public are off-lead and therefore dog owners are well provided for both now and potentially under future development options. The main consideration will therefore be to ensure any potential conflict is managed effectively.

Figure 6: Selected Licensed Dog Ownership across Metropolitan Perth (2018 Local Government statistics)



- Community gardens: These generally respond to local market conditions but are particularly important in areas where high numbers of the community fall within the low socio-economic banding. They are an important element in providing social cohesiveness within a given locality and increasing opportunities for community engagement; addressing issues associated with mental health and wellbeing and providing a platform for growing local produce.
- Men's Sheds: The growth in Men's Shed developments over the past 10 years has been significant. It is an internationally-recognised movement focused on men's physical and mental health and wellbeing. There are over 120 Men's Sheds which have been developed in Western Australia (source: WA Men's Shed Web site). The Sheds are described as providing meeting places for retired workers to meet and socialise with each other and to get involved in projects that will assist the local community. The construction and type of Men's Shed infrastructure varies as does the extent of project work with which they get involved. The objectives of the Men's Shed is consistently focused on:
 - providing the opportunity for men to associate and support each other
 - providing an environment where men can be creative and productive
 - providing an environment where men's health issues can be raised and discussed
 - giving men an opportunity to be valued in their community
 - promoting wellbeing and understanding among men
 - expanding men's educational and social networks

- promoting intergenerational, familial and cultural bonding

The Men's shed movement has seen a rise in interest for the development of a female equivalent. This is likely to emerge over the next decade. This is referenced in a subsequent section in an attempt to understand the potential demand for such infrastructure across the NCGC.

- Public Open Space embellishments: Many local government areas are seeking to encourage greater utilisation of public open space to enhance social connectivity and improve mental health and wellbeing. Levels of embellishments need to reflect the POS hierarchy and functionality. Often the level of embellishment can offset an under-provision in POS where developments have compromised accessible POS through the inclusion of drainage sumps / stormwater run-off areas on allocated space.

It is recommended that the City consider implementing a minimum standard level of POS embellishment infrastructure provision to reduce current inequities. A suggested level is provided in Table 10 below.

Table 10: Suggested Minimum Standards of Provision for Neighbourhood, District and Regional POS

	Size and Function	Basic Standards of Provision		Optional
Neighbourhood Open Space	1ha - 5ha Recreation	Turf Paths Bins Seating Lighting	Shade (natural) Play space amenity(ies) Drink fountain Irrigation	Shade (built) BBQ Bicycle racks Playground (No.) Sports ground and infrastructure Sports lighting Public toilets On-site parking Dog exercise area
District Open Space	5ha - 20ha Recreation / Sports	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(ies)	Drink fountain Irrigation Sports ground and infrastructure Sports lighting Public toilets On-site parking Bicycle racks	Pavilion Picnic table BBQ Dog exercise area and dog amenities Event infrastructure Play space amenity
Regional Open Space	Variable Size: Recreation / Nature / Sports	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(ies)	Drink fountain Irrigation Public toilets Formal parking BBQ Picnic facilities Power Bicycle racks	Pavilion Sports ground and infrastructure Sports lighting Dog exercise area and dog amenities Event infrastructure Play space amenity

- Water based recreation facilities are largely dependent on establishing a local demand specific to a given area. The critical factor is accessibility to the water and ensuring that they are located to avoid environmentally sensitive areas, but with direct access to recreational on-water pursuits.
- Synthetic Pitch provision: There has been a rise in the development of synthetic turf provision. Initially, this was focused on the sports of bowls, tennis and hockey. Recently, however, this has also seen the development of soccer turfs (i.e. Ellenbrook within the City of Swan and at Dorrien Gardens for Perth City FC). The principle reasons for their growth has been the

perceived reduced cost in maintenance, higher potential levels of use (particularly if floodlit), lower levels of water usage and consistency of surface. It has, however, also been evident that in many circumstances where synthetic surfaces have been installed, while usage has increased, the maintenance obligation is still high and requires a dedicated program of works to ensure the surfaces retain their quality. In addition, the requirement to establish a sinking fund has left many clubs/organisations in financial difficulty due to the lack of income to put such funding aside on an annual basis. This has been particularly acute at bowling clubs where memberships levels are declining, and the ongoing cost burdens remain.

Added to this, over the past 5-6 years there has been a significant growth in hockey turfs across Metropolitan Perth. Much of this has emerged with limited strategic planning and an understanding of the impact on the financial viability of existing turfs. As a result, the State Sporting Association has expressed concern that there is insufficient capability within the current fixturing of games to sustain the level of turf provision currently and into the future. For such provision to be sustainable, effective partnerships with schools and other user groups are essential.

- Aquatic Infrastructure: While there is a general demand for additional aquatic infrastructure across Metropolitan Perth, concern has been raised that the level of subsidy required to sustain aquatic infrastructure is increasing. This is compounded by the level and quality of older infrastructure which has been criticised for providing a similar level of provision both within the Metropolitan area broader regional WA. This has seen a rise in local governments seeking to upgrade, refurbish or redevelop aquatic infrastructure to meet modern needs. Often this will not mean an increase in water space, but moreover a more effective and flexible development of the water space available (i.e. using consistent and shallower water depths or moveable floors, booms to provide greater capability of altering available water body space and more diverse service offerings).
- Sites in transition: Within many local government areas, development sites have been left dormant or have been slow to progress. The inability to secure investment through developer contributions due to a slow down in housing lot development and inability to hit financial trigger points has resulted in communities having to wait for necessary community facilities. Alternative approaches have been adopted to deal with sites in transition where the need for permanent infrastructure cannot be justified. The approach has been to confirm:
 - o Acceptable sport, recreation and community uses (i.e. placement of modular buildings, pump tracks, play equipment, pop-up markets/retail, community gardens etc.).
 - o An approval process for determining acceptance or otherwise of the type of use and temporary period permitted (for both City and non-City generated projects).
 - o The conditions and obligations of the operators and users, including any post site remediation measures required.

Ordinarily these aspects of community facility requirements will be identified through more detailed area specific planning processes.

7. Current Facility Infrastructure

The following section provides an overview of current level of Community Facilities provision. This has been informed via a number of processes which include:

- An assessment of community infrastructure within neighbouring suburbs to those suburbs and current catchment and accessibility Mapping (Appendix C refers).
- A visual audit of existing infrastructure (Appendix D refers).

All these elements are referenced below with the detail provided within the appendices supporting the plan.

7.1 NCGC and Adjacent Suburb Community Facilities

Figure 7 identifies the current facility distribution within the Northern Coastal Growth Corridor and in the immediate adjacent suburbs. Each facility and service type have a unique identification number. These are identified by functionality type. Overall, when assessing access and service distribution within the corridor, there are existing key facility types which provide a good level of coverage, spatially within a 10km catchment. There are, however, significant limitations with such mapping as it responds to the current road and accessibility network and not future growth (and the limitations which will be imposed by future growth on the movement network).

It is critical to ensure in planning for new community infrastructure, that wherever possible any duplication of provision should be avoided, due to the nature of facility usage and the fact that residents invariably will be attracted to the service and facility infrastructure which meets their needs. Any facility which is located within given catchment is likely to attract usage, irrespective of which suburb it is located within.

As a general standard throughout the assessment process, the following catchments apply:

Community Buildings:

- Neighbourhood Infrastructure: 1km to 2km which is dependent on size and service
- District: from 2km up to 5km
- Regional: 5km to 10km plus

Public Open Space and Sporting Infrastructure:

- Neighbourhood Infrastructure: 800m to 1km
- District: 2km
- Regional: 5km plus

For the purposes of the analysis mapping, a series of assessment were made across infrastructure catchments, having regard to the extent of current structure planning processes. The mapping is contained at Appendix C and references the following structure plans:

Alkimos Eglinton District Structure Plan

South Alkimos Coastal Village / Structure Plan

Alkimos Secondary Centre

South Alkimos Structure Plan

Capricorn Coastal Node

Two Rocks Local Structure Plan

Eglinton North Structure Plan

Two Rocks Town / Coastal Centre

North Alkimos Coastal Village / Structure Plan

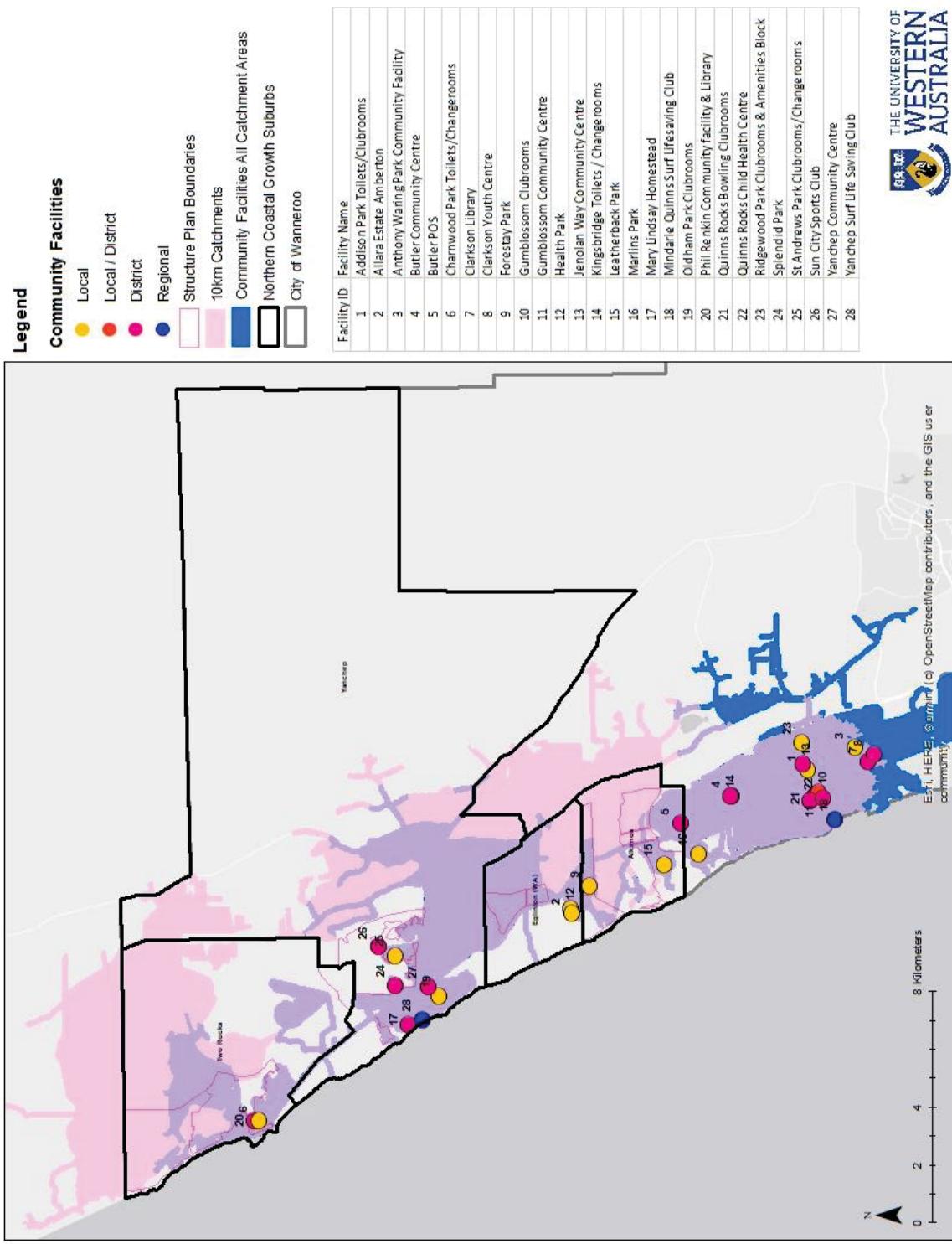
Yançep City / Metropolitan Centre Structure Plan

North Alkimos Structure Plan

Yançep Lagoon

North Two Rocks Local Structure Plan

Figure 7: Existing Community Facilities and Catchments Merged (Source: AUDRC)



The outcomes of the mapping process are summarised below.

- Within a 2km and 5km catchment of the boundary of the Northern Coastal Growth Corridor, the only significant levels of community, sport and recreation facility include Marlin Spike and the Halesworth Park (previously known as Butler North POS) which overlaps the southern portion of the growth corridor within the suburb of Alkimos. is likely to have an impact on the level of provision to be provided for the projected resident community.
- The 2km catchments service the immediate development area and are likely to change marginally as the development front expands. The catchments respond to current road networks and not future accessibility. The 5km catchments merely respond to the current road network and residential development, which explains why the catchments in the established development footprint of Jindalee and Butler are more extensive and in the NCGC area; they are limited to current residential lots.
- Significant barriers exist for residents within the Northern Coastal Growth Corridor to gain access to infrastructure. These include the extension of the Mitchell Freeway, railway infrastructure and areas of protected bushland within the extent of the growth corridor.
- The 10km catchments around the structure planning areas indicate a potential high level of accessibility to facilities if strategically positioned within or adjacent to the main activity centres.
- There are current deficits in the provision of community centres in Eglinton and Alkimos. The centres in Yanchep and Two Rocks (Yanchep Community Centre and Phil Renkin Community Facility and Library) are also considered to be functionally inadequate to service the long-term needs of both suburbs (see visual audit below).
- The NCGC is deficient in publicly accessible indoor court space which would facilitate the growth in basketball, netball and volleyball. While Joondalup Basketball Stadium is the nearest major indoor court space, its 10km catchment only stretches to the south of Butler. The provision of indoor publicly accessible court space is therefore considered to be a high priority for the NCGC due to this deficiency. This is also true of outdoor court provision which has minimal provision at Spinifex Park and Yanchep District Open Space.
- The NCGC is deficient in library access. Phil Renkin is currently the only library service meeting any service needs within the NCGC and is limited (see visual audit below). The provision of strategically placed bespoke libraries as part of multi-functional community centres is therefore considered to be a high priority for the NCGC due to this deficiency. The recent 'pop-up' library in the Gateway Shopping Precinct (Lendlease) in Alkimos Beach (operating Mon, Weds and Sat) is a valuable mechanism to address deficiencies in the absence of developing a multi-functional community centre with dedicated library services.
- With regard to Public Open Space and access to Regional, District and Neighbourhood level provision, it is evident that:
 - Current POS provision is limited although it is likely compliant with Liveable Neighbourhoods requirements. Structured POS within development fronts are reasonably well connected but, based on the visual assessment, often contain unusable areas (i.e. substantial drainage and landscaped areas).
 - Active POS is currently servicing a localised need and are reasonably well distributed to service development fronts.
- Surf Life Saving Provision is currently limited to Yanchep, some 26km north of Quinns Mindarie Surf Life Saving Club. The lack of provision and opportunity to address this gap will be explored in a needs and feasibility study which is to be undertaken for a potential surf lifesaving club in Alkimos

7.2 Visual Audit Assessment – Selected Community Buildings and Reserves

As part of the assessment process, the key community facilities were inspected visually to ascertain their current fitness for purpose and potential challenges which may be faced both in respect of their ongoing use, but also in respect of the likely changing user requirements. Table 11 identifies the facilities inspected and further detail is provided within Appendix D.

Table 11: Selected Community Facilities and Reserves: Visual Audit Considerations

Structure Planning areas	Initial Assessment
Alkimos	<p>Neighbouring Suburbs</p> <p>Generally typified by good quality local facilities.</p> <p>Marlinspike Park:</p> <ul style="list-style-type: none"> • Located in Alkimos, to the south of Reflection Boulevard and west of Marlinspike Boulevard. It is 1km south of Leatherback Park and consists of one senior oval which is significantly constrained through remnant bushland. It is a narrow shape and understood to be low lying which captures stormwater during the winter months. A drainage sump area lies to the east of the oval with a large multi-functional children's play area to the north, catering for children of all ages. • Footpath access is limited to the site perimeter and play area. There are no changing facilities nor floodlighting servicing the oval. The main issue is the park incorporates 2/3rds of the drainage requirements which was not identified during the initial planning stages, rendering the oval unusable. <p>Halesworth Park (Butler District POS):</p> <ul style="list-style-type: none"> • Currently in the process of constructing the high school but POS undeveloped. A committed site with shared use agreement with adjacent school site. Two senior ovals (catering for 4 rectangular sports), outdoor courts and multi-functional pavilion centrally located is proposed. The John Butler Primary College currently provides a junior oval with cricket nets and two hard courts which are placed on the north of the site adjacent to a steep retaining wall. In addition to the ovals, the new sports amenities are to include: <ul style="list-style-type: none"> ○ Netball courts (8no.) ○ Sports pavilion ○ Change rooms ○ Dual-use track around the perimeter of the site ○ Picnic / BBQ facilities ○ Outdoor exercise pods ○ Children playing area <ul style="list-style-type: none"> • It is understood that there are currently issues associated with the bushland which are required to be resolved prior to the

		commencement of construction work (intended to be commenced within the next 12 months, July 2019 onwards).
South Alkimos Structure Plan	Leatherback Park:	<ul style="list-style-type: none"> Located in Alkimos a single oval site to the south of Fairy Parade, east of Pectoral Promenade and north of Leatherback Boulevard. The site accommodates little athletics, cricket and football with four floodlight towers surrounding the oval. The site, to the west of the oval also incorporates an off-road, learn to cycle facility with islands and directional cycling routes. To facilitate the use of the oval a series of temporary units have been placed on site to provide changing accommodation and ablutions. The site lies to the east of Alkimos Beach Primary School. Substantial perimeter car parking exists together with car parking serving the adjacent school, within the school site. The primary school also provides a two court facility (tennis and netball). A drainage sump is located to the north east of the oval. It is the only ground with competition lights. The school has agreement to use the oval and the sports amenities building is going to be placed on site next year
South Alkimos Coastal Village / Structure Plan		No provision currently.
Alkimos Secondary Centre		No provision currently.
North Alkimos Structure Plan	Forestay Park:	<p>Heath Park:</p> <ul style="list-style-type: none"> A single oval site located to the southwest of Heath Park. It includes landscaping, shaded children's play and BBQ areas (in the northwest of the site) and significant path network around the perimeter of the oval. Cricket nets (2no.) are placed in the south-eastern corner of the site. To the west of the oval adjacent to the southwestern corner of the oval is a half-court basketball/netball facility with adjacent shade and street furniture/benches for informal skate/play. To the north of the hard court is a substantial drainage basin which incorporates tiered retaining walls. To the east of the park is an area of remnant bush with footpath access on the perimeter. It currently caters for AFL and Cricket. There is capability to accommodate two rectangular pitches.
North Alkimos Coastal Village / Structure Plan		No provision currently.
Eglinton	Heath Park, Ambergton:	<p>Alkimos Eglinton District Structure Plan</p> <ul style="list-style-type: none"> Located to the north of Cinabar Drive. Development has been installed by Stockland in advance of the build out of the estate. It incorporates an extensive park area with shade sails, seating and BBQ features. A skate park is also provided which at the time of the visit was well-utilised. Adjacent to the skate park is Ambergton Beach Community Hub and portable changing facilities/ ablutions. The site provides a home base for Alkimos Tigers Junior Rugby League and Junior Touch Football Clubs, Hammerheads Cricket Club and

<p>Alkimos Pirates Lacrosse Club.</p> <ul style="list-style-type: none"> • Current cricket nets are isolated from main oval layout (west of oval and skate park) which is assumed to be developed further as the site develops. • Play areas are provided to the north of the constructed oval under shade together with adjacent outdoor fitness equipment. There is currently no floodlighting on the oval which caters for two rectangular pitches (north south orientation). • A centralised car parking area with 122 bays (including 3 disabled bays) is located to the south of the skate park and community hub. • The site is supposed to provide two ovals and the permanent amenities building is due to be constructed in 2021. • It is understood that there was a planned district recreation centre within the Allara Estate, but land is not sufficient in size to accommodate the facility. • Small dog exercise area. <p>Cinnabar Park:</p> <ul style="list-style-type: none"> • Located between Heath Park Playing Fields and Forestay Park at the corner of Cinnabar Drive and Leeward Avenue, Eglington. • Provides children's play areas with flying fox and informal recreational space. Excellent pedestrian access throughout with variety of play infrastructure, shade, seating and BBQ areas. Two water bodies are located on the eastern boundary of the site throughout which the footpaths inter-twine. Off-road car parking surrounds the park. 	<p>Eglington North Structure Plan</p>	<p>Two Rocks</p>	<p>North Two Rocks Local Structure Plan</p> <p>Phil Renkin Community Facility and Library:</p> <ul style="list-style-type: none"> • Located to the east of Lisford Avenue in Two Rocks the land is an established park and recreation centre. Within the Yancheep/Two Rocks area the development of Charnwood Park as a multi-purpose sporting venue and the provision of new facilities at Yancheep Active Open Space (referenced below – and now known as Splendid Park) is identified to support the growing population in the area. The Phil Renkin Centre is a circular / octagonal building which provides access to a variety of community rooms, library and court hall. It is the main facility currently serving Two Rocks. Immediately adjacent to the recreation centre is a small children's play area. Internally the building has the appearance of ageing infrastructure with limited flexibility in the use of space. The design of the building renders a number of the external walls difficult to effectively use due to the curvature and angular nature of the internal space. • The library is of a traditional branch style and operation which does not fully align to the current planning of library spaces as lifelong learning centres. While some practices are following modern book lending and use of IT, the limitations associated with the space do not permit its efficient and effective use for a variety of user groups (i.e. efficient and effective use of the open plan area for group readings, children's story time, adult learning, wet areas, group meetings and periodicals.
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	<ul style="list-style-type: none"> The library has an at-one-time capacity of 73 persons. The home support reception and associated services are limited by the design of the space and structural components which inhibit site lines and activity space. The indoor court space is located on the first floor and while accessible by lift, the activity space is limited by its octagonal design and retro-fitted toilet areas. The indoor sports stadium has a capacity of 126 spectators and 20 competitors. The building suffers from a lack of storage and building efficiency. Corridors are angular and circulation space excessive. The building also includes an arts and craft room which provides for up to 26 persons at any one time. The maximum occupation of the building is detailed as 399 persons.
Charnwood Reserve:	<ul style="list-style-type: none"> Charnwood Reserve provides an expanse of playing field space with a series of ageing infrastructure including: <ul style="list-style-type: none"> A central changing facility. Adjacent skate park with adjacent shelter and seats. The skate park has been patched up over time and provides limited youth activity space. Rectangular playing pitch (soccer) with floodlighting. Children's Play area with shade sail over (principally functioning for toddlers and young children). Informal recreational area/parkland. Sculptures in the north-eastern corner. Netball/Basketball outdoor hard court with floodlighting and shade/seating adjacent. Water feature – unused at time of visit. The expansive use of the park is compromised by mature trees centrally located which compromises the ability to develop a second oval on site. The site has been master planned (May 2018) which includes the demolishing of the existing changing facilities, new lighting to the playing fields and skate park, upgrading to basketball court, drink fountains, pump track, seating and improved site embellishments. The master plan also identifies a potential dog park area if required and seating, exercise and shade/shelters.
Two Rocks Town / Coastal Centre	No provision currently.
Yanchep	
Capricorn coastal Node	No provision currently.
Yanchep Lagoon	<p>Yanchep SLSC:</p> <ul style="list-style-type: none"> A new surf life saving club in a prime location adjacent to Yanchep Lagoon. Located at Capricorn Esplanade, Yanchep. Principally a storage and service shed with changing facilities, toilets and basic club facilities. Old surf life saving club to the north needs to be re-

<p>purposed or demolished. Good linear park feature to the west of the car park with BBQ areas and casual recreational opportunities. Capacity exists to extend the facility upwards to provide a second storey community centre as the population expands.</p> <p>As a main beach node, the facility benefits from an extensive car park which runs parallel to the coast. Direct vehicular, boat access and disability access obtainable to the beach.</p> <p>Mary Lindsay Homestead:</p> <ul style="list-style-type: none"> Mary Lindsay Homestead is a refurbished house located within a public park at the intersection of Beachhaven Drive and Capricorn Esplanade utilised for arts and cultural purposes. The heritage building is used by Two Rocks Yanchep Culture and Arts Network (TRYCAN). It is located within close proximity to Yanchep Lagoon and the Yanchep Surf Life Saving Club (450m south). The Yanchep Lagoon Master Plan references the Homestead as an artist's residency and promotes extended use of the Homestead with the provision of additional meeting rooms and a diverse program of events, space for food trucks and interactive outdoor heritage displays. 	<p>Splendid Park (Yanchep Active Open Space)</p> <ul style="list-style-type: none"> Splendid Park in Yanchep is located to the north of Marmion Avenue where the road runs parallel to McClements Drive. It is a two oval site which caters for a range of sporting activities including AFL to the south and football (soccer – 1 senior pitch, 2 junior and a small sided pitch). Two cricket nets lie in the north-eastern corner of the eastern most oval. Between the two ovals is a large clubhouse and function room facility which is modern and flexible in its design. Car parking and access to the facilities is obtained directly off Marmion Avenue which curtails to the north of site. To the northeast of the oval is a two-court tennis and basketball/netball facility. At an estimated cost of \$11,302,000 the project was completed in 2017 and officially opened on 24 March 2018. To the front of the main clubhouse building is a children's play area with shade sail over. The ovals are gated and surrounded by chain link fence. The clubhouse building incorporates areas for club memorabilia but is largely clean and has good views over both ovals. Spectator areas are also provided on either side of the pavilion with shade sail over. External access is maintained to all changing and storage facilities (storage cupboards are also provided internally within the changing room areas). Six changing rooms and five stores are provided, together with a first-aid room, umpires' room and separate public toilet facilities with UAT. There are two available rooms – the multi-purpose room (118 person capacity) and meeting room (27 person capacity) which can be combined. A kiosk is located between the multi-purpose room and the block of changing facilities under a continuous roof. <p>Oldham Reserve:</p> <ul style="list-style-type: none"> Oldham Reserve is located on Oldham Way, Yanchep; the active reserve includes: <ul style="list-style-type: none"> Sports Amenities Building which provides access to public toilets Playground Floodlighting Senior size playing area (football and cricket)
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- Cricket wickets
 - Jump pits and Throwing circle
- The Multi-purpose function room was recently completed in 2015/16 as an addition to the Sports Amenities Building. It is part of a joint use agreement, but the oval is understood to not be fully utilised. The function room and associated kiosk/bar area does not include club memorabilia so that it can be hired by a variety of user groups. The store and changing facilities are accessed externally and incorporate heavily secured gates and locks, indicating a concern with passive surveillance and isolation (due to surrounding bushland and no overlooking residential properties). The land falls away at its perimeter south-eastwards. The site is floodlit to a recreational standard and remnant bushland surrounds the playing surface to the northeast, east and southwest.

St Andrews:

- Located off St Andrews Drive, Yanchep. St Andrews Park includes one oval with adjacent pavilion to the south. A central cricket wicket is located between two football (soccer) pitches. Two cricket nets are to the south of the oval. The site is surrounded by mature tree cover with remnant bushland to the north and south which limits its functionality and capability. On the west of the site is Moorpark Avenue and it is also bounded by Sunningdale Road to the east. It is estimated that due to the current restrictions, the rectangular pitch provision is limited and principally would only function for 1.5 senior soccer pitches. It is within the control of DoE and the primary school development is well advanced.

Yanchep Community Centre:

- Yanchep Community Centre is located at 7 Lagoon Drive at the corner of Primary Road and provides a traditional community centre and office space for local activities including playgroup, temporary book lending, group activities and drop in sessions (job, skills, family support). A small playground and car park lies to the north, but the site is effectively constrained by surrounding residential development. The building, whilst reasonably well-maintained, is old and would not meet the needs of large community user groups. Whilst there is good shade around the perimeter of the building, the space is limited.

7.3 Summary Conclusions: Existing Provision

Existing provision within and adjacent to the NCGC is typified by new infrastructure placed within emerging and growing estates. The visual audit, however, identified a number of aspects which will need to be addressed:

- Current provision responds to the existing road network and future planning assumes a level of accessibility (although not fully formulated as yet). There will be a need to review accessibility on an ongoing basis.
- Provision is generally catching up with development with very little community infrastructure having been developed in advance of development. This is obviously a concern as DCP investment is reliant on lot development trigger points.
- The NCGC is linear in its development and therefore many catchments will be compromised. It is important to consider a variety of assessments related to known participation rates, levels of population growth, accessibility and benchmarking to inform assessment process and recommended facility development requirements. A solely population-driven analysis will not provide the desired facility infrastructure.
- The extent of school infrastructure is high and there will be a need to consider more extensive shared use / dual use agreements to maximise return on investment and off-set excessive capitalisation in additional assets. This is particularly important to offset the provision of:
 - Indoor courts
 - Outdoor courts
 - Performing arts

All of the above infrastructure is potentially available for public use outside of core school hours and would be subject to agreements which incorporate a degree of flexibility and potential cost sharing.

- The Phil Renkin Centre and Library is ageing and in need of replacement. This would need to be factored into any future facility development.
- Oldham Reserve and St Andrews will all require effective master planning to maximise their use and increase functionality as active reserves and will need to be factored into any future investment and new active reserve development.
- Yanchep Community Centre will provide limited functionality to service future anticipated growth. There will be a need to provide a replacement multi-functional facility within close proximity to support future growth.

8. Consultation Outputs

Limited consultation was undertaken internally with City officers and State Sporting Associations to ascertain the likely implications associated with the population growth in the NCGC.

8.1 City Officers

The output of the consultation with City of Wanneroo Officers indicated the following:

- Lot sizes within the Northern Coastal Growth Corridor have diminished.
- A review of Alkimos, Eglinton and Yanchep Structure Plans is due to take place. This may impact on potential demand for infrastructure.
- The Alkimos Regional Open Space Business Case is currently being developed and will need to be factored into future facility requirements.
- The cost of regional level infrastructure is a concern, particularly the escalation of costs over the time it gets allocated and constructed under a phased process.
- The need for an aquatic centre is gathering momentum as is the need for the provision of indoor court hall space.
- The optimum solution to cater for the population growth is to enter into shared use agreements with schools to ensure the optimum use of public resources is achieved.
- Dog walking is a major issue within the City and will be a significant consideration for the NCGC.
- The emergence of Men's Shed developments needs to be recognised and potentially incorporated within new co-located facilities.
- The City will not entertain negotiated agreements for DCP due to complexities.
- The City is unlikely to support additional financial burdens on developers than what has currently been agreed. The only aspect which can be addressed is the increase in density and off-set cost.
- The City does not support the pre-funding of facilities. They must be viable and functional at the time they are required to service the needs of the community.
- There is now more of a focus on place-based approaches, rather than the previous focus on sporting and recreational infrastructure.
- Both DCPs have time limits (10 plus and 25 years).

8.2 Department of Education

The output of the consultation with the Department of Education indicated the following:

- The department is promoting the shared use of infrastructure (DOE Mandatory Policy: Community Use of School Facilities and Resources in Public Schools – Effective November 2018)
- They are prepared to agree some shared principles relating to oval, hall and performing arts uses.
- Capital and recurrent costs have always proved to be problematic. However, they do see benefit in achieving better outcomes for the community.
- Eglinton High School will provide an opportunity to build a Performing Arts Centre which could be accessible for community use.
- Teachers do not want to walk children to and from sites, preferring instead for necessary infrastructure to be located within or adjacent to the school.
- All investment will be required to be evidence-based (through a business case).

- The importance of bringing the Principals on early is critical.
- Due to increasing densities, the department is experiencing a severe lack of space on previously planned school sites. One school is required per 1,500 to 1,800 lots. They are now catering for 2,300 to allow for growth.
- The department can only build four schools per year across the state. A primary school is being constructed in Yanchep in 2021.

In the absence of principles associated with shared use development and agreed with the department, the following is suggested: in accordance with current shared use guidelines (source: Shared Use Guidelines: Department of Local Govt, Sport and Cultural Industries):

- Collaborative relationships between schools and communities are encouraged.
- Improved utilisation of school facilities by community groups and educational providers is a legitimate and reasonable use of publicly-funded facilities, enabling schools to better meet community expectations.
- Ensuring Principals are authorised to enter into agreements with outside parties to use school facilities and resources for a fixed term and value.
- A diverse group of users should have the ability to access a range of facilities, subject to capacity and demand.
- The facilities should be 'fit for purpose' to support the intended community use.
- The facilities should be open and accessible at the agreed times.
- There should be access to supporting amenities including toilets and car parking.
- Facilities should be maintained to appropriate and compliant health and safety standards.
- Playing fields and courts should be maintained according to location and frequency of use in compliance with health and safety standards.

8.3 State Sporting Associations

To gain a better understanding of sporting needs, the views of the most relevant State Sporting Associations were sought to provide an overview of potential future facility needs based on their projected growth rates. These are provided in Table 12 below with the demonstrable need identified in the left-hand column

Table 12: Key Considerations – State Sporting Associations

State Sporting Association	Considerations	Need
Aquatic Sports	<ul style="list-style-type: none"> • Swimming: Swimming WA wish to see the development of a new regional aquatic centre incorporating a 50m pool as essential to accommodate population growth and associated club based swimming and competition expansion. 	Y
Bowls WA	<ul style="list-style-type: none"> • The intention is to support clubs to be sustainable and rationalise grass greens wherever possible. Growth areas are a focus for new club infrastructure, but care needs to be taken to ensure facilities are financially viability. 	Y
Hockey WA	<ul style="list-style-type: none"> • Priority would be to ensure the sustainability of the new turf within Metropolitan Perth (Southern River, Warwick, Guildford and Fremantle Hockey infrastructure). As all clubs are affiliated to the SSA, they have provided substantial support to all clubs to ensure their business models are sustainable. A new facility in the NCGC will 	Y

State Sporting Association	Considerations	Need
	be required but should not detract from recent turf provision at Arena Joondalup or Warwick Hockey Club in Joondalup.	
Football West	<ul style="list-style-type: none"> The growth is only limited by facility availability. Floodlights are important for expanded use of the grass pitch infrastructure. 	Y
West Australian Football Commission (WAFC)	<ul style="list-style-type: none"> Facility composition: 2 x senior ovals (150m length), 100 lux floodlighting. Incorporate new 2019 guidelines for AFL with specific reference to women's AFL. The NCGC is a high priority growth area for the sport. 	Y
Softball	<ul style="list-style-type: none"> Generally developed in conjunction with football/baseball – similar requirements as baseball. 	Y
Baseball	<ul style="list-style-type: none"> General requirements are 1 fully enclosed baseball park, 1 fully enclosed softball park (softball would want at least 2) lighting to at least 750 lux for inside field and 500 lux for outside field. 	Y
Volleyball WA	<ul style="list-style-type: none"> The ideal development within the NCGC would include 6-8 courts, 4 beach courts (outdoors) and as many indoor beach courts as possible. 	Y
Athletics WA	<ul style="list-style-type: none"> The SSA are seeking to develop additional synthetic running track infrastructure to support future growth in the sport. Ideally, this should be developed within a Regional Sporting Reserves. 	N
Little Athletics	<ul style="list-style-type: none"> A centre would need to cater for 500-700 participants. The provision of a central location within the NCGC which caters for up to 1,000 would be preferable with smaller satellite sites for training. There is no need for permanent running tracks but jumps and throwing plates are beneficial on sites identified. 	Y
Rugby WA	<ul style="list-style-type: none"> Consolidation of existing club based infrastructure is seen as a priority. The NCGC provides an opportunity to develop an additional club, post 2031. 	potential
Rugby League WA	<ul style="list-style-type: none"> The focus is on the sustainability of existing club based infrastructure but the NCGC provides an opportunity to develop an additional club. 	potential
Gymnastics	<ul style="list-style-type: none"> A new club at Community level focussing on 2 to 8-year olds. Requires a floor space requirement which would equate to 2 basketball courts (side by side), 2 underground resin pits (3m*5m), minimum 11m height, spectator viewing, canteen and storage (10m*5m). 	Y
Netball WA	<ul style="list-style-type: none"> The NCGC is seen as a high priority for the development of facility infrastructure and will require the potential development of another Association. As with the majority of growth corridors, the level of provision is often offset by access to school courts where the majority of junior development occurs. 	Y
Basketball WA	<ul style="list-style-type: none"> The NCGC is seen as a high priority for the development of facility infrastructure and will require the potential development of another Association. The level of 	Y

State Sporting Association	Considerations	Need
	provision is often an issue where Association development programs are split across sites. While school court provision (when access can be maintained) is helpful, it often puts a strain on the volunteer support.	
Tennis West	<ul style="list-style-type: none"> 12-15 courts is the optimum level of infrastructure for a regional facility with 10 for community level (district club). The recently adopted strategy seeks to provide a range of court types (including clay), floodlighting and consolidation to increase the opportunity for clubs to be self-sustainable. There is a move away from developing grass courts due to cost of maintenance and use of water. 	Y
Westcycle	<ul style="list-style-type: none"> Criterium track (with public access) considered vital to the sport. Existing BMX club support is considered vital to the sport's continued development. BMX pump tracks built to fit any size or shape of land and be placed on existing surfaces. 	Y
Western Australian Cricket Association (WACA) A	<ul style="list-style-type: none"> Due to population growth, a need for additional infrastructure will become evident. Female participation is the major growth consideration with increasing growth in age competitions at U13, U15, U18. Change rooms will be required to accommodate female cricket. Masters is also a focal point for future growth. The draft WACA Infrastructure Strategy identifies the NCGC as being within the Northern Suburbs where player numbers are to increase from 4,260 in 2018 to 5,429 by 2028. This indicates an increase of 106, 11 aside team numbers in the area. 	Y

9. Projected Demand Indicators

To ascertain the community facility needs, it is important to assess all potential indicators of provision. These are determined using a number of methods which cumulatively provide a clear direction for provision. These include the Community Facility Guidelines (CFG) produced by Parks and Leisure Australia (WA) and sporting participation rates produced by the Australian Sports Commission. In addition, there are individual assessments for particular types of facility infrastructure. All of these need to be balanced against changing circumstances and trends in the development of community facilities. The assessments are provided at Appendix E and F and summarised below.

9.1 Community Facility Guideline Considerations

The analysis of Community Facility Guidelines provides part of the assessment process which informs the suburb-by-suburb breakdown. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the City's particular demographic nuances. Appendix E details the projected level of infrastructure to be provided in five year increments to highlight the extent of infrastructure which may be required to be provided within the NCGC. (Where there is a population range, the low and high number of facility infrastructure requirements are identified.) The summary below provides an indication of the anticipated need based on population dynamics. Facility hierarchy is referenced as Regional (R), District (D) and Neighbourhood (N). Where the indicative facility requirement is considered to be excessive based on knowledge and experience of the consultancy team, this is highlighted in the rationale in Table 13 below. The numbers referenced under each year and adjacent to each facility type is for the number of independent facilities (i.e. for oval spaces, 4 means four the number of ovals and for community buildings they relate to the number of community buildings of a given type. The only exception is tennis, which relates to an 8 court club facility). Functionality of buildings are critical in this assessment. For some regional level facilities, they can also provide a district and neighbourhood level function. Likewise, district level infrastructure can also perform a neighbourhood function. This is referenced in the rationale and subsequently informs the recommendations contained within the plan.

Table 13: Projected Community Facility Requirements Based on Community Facility Guidelines (CFG) (Source: Parks and Leisure WA)

Facility Type	2016	2041	Rationale
	20,517	134,077	
Multi-functional branch library	1 (R) 1 (D)	4 (R) 9 (D)	<p>The level of provision to 2041 is excessive given the current trends in library service provision which is moving towards on-line, virtual and e-book lending. The likelihood is that such provision will diminish and the focus for libraries will be as lifelong learning and family educational and service support. The current CFG population indicators are likely to be reviewed having regard to this changing approach where the likely demand would be for:</p> <p>two regional level facilities in Alkimos by 2026 and Yanchep by 2036.</p> <p>one district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031.</p> <p>2 to 3 satellite learning centres combined with other service opportunities (community hubs) should be considered to service smaller communities.</p>
Neighbourhood Community Centre	3	18	The level of stand-alone provision at a neighbourhood level is high given the likely use and potential return on any investment. Neighbourhood facilities should be

Facility Type	2016	2041	Rationale
			<p>incorporated within sporting complexes, wherever possible, to maximise the use. 1:7,500 head of population would necessitate a maximum of 18 facilities at this level covering the full residential catchment of the NCGC. The full build out of the NCGC is, however, likely to need land allocated for a further 9, given the projected growth.</p> <p>The majority of these facilities will cater for neighbourhood/voluntary organisation group meetings and social activities.</p>
District Community Centre	1	6-9	<p>The main population centres ideally should have access to a dedicated multi-functional community centre/community hub providing for all ages. It is more critical to co-locate infrastructure and develop flexible community building space in a centralised location and within close proximity to public transport and retail centres.</p> <p>As with neighbourhood community centres, the focus should be on adequate size and functionality of district level provision. 6-9 facilities to service the broader needs of the City would not be unreasonable. The main consideration would be to potentially redevelop/replace existing infrastructure to be more flexible in serving a more diverse community use (i.e. Yanchep Community Centre and Phil Renkin Community Centre and Library).</p>
Regional Public Open Space/Park	0	0-1	<p>The surrounding state forests and associated infrastructure provides a high level of provision for the City. However, there will be a need for a regional sporting space (see below). It is consistent with the Classification Framework for Public Open Space 2012</p>
District Park (recreational use)	1	5-9	<p>The current provision of district and neighbourhood parks is identified in the mapping process undertaken to identify the catchments, functionality and relative accessibility. It is evident from this analysis that the general level of provision of neighbourhood parks is reasonable in serving the current development front. There are, however, a number of identifiable gaps. District level infrastructure is limited to Yanchep and the imminent development in Butler. The provision of an additional three DOS facilities incorporating sports spaces (see below) will be required to meet the projected full build out of the NCGC. This should be supplemented with up to 15 Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings. It is consistent with the Classification Framework for Public Open Space 2012.</p>
Sports Space (to potentially incorporate sports identified below)	4-5	27-33	<p>This could be combined with neighbourhood, district or regional park provision (as referenced above). The provision of one district level active recreational space at Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos, although this has to service a catchment which is well-established in</p>

Facility Type	2016	2041	Rationale
			Butler and Jindalee. An alternative participation analysis has been undertaken for the oval and rectangular pitch space. The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces to service the ongoing needs of pitch sports. It is consistent with the Classification Framework for Public Open Space 2012. Generally, an independent sports space will vary from 1.4 hectares per rectangular pitch to 2.4 hectares per oval but can be a multiple of these.
AFL ovals*	2-3	17-22	See alternative participation analysis.
Rugby Union/League*	Local Need	Local Need	See alternative participation analysis.
Diamond pitch sports*	1-2	9-13	See alternative participation analysis.
Soccer pitches*	5-7	33-45	See alternative participation analysis.
Cricket ovals*	3-4	17-27	See alternative participation analysis.
Athletics (grass and synthetic)*	0	0	The provision of a synthetic athletics track is unlikely to be justified based on current planning which indicates a track in the northern suburbs (State Athletics Centre) and southern suburbs (currently Ern Clark Reserve) fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any investment of this nature. Grass athletics provision can overlay existing infrastructure and be potentially combined with school.
Hockey pitches (grass and synthetic – water, sand-based and alternatives)*	Local Need	Local Need	Current Hockey WA facility strategy specifies a turf is required to service 1:75,000 head of population. This is likely to be reviewed within the next 12 months. The population driven justification is recognised as being inappropriate as the need for a synthetic turf is invariably justified by club membership, rather than local population growth, as members will travel 20km to a turf. As a sport, participation rate growth is limited and based on current club capacity. In the northern suburbs the recent development of a turf at Warwick and provision at Arena Joondalup will offset further turf needs currently. It will be necessary to allocate a minimum three grass court provision within the Regional Open Space (active sports space) to cater for potential demand. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify investment in synthetic turf provision.
Indoor Sport and Recreation Centre (generic)	0	2-3	School provision within the NCGC could potentially cater for additional need for neighbourhood indoor/outdoor wet and dry infrastructure. There is, however, a recognised shortfall in court space and accessibility in the NCGC and surrounding area. Space for district level infrastructure ideally should be made available through the current planning processes. 1-2 district level combined aquatic and court facilities may be needed to

Facility Type	2016	2041	Rationale
			accommodate a full build out of the area (2041 and beyond).
Regional Leisure Centre (including aquatics)	0	0-1	Needs to be considered as part of the regional aquatic facility which ideally should be located with regional playing fields to minimise management and operational costs and within close proximity to Activity Centres. This will be required from 2036 onwards. It is likely that a regional level facility will be required by 2036..
Skate Park	0-1 (R) 1-2 (D) 2-4 (N)	3-5 (R) 5-13 (D) 13-27 (N)	<p>Due to the youthful demographic across all suburbs, the justification for additional infrastructure and enhancement of provision needs to be considered, with alignment to neighbourhood and district POS. Core focal point will be the southern portion of the NCGC to 2031 and northern portion within Yanchep and Two Rocks from 2031 onwards. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.</p> <p>At a regional level the infrastructure should include a range of street furniture and bowl for multi-age and abilities with hang out shelters, water, cycle parking and good dual use path links. Integration with other wheeled sports and youth centres should also be considered.</p>
BMX dirt track facility	2-4	13-27	The development of BMX dirt infrastructure ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional neighbourhood open space. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.
BMX facility (formal bitumen track)	0	0-1	The redevelopment and relocation of Wanneroo BMX Club will likely satisfy the demand for BMX infrastructure to 2036. Currently across Metropolitan Perth, sufficient BMX infrastructure exists to accommodate growth to 2041 without the need for additional provision. The key consideration is the modernisation and improvement of existing facilities to meet UCI standards.
Aerobics/Fitness/Gym (Local Government)	Local Need	Local Need	This would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need. This would also be provided by the commercial sector where the demand is expressed.
Multi-use synthetic surfaces	Local Need	Local Need	<p>The provision of multi-use synthetic or tarmacadam surface can provide opportunities for youth hang outs and gathering areas (including shade sails or formal shelters). The development of such surfaces can offset the need for excessive indoor space and the need for dedicated court space for one activity (i.e. tennis or basketball). These will be based on local need and incorporated within neighbourhood and district open space. Consideration should be given to:</p> <ul style="list-style-type: none"> • Multi-use synthetic surfaces for multiple sporting activities.

Facility Type	2016	2041	Rationale
			<ul style="list-style-type: none"> • Multi-use games areas (MUGA). The provision of hard surfaces for a variety of sporting uses. • Sports specific synthetic turf pitches.
Netball Courts	5-7	33-45	This does not include multi-use court provision. Traditionally access to school provision is provided to offset significant additional court costs. See alternative participation analysis.
Basketball courts (indoor and outdoor)	5-7	33-45	School provision ideally should be accessed through shared use agreements to offset excessive expenditure on court space. A district/sub-regional centre should be identified as 4-8 indoor courts. See alternative participation analysis.
Indoor Volleyball	Local Need	Local Need	Ideally should be incorporated on a leisure centre site as part of the use of indoor court provision, shared with netball and basketball. The option exists to attract commercial beach volleyball to main mixed use development areas.
Outdoor Beach Volleyball	Local Need	Local Need	Generally provided as part of a multi-functional district or regional leisure centre. Alternative provision would be subject to the attractiveness to the commercial market.
Lawn Bowls	1	3-5	There will be demand for up to two bowls clubs within the NCGC which could facilitate the growth and development of the sport beyond 2041. Current population parameters indicate that while there will be an ageing population, it will still be relatively young. The over-provision of bowls facilities within Metropolitan Perth has resulted in a significant issue in relation to their financial viability. The current over-provision has resulted in a focus on income generation through function areas and limited sporting activity. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however could be developed and provided by a commercial entity (club) and not necessarily the responsibility of the City, other than to facilitate the development.
Squash	Local Need	Local Need	If a need is justified, squash will be incorporated within a multi-functional leisure centre and/or provided by commercial racquet centre providers. Not currently identified as a specific requirement.
Tennis (multi surface courts and grass)	1 club	4-9 clubs	The current level of provision across metropolitan Perth is excessive, particularly in the provision of grass court and small tennis court infrastructure. The demand for 72 courts (9 clubs) appears excessive and could be consolidated into two district/large community facilities in accordance with Tennis Australia Guidelines and up to four smaller club venues of eight courts each. This would provide the capacity for club growth and development. Alternative tennis infrastructure could be accommodated on multi-marked, multi-use games areas.
Golf Course	Local Need	Local Need	Existing course infrastructure exists within Two Rocks and is not a priority for local government investment.

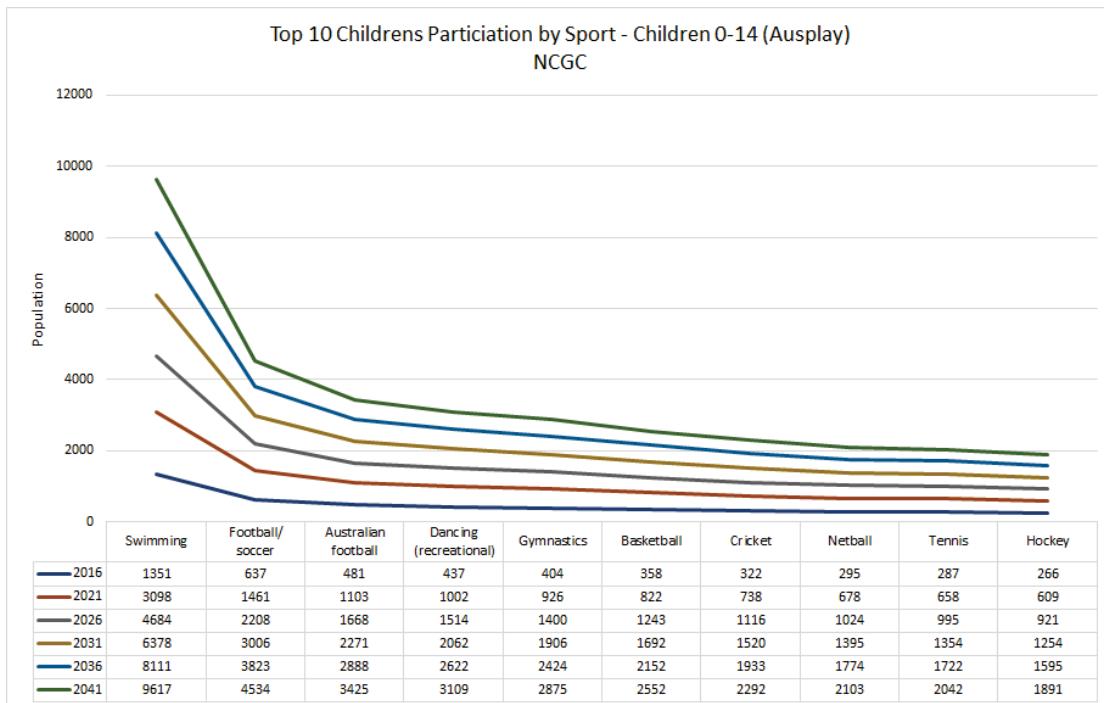
Facility Type	2016	2041	Rationale
			Should a need be expressed, this would be facilitated by a commercial operator. No additional local government provision is justified.
Youth Centre/Youth Space	1	4-7	The level of infrastructure would be reasonable and would require the integration of activities within new integrated community hubs/lifelong learning centres and BMX / skate parks. Service delivery will take place where the youth are using indoor and/or outdoor facilities.
Community and Performing Arts	0 (R) 0 (D)	1 (R) 2-3 (D)	Ideally such provision should be accommodated within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 would be reasonable to service the needs of the community subject to those agreements being in place. Any development should be supported by a well-researched business case.
Seniors' Centre	Local Need	Local Need	Requires further detailed analysis of functionality and accessibility of existing infrastructure. Ideally seniors' centres should not be stand alone but integrated within a larger multi-functional community facility. This plan is not recommending separate seniors' provision.
Amphitheatres	Local Need	Local Need	Capability for event infrastructure should be incorporated within District and Regional Open Space. Small amphitheatre areas combined with skate parks and social gathering / meeting places are likely to be in demand within all estates. Supporting infrastructure would merely be access to power and effective water servicing.
Cultural Meeting Place	Local Need	Local Need	To be integrated with community centre development (neighbourhood or district) and combined with amphitheatres where the need is proven.
Arts and Cultural Centre	0	1	This provision should be part of the Yanchep City Centre development and will be required post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.

The most significant consideration for any local government (but particularly for the NCGC) is the drive within the industry to determine whether local government is best placed to deliver all services which it currently provides. In many instances, this has led to local governments reviewing and discontinuing direct service provision associated with areas such as seniors' provision, youth services and elite sporting infrastructure.

9.2 Sport and Recreation Growth Considerations

Participation levels within the key sporting facilities can be assessed by referencing the most recent AusPlay (Sport Australia) data for participation within WA. This is split between adult participation (15 years plus) and children's participation (0 to 14 years). In respect of sporting activities, the anticipated participation levels for children in the top ten sports across the NCGC to 2041 is shown in Figure 8 below.

Figure 8: Projected Participation Across the Top 10 Sporting Pursuits by Children within the NCGC (Source AusPlay WA)



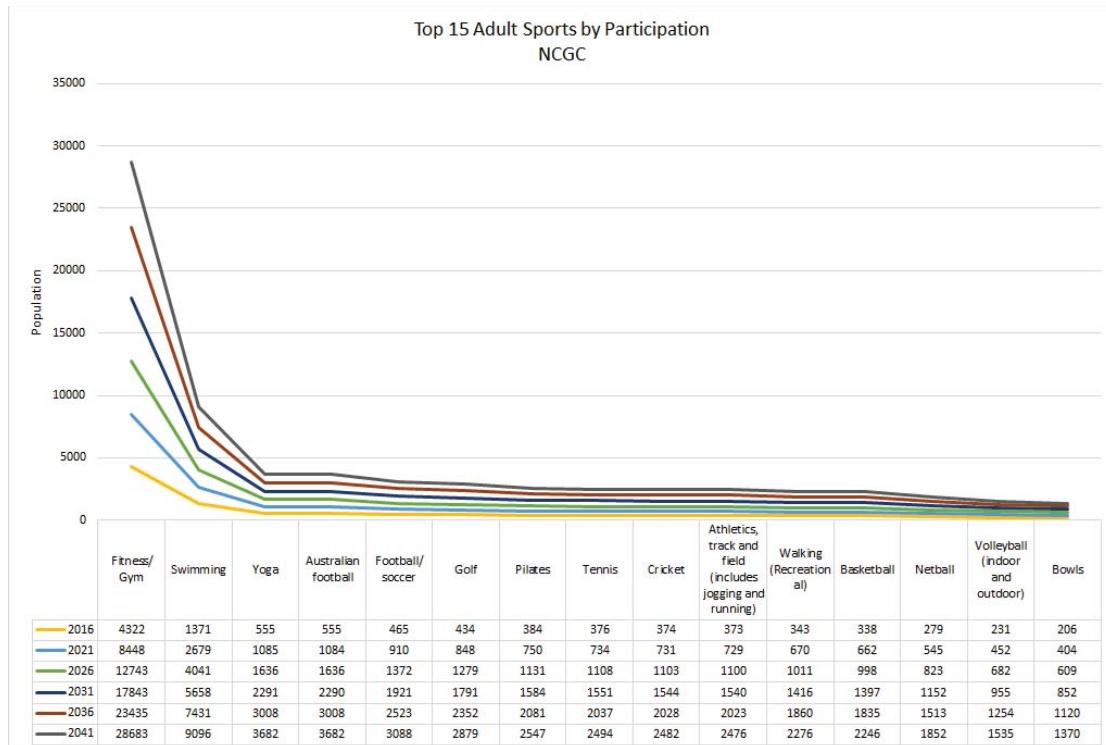
This projected growth, based on participation across a range of the top ten children's sports, indicates:

- Growth in all sports across the NCGC will increase in line with population growth by just over 712% for children. This will necessitate substantial facility infrastructure provision to service the ongoing needs of the NCGC and place an additional burden on existing infrastructure, particularly where capacity, currently, is known to be an issue.
- The demand for swimming will continue to increase with a requirement to provide capacity for 9,617 junior swimmers on a regular basis by 2041.
- Football (soccer) will continue to see high growth numbers, being the largest organised participation sport within the NCGC.
- Netball and basketball will continue to grow in accordance with population growth and impact on the capacity of existing infrastructure. The anticipated growth supports the current intent.
- For dancing and gymnastics, these generally are provided through access to hall space and are not necessarily direct services provided by local government. While provision could be made to service this market, the potential opportunity for commercial providers may be the optimum solution for the NCGC.
- Athletics can generally be provided in an organised setting through Little Athletics Clubs and/or on a casual basis where access to open space and potential publicly accessible fitness equipment will meet the ongoing community needs.
- For sports such as Australian Football, Football (soccer), Basketball, Netball, Cricket and Tennis, these can be delivered through an organised sporting setting or on a casual basis. The

need for additional oval, rectangular and court space needs to be tempered against the potential growth in club numbers and the growth in casual access to facility infrastructure.

In respect of sporting activities, the anticipated participation levels for adults is shown in Figure 9 below:

Figure 9: Top 15 Adult Participation Recreational Activities and Projected Growth within the NCGC (Source: AusPlay WA)



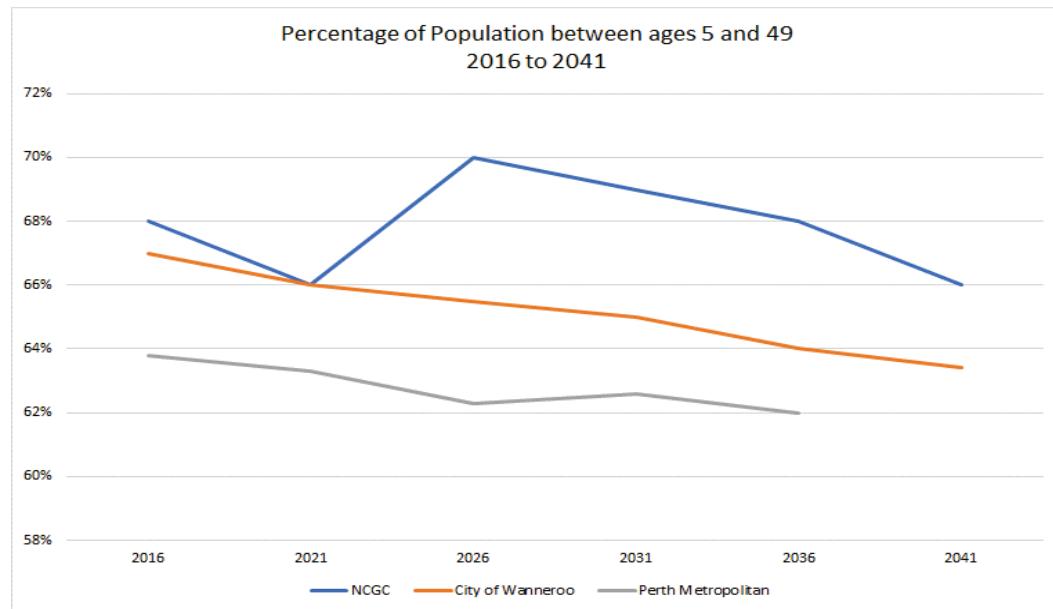
This projected growth, based on participation across a range of the top fifteen adult sports, indicates:

- Growth in all sports across the NCGC will increase in line with population growth by 663% for adults. This will place an additional burden on existing sporting club infrastructure, particularly where capacity is known to be an issue.
- The demand for swimming will continue to increase with a requirement to provide capacity for an additional 9,096 adult swimmers on a regular basis. This will result in a combined adult and child participation base of 18,713 and will necessitate the development of a regional aquatic facility within the corridor by 2036. Based on CERM benchmarking and capacity of current aquatic infrastructure, it is likely that the NCGC will necessitate a secondary district level facility which would service the southern portion of the NCGC from 2041 onwards.
- Walking, fitness / gym, jogging, cycling and bush walking can generally be undertaken on an individual basis without the need to belong to a club and be associated with formal built infrastructure. The most critical aspect in regard to servicing the growth in these activities is to provide access opportunities and connectivity between residential areas, public open space, bush and fitness equipment. The growth in commercial gym activities will generally respond to the growth in the fitness market with local government providing the opportunity through public fitness equipment in local parks for general community use. Yoga can generally be accommodated within a community building without the need for dedicated infrastructure.
- For adults, club-based activities are in less demand, but nevertheless indicate potential substantial growth in Football (soccer), Tennis, Basketball, Netball, Australian Football and Cricket. Capacity does not exist within existing club infrastructure to meet this demand and will necessitate the need to invest in new and improved club infrastructure and additional oval/rectangular pitch space. This space needs to be strategically placed, be fully functional and designed to meet modern day sporting needs.

- Netball and basketball will continue to grow in accordance with population growth and impact on the capacity of existing infrastructure. The anticipated growth supports the current intent to develop up to two major regional indoor court spaces (four court minimum with the potential to extend to six courts).
- Golfing infrastructure is generally provided through the commercial sector or local government under lease/licensing and is not considered to be a core responsibility.

A further indication of likely demand for sports facility infrastructure is the sporting growth profile (i.e. active children and adults aged 5 to 49).

Figure 10: Percentage of Population Between the Ages of 5-49 (predominant sporting facility users) (Source: Forecast.id)



This is indicative of the likely impact on potential demand for club-based investment. The growth profile for the NCGC highlights a relatively high percentage in this age range compared to the City of Wanneroo and Metropolitan Perth. While, over time, there will be a gradual decrease in the potential sporting population within the NCGC, it is nevertheless a consistently high number.

Detailed analysis of the population implications and participation levels is provided at Appendix F and provided in the subsequent benchmarking assessment. A summary of the outcomes is presented below.

- Swimming across all age ranges is in high demand. The increase in child participation from 2016 to 2041 is estimated to be over 8,266 with the majority of these likely to participate in *learn to swim* and squad development programs. Sufficient capacity needs to be available within the available water space in the NCGC to accommodate such growth. There is insufficient capacity within the current aquatic infrastructure in the City of Wanneroo to provide sufficient space to accommodate the potential under 14 age group users alone.
- Adult participation rates in swimming are slightly lower with an increase between 2016 to 2941 at 7,725. Insufficient capacity exists within the current aquatic infrastructure in the City of Wanneroo to accommodate any potential growth in participation.
- Based on a CERM PI (University of South Australia Performance Indicator benchmarking) it suggests a footfall of between 5 and 7 visits per head of population for aquatic centres within a 5km population catchment. This would necessitate, an indoor aquatic facility capacity to service the NCGC of between 202,245 and 283,143 users (based on the 2021 population projections) and between 552,275 and 773,185 (based on 2036 population projections) and between 670,375 and 938,525 (based on 2041 population projections). This would necessitate a regional level aquatic facility to be in place to service the NCGC by 2036. It would also indicate a district level facility may also be required to cater for the projected population growth and catchment of the southern NCGC by 2041 onwards.

Children's Participation in Sport and Activities

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of children aged between 0-14 across the NCGC for soccer, Australian football, cricket and hockey. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is a relatively high demand to service the needs of children aged between 0-14 across the NCGC for basketball, netball and tennis.
- Other high demand activities are dancing, gymnastics and swimming (referenced above).
- Dancing, netball and gymnastics are dominated by female participation while football/soccer, Australian rules and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis does indicate male participation is twice that of female participation.
- For analytical purposes the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. Such provision is likely to respond to commercial drivers and the market will adjust to reflect this.

Adults participation in Sport and Activities

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of adults over 14 across the NCGC for soccer, Australian football and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is a relatively high demand to service the needs of adults over 14 across the NCGC for basketball, netball, volleyball and tennis.
- Fitness/gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males.
- Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls.
- Yoga, Pilates, Netball and Swimming are dominated by female participation while football/soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes, or are relatively evenly split.
- For adult participation, the sports of rugby union, rugby league and hockey operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance may give rise to a unique level of demand.

For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. Community need for such provision cannot be determined through projecting a commercial outcome. Such provision will be responsive to market conditions and not necessarily a local government priority. The assumptions are referenced in Appendix F and are not repeated here. Tables 14, 15 and 16 below, however, identify the City wide-level of provision projected to meet the current and projected use. These figures are presented as an indicator of potential need and need to be balanced against the requirements identified through the consultation process and the advice provided by the peak sporting bodies within the state.

Table 14: Projected Adult Playing Surface Demand Based on Population Growth and Alignment with AusPlay Data

Top 15 Adult Venue Based Participation Activities - AusPlay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)	Weekly Pitch and Court Demand in hours					Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours						
		2021	2031	2041	2021	2031	2041	2021	2031	2041	2021	2031	2041
Australian football	84	96	110	203	232	263	294	212	241	241	7	8	9
Football/soccer	78	89	101	233	266	302	339	221	252	252	12	14	16
Cricket	151	172	196	113	129	147	175	207	237	269	8	9	10
Tennis	68	77	88	180	206	234	262	283	321	321	12	14	16
Basketball	77	88	100	155	177	201	226	155	177	201	6	7	8
Hockey	40	46	52	80	92	104	116	80	92	104	5	6	7
Netball	224	256	291	112	128	145	162	320	363	363	9	11	12

Table 15: Projected Junior Playing Surface Demand Based on Population Growth and Alignment with AusPlay Data

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)	Weekly Pitch and Court Demand in hours				Rectangular /Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours	
		2021	2031	2041	2021		
Football/soccer	81	91	100	325	365	399	244
Australian football	96	107	117	382	428	469	287
Basketball	107	120	131	427	479	524	320
Cricket	110	123	134	164	184	202	192
Netball	66	74	81	264	296	324	198
Tennis	114	128	140	171	192	210	199
Hockey	23	25	28	136	152	166	90
							101
							111
							6
							7

Based on emerging needs, this would indicate a need to provide the following levels of oval, rectangular and sports court infrastructure per suburb across the NCGC to service adult venue-based clubs / organisations. Each five year interval indicates the number of required oval and rectangular pitches, per sport, needed to service the population. This highlights the extent of provision which can be divided into typical winter (Australian Rules, Soccer, Hockey) and summer use (Cricket) together with potential all year round use for Netball, Basketball and Tennis. In practice however, most sports typically are seasonal with a significant drop in participation during off-season fixturing):

Table 16: Current Provision compared to Potential Need Based on Population Growth and AusPlay Participation Statistics

Top 15 Adult Venue-Based Participation Activities Alkimos						
	2016	2021	2026	2031	2036	2041
Australian football	1	2	3	4	4	4
Football/soccer	1	3	5	6	7	7
Cricket	1	2	3	4	5	5
Tennis	1	2	3	4	5	5
Basketball	1	1	2	3	3	4
Hockey	0	1	2	3	3	3
Netball	1	2	4	5	5	6
Top 15 Adult Venue-Based Participation Activities Eglinton						
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	2	3	3
Football/soccer	0	1	2	3	4	5
Cricket	0	1	1	2	3	4
Tennis	0	1	1	2	3	4
Basketball	0	1	1	2	2	3
Hockey	0	0	1	1	2	2
Netball	0	1	1	2	3	4
Top 15 Adult Venue-Based Participation Activities Two Rocks						
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	1	1	2
Football/soccer	1	1	1	2	2	4
Cricket	0	1	1	1	2	2
Tennis	0	1	1	1	2	3
Basketball	0	0	1	1	1	2
Hockey	0	0	1	1	1	2
Netball	0	1	1	1	2	3
Top 15 Adult Venue-Based Participation Activities Yanchep						
	2016	2021	2026	2031	2036	2041
Australian football	1	2	2	3	4	5
Football/soccer	2	3	3	5	7	9
Cricket	1	2	2	3	4	6
Tennis	1	2	2	3	5	6

Basketball	1	1	2	2	3	4
Hockey	1	1	1	2	3	4
Netball	1	2	3	4	5	7

Based on the analysis, this would indicate a need to provide the following levels of oval, rectangular and sports court infrastructure per suburb across the NCGC to service the emerging children's sport and recreational activities. The same principles identified above, apply:

Table 17: Current Provision compared to Potential Need Based on Population Growth and AusPlay Participation Statistics

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)						
	2016	2021	2026	2031	2036	2041
Football/soccer	2	6	10	13	14	13
Australian football	2	5	7	9	10	10
Basketball	1	5	7	9	10	9
Cricket	1	3	5	6	7	7
Netball	1	3	4	5	6	6
Tennis	1	3	5	6	7	7
Hockey	1	2	4	5	5	5
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)						
	2016	2021	2026	2031	2036	2041
Football/soccer	1	2	4	7	9	11
Australian football	0	2	3	5	7	8
Basketball	0	2	3	5	6	7
Cricket	0	1	2	3	4	5
Netball	0	1	2	3	4	5
Tennis	0	1	2	3	5	5
Hockey	0	1	2	2	3	4
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)						
	2016	2021	2026	2031	2036	2041
Football/soccer	1	2	2	3	5	8
Australian football	1	1	2	2	4	6
Basketball	1	1	2	2	3	5
Cricket	0	1	1	2	2	4
Netball	0	1	1	1	2	3
Tennis	0	1	1	2	2	4
Hockey	0	1	1	1	2	3
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)						
	2016	2021	2026	2031	2036	2041
Football/soccer	3	4	6	8	10	14
Australian football	2	3	4	6	7	10
Basketball	2	3	4	5	7	10
Cricket	1	2	3	4	5	7

Netball	1	2	2	3	4	6
Tennis	1	2	3	4	5	7
Hockey	1	2	2	3	4	5

The above data is provided to identify potential provision in each of the suburb areas. All need to be assessed against the likely demand which will be experienced by the existing and emerging clubs and potential demand being experienced by the State Sporting Associations who can clarify where the potential growth is likely to be experienced. In many circumstances, junior oval / rectangular / court development can be accommodated within or adjacent to senior oval / rectangular pitch / court development. Where there are circumstances in which junior oval infrastructure is required as overspill for a club activity, this should be provided as part of a shared use agreement with a primary school in close proximity. In the case of tennis, full sized courts are often used for the Hotshot development program, although dedicated courts are preferred. In the case of basketball, the participation rates also include the use of outdoor court provision. Therefore, these projected requirements need to be viewed in the context of the likely growth of particular sports within a defined City catchment.

9.3 Additional Assessment Processes

For a variety of discrete community facilities, further detailed analysis was undertaken to confirm the extent of infrastructure required. This is provided in detail at Appendix G and summarised below.

Assessment of Aquatic Need

The current aquatic infrastructure servicing the City of Wanneroo is Wanneroo Aquamotion located at 19 Civic Drive, some 18km southeast of the NCGC southern extremities. The facility consists of the following:

- Internal 25m 8 lane pool (1m to 1.2m in depth and $25m \times 20m = 500m^2$) with adjacent shallow family pool (estimated at $200m^2$ of programmable space- water depth varies from 0.2 to 0.8m)
- Hydrotherapy pool ($8m \times 5m = 40m^2$ with a depth of 0.9m to 1.4m)
- Change facilities, spa and sauna
- Reception foyer, offices, staff areas and plant rooms
- Gymnasium
- Kiosk/cafeteria

External areas which include:

- A dive pool ($10m \times 10m = 100m^2$) and splash pad
- Softfall play areas and equipment
- Car park and pedestrian access areas
- Grassed/landscaped areas

The current programming of the pool indicates a variety of user groups and some key times secured by specific users on a regular basis. These include:

- *Learn to Swim Program*: Monday – Friday 2:55pm – 5:45pm
- *Dept of Education (In-term Lessons)*: Monday – Friday 9:00am – 2:30pm
- *Joseph Banks Secondary College*: Monday 7:35am – 8:35am
- *Aqua Attack*: Monday – Friday 5:50pm – 7:35pm
- *St Anthony's Swim Club*: Tuesday/Thursday 7:00am – 8:00am
- *Swimathlon WA*: Monday/Wednesday/Friday 6:00am-7:30am / Saturday 4:00pm – 5:00pm
- *Synchro WA*: Sunday 10:00am – 11:00am
- *Pool Inflatable*: Sunday 1:00pm – 3:00pm

To determine the required water space to service the City of Wanneroo (and more particularly the NCGC), an analysis has been undertaken on current water capacity and potential future water capacity. This is based on peak hours usage which generally relates to programmable space for *Learn to Swim*, aqua aerobics and squad training sessions. An analysis of current water space against the future demand for water space is based on the following assumptions.

- Bather Capacity is assumed to be 1 person per $2.5m^2$ based on an optimum service delivery model having regard to key usage for lap swimming, *Learn to Swim* and programmed activities. It is also assumed that at the peak time, the average transfer of customers is every 30 minutes.
- The current Wanneroo Aquamotion comprises:
 - Large water body of $25m \times 20m = 500m^2$. This would accommodate 200 people at any one time (400 people an hour based on a 30min turnover).
 - Smaller water body of $5m \times 8m = 40m^2$. This would accommodate 16 people at any one time (32 people an hour based on 30 min turnover).
 - An outdoor water space utilised seasonally of $100m^2$ with an at-one-time capacity of 40 (80 people an hour based on 30 min turnover).
 - A shallow water area estimated at $200m^2$ of programmable space providing a capacity of 80 users at any one time (160 people an hour based on 30 min turnover).
- Based on these assumptions, the total at one time capacity (excl external splash deck and non-programmable water space) of Wanneroo Aquamotion is 336 users per hour or an estimated 672 users (including 30 min turnover). When the outdoor seasonal pool is taken into account, the customer users are reduced to 296 per hour or an estimated 592 users (including 30 min turnover) for six months of the year.
- Based on a regular footfall of five visits per resident population (average benchmark based on CERM Industry benchmarking), it is estimated that the current water space based on 16 peak hours would potentially provide access to:
 - 4,736 (9,472) weekly or 246,272 (492,544) including the seasonally adjusted figures (excluding the outdoor water space).
 - 5,056 (10,112) weekly or 262,912 (525,824) including the seasonally adjusted figures (including the outdoor water space).

This is based on capacity x 16 hours peak use x 52 weeks x 2 (30 min changeover)

- Based on these figures the current aquatic space within the City of Wanneroo would cater for a population of 105,164 which indicates a potential under-provision within the City of approximately $580m^2$ of indoor water space to service the current population of 220,246. Based on the current population, a need to accommodate 1,101,230 user visitations is required.
- With the projected growth in population of 412,996 by 2041, a need to accommodate 2,064,980 user visitations is required. This would necessitate a development of a second regional facility and potentially a district level aquatic centre to ensure accessibility along the extended coastal and inland corridor is met, particularly with the projected growth post 2041, anticipated to extend to 659,000 for the City.
- The population growth to 135,000 within the NCGC would necessitate the development of regional level aquatic provision of a minimum $1,000m^2$ to facilitate a potential user visitation of 665,000 (at a rate of five visits per head of population). It is considered that such space could potentially accommodate visitations of up to 1,000,000 if promoted effectively (i.e. by providing a footfall of 1:7 visits per head of population).
- The requirement to service the NCGC with one new indoor heated aquatic centre is therefore justified. The issue would be the configuration and programming of the water space. The option exists to develop a $52m \times 20m$ pool with moveable boom to enable the facility to accommodate smaller programmable pools and increase flexibility in the use of water space (including program pool and family play, beach entry and water slides). Other options include a $25m \times 20m$ pool with various configurations including warm water pool, family pool, dedicated

programmable pool with adjustable depth membrane and water slides. This would all be subject to more detailed design considerations.

Consideration would also need to be given to the location of Craigie Leisure Centre and HBF Arena which provides access to water space to residents within the City of Wanneroo. These are, however, 18km and 12km south of the southern extremities of the NCGC and therefore are unlikely to address any deficiencies in respect of access to water space.

In conclusion, the current water space is insufficient to satisfy current and potential future population growth within the NCGC. Consideration would need to be given to the future configuration of the water space to meet current design standards and provide the optimum level of return in respect of usage and potential income generation. This would need to consider water depth and configuration which should reflect current day design trends. Ideally it would be located within a main regional centre or principle activity centre and where other regional level infrastructure is provided to minimize servicing and ongoing operational costs.

Coastal Swimming Pools

A growing appetite is emerging for coastal pool provision. This can either be through the development of a traditional swimming pool with dedicated lap space and free-form family area (i.e. Scarborough Beach Pool) or through the development of a dedicated pool space within the ocean area (i.e. similar to the rock pools located in Bronte Beach – Bronte Baths, Coogee Beach, NSW – Wylies Baths, Giles Baths and McIver's Ladies Baths and Bondi – Bondi Icebergs). The coastal saltwater rock pools are generally self-filtering and date back to the late 1800s. They include:

- Tidal rock pools
- Chlorinated freshwater tidal pools
- Pump in/out saltwater pools
- New generation chlorinated filtered pools beside the sea

A number of difficulties and operational aspects related to beach pool infrastructure need to be considered:

- Pump-in/overflow to beach can cause erosion.
- They fill up with sand, if tidal.
- Weed/Algae are often problematical as there is no chlorine and poor water movement.
- Safety/control issues prevail, if tidal.
- They cannot be multi-purpose, if tidal, due to limitations on depth and control of waves.
- There are constant threats from cross contamination and usually poor water distribution / replenishment.
- Blue/Green algae, bacteria, fecal streptococci can be present.
- Ear/Nose/Throat infections are likely and commonplace with users.
- Access problems are generally associated with their location away from arrival point (impacting on potential rehab and disability use).
- There is high corrosion potential.
- It is not possible to heat as pool water moves out to sea.
- They generally operate a restricted season (4-6 months).
- It may be hard to clean, and pool may have to be emptied every month.
- They are typified by low use of tidal/beach pools.

In addition, issues experienced with the newer generation of tidal pools include:

- Almost all tidal pools are on the East Coast of Australia, on rock.

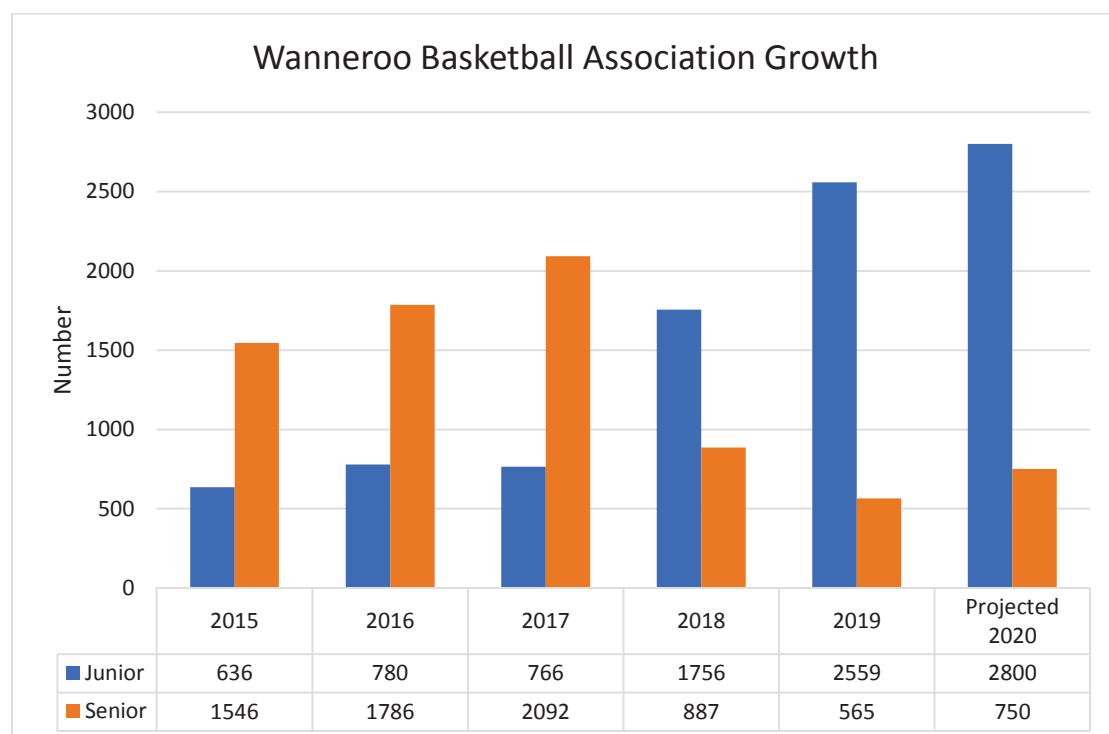
- Access to clean sea water is simplified by a suction point being on rock and this provides a reduced opportunity for migration of sand (although not fully mitigated).
- Corrosion of structure in the sea or close to the sea is a problem.
- General loading on tidal pools is low due to vagaries associated with wind / cold / unclean / access which limits their attractiveness to users.
- The pool can be closed for an extended time to clean out sand/weeds etc. (a three-month closure of the Cabarita Aquatic Centre tidal pool is required annually).
- Very poor ability for wave water entering the pool or pumped in water to thoroughly flush out pool filter, unless at high tide. This also leads to a safety problem from large waves.
- Often access is poor due to pool location and this affects recreational use.
- Multi-purpose pools with high loadings, especially if heated, require chlorine and filtration of water with good chlorination (a requirement of the WA Health Department).
- Generally restricted season of use.
- A location with the ability to see the ocean is required for ambience.

A conclusion which can be reached from the ongoing operational costs and management of a coastal pool asset is that they would not provide the level of usage which is desired to service the growing population in the NCGC. It is considered that the issues associated with beach pool infrastructure need to be carefully considered, if such a provision is to be promoted to offset dedicated indoor pool infrastructure centrally located within the main population growth areas. Whilst a decision may be taken to install a pool as a visitor ‘attraction’, it would not provide the return on investment other pool provision would provide and create a costly ongoing asset management legacy requiring high levels of subsidy per user.

Basketball and Netball Facility Provision

One of the major facility concerns throughout growth corridors and within existing established urban areas has been accessibility to indoor and outdoor court space. This has been promoted through the growth in Basketball and Netball development programs and invariably needs to be supported by agreement with schools where access to court infrastructure is limited to non-core school access times. The Wanneroo Basketball Association (since the development of four new courts at HBF Arena in Joondalup) have indicated that their growth has increased by 40% over a five-year period, as highlighted in Figure 11 below.

Figure 11: Wanneroo Basketball Association Actual and Projected Growth from 2015 onwards
 (Source: WBA)



The figures provided by the association indicate significant growth (%) in the junior level of the sport but in excess of a 50% drop in senior level participation.

The assessment of additional court space based on current participation levels is considered to be realistic and will require ultimately the development of a further Basketball Association in the NCGC. This ideally should be a minimum four-court facility with the ability to expand to six courts located within or in close proximity to the Regional Open Space Sporting Precinct. Due to the anticipated full build out post 2041, this is likely to result in a second regional centre / Association from 2041 onwards. This will require a similar level of facility to be provided.

Assessment of Men's Shed Provision

The growth in Men's Sheds has merged over the past decade and invariably Men's Sheds are being sought in areas where the community is ageing. There is no doubt that the NCGC will experience demand for such infrastructure having regard to the population growth and anticipated numbers within the retiree age bracket. They are not typically located within community centres but could be located adjacent to shared use and multi-functional community hubs. Benchmarked research indicates that Men's Sheds vary from small units of 180-200m² to larger units of 700-1,000m². An analysis of the level of provision required to service a given population assumes the following:

- A workshop floor area of 200m² could cater for between 200 and 300 members based on 0.75-1m² per member (having regard to the fact that visitations by members will be irregular and sporadic with only a small percentage being regular day to day users).

Table 18: Projected Retiree Population within the NCGC 2016 to 2041

Year	2016	2021	2026	2031	2036	2041
Age 65+ Population	1,842	3,036	4,603	6,670	9,471	12,832
4% of population	74	121	184	267	379	513

- It is estimated that participation rates equate to 4% of the retiree population (projected growth in this age range is identified in table 18 above).

- Based on these assumptions, the projected demand having regard to the 65+ current and projected population in the NCGC, it is likely that demand will be for:
 - 184 to 267 people between 2026 and 2031 (indicating a potential demand for one facility of approximately 200m² – functional workshop area).
 - 379 people in 2036 (indicating a demand for 400m² of combined functional workshop floor space).
 - 513 in 2036 (a demand for 600m² of floor space which could be split in the north and south of the NCGC).
- Currently, there is no Men's Shed provision within the NCGC and while it may not be seen as a funding priority for the City of Wanneroo, land allocation will need to be considered in order to accommodate a growing community need.

The majority of Men's Sheds through their development have received funding through a mixture of grant assistance through LotteryWest and local governments and have not traditionally been funded through developer contributions.

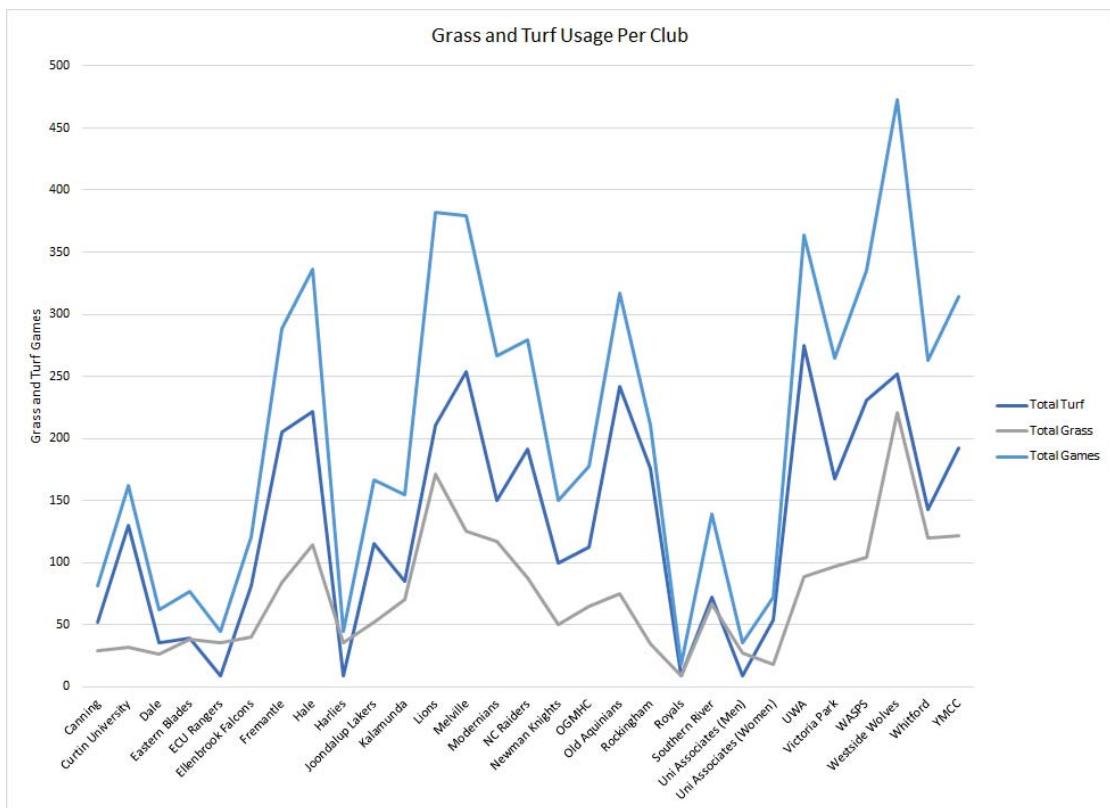
Assessment of Synthetic Hockey Pitch Provision

The development of hockey facility infrastructure, in particular the development of synthetic turf (turf), has become a key consideration in metropolitan Perth over the past five years, with facilities having been developed in Warwick, Guildford, Fremantle and Southern River. In addition, there are proposals for turfs within the City of South Perth, City of Kalamunda, Town of Victoria Park and City of Nedlands. The current Hockey WA strategy indicates a population tipping point of 75,000 for a new turf. However, this is not considered to be a viable benchmark when reviewing the need for such infrastructure, which is reliant on clubs generating significant income to be able to set aside monies in a sinking fund to secure the replacement of a turf, every 10 years. The following are important considerations in determining whether investment in a turf is justified, even where the population growth is in excess of the benchmark population standard:

- The optimum membership size to justify investment in a turf and potential ability to generate a viable business proposition is approximately 500 to 550.
- Recent investment in hockey turfs at Fremantle, Southern River and Warwick (in addition to Guildford School) has resulted in a potential over-provision of turf. The capacity on turfs is a significant concern with only the Perth Hockey Stadium (pitch one) being utilised for over 40 hours per week (capacity of turfs as a minimum should be 20 hours on weekdays, operating between 5pm and 9pm and 20 hours at weekends, operating from 8am to 6pm).
- Hockey WA suggests that for a turf to be sustainable, 180 programmed games per season are required. With current game programming, the justification for investment in additional turf is unlikely to be supported within the next decade or more. Those clubs who have put in place a new turf over the past two years will require additional matches to be scheduled if they are to be financially viable (i.e. Whitford and Southern River). Both would deem to be high risk according to the games identified as being played (see figure 12 below).
- Hockey WA has indicated that it is limited in the number of games which can be scheduled due to impact on other turfs and the limited growth in the sport turfs promote (i.e. it results in player transfer rather than increase in participation).
- Due to recent developments, there is now less opportunity for turfs to be financially viable within Metropolitan Perth. This will result in a greater level of sharing and cross-club fixturing to offset this issue.

The conclusion of the current assessment process would indicate that while a need for hockey facilities within the NCGC could be justified on the basis of population growth alone, it could not justify investment in a turf until a club had been established and membership levels are consistent and secured. While the justification for investment in a turf currently could not be proven based on current Hockey WA programming and fixturing, it is likely, in future, with the growth anticipated that a further club and turf facility would be required in the NCGC post 2036. Ideally, such provision would be located within a regional sporting precinct.

Figure 12: Grass and Turf Usage Per Club (Source: Hockey WA)



9.4 Overall Conclusions: Community Facility Requirements

The additional community facility analysis provided within this section is based on known participation rates, standards of provision based on a population driven outcome; and by their very nature merely provide an indication of what potentially should be provided within a given locality. The assessment is indicative and a tool against which the demographic considerations, population projections and stated requirements may be tested. It needs to be balanced against what is currently provided, recognised gaps, emerging trends and informed through a thorough community engagement process. This layering of information then provides the framework for the recommendations and future investment in Community Facilities. It is evident that:

Facility Type	Facility Requirements
Libraries	Provision within the NCGC is likely to be delivered on the basis of lifelong learning and as part of a multi-functional service hub. It is considered that two regional level facilities will be required in Alkimos by 2026 and Yanchep by 2036. One district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031. Local neighbourhood level provision is considered excessive and can be administered through mobile libraries and / or a small, unmanned lending service at multi-functional district and neighbourhood centres.
Neighbourhood level community centre	A maximum of 18 neighbourhood level community centre facilities covering the full residential catchment of the NCGC will be required to 2041. The full build out of the NCGC is, however, likely to need land allocated for a further nine, given the projected growth. It is recommended that the City review their current process of disposing of freehold land pending the allocation / land siting of each of these facilities to meet the extended anticipated growth in population as a result of more intensive high density development within the NCGC.
District level community centres	6-9 district level community centres to service the broader needs of the NCGC would not be unreasonable. The location of the district level centres is identified across the four NCGC suburbs and where appropriate are combined with regional / neighbourhood centres to maximise the potential return on investment and reduce ongoing asset management obligations.
Regional Community Centre	This must be located within the main and secondary activity centres performing a multi-functional use of seniors, youth, arts, playgroup, craft, personal fitness, social areas and library functions. The regional centres will be the focal point for place planning activity and a direct connection between the City and the resident community.
Regional POS	Regional publicly-accessible public open space /park is sufficiently catered for with the provision of National Parks in and surrounding the NCGC. A specific sporting regional level facility will, however, be required at Alkimos and subsequently Yanchep to ensure the full build out of the NCGC can be appropriately catered.
District and Neighbourhood level PO	District and Neighbourhood level POS is currently limited and there will be a need, in particular to provide passive POS with social gathering and event spaces within all emerging development fronts. It is best practice to locate District level infrastructure into the provision of formalised sports spaces. District level infrastructure should be tied into the provision of formalised sports spaces.
District level sporting infrastructure	District level sporting infrastructure is limited to Yanchep and the imminent development in Butler (which would service part of the southern area of the NCGC). The provision of an additional three DOS facilities incorporating sports spaces will be required to meet the projected full build out of the NCGC. Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos. This will need to be supplemented with up to 15 Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive

	<p>and active areas for social connectivity and community gatherings. This conforms to the outcome of the more detailed sporting oval and court space analysis.</p>
Sports Spaces	<p>The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces (individual oval and rectangular facilities) to service the ongoing needs of pitch sport.</p> <p>The following oval, rectangular and court facility developments will be required to 2041 by Suburb. The sports spaces for each component has been generated through calculating the likely demand based on current participation rates for each sport and the projected population growth as identified in Table 16 (p.81). These sport spaces will need to be allocated against a regional, district and neighbourhood level of provision (i.e. provision of multiple ovals, courts and rectangular facilities within one multi-functional sports space). At a district level this is likely to be a minimum of two ovals while at a neighbourhood level it would be one oval or one rectangular space. At a regional level it is only limited by the space available. In referencing junior oval / rectangular / court development, it is recognised that in all circumstances senior level provision will accommodate the need for junior competition and training and where additional oval access is required, these will be provided under shared use agreements on school sites within close proximity of the main senior club provision:</p> <ul style="list-style-type: none"> • Alkimos: <ul style="list-style-type: none"> ◦ 5 x senior AFL Ovals and 13 junior (combined with 5 x senior cricket and 7 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. ◦ Diamond Sports. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the five local government provided ovals. ◦ 7 x senior and 13 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 10 rectangular pitches. ◦ 5 x senior tennis courts and 7 x junior courts (potentially an 8 court district tennis club facility). ◦ 4 x senior and 9 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 4-6 courts. ◦ 6 x senior and 6 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 6-8 courts. ◦ 3 x senior and 5 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 5. • Eglinton: <ul style="list-style-type: none"> ◦ 3 x senior AFL Ovals and 8 x junior (combined with 4 x senior cricket and 5 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area.

	<ul style="list-style-type: none"> ○ Diamond Sports: The provision of one diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals ○ 5 x senior and 11 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 8 rectangular pitches. ○ 4 x senior tennis courts and 5 x junior courts (potentially a small 6 court tennis club facility to cater for full build out). ○ 3 x senior and 7 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 3-4 courts. ○ 4 x senior and 5 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 5-6 courts. ○ 2 x senior and 4 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 3.
	<ul style="list-style-type: none"> ● Two Rocks <ul style="list-style-type: none"> ○ 2 x senior AFL Ovals and 6 x junior (combined with 2 x senior cricket and 4 x junior cricket ovals). Overall, it is assumed 50% of junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals. ○ 4 x senior and 8 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 6 rectangular pitches. ○ 3 x senior tennis courts and 4 x junior courts (potentially a 4 court local tennis club facility which could be expanded to a 6 court facility to cater for full build out). ○ 2 x senior and 5 x junior basketball courts (indoor). It is assumed school hall use can accommodate 60% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 3 courts. ○ 3 x senior and 3 x junior netball courts (outdoor). It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 4 courts. ○ 2 x senior and 3 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 3. ● Yanchep: <ul style="list-style-type: none"> ○ 5 senior x AFL Ovals and 10 x junior (combined with 6 x senior cricket and 7 x junior cricket ovals). Overall, it is assumed 50% of

	<p>junior ovals can be accommodated within dual use school provision and the remainder on the senior oval area. The provision of one diamond area to service the needs of all diamond sports could be considered on one of the six local government provided ovals</p> <ul style="list-style-type: none"> ○ 9 x senior and 14 x junior rectangular pitches to service soccer. It is assumed that 80% of the junior activity will be accommodated at senior rectangular sites or on school sites with only the need for an additional 3 rectangular surfaces to meet the needs of the future growth in the sport. Overall provision of 8 rectangular pitches. ○ 6 x senior tennis courts and 7 x junior courts (potentially an 8 court district tennis club facility which could be expanded to a 12 court facility to cater for full build out and provision of a large community / regional centre). ○ 4 x senior and 10 x junior basketball courts (indoor). It is assumed school hall use can accommodate 80% of junior indoor court space subject to the implementation of effective shared use agreements. Overall indoor court provision likely to be required: 6-8 courts. ○ 7 x senior and 6 x junior netball courts (outdoor): It is assumed school court provision can accommodate 80% of junior outdoor court requirements subject to the implementation of effective shared use agreements. Overall outdoor court provision likely to be required: 8 courts initially – to potentially 16 courts. ○ 4 x senior and 5 x junior grass hockey pitches. It is assumed senior infrastructure will cater for 60% of junior use. Overall rectangular pitch provision required: 6. Yanchep is the only suburb which could potentially justify the provision of a synthetic turf in the medium to long term, i.e. post 2036.
Rugby league/rugby union	<p>It is assumed that rectangular pitch infrastructure to service the needs of rugby league/rugby union will be determined by the emerging local needs. It is likely based on current regional sporting facilities within Metropolitan Perth that a facility of four rectangular pitches would be required for the full build out of the NCGC.</p>
Synthetic athletics track	<p>The provision of a purpose-built synthetic athletics track and associated event infrastructure cannot be justified due to existing infrastructure at the State Athletics Centre and Ern Clark Reserve, Canning, fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any future investment in facilities of this nature.</p>
Skate park provision	<p>The level of skate park provision needs to be explored at a local level with the potential to develop district level infrastructure within district open space / regional sporting. This should be combined within an overall wheeled sports strategy (to incorporate BMX and other cycle sport opportunities).</p>
BMX club infrastructure	<p>The current BMX club infrastructure across Metropolitan Perth services a regional wide need and there is no rationale identified for investing in further formalised club infrastructure. BMX dirt facilities ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional district / neighbourhood open space. This should be combined within an overall wheeled sports strategy as referenced above.</p>
Local government gym provision	<p>Local government gym provision would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need.</p>
Outdoor and	<p>Outdoor and indoor volleyball will generally be provided as part of a multi-functional district or regional leisure centre and are not therefore considered to</p>

indoor volleyball	demand separate investment identified through demand indicators.
Multi-use synthetic or tarmacadam surface	There will be a need to determine, at a local level, the provision of multi-use synthetic or tarmacadam surface that can provide for a variety of sporting activities and youth areas, within or adjacent to neighbourhood and district parks. It is to be noted that 3 on 3 Basketball has from 2020 become an Olympic sport and as a result is likely to see substantial growth due to marketing and exposure..
Lawn bowls	Two lawn bowls facilities are indicatively identified. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however would be subject to the local need being proven and a concerted increase by the State Sporting Association to arrest the current diminishing participation rates in the sport amongst the youth and pre-retirement ages. A further study will be necessary to inform the City's approach in the growth corridor beyond the population driven demand. .
Squash	If a need is identified, squash court facilities can be incorporated within a regional level indoor court facility.
Youth provision	Youth provision indicates the need to provide up to seven centres which are to be integrated within part of extended district level community hubs, as will the provision for seniors (non-age care services).
Community and Performing Arts Centre	Community and Performing Arts centres are to be provided within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 indicates a need for one regional and 2 to 3 localised facilities as being reasonable to service the needs of the community subject to those agreements being in place.
Amphitheatres and outdoor meeting places	Should be provided within district and neighbourhood public open space in strategic locations based on local need. No defined standard for such provision is detailed.
A Regional Arts and Cultural Centre	Should be considered for Yanchep post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.
Aquatic infrastructure:	A regional aquatic centre will be required post 2031 and a further district level facility can be justified based on full build out and likely bather numbers which need to be accommodated. The regional facility should be combined with a 4 court (minimum) dry side facility at Yanchep and a secondary district aquatic and dryside facility (4 court maximum) should be provided in Alkimos/Eglinton to service the southern portion of the NCGC.
Coastal pools	It is recommended that coastal pools not be pursued due to the ongoing asset management and excessive maintenance costs. In addition, the limited seasonality would indicate that such facilities would not be able to supply the level of bather access required in the NCGC.
Men's Shed	Provision of up to two facilities should be considered in Two Rocks and Eglinton where accessibility by an ageing demographic is important. It is likely that the use will expand and broaden to be combined with senior services and where possible should be co-located adjacent to complimentary user groups / usages..
Surf Life Saving infrastructure	The provision of Surf Life Saving infrastructure is limited to defined beach nodes identified in current structure planning. It is unlikely additional club facilities are required, although equipment storage and temporary watch towers may be required and facilitated by the new surf life saving club at Yanchep as the growth front emerges.

10. Developer Contribution Plan – The Approach

The development of community infrastructure is necessary to ensure all members of the community have access to a range of facilities and services which support the sustainable and effective growth of communities. Every new residential development increases the demand for a range of services which are either delivered by local governments, not-for-profit agencies, state government and/or through a series of partnerships. In determining the appropriate level and standard of provision within a given development area, an analysis of need is essential in order that a local government may identify what is required and potentially how the infrastructure can be funded. In many circumstances, the provision is met in whole or in part by developers through a developer contributions plan (either via voluntary or agreed process). However, this can only be applied in circumstances which are consistent with State Planning Policy 3.6 Development contributions for Community Infrastructure. The current review of the state planning policy has made a number of significant changes which will need to be considered under this section. Whilst this is a draft policy at present, it is assumed that many of the principles will be carried forward, namely a limit of \$2,500 per dwelling/lot and in exceptional circumstances up to \$3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the WAPC.

10.1 Background to a DCP Contribution

The funding of community infrastructure within a local government should be part of the Long-Term Financial Plan (LTFP).

The purpose of a developer contribution plan is to:

- enable the application of development contributions to develop new (and the upgrading of existing community infrastructure), which is required as a result of increased demand generated by subdivision/development in the identified development contribution area;
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in an area identified as a development contribution area.

To support the rationale for investment, a Community Facilities Plan is required to provide sufficiently robust analysis to determine the level of contribution required to fulfil the needs of the emerging community, over and above that already provided to service the needs of the existing community. The research should identify gaps within current provision aligned to future projected growth and how these could be offset through potential investment. Where the gaps identified will meet the required needs of the existing community the relative impact of the new population will need to be apportioned out to ensure any contribution obtained through a new development is fair and reasonable. The need for each item of infrastructure suggested for inclusion through a DCP and the connection between the development and the demand created by new development within the City is clearly set out in the reports associated with needs assessment. The need and nexus in this report are based on a calculation of a number of elements previously reported, including:

- Projected population growth (having regard to the fact the assessment is still subject to change and will need to be reviewed regularly).
- Analysis of existing provision, form and function.
- Industry trends in the development of community provision.
- Catchment mapping.
- Benchmarking (both by population and facility type).
- A review of previous consultation outcomes and supporting documentation.

A capital expenditure plan to support developer contributions for community infrastructure should be developed which clearly sets out items to which subdivision/development in a particular suburb is contributing. Contributions received should be held in a reserve account set up in accordance

with the Local Government Act for the purpose of investing in the community infrastructure identified. The approach and Capital Expenditure (Capex) Plan identifies the cost of infrastructure and the development contribution is to be calculated on the basis of the number of dwellings/lots that are created through a subdivision/development application process. This should be reviewed annually. This ensures that each owner's contribution is assessed on a clear and consistent basis and thus reflective of the relative need generated by a particular development. It also provides certainty to any developer of the potential costs incurred and should be applied consistently across the developer contribution area.

The DCP should be developed following this needs assessment process, having regard to the recommended development requirements and suggested cost apportionment. This should be undertaken in consultation with developers and potentially subject to arbitration.

10.2 Funding Community Facilities

The LTFP should include an analysis of the financial environment, revenue and expenditure forecasts, debt position and affordability analysis, strategies for achieving and maintaining financial balance, and plan monitoring mechanisms to achieve financial health. Most commonly, the LTFP will incorporate funding from the following core areas.

Funding	Purpose
Developer Contributions Plan	<p>A Development Contribution Plan (DCP) is a legal arrangement between the City and specified landowner(s) to share the costs involved with building new infrastructure for that area.</p> <p>The preparation of a DCP relates to a development area and identified need for infrastructure. Land owners in the affected area are then required to contribute towards the cost of that infrastructure, but only once an application to develop/subdivide the land has been approved. SPP3.6 identifies those community infrastructure items that can be reasonably included within a DCP and need to take account of what can be met through capacity in existing infrastructure.</p> <p>They are not to be used to replace normal government expenditure.</p>
Voluntary agreements	<p>Voluntary or negotiated agreements are for the provision of non-standard infrastructure. They are generally appropriate for large-scale, single ownership projects with a long development timeframe. They can, however, be undertaken for areas where there are a multitude of developers but are generally more complex due to the diverse range of land owners and developers. They do, however, provide an opportunity to generate net ancillary benefits where a need is proven for infrastructure investment without a degradation of best planning principles and practice.</p> <p>While voluntary agreements fall outside the formal development contributions system and do not require state government assessment or approval, it is recommended that such agreements are formulated based on the principles outlined in SPP3.6. Any decision to deviate from the principles, is considered to be a voluntary decision by all parties to the agreement.</p> <p>The latest draft policy indicates that this approach should be avoided, where possible, due to complexities relating to equity and enforcement. The City has confirmed it is not an approach they would seek to adopt.</p>

State or federal government grants and/or funding programs	Various grants and funding opportunities based on need, and in many circumstances, a detailed business case. Generally, this can only be an estimation based on the likely availability of state and federal government funding and the likely success or otherwise of any grant application process.
Local government rate base	The rates are levied on improved property values in urban areas (using Gross Rental Valuation or 'GRV' rating). This is core local government funding.
Commercial returns and potential land sales	Other investments permissible under the Local Government Act through which a financial return for the benefit of the community can be attained. This would include potential land rationalisation and re-investment in community infrastructure.
Financial receipts from services delivered and other charges	Receipts received from services delivered to offset the ongoing operational and running costs.

Local Governments' spending commitments determine the revenue required and the subsequent level of tax rates. Where there is a deficit in developer contributions related to an identified need in a development area and SPP3.6 does not permit securing funding through a DCP to meet all of the community's needs, the cost either has to be borne by the whole local government community or through a voluntary or negotiated contribution.

The main test for the above is that the developer contribution being sought must:

- 1) have a planning purpose;
- 2) be reasonably and fairly related to the development permitted; and
- 3) not be manifestly unreasonable.

Under section 5.2 of SPP3.6, development contributions must be levied in accordance with:

- Needs and Nexus – the need being clearly demonstrated (need) and demand created clearly established (nexus).
- The method for calculating the development contribution should be clear and transparent.
- The amount levied should be equitable based on the contribution to need.
- The method for calculating the escalation is agreed upon at the commencement of development.
- The contributions should be based on a whole of life capital cost basis.
- The contributions should be applied uniformly across the DCP area.
- Land owners have the right of review, should the costs not be considered reasonable.
- There must be accountability in the way development contributions are determined and expended.

Under 5.4, it is a requirement that the contribution plans link to the City's strategic and financial planning processes and that justification for infrastructure is clearly identified within the Plan. Fair and reasonable tests need to be applied to ensure the cost sharing is appropriate. Both the design and construction (including land costs) and the costs of administration can be included. In respect of community infrastructure, it is a requirement that this is calculated based on:

- the need for that infrastructure based on an analysis of the demand.
- the nexus where the relationship between the need for infrastructure and the new development is clearly established.

- catchment areas that the infrastructure would service, identifying both existing demand and new demand that is associated with the development.
- the cost of providing the infrastructure, which should be based on the latest or best estimates available to the local government and should include provision for regular adjustments to account for cost escalation over time.

Where infrastructure is identified as optional for livability, generally found in mature communities; or where need and nexus cannot be demonstrated, is generally at the discretion of the relevant developer or government agency (i.e. potentially through a negotiated or voluntary agreement).

The advice contained within the Guidelines to accompany SPP3.6 *Development Contributions for Infrastructure (WAPC July 2016)* in relation to infrastructure which can be funded through DCPs states:

- Development contributions are only one mechanism to deliver planning outcomes.
- Development contributions should not replace normal government expenditure.
- Impact on affordability of housing should be a consideration (i.e. unwarranted costs should not be passed on to home owners).
- Development contribution infrastructure must be important for livability – only infrastructure that is important for livability from the earliest stages of development may be required through the development contribution system.
- Some flexibility is important when considering different development contexts.
- Developer construction of works and delivery of infrastructure is an important part of the system.
- Development contributions can be used for proportional improvements to existing infrastructure to accommodate growth.
- Voluntary provision of infrastructure beyond that which is suitable for inclusion in a DCP is not precluded.

The table of recommendations under section 11 identifies a select number of community facilities which can be reasonably funded through a DCP.

11. Recommendations

The analysis has identified a number of key elements which need to be addressed in the development of community facilities to meet the needs of the current and future population of the NCGC. This section is split into two distinct areas:

1. Guiding principles associated with the development of community facilities. These are broad NCGC-wide requirements which should underpin investment in the development of community facilities.
2. Recommendations related to specific developments / considerations that have been based on the future growth projections of the City.

In respect of the recommendations referencing specific functions and hierarchy, table 19 identifies the broad spatial requirements. A detailed breakdown of each area is provided at Appendix G. For sports space provision the space dimensions have been allocated for senior pitch facility provision. It must be stressed, at this stage, this are only indicative as these spaces are reliant on the extent of supporting infrastructure associated with them (i.e. shared pavilion, play areas, shared car parking, public transport and access / road requirements). For broader community spaces and functionality, these have been determined by a combination (in the case of sporting spaces) of a variety of combined common uses and apportioned according to functionality (i.e. neighbourhood, district and regional). Specific reference to the approximate size of buildings associated with each function is provided within table 21.

Table 19: Spatial requirements (minimum) for sporting infrastructure – ovals, rectangular pitches, courts and greens) and community facilities in accordance with their relative hierarchy.

Facility	Space Requirements (based on actual current facilities develop)
Sports Space Provision	
Sports Space (unrestricted)	<p>PLA WA Guidelines from 2012 indicate that sports space is '<i>Generic open space for the provision of grass sporting infrastructure that can be flexibly used to incorporate seasonal variations in sporting use. A minimum provision of 205m x 175m north to south (3.5ha) is advocated by PLA WA to meet the needs of the sporting community, and to maximise the financial viability and use of the infrastructure. The space must incorporate floodlighting to a minimum of Australian Sports Lighting Standards for training purposes. A facility will provide for a combination of oval and rectangular pitch provision with a shared pavilion and associated infrastructure. Sports will be identified based on local demand.</i>'</p> <p>The revised guidelines reference the need truly reflect local circumstances because of the ambiguity referenced in the 'multiples of the standard'. The actual 'pitch space of 3.5ha does not take into account ancillary infrastructure and there is a need to reflect such space requirements in each functional area. As a result, these have been identified individually below and further referenced in relation to neighbourhood,</p>

Facility	Space Requirements (based on actual current facilities develop)
AFL – Oval with one clubhouse / changing room and nominal car parking area.	district and regional level provision. 5ha or 50,000m ² (Benchmark: Yanchep District Open Space)
Soccer – Rectangular pitch with one clubhouse / changing room and nominal car parking area.	1ha or 10,000m ² (Benchmark: Yanchep District Open Space)
Cricket – Oval with one clubhouse (generally taken as the AFL oval size due to larger dimensions)	4ha or 40,000m ² (Benchmark: Yanchep District Open Space)
Hockey – Rectangular pitch with clubhouse / changing room and nominal car parking area.	3ha or 30,000m ² One synthetic and two grass pitches with clubhouse or three grass pitches (Benchmark: Whitford Hockey Club)
Rugby – rectangular pitch with clubhouse / changing room and nominal car parking area.	1ha or 10,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Baseball – 2 diamonds and clubhouse facility (invariably two diamonds can be located on a shared AFL Oval space and are not always dedicated infrastructure).	4.5ha or 45,000m ² for two diamonds(Benchmark: Kingsway Regional Sporting Complex)
Tennis – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m ² (Benchmark: Yanchep District Open Space)
Bowling – Each green and runoff with clubhouse / changing room and nominal car parking area.	0.5ha or 5,000m ² (Benchmark: Wanneroo Sports and Social Club)
Athletics – Grass track infrastructure and ancillary throwing / jump pits.	4.5ha or 45,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Netball Courts – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m ² (Benchmark: Yanchep District Open Space and Kingsway Regional Sporting Complex)

Facility	Space Requirements (based on actual current facilities develop)
Basketball Courts – 4 x Indoor courts and nominal car parking area.	1ha or 10,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Community Facility Provision	<p>District Multi-functional Branch Library</p> <p>This facility is not a stand-alone structure and is required to be integrated within existing community facilities and located within close proximity of mixed use activity centres. Ideally a district multi-functional branch library will form part of a district community centre which has good accessibility via public transport and dual use path links. Approximate floor area 8,500m²</p>
Regional Multi-Functional Branch Library	<p>This facility is not a stand-alone structure and is required to be integrated within existing regional level facilities within close proximity of activity centres. A regional multi-functional branch library will form part of a large district community centre or part of a regional community centre. Approximate floor area 17,000m²</p>
Neighbourhood Community Centre:	<p>A neighbourhood community centre is a small local level provision often integrated with neighbourhood or district open space where there is good accessibility on foot, by bicycle and public transport. It provides direct accessibility to meeting rooms, activity space within 2km of its catchment. Approximate floor area 1,600m²</p>
District Community Centre	<p>District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health). Approximate floor area 5,330m²</p>
Regional Community Centre:	<p>Regional Community Centres provide a multifunctional resource serving a catchment beyond 5km. The centre generally provides principally dedicated resources for the community ranging from family health and welfare, library, senior and youth space where the focus.</p> <p>The facilities will often include a regional library and a one-stop-shop for local government services. They will generally perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies</p> <p>The level of services will cross across district level activities but incorporate those higher level community</p>

Facility	Space Requirements (based on actual current facilities develop)
Neighbourhood Park	<p>services which focus on a broader catchment. Approximate floor area 8,760m²</p> <p>Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A neighbourhood park may incorporate a single rectangular sports pitch (i.e. less than 2ha) but predominantly is for broad recreational uses incorporating community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating, extensive dual use path links and small amphitheatre and /or skate park / informal play. It is predominantly for a walking catchment of between 800 to 1km.</p>
District Park	<p>District open space and related facilities will generally draw people from a section of a community due to size, uniqueness, quality or activity focus. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A district park is predominantly recreational in nature (although may contain sporting spaces). A district park is normally between 5ha - 20ha in size and can perform a popular local venue for local community activities and events (i.e. local festivals, fetes, carols by candlelight, family gatherings and parties). The District Park incorporates large community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating extensive dual use path links and larger amphitheatre and /or skate park / BMX informal play areas. It is predominantly for a catchment of between 1km to 5km dependent on the extent of development incorporated within the park. The district level parks identified as principal event spaces need to be provided with a district level community centre and appropriate power and services to enable events to be facilitated relatively easily. Car parking will need to be provided on site and on the surrounding verge (formal or informal).</p>
Regional Park	<p>Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable. (Ref: PLA WA revised CFG 2019 guidance)</p> <p>A regional level park is in excess of 20 hectares but is predominantly larger providing a range of recreational opportunities for the local community and broader community beyond the City of Wanneroo. They should incorporate formal dual use path access to the site and formal / informal path access within the site. They may incorporate some sporting use as a component part of the whole site but are predominantly to services the recreational needs of a community. No recommendations are made in respect of a Regional Park within the</p>

Facility	Space Requirements (based on actual current facilities develop)
Neighbourhood Sports Space	<p>NCGC Facility Plan due to the close proximity of national forest and national park access. It is considered that these existing parks fulfill the needs and residents of the City of Wanneroo currently and into the future having regard to recognised population growth .</p> <p>Neighbourhood Sports Space generally provide for up to one senior oval (up to 5 hectares although CoW LPP4.3 recognises space of up to 7 hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District Sports Space and existing club. Generally a neighbourhood sports space will not require anything other than a minimal level of built infrastructure (basic gender diverse changing room and public toilets). Sporting oval / rectangular space should be in a north south orientation.</p>
District Sports Space	<p>Generally in excess of 5 hectares and up to 20 hectares (in accordance with CoW LPP4.3) providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas. Where possible these facilities should be in a north-south orientation and the pavilion centrally located. Opportunities should exist to provide a mixture of children's play equipment, skate park / informal BMX dirt track and hard courts / multi-functional hard surfaces for a variety of sporting use. (benchmark – Yanchep District Open Space) All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays.</p>
Regional Sports Space	<p>Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre (6-8,000m²), with provision for a minimum of 20 outdoor courts is required. The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> • A minimum of two AFL ovals • A minimum of two cricket ovals • A minimum of 4 diamonds for baseball/softball/T-ball • A minimum of 2 rugby pitches • A minimum of 4 soccer pitches • A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface

Facility	Space Requirements (based on actual current facilities develop)	
	<ul style="list-style-type: none"> • with associated fencing, when the need can be justified). • A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use. • A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked). • Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts. • An aquatic component – at regional level a 50m, 10 lane pool with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities. • Car parking and ancillary access and associated landscaping. <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>	
District Leisure Centre	<p>Typically a 1-2 court facility (for recreational basketball, netball, badminton, futsal and basketball). Incorporates meeting rooms / activity rooms, offices, storage, toilets and showers and located on or near to Public Open Space where multi-functional use can be achieved. For maximum functionality a three court facility (particularly for association use) is generally specified although local need will be the key determinant. A place housing local clubs and volunteer activities at a broader level where space may be allocated in accordance with an agreed booking process. When combined with other functional uses can be considered as viable 'District Community Centres' servicing a population range of 30,000 to 50,000 (Ref: PLA WA revised CFG 2019 guidance).</p> <p>Where need is proven this may be aligned to an aquatic space including a 25m pool with hydrotherapy / warm water pool, splash deck / water play area and associated wet changing facilities. A combination of group fitness, spin, gym and community activity rooms will be incorporated and often aligned to outdoor court space and Public Open Space.</p> <p>The facilities will often perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies. Approximate floor area 13,366m²</p>	<p>Large multi-functional sports facility (6-8 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co-located with regional playing fields to minimise management and operational costs. (Ref: PLA WA revised CFG 2019 guidance). In addition the close alignment with outdoor multi-functional court spaces should be considered to minimise duplication of provision</p>
Regional Leisure Centre		

Facility	Space Requirements (based on actual current facilities develop)	
	<p>and maximise potential usage across a range of sports and footfall.</p> <p>Indoor court space use could potentially have a focus for basketball subject to an agreement with a local Basketball WA affiliated association. Outdoor courts associated with use and indoor access potentially subject to negotiation with Netball WA. Approximate floor area 22,000m²</p>	
Neighbourhood Skate Park:	<p>Formal skate park facility generally within established public open space. Their location, and need must be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment. (Ref: PLA WA revised CFG 2019 guidance. Approximate space allocation would be between 750m² to 1,000m². Approximate floor area including ancillary space if developed in isolation is 1,235m²</p>	
Neighbourhood BMX dirt track facility	<p>Non racing tracks (informal), typically smaller and narrower than a BMX race track, designed for smaller catchments and budgets. Designed along the lines of BMX race track layouts, which encourage single direction riding. The provision of BMX dirt tracks and other surfaced wheel sports tracks areas often provided at a neighbourhood level fulfilling a demand by the local youth (Ref: PLA WA revised CFG 2019 guidance). Their location needs to be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment .Approximate space allocation would be between 700m² to 1,000m². Approximate floor area including ancillary space if developed in isolation is 1,185m²</p>	<p>Incorporates two types of multiple use surfaces (Ref: PLA WA revised CFG 2019 guidance)</p> <ul style="list-style-type: none"> • Multi-use synthetic surfaces for multiple sporting activities including tennis, netball, hockey, football, cricket and basketball where the provision of grass ovals and court space is compromised by inadequate space, supply or capacity to accommodate local sporting need. • Multi-use games areas (MUGA). The provision of hard court surfaces for a variety of sporting uses which are multi- marked to accommodate a range of informal sporting activity, including typically a mixture of the sports of basketball, tennis, netball, small-sided soccer, roller hockey and other casual sporting use. Typical sizes for multi-use games areas will vary but typically are between 595m² and 684m² to accommodate all sports markings. They can however be smaller to accommodate half court and 1/3rd court usage and would need to be determined at the local level dependent on space availability and need. Approximate floor area including ancillary space if developed in isolation is 1,005m²

Facility	Space Requirements (based on actual current facilities develop)
District Basketball Courts	<p>A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land should be considered where possible.</p> <p>For indoor courts the multi-use court provision should be the main consideration, but it is recognised a number of indoor facilities are focused on the delivery of basketball. Such facilities should where possible include outdoor netball and basketball courts within close proximity. This will permit greater flexibility for indoor court use by multiple different sporting users. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 10,496m²</p>
Regional Basketball Courts	<p>A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts.</p> <p>For indoor courts the guideline should reference that it does not necessarily include multi-use court provision, but facilities which are principally focused on the delivery of basketball. These may include outdoor netball and basketball courts within close proximity, or the use of indoor courts by other sports when not utilised by basketball. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 23,792m²</p>
District Netball Courts	<p>Indoor and/or outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts. Provision of 4 courts (preferably more) with potential access to indoor court space would meet the needs of a district club. (Ref: PLA WA revised CFG 2019 guidance). It ideally should be located adjacent to a district / regional recreation centre. Approximate floor area 5,546m²</p>
Regional Netball Courts	<p>Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts (Ref: PLA WA revised CFG 2019 guidance). Development for an Association requires consolidation of at least 16 courts on one site (preferably 20) for the purpose of running league matches and festivals. Development for a Regional Competition venue is likely to require provision of 20 hard courts of which 8 could be multi-marked. It ideally should be located adjacent to a district / regional recreation centre where access to a minimum of 4 indoor courts can be provided. Approximate floor area 31,647m²</p>

Facility	Space Requirements (based on actual current facilities develop)
District Lawn Bowls Club	Square flat grassed or synthetic surface of 40m by 40m surrounded by a ditch. (Ref: PLA WA revised CFG 2019 guidance). The facilities consist of no more than one to two synthetic bowling green surfaces and clubhouse facility which should be capable of being used for other sporting or community recreational / social meeting and activities. Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. This is to be further developed by the City through the completion of a bowls facility needs analysis which will take into account current participation rates and changing club profiling. Approximate floor area 5,200m ²
District Tennis Club	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Club facilities of four or more courts of a similar surface rather than stand-alone single, double or triple court facilities. Orientation of courts ideally should be north-south. It is recommended that the 8 court club facility performs the requirement of a district level club (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. Approximate floor area 6,216m ²
Regional Tennis Club	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Orientation of courts ideally should be north-south. (Ref: PLA WA revised CFG 2019 guidance). It is recommended that a 12-16 court facility perform the requirement of a regional level facility. Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. Approximate floor area 19,314m ²
District Youth Centre / Youth Space	A centre which provides advisory support for young people and incorporates space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs. Main age range catered for would be 12-25 years. The provision should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS (Ref: PLA WA revised CFG 2019 guidance). A district level provision would consist of localised programs and individual support requiring dedicated youth specific activity rooms, one to one consulting rooms and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 200 and 250m ² of internal meeting room and activity space with access to indoor courts and external youth areas.
Regional Youth Centre / Youth Space	As with the district youth centre, the facility provides advisory support for young people and incorporates space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs.

Facility	Space Requirements (based on actual current facilities develop)		
	<p>Main age range catered for would be 12-25 years. The provision should not be a dedicated facility in its own right, but be located within a regional centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS. A regional level provision would consist of an increased level of state government advice and support, integrated with broader family services requiring dedicated youth specific activity rooms, one to one consulting rooms for family and youth support and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 300 and 400m² of internal meeting room and activity space with access to indoor courts and external youth areas.</p>	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The extent of development will need to ensure sufficient community access at all times if part of a shared use agreement and incorporate appropriate rehearsals, changing, ticketing/booking, reception, stage loading, acoustics and equipment storage as identified in the detailed specification at Appendix G.</p> <p>This also need to be subject to the development of a business case to justify local government investment (Ref: PLA/WA revised CFG 2019 guidance). It is anticipated that the seating capacity for such infrastructure is approximately 200 (ref: Don Russell and Kalamunda Performing Arts Centre, City of Gosnells) and specifically targeted at local drama / performances / events. Approximate floor area 5,200m²</p>	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The facility composition will require sufficient changing, ticketing/booking, reception, stage loading, acoustics and equipment storage as identified in the detailed specification at Appendix G. A focal point will be on attracting performances which are likely to attract state and national performances,</p> <p>This also need to be subject to the development of a business case to justify local government investment. It is anticipated that the seating capacity for such infrastructure would be approximately 400 plus (ref: Examining Perth's Performing Arts Infrastructure – Committee for Perth) and specifically targeted at events associated with drama / performances / concerts which would potentially attract national and international performers.</p>
District Community and Performing Arts	Regional Community and Performing Arts Centre		

Facility	Space Requirements (based on actual current facilities develop)
District Arts and Cultural Centre	<p>Approximate floor area 9,600m²</p> <p>For the purpose of learning, exhibiting and developing community arts and cultural activities. (Ref: PLA WA revised CFG 2019 guidance). These facilities are essentially small spaces within district or regional level community centres which may be adapted for local artists to perform or display their collection, requiring adequate security/control, lighting, display space, reception in accordance with the detailed specification at Appendix G. Approximate floor area 1,160m²</p>
District Men's (Community) Shed	<p>A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room varying from 200m² to 1,000m².</p> <p>More recently there has been a move to develop women's sheds in isolation or as a combined centre. These are likely to emerge over the coming decade if it follows the same growth as the Men's Shed movement. (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will provide assistance to groups as per its existing policy position. Approximate floor area including ancillary space if developed in isolation is 1,110m²</p>
Regional Surf Life Saving Club	<p>Dedicated surf life saving venues specifically for beach rescue, training, competition and nippers development activity. They generally consist of large ground floor storage areas for equipment with direct access onto the beach. They also include ancillary training, office and meeting rooms. An integrated or detached unobstructed watch tower is essential together with good internet / radio reception. A dedicated gym for membership use is provided to support training activities and membership development. Wherever possible the club infrastructure should be capable of providing for other ocean based sporting / recreational use which requires adaptable storage and controlled access in accordance with the detailed specification at Appendix G. Approximate floor area including ancillary space if developed in isolation is 11,885m²</p>

Tables 20 and 21 below identify the recommendations and actions to ensure effective implementation of the NCGC Community Facilities Plan. It should be noted that the plan does not sit in isolation and is reliant on a number of current and future planning processes, as well as adherence to council policy and guidelines. There will be some sustainability implications and potential conflicts in delivering the Plan, which will need to be resolved through detailed planning at the local level.

Table 20: Recommendations: Across the NCGC: Strategic, Policy, Processes and Planned Investment

Recommendation>Action	Priority and Timeline	Responsibility	Funding	Indicative Capital Or Funding Cost	Monitoring
Policy, Processes and Strategic Interventions					
1. Future Investment: City investment in community facility provision within the NCGC will only be considered (except in exceptional circumstances) where it is proposed to develop a multi-purpose facility which can satisfy the needs of a number of community users/ groups.	H Ongoing	City of Wanneroo:	N/A	Annual Operational Budget / DCP /Grant Funding	Annual Asset Management Review. Ongoing user needs assessment.
2. Guiding Principles: The City will ensure the provision of community facilities within the NCGC is in line with the identified guiding principles of development:	H Ongoing	City of Wanneroo:	N/A	Annual Operational Budget	Annual Asset Management Review. User feedback and reporting processes.
<ul style="list-style-type: none"> • Equality of Access. • Non-discrimination on age, gender, sexual orientation, race, colour, etc. • Wherever possible, promoting self-sufficiency of community organisations by establishing appropriate governance and financial management structures. • To work in partnerships to develop opportunities across community clubs and other organisations to maximise the return on limited resources. • Effective and efficient management of assets 					
3. Standards of Provision: The City commits to undertaking a hierarchy of documents, focusing on policies, strategies, design guidelines and specifications to inform the planning and design of open space and community buildings. These standards will take precedence, as they are developed for the provision of all new infrastructure and ongoing asset management planning.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Annual Asset Management Review. User feedback and reporting processes.
4. Financial Contributions: As part of any new development being considered the City will seek a commitment (financial) to the development of new infrastructure from State and Federal government, national and state sporting associations and external grant funding agencies as applicable. .	H Ongoing	City of Wanneroo:	N/A	Fees and Charges established annually	Annual Review Annual Reporting Process agreed with user groups.

Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
5. Accessibility: The development of new or upgraded/modernised infrastructure adheres to the principles of the Disability Access and Inclusion Plan and in accordance with the states Age Friendly Community Framework to develop and maintain a high level of equitable access to community facilities for all members of the community.	H Ongoing	City of Wanneroo:	N/A	Prioritisation of access established and linked to Annual Operational Budget	Annual survey of facilities and identification of anomalies with users and building functionality.
6. Floodlighting: The City, within the NCGC, provides floodlighting to a minimum standard of 50 lux for large ball sports on designated neighbourhood, district and regional sporting open spaces. Consideration will be given to future-proofing a site by providing up to 100 lux for large ball sports, when external funding opportunities and / or significant contributions from user groups is able to be acquired. (this is consistent with current processes which will be informed by the floodlighting policy review). Consideration for higher specification lighting for small ball sports will be assessed and funding secured on a case by case basis and as the need arises.	H Ongoing	City of Wanneroo	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Annual Asset Management Review User feedback and reporting processes.
7. Provision of Changing Accommodation: Within the NCGC, the City will only develop gender neutral changing facilities in accordance with an agreed specification to ensure no user groups are disadvantaged or prevented from accessing necessary supporting infrastructure.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / Grant Funding	Annual Asset Management Review Annual Budget setting process informed by outcomes. User feedback and reporting processes.
8. Skate Park Provision: Within the NCGC, the City is committed to developing skate parks at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighborhood, district and regional needs, informed by strategy development. For the purposes of the NCGC Plan a population trigger of 1:10,000 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H Ongoing	City of Wanneroo:	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.

Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
9. Dirt BMX Provision: Within the NCGC, the City is committed to developing dirt BMX tracks at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighbourhood, district and regional needs, informed by strategy development. For the purposes of the NCGC Plan a population trigger of 1:10,000 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H	City of Wanneroo: Ongoing	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.
10. Multi-Use Games Areas: Within the NCGC, the City is committed to developing Multi-Use Games Areas at strategic locations in accordance with local need as determined through consultation with youth representatives. A hierarchy will be developed in accordance with neighbourhood, district and regional needs, informed by strategy development. For the purposes of the NCGC Plan a population trigger of 1:7,500 has been adopted solely for neighbourhood level provision and this will be subject to revision.	H	City of Wanneroo: Ongoing	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget / DCP / Grant Funding	Engagement with Youth Representatives. Annual Survey.
11. Dog Exercise Areas: Within the NCGC the City will identify preferred locations as fenced off-lead dog exercise areas with the intention of minimising potential conflict with other users. A hierarchy will be developed in accordance with neighbourhood, district and regional needs, informed by strategy development.	H	City of Wanneroo: Ongoing	Established program of investment prioritised in accordance with the Long-Term Financial Plan	Annual Operational Budget	Outcomes of Feasibility Study Assessed. Subject to implementation, annual survey.
12. Community Use of School Sites: To offset the potential deficit in access to the provision of sporting and community space across the NCGC, both public and private schools will be approached to identify opportunities for community use that are consistent with agreed development principles.	H	City of Wanneroo / Dept of Education / Private Schools Ongoing	Annual Operational Budget / Through Community Use Agreement	Annual Operational Budget / Through Partnership	Shared Use Agreements established (No.), Review of Community use agreements (No.), Usage Reports.
13. Alternative Service Providers: The City will undertake a review of alternative service providers to ascertain the potential opportunity to work in partnership to deliver facility	M	City of Wanneroo Ongoing	Annual Operational Budget / Through Partnership	Market Evaluation.	

Recommendation/Action	Priority and Timeline	Responsibility	Funding	Indicative Capital or Funding Cost	Monitoring
infrastructure which has been identified as a need. The City will investigate the identification and securing of potential land or co-location opportunities that may provide an agreed community facility / service.			Agreement		
14. Commercial Partnerships: Wherever practicable the City should enable and/or facilitate development by not-for-profit or commercial entities who wish to establish a service within the NCGC which meets an identified or perceived need within the City.	M Ongoing	City of Wanneroo	Annual Operational Budget / Commercial Partnership	Gradual implementation program reports and performance managed against desired outcomes.	

Table 21 identifies the combined facility development recommendations compared to those identified within the 2012 plan. It is to be noted that the recommendations incorporate neighbourhood level provision and infrastructure which could be combined (i.e. Regional, District and Neighbourhood multi-functional community centres and associated functional services. With the exception of Surf Life Saving Clubs, beach development nodes are also considered as separate considerations which are being led through the structure planning process and outside of typical community facility provision. The table is provided to highlight the potential development considerations and broad area locations, having regard to the various sub-district structure planning processes which have been undertaken. The 'Date Required' identified for development is based on current projected population growth, participation levels and the recognised industry standards of provision for given catchments. This may alter in accordance with changes to the demographic projections and will need to be reviewed regularly. To support the recommendations an approximation of where the facilities could potentially be located is provided at Appendix G. The appendices provide the following:

- Figure 80: Proposed community facilities – based on current road network
- Figure 81: Proposed POS and respective catchments – based on current road network
- Figure 82: Proposed sports facilities and 2km catchment – based on current road network
- Figure 83: Proposed district community centres and 5km catchment – based on current road network
- Figure 84: Proposed court infrastructure and 2km catchment – based on current road network
- Figure 85: Proposed BMX and skate parks and 2km catchment – based on current road network
- Figure 86: Proposed libraries and 5km catchment – based on current road network
- Figure 87: Proposed Surf Life Saving Clubs and 10km catchment – based on current road network

Table 21: Suburb Specific Recommendations

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
Alkimos						
a. Regional multi-functional branch library: Development of one regional level branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC. (Review – not for all facilities cost for floor area only – 2012 had 17661 and 2,923m ² – need to take into account comments on floor size	2026	Alkimos Secondary Centre	1,200	City of Wanneroo / DCP	\$12.49M Facility Build only	Community Consultation and user feedback. Ongoing reporting requirements
b. Neighbourhood Community Centre: Development of up to four neighbourhood Community Centres. Alignment to pavilion and active reserves is preferable.	2020 2025 2031 2034	East Alkimos and Alkimos Secondary Centre	350	City of Wanneroo / DCP	4 x \$2.5M	
c. District Community Centre (including youth and seniors' provision): Development of two multi-functional District Community Centres.	2029 2034	Alkimos Secondary Centre	700	City of Wanneroo / DCP / Grant Assistance	2 x \$3.7M	
d. Regional Community Centre: Development of one regional community centre co-located with the branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC.	2026	Alkimos Secondary Centre	1,000	City of Wanneroo / DCP	\$7.2M	Community Consultation and user feedback. Ongoing reporting requirements Developer Engagement and Acceptance of DCP requirements

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
e. Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2023 2028 2032	East Alkimos	1ha - 5ha	City of Wanneroo / DCP	\$6.35M each (Total \$31,748M)	
f. Regional, or District or Neighbourhood Sports Space (to potentially incorporate sports identified below): <ul style="list-style-type: none">• AFL ovals: 5 x senior AFL Ovals (25ha). Leatherback Park fulfils the need for one oval. Forestay Park facilitates the need for the second oval. A further three will need to be planned.• Rugby Union/League: No provision deemed necessary.• Diamond pitch sports: one diamond area (4.5ha) to service the needs of all diamond sports could be considered on one of the five local government provided ovals.• Soccer pitches: Up to 10 rectangular pitches (10ha) provided within the broader structure planning area. Forestay Park has the capability of providing for two pitches, although use would be compromised by AFL activity.• Cricket ovals (combined with AFL Ovals above) (4ha each).• Hockey pitches: Up to five grass hockey pitches to be incorporated within the Regional Open Space (5ha) 3 x District level infrastructure should be tied into the	TBD with alignment to District and Regional Park Development	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Overall development cost of pitch and court infrastructure \$37.22M		

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
provision of formalised sports spaces. Leatherback Park and Forestay Park provide for district level sporting use.						
g. Regional Leisure Centre: The need for an indoor recreation centre has been identified with the provision of a six-court facility with potential to extend to eight courts (2ha). This should incorporate gym, programmable spaces for group and personal fitness, spin room, storage and site management and administration. This should be located within the Regional Sporting Precinct (POS) where shared services can be maximised. Sufficient space should be provided to accommodate a district level aquatic facility to offset the anticipated need for additional aquatic space post 2041.	2026	Alkimos Secondary Centre or East Alkimos	5,600 And Regional POS Space TBC	City of Wanneroo / DCP / Grant Assistance	\$50.1M (dryside only)	
h. Neighbourhood Skate Park: Up to 3 additional skate parks to be developed in strategic locations in accordance with a City wide Strategy (to be developed), within district open space / regional sporting space, subject to consultation with youth representatives.	2021 2026 2036	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	\$411k each	
i. Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2021 2026 2041	Various locations within or adjacent to district or neighbourhood POS	260	DCP / Grant Assistance	\$342k each	
j. Aerobics/Fitness/ Gym:	2026	Alkimos Secondary Centre	N/A	City of Wanneroo	N/A	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
To be incorporated within the Regional Leisure Centre.						
k. Neighbourhood multi-use synthetic surfaces: Up to 5 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2026 2029 2034	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / DCP / Grant Assistance	\$506.9k	
l. Regional basketball courts (indoor): Development of a six-court facility with potential to extend to 8 courts (within the Regional Sporting POS and as part of the Regional Leisure Centre). (2ha)	2026	Alkimos Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$26.675M each	
m. District netball courts (outdoor) Development of a four-court facility with options for multi-marked court infrastructure to service other court activities). (0.7ha)	2026		772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$1.539M	
n. District Lawn Bowls: Potentially one additional bowls club to service the needs of both Alkimos and Eglington will be required, subject to a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha)	2024-26	East Alkimos	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	\$2.67M	
o. District tennis club Development of an eight-hard court district level tennis club facility has been identified as a facility which would meet the needs of the suburb. (1.4ha)	2024-26	East Alkimos	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	\$3.9M	
p. District Youth Centre/Youth Space: Potentially two youth centres are required to service	2026	Alkimos Secondary Centre	N/A	City of Wanneroo / Incorporated with District		

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
Alkimos at the Regional Community Centre and District Community Centre.				DCP / Grant Assistance	and Regional Centres	
q. District Community and Performing Arts: To be provided within a public or private school and subject to a shared use agreement or as a part of the regional or district community centre.	TBD	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
r. District Arts and Cultural Centre: To be provided within a public or private school and subject to a shared use agreement.	TBD – School Provision	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
s. Regional Surf Life Saving Club: The current surf life saving club meets the needs of the Alkimos and NCGC community to full build out at a regional beach. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Alkimos South Coastal Village	N/A	N/A	N/A	
Eglinton		Eglinton District Centre	700	City of Wanneroo / DCP	\$6.79M	Community Consultation and user feedback. Ongoing reporting requirements
a. District Level Multi-functional branch library: One district level branch library to service the immediate needs of Eglinton community will be required and co-located within a district level community facility.	2031					

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
b. Neighbourhood Community Centres: Three neighbourhood community centres will be required to meet the needs of the local community and should be determined on an 'as needs' basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2028 2034 2039	North Eglinton	350	City of Wanneroo / DCP	3 x \$3.014M	
c. District Community Centre (including youth and seniors' provision): One district level community centre will be required incorporating the multi-functional branch library, youth, seniors and associated services.	2031	Eglinton District Centre	700	City of Wanneroo / DCP / Grant Assistance	\$3.69M	
d. Neighbourhood Park: Heath Park currently provides a level of provision which will offset some of the need expressed in the research. A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Eglinton.	2023 2029 2034	North Eglinton	1ha - 5ha	City of Wanneroo / DCP	3 x \$6.165M	
e. District and Neighbourhood Sports Space to potentially incorporate sports identified below: <ul style="list-style-type: none">• AFL ovals: 4 x senior AFL Ovals. (20ha)• Rugby Union/League: Allara Estate, Amerton provides opportunities for rugby league and touch.• Diamond pitch sports: One diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals. (4.5ha)	TBD with alignment to District Park Development	Eglinton District Centre North Eglinton	5ha - 20ha Clubhouses and pavilions	City of Wanneroo / DCP / Grant Assistance Regional: 900 District: 600 N'hood: Overall	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Overall	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
<ul style="list-style-type: none"> Soccer pitches: eight rectangular pitches to be provided. (8ha) Cricket ovals: (combined with AFL Ovals above). Allara Estate, Amberton provides reasonable cricket infrastructure opportunities. This will provide further opportunities with the development of a second oval. Hockey pitches: 3 x senior pitches (maximum). (3ha) <p>A minimum of 1 x District level sports space is required to provide an extensive club based infrastructure to service the suburb.</p>			200		Sports Space cost of \$30.9M 1 x District Park at \$18.906M	
f. Neighbourhood Skate Park: Up to 3 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2025 2034 2041	Eglinton District Centre North Eglinton	120	DCP / Grant Assistance	\$411k each	
g. Neighbourhood BMX dirt track facility: Up to 2 co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2030 2041	Eglinton District Centre North Eglinton	260	DCP / Grant Assistance	\$342.5k each	
h. Neighbourhood multi-use synthetic surfaces: Up to 4 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to	2023 2028 2034	Eglinton District Centre North Eglinton	600	City of Wanneroo / DCP / Grant Assistance	\$424.7k	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
consultation with user groups and the local community.	2041					
i. District basketball courts (indoor): Development of a 3 to 4 court facility. Consideration be given to the development of the facility on a shared use basis with the local secondary schools. (1ha)	2031	Eglington District Centre North Eglington	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$13.851M	
j. District netball courts (outdoor): Development of a six outdoor court facility to service local needs (potentially provided through a shared use agreement with local secondary schools). (1ha)	2031	Eglington District Centre North Eglington	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	Initial Cost TBC subject to shared use agreement with schools	
k. District tennis club: Development of a six court tennis club facility has been identified as serving the requirements of current and future growth. (1ha)	2034-36	North Eglington	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	\$2.87M	
l. District Youth Centre/Youth Space: One youth centre / youth space is required to service Eglington and should be incorporated within or adjacent to the District Community Centre.	2031	Eglington District Centre North Eglington	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
m. District Arts and Cultural Centre: To be incorporated as a neighbourhood / district level function within newly developing community centres. Should be flexible space, capable of being shared with other uses.	TBD – School Provision or community facility provision	North Eglington	N/A	City of Wanneroo / Dept of Education	TBC - Incorporated within School provision	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
n. District Men's Shed Provision: The provision of a Men's Shed would become more evident as the community ages in place. The provision of a Men's Shed in close proximity to the main centre is likely to be required from 2026 onwards.	2036	North Eglington	600	Grant Assistance	\$3.288M	
o. Regional Surf Life Saving Club: No additional provision is deemed necessary with the exception of temporary patrols facilitated from the Alkimos SLSC in locations deemed to require a small surf life saving beach presence at high beach use time .	N/A	N/A	N/A	N/A	N/A	
Two Rocks						
a. District multi-functional branch library One district level branch library to service the immediate needs of Two Rocks (to replace the existing Phil Renkin Centre Library).	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP	\$6.791M	
b. Neighbourhood Community Centre: Up to three neighbourhood community centres will be required to meet the needs of the local community and should be determined on an 'as needs' basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2036 2039 2041+	Two Rocks Coastal Centre and North Two Rocks Activity Centre	350	City of Wanneroo / DCP	3 x \$2.534M	
c. District Community Centre (including youth and seniors' provision): The replacement of the Phil Renkin Centre will be required during the life of this plan. A multi-functional	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP / Grant Assistance	\$3.699M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
facility incorporating indoor court space, library, seniors, youth and place planning base should be considered.	2026 2033 2039	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	1ha - 5ha	City of Wanneroo / DCP	3 x \$6.165M	Community Consultation and user feedback. Ongoing reporting requirements
d. Neighbourhood Park: A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Two Rocks and East Two Rocks.	TBD with alignment to District Park Development	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	5ha - 20ha Clubhouses and pavilions Regional: 900	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k	Total pitch costs of \$26.879M 2 x District Park at \$19.420M each
e. District and Neighbourhood Sports Space (to potentially incorporate sports identified below): • AFL ovals: 3 to 4 AFL Ovals (15ha) • Rugby Union/League: No provision deemed necessary • Diamond pitch sports: Potential utilisation of one additional oval space (if four ovals are provided).. (4.5ha) • Soccer pitches: Overall provision of six rectangular pitches. (6ha) • Cricket ovals: (combined with AFL Ovals above). • Hockey pitches: A maximum provision of three rectangular hockey pitches. (3ha)	Charnwood Reserve has the potential to provide district level provision subject to implementation of the approved Master Plan. Two additional district parks (Active Reserves) will be necessary to facilitate the provision of the oval and rectangular space required.					

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
i. Neighbourhood Skate Park: Up to 2 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2026 2040	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	\$411k each	
j. Neighbourhood BMX dirt track facility: Up to 1 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2031	Various locations within or adjacent to district or neighbourhood POS	260	DCP / Grant Assistance	\$342.5k each	
k. Aerobics/Fitness/ Gym: Incorporated within district community centre.	2031	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	
l. Neighbourhood multi-use synthetic surfaces: Up to 3 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed), subject to consultation with user groups and the local community.	2027 2037 2041	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / DCP / Grant Assistance	\$506.9k	
m. District basketball courts (indoor): Development of a three court facility (potential replacement of Phil Renkin Centre with a dedicated two court facility and secured access to High School infrastructure). (0.5ha)	2031	Two Rocks North Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$10.118M	
n. District netball courts (outdoor): Development of a four-court facility (with options for	2031	Two Rocks North Secondary Centre	772 (36.15 x 21.35	City of Wanneroo / DCP / Grant	\$1.539M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
multi-marked court infrastructure to service other court activities). (0.7ha)			incl runoff)	Assistance		
o. District tennis club: Development of a four-court local tennis club facility which could be expanded to a six-court facility to cater for full build out. (0.7ha)	2038-2040	Two Rocks North Secondary Centre	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	\$2.785M	
p. District Youth Centre/Youth Space: Two youth centres / youth space is required to service Two Rocks and East Two Rocks and should be incorporated within or adjacent to a District Community Centre.	2031	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
q. District Community and Performing Arts: To be as part of district level community centre.	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
r. District Arts and Cultural Centre: To be as part of district level community centre..	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
s. Regional Surf Life Saving Club: The Yanchep Beach Surf Life Saving Club provides sufficient coverage. No additional provision is deemed	N/A	N/A	N/A	N/A	N/A	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
necessary with the exception of temporary patrols from Yanchep Beach SLSC.						
Yanchep						
a. Regional level: multi-functional branch library	2036	Yanchep Metropolitan Centre	1,200	City of Wanneroo / DCP	\$12.049M	Community Consultation and user feedback. Ongoing reporting requirements.
One regional level branch library is required: As the main NCGC Activity Centre, the facility will service the needs of the growing population in the north of the NCGC.						
b. Neighbourhood Community Centre:	2022	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	350	City of Wanneroo / DCP	5 x \$2.397M	
Yanchep Community Centre serves a purpose as a locally-accessible community centre. It will, however, not be readily converted to anything other than a neighbourhood level of provision. An additional four facilities should be provided within the suburb, meeting a local need. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2027 2033 2038 2041+					
c. District Community Centre (including youth and seniors' provision):	2032 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	700	City of Wanneroo / DCP / Grant Assistance	3 x \$3.86M	
Up to three additional district level community centres will need to be provided to meet the growing needs of the community to full build out. These could be aligned to District Open Space (active reserve) provision. Opportunities exist to combine the north and south DOS into one co-located facility subject to negotiation with developers.						
d. Regional Community Centre:	2036	Yanchep	1,000	City of	\$5.069M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
Development of one regional community centre co-located with the branch library. As the primary centre, the facility is required to service the needs of the growing population to the north NCGC.		Metropolitan Centre		Wanneroo / DCP		
e. Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2026 2031 2036 2041+ TBD with alignment to District and Regional Park Development	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	1ha - 5ha 5ha - 20ha Clubhouses and pavilions	City of Wanneroo / DCP Regional: 900 District: 600 N'hood: 200	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Total cost of oval provision is \$33.147M 2 x District Parks at \$19.420 proposed	
f. Regional, District or Neighbourhood Sports Space (to potentially incorporate sports identified below): • AFL ovals: 6 x senior AFL Ovals. Oldham Reserve provides for one of the ovals although limited to cricket and football with little athletics infrastructure. Splendid Park similarly provides for one oval at the district level for AFL. (30ha total) • Rugby Union/League: Provision potentially incorporated within the Regional Sporting POS. • Diamond pitch sports: Potential utilisation of one oval space on Regional Sporting POS. (4.5ha) • Soccer pitches: Provision of six rectangular pitches. One soccer pitch (full size exists at St Andrews to offset this provision, but its future is uncertain), Splendid Park provides for two rectangular pitches at the district level. (4ha additional to current provision) • Cricket ovals: (combined with AFL Ovals above). St Andrews provides for cricket and soccer but is	2040/41+ 2 x District Provision required 2034	Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	2040/41+ 2 x District Provision required 2034	City of Wanneroo / DCP / Grant Assistance Regional: 900 District: 600 N'hood: 200	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Total cost of oval provision is \$33.147M 2 x District Parks at \$19.420 proposed	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
compromised by bushland to the north and south and its future is uncertain. Splendid Park provides for one oval at the district level for cricket (shared with soccer).						
• Hockey pitches: three potential grass hockey pitches (potential). (3ha)						
District level infrastructure should be tied into the provision of formalised sports spaces, provide for district level sporting use. Splendid Park performs the first of three district level facilities which will be required to service the needs of the emerging population to 2041 and provide capacity for full build out						
g. Regional Leisure Centre: Yanchep is identified as the focal point for a regional wet and dryside facility to incorporate 1,200m ² minimum of water space, gym, group fitness, four court facility and other ancillary use. As the major regional recreation centre servicing the NCGC, facility to be combined with regional sporting precinct.	2036	Yanchep Metropolitan Centre or within close proximity	12,600 Regional POS TBC	City of Wanneroo / DCP / Grant Assistance	\$82.97m Broader Precinct TBC	
i. Neighbourhood Skate Park: Up to 5 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2021 2028 2033 2037 2041+	Various locations within or adjacent to district or neighbourhood POS	120	DCP / Grant Assistance	\$411k each	
j. Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled	2023 2033	Various locations within or adjacent to district or	260	DCP / Grant Assistance	\$342.5k each	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2041	neighbourhood POS				
I. Aerobics/Fitness/ Gym: To be incorporated within the Regional wet and dry Leisure Centre.	2036	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	
m. Neighbourhood multi-use synthetic surfaces: Up to 6 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2029 2034 2038 2041	Various locations within or adjacent to district or neighbourhood PO	600	City of Wanneroo / DCP / Grant Assistance	\$506.9k	
n. Regional basketball courts (indoor): Development of a six-court facility with potential to expand to eight courts for full build out. (2ha) aligned to regional leisure centre	2026 2036	Yanchep Metropolitan Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$20.263M	
o. Regional netball courts (outdoor): Development of an eight-court facility initially with the potential to develop a 16-court regional competition venue. (2. 6 ha)	2026 2036	Yanchep Metropolitan Centre	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$2.737	
p. District Lawn Bowls: One bowls club to service the needs of both Yanchep and Two Rocks will be required subject to the outcome of a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha).	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	\$2.671M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
q. District and Potential Regional Tennis Club: Development of an 8-court district tennis club facility which could be expanded to a 12-court facility to cater for full build out and provision of a large community / regional centre. (2ha)	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	£3.918M	
r. District Youth Centre/Youth Space: Potentially two youth centres are required to service Yanchep at the Regional Community Centre and District Community Centre.	2036	Yanchep Metropolitan Centre and North Yanchep Activity Centre	N/A	City of Wanneroo / DCP / Grant Assistance	Incorporated within District / Regional Centre	
s. District Community and Performing Arts: To be provided as a part of district/regional arts and cultural centre.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
t. District and potential Regional Arts and Cultural Centre: The current arts space at Mary Lindsay Homestead fulfils the need within Yanchep for a low level arts facility. This could be supplemented by a larger multi-functional facility within the Yanchep Regional Centre to cater for NCGC performing arts and local artistry display needs.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
u. District Men's (Community) Shed Provision: The provision of a Men's Shed would become more evident as the community ages in place. With the projected population growth in Yanchep, the likely	2038	North Yanchep Activity Centre	600	Grant Assistance	\$3.288M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m ²)	Funding	Indicative Capital or Funding Cost	Monitoring
timescale for a facility of this nature is 2036 onwards.						
v. Regional Surf Life Saving Club: The current surf life saving club will meet the needs of the Yanchep and NCGC community to full build out. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Yanchep Lagoon	N/A	N/A	N/A	

Due to the nature of the structure planning processes which have been undertaken, alterations to the naming of sub-areas and alterations to both the boundaries and population projections it has not been possible to undertake a direct comparison of the previous facilities proposed and those related to the current areas. An attempt has been made through the mapping process to provide a reasonable definition for each boundary of the structure plans, but it is not exact. Nevertheless the table below attempts to provide a comparison between previous recommendations and those contained within the current plan. It must also be stressed that the current plan incorporates neighbourhood level provision, which was previously not considered due to a focus at that time on district and regional level infrastructure provision.

Table 22: Comparative Facility Requirements - 2012 to 2019

Sub-areas	Projected facility requirements (2012)	Proposed facility Requirements 2019	Changes between 2012 and 2019
Alkimos			
Alkimos Eglington	• 1 x Regional beach	4 x Neighbourhood community centres	Recommended additional infrastructure:
Alkimos Secondary Centre	• Regional Indoor Recreation Centre • Regional Library • Regional Community Centre	2 x multi-functional District Community Centres (combined with 2 neighbourhood centres subject to meeting accessibility needs). Two of which support youth activities. 1 x Regional community centre co-located with a regional level branch library	<ul style="list-style-type: none"> • 4 x Neighbourhood community centres (incorporating 2 x multi-functional District Community Centres). • 2 x District POS • 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces)
Alkimos South	• Surf Life Saving Club	3 x District level POS should be tied into the	

Coastal Village	<ul style="list-style-type: none"> • Regional Beach Facilities 	<p>provision of formalised sports spaces:</p> <ul style="list-style-type: none"> • 5 x senior ovals (to incorporate cricket and diamond sports) • 10 x rectangular pitches for soccer • 3 x Grass hockey pitches (Regional POS) • 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces) • 1 x Regional indoor recreation centre within Regional POS (6 courts with ability to expand to 8). • 1 x Four court district netball facility • 3 x Neighbourhood skate parks (strategic locations) • 3 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • 5 x Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x eight court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site). 	<ul style="list-style-type: none"> • 1 x Four court district netball facility • Neighbourhood skate parks (strategic locations) • Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x eight court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site).
Alkimos North Coastal Village	<ul style="list-style-type: none"> • District Beach Facilities 	<ul style="list-style-type: none"> • 5 x senior ovals (to incorporate cricket and diamond sports) • 10 x rectangular pitches for soccer • 3 x Grass hockey pitches (Regional POS) • 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces) • 1 x Regional indoor recreation centre within Regional POS (6 courts with ability to expand to 8). • 1 x Four court district netball facility • 3 x Neighbourhood skate parks (strategic locations) • 3 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • 5 x Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x eight court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site). 	<ul style="list-style-type: none"> • 5 x senior ovals (to incorporate cricket and diamond sports) • 10 x rectangular pitches for soccer • 3 x Grass hockey pitches (Regional POS) • 5 x Neighbourhood park areas (to incorporate a selection of above sports spaces) • 1 x Regional indoor recreation centre within Regional POS (6 courts with ability to expand to 8). • 1 x Four court district netball facility • 3 x Neighbourhood skate parks (strategic locations) • 3 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) • 5 x Neighbourhood multi-use synthetic surfaces (Strategic locations). • 1 x Lawn bowls district facility • 1 x eight court hard court district tennis facility. • 1 x District Community and Performing Arts Space (school site).
East Alkimos	<ul style="list-style-type: none"> • District POS • Regional Multipurpose Hard Courts 	<ul style="list-style-type: none"> ○ 2 AFL fields ○ 1 rectangle pitch ○ 2 hard courts ○ 2 hard courts 	<p>No reference is made to regional beach or district beach facilities other than for outreach Surf Life Saving Patrols.</p>
Eglinton	<ul style="list-style-type: none"> • District Community Centre 	<ul style="list-style-type: none"> 1 x Multi-functional district centre including co-located branch library, youth, seniors and associated 	<p>Recommended additional infrastructure:</p> <ul style="list-style-type: none"> • Recommended additional infrastructure:

North Eglinton (but in close proximity to the Eglinton District Centre)	<ul style="list-style-type: none"> • District Library • District POS • District Multipurpose Hard Courts • District Indoor Recreation Centre 	<p>services</p> <p>4 x Neighbourhood community centres</p> <p>1 x District POS tied to the provision of formalised sports spaces:</p> <ul style="list-style-type: none"> • 4 x oval combined with diamond sport opportunities • 8 x rectangular infrastructure • Up to 3 x grass hockey pitches <p>2 x Neighbourhood parks (to incorporate a selection of above sports spaces)</p> <p>1 x three to four court indoor facility (school community use agreement/s)</p> <p>1 x six court netball facility (school community use agreement/s)</p> <p>3 x Neighbourhood skate parks (strategic locations)</p> <p>2 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks)</p> <p>4 x Neighbourhood multi-use synthetic surfaces (Strategic locations).</p> <p>1 x Lawn bowls district facility</p> <p>1 x six court hard court district tennis facility.</p> <p>1 x District Community and Performing Arts Space (school site).</p> <p>1 x District mens shed provision</p>	<p>• 4 x Neighbourhood community centres</p> <p>• 2 x Neighbourhood parks (to incorporate a selection of the district sports space)</p> <p>• Neighbourhood skate parks (strategic locations)</p> <p>• Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks)</p> <p>• Neighbourhood multi-use synthetic surfaces (Strategic locations).</p> <p>• 1 x Lawn bowls district facility</p> <p>• 1 x six court hard court district tennis facility.</p> <p>• 1 x District Community and Performing Arts Space (school site).</p> <p>• 1 x District mens shed provision.</p> <p>No reference is made to regional beach or district beach facilities.</p> <p>• Recommended additional infrastructure:</p>
Two Rocks	East Two Rocks <ul style="list-style-type: none"> • District Multipurpose 	<p>1 x Multi-functional district centre including co-</p>	

Activity Centre	Hard Courts	located branch library, youth, seniors and associated services (Replace Phil Renkin Centre)	<ul style="list-style-type: none"> 3 x Neighbourhood community centres (potential partnership with commercial providers). 2 x District POS tied to the provision of formalised sports spaces (instead of Regional level infrastructure) Neighbourhood skate parks (strategic locations) Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x four court hard court district tennis facility. 1 x District Community and Performing Arts Space (school site).
Two Rocks North Secondary Centre	<ul style="list-style-type: none"> Regional POS (outside Centre) Regional Indoor Recreation (outside Centre) Regional Library 	<ul style="list-style-type: none"> 3 x Neighbourhood community centres (potential partnership with commercial providers). 2 x District POS tied to the provision of formalised sports spaces: 3-4 x oval combined with diamond sport opportunities 6 x rectangular infrastructure) Up to 3 x grass hockey pitches 	<ul style="list-style-type: none"> 2 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x three court district indoor facility (school community use agreement/s – replacement of Phil Renkin Centre) 1 x four court district netball facility (school community use agreement/s) 2 x Neighbourhood skate parks (strategic locations) 1 x Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) 3 x Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x four court hard court district tennis facility. 1 x District Community and Performing Arts Space (school site).
Two Rocks Coastal Centre	<ul style="list-style-type: none"> District Beach Facilities 		
North Two Rocks Activity Centre	<ul style="list-style-type: none"> Regional POS District Multipurpose Hard Courts 	<ul style="list-style-type: none"> 1 x four court hard court district tennis facility (school community use agreement/s made to regional beach or district beach facilities). 	

Yanchep Two Rocks	<ul style="list-style-type: none"> 5 x District beaches (two of which could be regional) 3 x Regional Open Spaces (Active Reserves) 	<p>1 x Multi-functional Regional Centre including co-located branch library, youth, seniors and associated services</p> <p>4 x Neighbourhood community centres (potential partnership with commercial providers).</p>	<p>Recommended additional infrastructure:</p> <ul style="list-style-type: none"> 4 x Neighbourhood community centres (potential partnership with commercial providers). 1 x Regional sporting precinct with regional leisure centre including aquatic space and up to four court indoor facility (Potentially align to Basketball Association and provision of six court facility with option to expand to eight) tied to the provision of formalised sports spaces. 5 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x four court district netball facility (school community use agreement/s). Neighbourhood skate parks (strategic locations) Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x eight court hard district court tennis facility.
Yanchep DSP Centre 'C'	<ul style="list-style-type: none"> District Multipurpose Hard Courts District Community Centre 	<p>3 x District level community centres aligned to District POS (shared use of pavilions). One to incorporate youth focused provision.</p> <p>1 x Regional sporting precinct with regional leisure centre including aquatic space and up to four court indoor facility (Potentially align to Basketball Association and provision of six court facility with option to expand to eight) tied to the provision of formalised sports spaces.</p>	<ul style="list-style-type: none"> 5 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x four court district netball facility (school community use agreement/s). Neighbourhood skate parks (strategic locations) Neighbourhood BMX dirt parks (strategic locations adjacent to skate parks) Neighbourhood multi-use synthetic surfaces (Strategic locations). 1 x eight court hard district court tennis facility.
Yanchep Lagoon	<ul style="list-style-type: none"> Regional Beach Facilities Surf Life Saving Club 	<p>6 x oval combined with diamond sport opportunities</p> <p>6 x rectangular infrastructure to include potential rugby use.</p>	<ul style="list-style-type: none"> 3 x grass hockey pitches 2 x District POS (to incorporate a selection of above sports spaces) 5 x Neighbourhood parks (to incorporate a selection of above sports spaces) 1 x four court district netball facility (school community use agreement/s) 5 x Neighbourhood skate parks (strategic locations) 3 x Neighbourhood BMX dirt parks (strategic locations)
Capricorn Coastal Node	District Beach Facilities		
Yanchep Metropolitan Centre	<ul style="list-style-type: none"> District POS Regional Library / Art Gallery Regional Community Centre Regional Indoor Recreation / Aquatic Centre (w/ Arena) 	<p>2 x District POS (to incorporate a selection of above sports spaces)</p>	<ul style="list-style-type: none"> 1 x District Community and Performing Arts Space (school site). 1 x District mens shed provision (previously not included).
West Yanchep Activity Centre	District Community Centre		Five district open spaces have been referenced in

			the previous plan whereas the current plan indicates a need for three. Five district community centres were also referenced in the previous plan whereas this plan recommends three. Reference in the previous plan was also alluding to three Regional POS. This plan does not take into account regional parks as part of the regional POS provision. No reference is made to regional beach or district beach facilities.
Yanchep Coastal Centre	• District Beach Facilities	locations adjacent to skate parks) 6 x Neighbourhood multi-use synthetic surfaces (Strategic locations).	
North Yanchep Activity Centre 1	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • District POS • District Multipurpose Hard Courts 		
Yanchep DSP Centre 'K'	<ul style="list-style-type: none"> • District Beach Facilities (to the south) • District Library • District Community Centre 		
Yanchep DSP Centre	• District Community		

'F'	Centre
	<ul style="list-style-type: none">• District POS• District Multipurpose Hard Courts

APPENDIX A: Strategic Documents: Review

Document	Precis of Main Considerations
City of Wanneroo Strategic Community Plan 2017/18 – 2026/27	<p>The Strategic Community Plan sets out the strategic direction for the City of Wanneroo and more specifically the key strategic themes, objectives and actions to meet the requirements of residents. The key areas considered relevant to the Northern Growth Corridor Community Facilities Plan are identified below:</p> <ul style="list-style-type: none"> • Society: Outcome 1.1 Healthy and Active People <ul style="list-style-type: none"> ◦ 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles. ◦ 1.1.2 Facilitate opportunities within the City to access peak and elite activities. ◦ Measure: <i>Community Facility Planning Framework: Community satisfaction with the City's provision of sport and recreation facilities.</i> • Society: Outcome 1.3 Distinctive Places <ul style="list-style-type: none"> ◦ 1.3.2 Create place-based access to local services. ◦ 1.3.3 Advocate and partner to meet changing community service expectations in place. ◦ Measure: <i>Activation of local based service delivery in Girrawheen and Yanchep.</i> • Society: Outcome 1.4 Connected Communities <ul style="list-style-type: none"> ◦ 1.4.1 Connect communities through engagement and involvement. ◦ 1.4.2 Strengthen community and customer connectedness through community hubs. ◦ Measure: <i>Volunteer rate / number per population.</i> • Natural Environment: Outcome 3.1 Resource Management <ul style="list-style-type: none"> ◦ 3.1.1 Minimise impacts of climate change. ◦ Measure: <i>Energy efficiency ratings of key buildings and Energy consumption (reduction in key buildings).</i> • Built Environment: Outcome 3.4 Activated Places <ul style="list-style-type: none"> ◦ 3.4.1 Create local area land use plans supporting our activated places. ◦ 3.4.2 Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation. ◦ Measure: <i>Community satisfaction with public spaces</i>

Document	Precis of Main Considerations
<p>Corporate Business Plan 2018/19-2021/22 City of Wanneroo</p>	<ul style="list-style-type: none"> • Environment: Outcome 3.5 Connected and Accessible City <ul style="list-style-type: none"> ◦ 3.5.2 Connect walking and cycling opportunities to key destinations and distinctive places. ◦ Measure: <i>Community satisfaction with local streets and footpaths, cycle ways.</i> <p>Reference is made to key resource planning documents which include:</p> <ul style="list-style-type: none"> • Workforce Plan: To ensures that the Administration has the people and capabilities available to deliver the Corporate Business Plan. • Asset Management Plans: Highlighting the processes used to manage the associated assets that services rely on and consider how current and future services to the community will be sustainably provided at the most appropriate standard, time, place and cost. • Capital Works Program: Designed to effectively balance the challenges and expectations of our growing communities and to ensure financial sustainability in the strategic management of assets. • Long-Term Financial Plan: To provide sufficient funding for future workforce, services and infrastructure to the community. • Annual Budget: For the implementation of year one of the Corporate Business Plan, including year one of the Capital Works Program and Workforce Plan. <p>The City is committed to continually improving the services provided, and the way services are delivered to customers and community. This is achieved through a combined approach of planning, reviewing and improving systems and processes, workforce, improving relationships with key partners and stakeholders, and maximising the opportunities to make services more accessible and efficient through use of technology. Key partners and stakeholders are referenced as being key to the success of delivering the Corporate Business Plan. At a local level, these are identified as:</p> <ul style="list-style-type: none"> • Developers of Land • Educational Institutions • Health Providers • Local Community Associations • Natural Areas Friends Groups • Residents and Ratepayers • Wanneroo Business Association
<p>Smart Growth Strategy 2005 (City of Wanneroo)</p>	<p>Smart Growth is the terminology used in responding to worsening trends in traffic congestion, air pollution, loss of open space, degradation of existing communities and the increasing cost of public infrastructure.</p> <p>The Smart Growth Strategy, whilst dated, identified a number of key themes which are relevant to the development of land in the northern corridor. These include:</p> <ul style="list-style-type: none"> • Constraints and challenges: Limited access to public transport network for some communities. Challenge of balancing environmental

Document	Precis of Main Considerations	
	<p>protection and economic development/growth. Determining the needs of new and existing communities as well as our future residents. Lack of regional strategic integration. Lack of infrastructure and resources to support business development. Lack of investment into value-adding new economy projects or ideas.</p> <ul style="list-style-type: none"> • The City, with Smart Growth, will: integrate existing infrastructure, producing a network of neighbourhoods with lifestyle choices, employment opportunities and facilities to support all ages and life stages. • Supporting documents: The Community Development Strategy, Economic Development Strategy, Local Environment Strategy and others in development. • Smart Growth principles include: <ul style="list-style-type: none"> ○ the provision of a variety of housing types and the enhancement of lifestyle options. ○ effective use and development of land and buildings for the benefit of the local area. ○ promotes development that minimises environmental impact, together with practices that conserve and enhance natural areas. ○ creating opportunities to enhance and develop the identity of our places and our people, and to improve equity and inclusiveness within our community. ○ opportunities that enhance industry growth and promote job creation within our region. ○ encourages citizen and stakeholder participation in governance and development decisions. 	
City of Wanneroo Public Health Plan (2014/15 to 2016/17)	<p>This plan, whilst dated, identifies the need to create a physical, social, economic and cultural environment that supports and promotes health and wellbeing for the whole community in line with a social determinant of health approach.</p> <p>As a result of the consultation and research processes undertaken to underpin the plan, the following issues were identified as City-wide public health issues to be addressed:</p> <ul style="list-style-type: none"> • Mental health • Food security and nutrition • Inactive lifestyles • Harmful drug and alcohol consumption • Community Safety • Public transport • Access to services • Communicable disease prevention 	

Document	Precis of Main Considerations
<p>City of Wanneroo Place Framework 2018 (City of Wanneroo)</p> <p>The City acknowledges that in order to meet the needs of its evolving community, local places and services should be designed and delivered with consideration to the uniqueness of each community. This needs to be developed in a more coordinated way. The City's approach to Place Development is identified as: Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. The approach to Place Management is responding to local community priorities through the coordination of services provided in place, through integrated governance, facilitation, collaboration and leadership approaches.</p> <p>The objectives of the Place Framework are to:</p> <ul style="list-style-type: none"> • Outline a set of guiding principles that underpin the City's Place Approach. • Build the organisation's confidence and capacity to deliver a Place Approach. • Facilitate enhanced relationships with the community in places and projects. • Provide guidance to Local Area Planning. • Inform Strategic and Service Planning. • Provide guidance to the place-based delivery of services. • Articulate a clear definition of Place-related terminology. <p>Under the City's Place approach, the following is identified:-</p> <ul style="list-style-type: none"> • Place Development Creation and implementation of a distinctive community vision for Places. Design and creation of physical spaces and urban form that reflects the vision, which is enhanced through community engagement and activation. • Place Management Responding to local community priorities through the coordination of services provided in place, through integrated governance, facilitation, collaboration and leadership approaches. <p>A key outcome is to improve community connectedness through community hubs. The City's approach is to:</p> <ul style="list-style-type: none"> • Build on the essential and distinctive character of a Place and its people. • Be sustainable now and into the future, considering Environmental, Social, and Economic factors. • Improve partnerships and collaborative working with government, business and community. • Embrace innovation in service delivery and technology. • Embrace flexibility, acknowledging that the Place Approach is evolutionary. • Enhance equity, social inclusion and community participation. <p>Of the seven Place Management Areas, these include: Transitional Coastal Place Management Area; Emerging Coastal Place Management Area and Established Coastal Place Management Area (to the southern part of the Northern Growth Corridor Area).</p>	

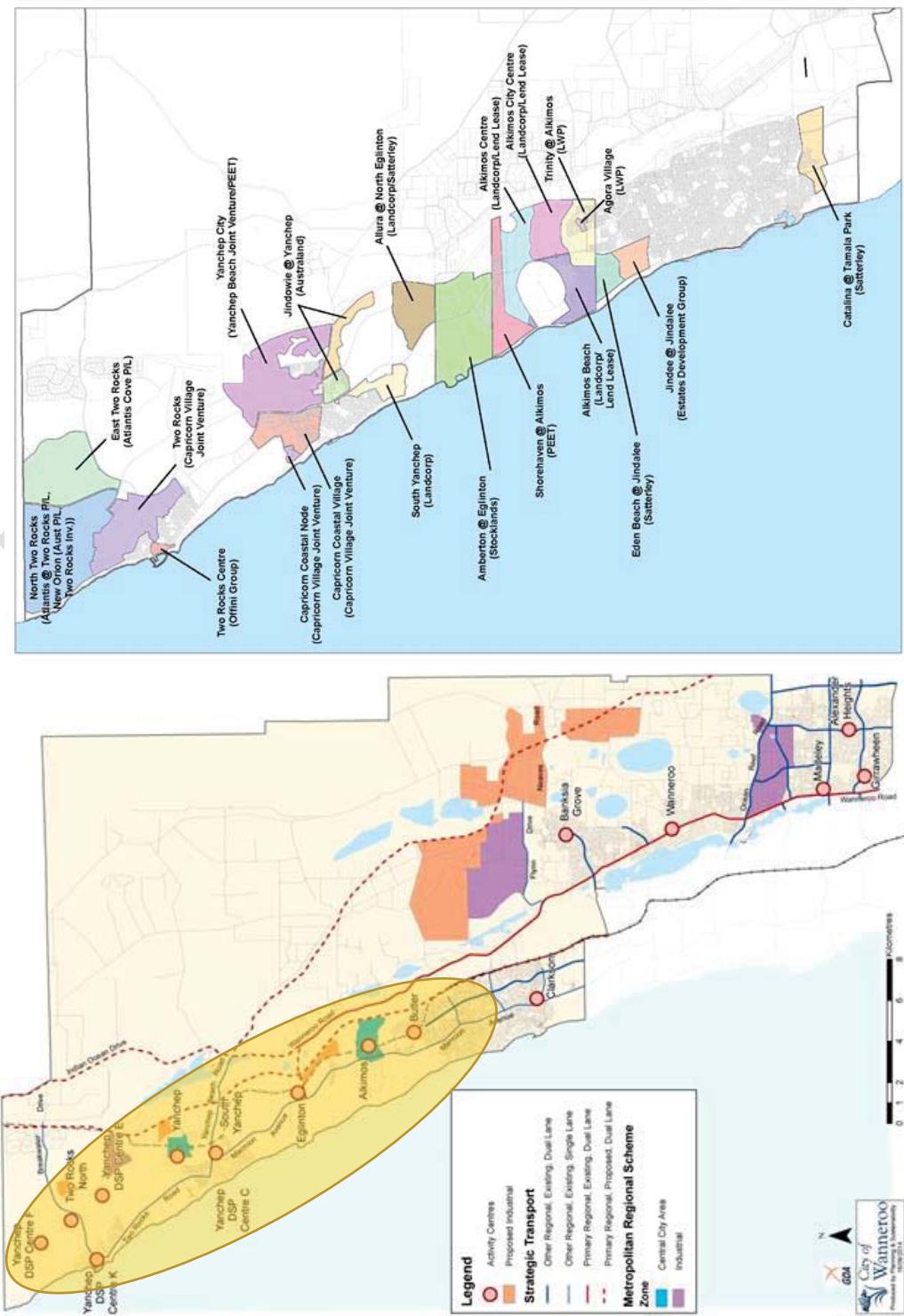
Document	Precis of Main Considerations	
Asset Management Strategy 2018 – 2022	<p>Relevant asset Classes and the corresponding services they provide include:</p> <ul style="list-style-type: none"> • Land - Freehold, crown, investment, leased land. Management of Crown Land for public use. Future return on investment and opportunities on freehold land. Land leased to commercial entities or community groups. • Buildings and Building Facilities - Includes aquatic centres, leisure centres, community and recreation centres, multi-purpose community facilities, libraries, museums, public toilets, halls, heritage-listed buildings, amenity and storage buildings. Providing building infrastructure for use by corporate, community, office space, sports clubs, aged and youth groups etc. • Infrastructure - Parks, Reserves and landscapes : parks, reserves and gardens, sports ovals, play equipment, irrigation systems, wheeled sports facilities, tennis courts, golf courses, park furniture, sports field lighting, landscaping, boardwalks, trees, retaining walls. • Plant, Equipment, furniture and fittings (general), Furniture (specific), furniture and fittings for office space environment. Collections for libraries and museum art displays. <p>The fair value of the City's physical asset base, as at 30 June 2017, is valued at in excess of \$2.4Bn across a wide range of asset classes.</p>	<p>The plan advocates a cycle friendly environment within the City that is desirable, accessible and attractive to a variety of users and provides a credible alternative to vehicle use for 0 - 10km trips. The plan also seeks to create an integrated transport movement network to meet the future needs of the City, ensuring efficient access to the principle road and shared path network; key strategic centres, transport hubs, employment centres, recreational/sports facilities and educational precincts within the City. Of the actions identified the following are relevant:</p> <ul style="list-style-type: none"> • Develop a checklist to assess plan submissions ensuring consideration of the needs for cycling facilities. • Incorporate a cycling facilities assessment as part of the City's planning approval process to ensure developers make provision for cycling end-of-trip facilities, bicycle parking and improved infrastructure, where applicable. <p>The Plan reinforces the City's strong commitment to enriching its communities through investment in arts and culture and showcases the many opportunities available to residents to become involved. The document references a number of key strategic documents that support the City's commitment to heritage, culture and the arts including:</p> <ul style="list-style-type: none"> • Social Strategy 2018/19 – 2021/22 (in development) • Place Framework 2018 • Strategic Library Services Plan 2017/18 – 2021/22 • Access and Inclusion Plan 2018/19 – 2020/21 • Reconciliation Action Plan 2018/19-2021/22 • Early Childhood Strategy 2017/18 – 2021/22 • Economic Development Strategy and Action Plan 2016-2021 • Customer First Strategy 2016-2020 • Age-Friendly Strategy 2017/18 – 2020/21
Draft Wanneroo Cycle Plan (City of Wanneroo December 2018)		
City of Wanneroo Cultural Plan 2018/19 to 2021/22		

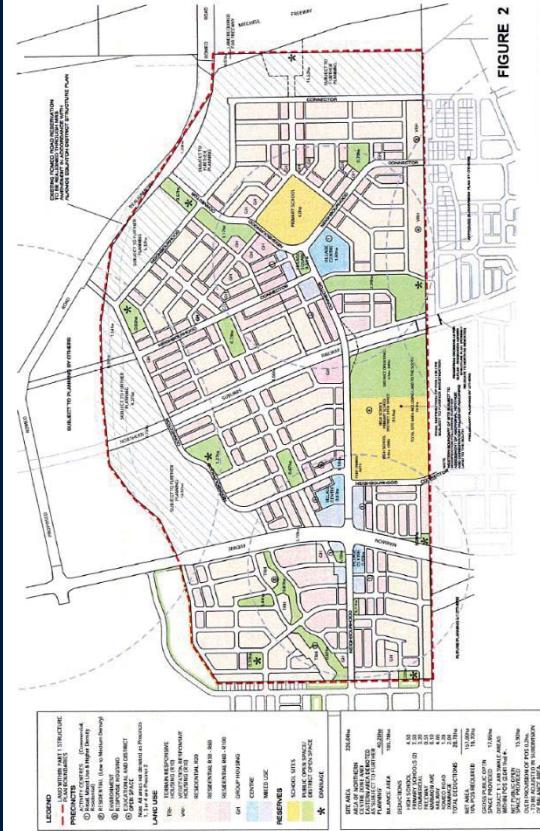
Document	Precis of Main Considerations
<ul style="list-style-type: none"> Youth Plan 2018/19 – 2020/21 <p>Yanchep /Two Rocks is identified as one of four libraries operated by the City. A learning community is identified as a key priority. Libraries are increasingly being repurposed as hubs within their communities, providing a range of integrated services so that one location meets a variety of localised community needs. As this continues in the City of Wanneroo, it enables our services to re-evaluate and provide for emerging needs, working collaboratively within Cultural Development, with internal and external stakeholders. Mary Lindsay Homestead is a heritage building which was recently refurbished and re-opened as a community arts facility in Yanchep. It is recognised that creating an environment that fosters opportunities to develop knowledge and creativity delivers social and economic benefits for individuals and the community.</p> <p>A number of key actions and strategies are identified around A Learning Community, A Creative Community, A Cultural Community, A Community that Values its Heritage and Management of Cultural Assets.</p>	<p>Obligations of the lessee:</p> <ul style="list-style-type: none"> To pay when due all charges, rentals and expenses in respect of gas, electricity, water, telephone, telecommunications, rates and taxes, insurance premiums, used, consumed or incurred in respect of the Premises. Approval to be sought for any sublet, etc. from the Lessor or Minister for Lands. The Lessee must give to the Lessor the Lessee's profit and loss accounts, statements, balance sheets and attached reports and notes for each financial year within 45 Business Days of the end of that year. Keep and maintain the Premises in good and tenantable repair and condition, fair wear and tear excepted. Prior written consent for signage. Maintain public liability insurance of \$20M, workers compensation policy and an insurance policy covering building, furniture and fittings and cost of re-instatement. If requested, the Lessee must give the Lessor monthly occupancy statistics. The Lessee is to ensure that all floodlighting shall be installed and operated in accordance with the Council's Flood and Security Lighting (CP-58) policy. Initial lease is for a period of 10 years.
<p>City of Wanneroo Not-for-Profit Lease Template (Lessor Maintenance Works)</p>	

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Precis of Main Considerations

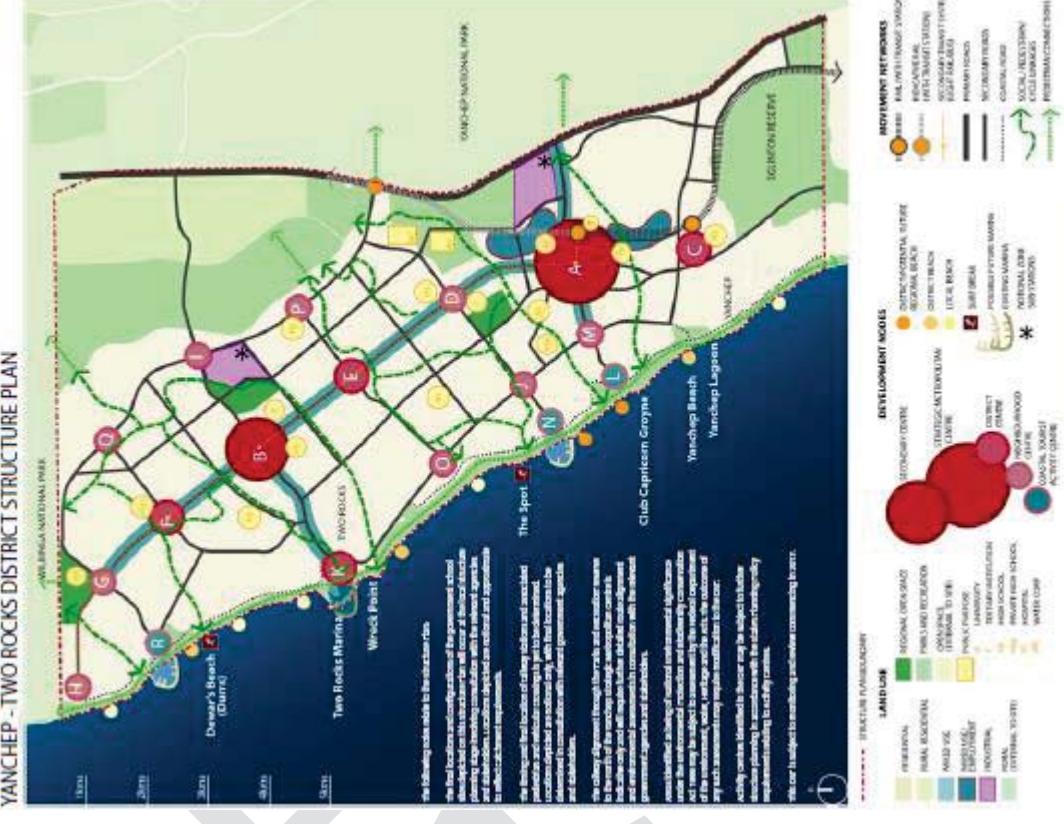
Existing and Future Employment nodes in Wanneroo (City of Wanneroo) and Current Development in the Northern Coastal Growth Corridor



Document	Precis of Main Considerations
Agora Village LSP No. 86	<ul style="list-style-type: none"> Eastern Village provides a focus for social and community interaction with opportunities for events. Allows strip to interface with town square and school oval. Identified as primary school site. <p>Incorporates District Open Space with High School Site – Final Distribution of POS subject to further investigation.</p>  <p>FIGURE 2</p> <p>DEVELOPMENT CONCEPT PLAN LOTS 1001 & 1002 MARMON AVENUE, ALIMOS</p> <p>NOT TO SCALE @ 1:44 © 2010 SHON YOUNGLESON LTD. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE USED OR COPIED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED BY THE DEVELOPER.</p>  <p>FIGURE 3</p> <p>SHON YOUNGLESON LTD. © 2010 SHON YOUNGLESON LTD. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE USED OR COPIED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED BY THE DEVELOPER.</p> <p>INSTITUTE INSTITUTE OF LAND SURVEYING LOT 1 RICHO ROAD, ALIMOS, KERSEY 2000 HONG KONG</p>

Document	Precis of Main Considerations	<p>Alkimos Eglington DSP (March 2016)</p> <p>The Alkimos Eglington District Structure Plan provides a new coastal community, comprising over 23,000 dwellings, housing more than 57,000 people. Reference is made to:</p> <ul style="list-style-type: none"> • Providing a range of community amenities. • Protecting areas of natural environment within identified Regional Open Space reservations and open space systems. • Providing a variety of active recreation facilities. • Facilitate ease of access to the attractive coastal environs. • Facilitating formation of an integrated community, and a strong ‘sense of place’. <p>Further reference is made to Regional Community Infrastructure Requirements Discussion Paper (June 2006). Allocation of land for community facilities will occur through future local structure planning processes and will need to be integrated with planned regional facilities.</p> <p>Eglington District Activity Centre: is intended to meet the weekly shopping and services needs of the community including the provision of office and community facilities.</p> <p>Identified desirable types of facilities to be incorporated within Alkimos Eglington are:</p> <ul style="list-style-type: none"> ○ Regional Open Space stand alone playing fields, (50ha) located east of Alkimos Secondary Centre outside DSP area. ○ District Open Space (DOS) at 13ha adjacent to the Secondary Centre, within the RGS site. ○ Aquatic and recreation centre based on Joondalup Arena model. Performing arts centre in the Alkimos Secondary Activity Centre. ○ Surf life saving club at southern coastal node. ○ Range of community purpose sites. ○ 1 x indoor sport / recreation centre, potentially co-located with tertiary provider or high school. ○ 1 x municipal golf course (80ha) stand alone, single purpose facility not co-located with any other regional infrastructure.
		ALKIMOS EGGLINTON

Document	Precis of Main Considerations
Alkimos Eglinton DSP (March 2016)	<p>Infrastructure development requires the early provision of optimum facilities and services that offer a wide range of opportunities. Staging of development is to be determined.</p> <p>The DSP nominates recommended indicative locations for the:</p> <ul style="list-style-type: none"> • District Playing Fields • Neighbourhood Playing Fields • School Sites (Public and Private) • Surf Club Facility • Aquatic Recreation Centre <p>Financial responsibility for Regional Open Space is identified as appropriate authorities. Recreational Facilities are identified as the responsibility of the developer/state and local government. District Community facilities are the responsibility of the developer/council.</p> 

Document	Precis of Main Considerations
<p>Yanchep – Two Rocks DSP (Roberts Day for Tokyu Corporation) Nov 2012</p> <p>Yanchep City Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) August 2012</p>	<p>The need for the following is identified in the Yanchep - Two Rocks District Structure Plan.</p> <ul style="list-style-type: none"> • A university within the Yanchep City Centre • TAFE facilities • A public senior high school (Years 8-12) will be required north of the Yanchep City Centre to accommodate students graduating from the 4-5 feeder primary schools in and around the northern half of the project area. • A district aquatic and recreation facility in the Yanchep City Centre. • A regional library within the Yanchep City Centre. <p>The preferred outcome is for a shared-use library with the university, centrally located within the City Centre and in close proximity to public transport.</p> <p>A performing arts centre in the Yanchep City Centre to partner the provision of a modern shared-use facility with the university. The aim is to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.</p>
 <p>The map illustrates the Yanchep-Two Rocks District Structure Plan area, spanning from the Yanchep Lagoon in the south to the Swan River in the north. Key features include:</p> <ul style="list-style-type: none"> Land Use: Residential, Regional Open Space, Public and Recreational Open Space, Industrial, Commercial, Employment, Innovation, Residential, Strategic, Cultural, and Natural areas. Infrastructure: Major roads like Yanchep Road, Two Rocks Road, and the Kwinana Freeway; rail lines; and water bodies like the Yanchep Lagoon and Swan River. Development Nodes: Strategic Centres (Yanchep City Centre, Yanchep Lagoon), Economic Centres (Two Rocks, Yanchep Lagoon), Strategic Activity Centres (Yanchep Lagoon, Yanchep Lagoon Marina), and Community Centres (Yanchep Lagoon Marina, Yanchep Lagoon). Investment Priorities: Strategic Infrastructure, Regional Transport, Major Economic Development, Regional Education, Major Parks and Open Space, Sustainable Growth, Social Infrastructure, Coastal Assets, and Future Reserves. Key Locations: Yanchep Lagoon Marina, Yanchep Lagoon, Yanchep City Centre, Two Rocks, and the Swan River. 	

Document	Precis of Main Considerations
Yanchep Lagoon Master Plan (Roberts Day) Feb 2009	<p>The Master Plan provides a strategic blueprint for future development and activity at the Lagoon. It will guide the City's Place Development. The concept plan highlights the Homestead as an incubator of arts and culture in a coastal setting. This includes an artist's residency and extended use of the Homestead with the provision of additional meeting rooms and a diverse program of events, space for food trucks and interactive outdoor heritage displays.</p>
Two Rocks Local Structure Plan (Taylor Burrell Barnett Town Planning and Design) December 2015 and October 2017	<p>Four local community purpose sites have been provided to meet the future needs of the Two Rocks community. The sites have been designated adjacent to senior sized ovals, near primary schools or near local centres. The community purpose sites are intended to provide for a variety of services and facilities including community halls, community meeting rooms, recreation centres and sporting facilities. The area of land allocated for these uses is 1.1046 ha. (in accordance with Liveable Neighbourhoods which identifies community purpose site be provided for every 1500-1800 dwellings).</p>
St Andrews District Structure Plan: Regional Community and Human Service Infrastructure Provision Strategy (Creating Communities) 2007	<p>The regional community infrastructure provision strategy for St Andrews is based on a number of key values and guiding principles:</p> <ul style="list-style-type: none"> • 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. Colocation enables shared use of facilities, efficient provision of supporting infrastructure (i.e. car parking) and provides opportunities for joint initiatives across service providers. <p>Needs identified included:</p> <ul style="list-style-type: none"> • Total of 40ha – 60ha of district active open space. • Total of 60ha – 80ha of regional active open. • 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. • 2 x regional libraries co-located with tertiary providers and/or high schools. • 1 x performing arts centre co-located with a tertiary provider.
Predicted Future Demand for Coastal Facilities - Yanchep - Two Rocks Project (MP Rogers and Assocs) Sept 2008	<p>To accommodate the ultimate peak beach use, it is estimated that five local beaches, four district beaches and one regional beach should be developed along the coastline.</p> <p>The regional beach should be developed on the southern section of shoreline in close proximity to the regional activity centre and the associated public transport routes. Moreover, the regional beach should be adjacent to a coastal activity centre to ensure integration of foreshore development.</p>

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<p>South Alkimos Consolidated ASP (Roberts Day for LandCorp + Lend Lease) Nov 2017</p>	<p>The Plan identified the Playing Field POS sits within the central area of the site, adjacent to the primary school and will be a community-focused park. It is to be developed as a shared facility between the City and the Department of Education and Training and will accommodate a full-sized oval.</p> <p>The unique approach proposed by the proponents provided for the appointment of a Recreation Manager will facilitate sport, recreation and wellbeing programs specifically for the business community. Initiatives suggested including the provision of opportunities for local businesses to compete against each other in various sporting activities. They indicated that research has shown these ongoing programs to be of assistance in the attraction and retention of staff, enhanced workplace performance and also enhanced business networking.</p> <p>The plan states the sporting, leisure, health and welfare services provided within the 5 to 10 km catchment are insufficient to meet the needs of the current population in the area. The Arena Joondalup and Aquamotion are the only aquatic facilities in the region and both of these facilities are outside of the 10km catchment for South Alkimos. Therefore, district level recreation and aquatic facilities will need to be considered strategically to ensure that the planning integrates the current level of facility provision while also considering what is likely to be provided at a regional level in the future.</p> <p>In addition, it is stated there is currently a lack of provision of cultural facilities and programs in the corridor north of the Joondalup City Centre. The provision of human, welfare and health services in the region is delivered using an outreach model, utilising predominantly multi-purpose community buildings that can co-locate a variety of services. It is imperative that the provision of facilities of multi-purpose design is continued.</p>
<p>Active Reserves Master Plan Report (2016)</p>	<p>The purpose of the City of Wanneroo Active Reserves Master Plans Report has been to develop a Master Plan for each existing Active Reserve within the City. It also references proposed new developments including those identified within the northern growth corridor.</p> <p>The intention of the report is to provide an evidence base which assists Council in their decision-making process in regard to the funding and timing of projects. As a consequence, the report is a working document. The body of work will form one component of a broader strategic Community Facility Planning Framework. As a result of the ARMP process, a total of 196 individual projects at an approximate cost of \$71.4M have been identified. \$34.4M relates to the development of new Active Reserves (i.e. Banksia Grove District POS, Butler North District POS and Yanchep Active Open Space). The areas were split into wards. The North Coast Ward is the most relevant to this plan and includes:</p> <ul style="list-style-type: none"> • Butler North District Open Space (now known as Halesworth Park) • Yanchep Active Open Space (now known as Splendid Park) • Leatherback Park • Amerton District Open Space

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Alkimos Regional Open Space Precinct	<ul style="list-style-type: none"> • Charnwood Park • Oldham Reserve <p>The Regional Open Space identifies the following infrastructure:</p> <ul style="list-style-type: none"> • Football Ovals (AFL/Cricket) x 2 • Netball Courts x 32 • Full Soccer Fields x 4 • Athletics Track x 1 • Soccer x 4 • Rugby Fields x 4 • Touch Rugby Fields x 8 • Baseball / Softball x 3 • Amenities Building • Criterion Track x 1 <p>The overall cost of the development is identified as \$102M.</p>  <table border="1"> <thead> <tr> <th>Element</th> <th>Cost Estimate</th> </tr> </thead> <tbody> <tr> <td>1 Two football ovals (AFL/Cricket)</td> <td>\$2.3m</td> </tr> <tr> <td>2 12 netball courts</td> <td>\$2.3m</td> </tr> <tr> <td>3 Four full soccer fields</td> <td>\$2.3m</td> </tr> <tr> <td>4 Athletics track</td> <td>\$1.1m</td> </tr> <tr> <td>5 Four soccer fields</td> <td>\$1.1m</td> </tr> <tr> <td>6 Touch football</td> <td>\$1.1m</td> </tr> <tr> <td>7 Soccer fields</td> <td>\$1.1m</td> </tr> <tr> <td>8 Synthetic track and amenities</td> <td>\$2m</td> </tr> <tr> <td>TOTAL</td> <td>\$82.3m</td> </tr> </tbody> </table> <p>Activities Legend</p> <ul style="list-style-type: none"> ① FOOTBALL OVALS (AFL/CRICKET) ② NETBALL COURTS ③ FULL SOCCER FIELDS ④ AMENITIES BUILDINGS ⑤ SOCCER ⑥ RUGBY FIELDS ⑦ TOUCH FOOTBALL ⑧ BASEBALL/SOFTBALL ⑨ ATHLETICS TRACK ⑩ CRITERION TRACK <p>Zone Legend</p> <ul style="list-style-type: none"> • Zone 1 - Two Football Ovals (AFL/Cricket) • Zone 2 - 12 Netball Courts • Zone 3 - Four full Soccer fields and Athletics Track • Zone 4 - Four Rugby Fields and Touch Football • Zone 5 - Three Baseball/Softball fields • Zone 6 - Criterion Track and Athletics Building 	Element	Cost Estimate	1 Two football ovals (AFL/Cricket)	\$2.3m	2 12 netball courts	\$2.3m	3 Four full soccer fields	\$2.3m	4 Athletics track	\$1.1m	5 Four soccer fields	\$1.1m	6 Touch football	\$1.1m	7 Soccer fields	\$1.1m	8 Synthetic track and amenities	\$2m	TOTAL	\$82.3m
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City of Wanneroo Relevant Policies	<ul style="list-style-type: none"> • Community Gardens Policy: The City recognises community gardens as a valuable resource that foster community relationships, contribute to sustainable living practices and develop skills and learning. Land parcels used as community gardens will not be credited as a portion of the overall percentage of public open space required under the relevant planning requirements. • Joint Development and Shared Use Facilities with Department of Education: The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City. The City and the DOE have developed a set of Protocols and Principles to be considered when recommending the co-location of school sites within Public Open Space (POS) and/or the sharing of recreation and community facilities. The Protocols and Principles highlight the need for prior consensus regarding the planned use, development and ongoing management of the facilities before either party enters into a shared use arrangement and 																				

Document	Precis of Main Considerations
<ul style="list-style-type: none"> • formal agreement. • Sports Floodlighting Policy: To guide the provision and maintenance of floodlights at selected active reserves and outdoor courts within the City. It splits into the following categories: <ul style="list-style-type: none"> ◦ Active Reserves - Multi Use – determined as ‘Ball and Physical Training’ Level by the City and the level of lighting will be in accordance with Amateur Level Australian Standard 2560.2.3-2007. ◦ Outdoor Court Lighting – determined as ‘Recreation or Training and Competition with few spectators’ level by the City and the level of lighting will be in accordance with Australian Standard 2560.2.4-1986. ◦ Tennis Courts – The installation of any tennis courts as a new stand-alone facility or addition to existing facilities by either the City or a developer must have floodlighting that meets with Australian Standard 2560.2.1-2003 for ‘Recreational and Residential’ Tennis. ◦ Small Ball Sports – considered on a case-by-case basis. • Access to Information and Services for People with Disabilities and their Family and Carers: Council will ensure that the needs of people with disabilities are taken into account in the design of all proposed developments involving public access, in accordance with the relevant legislation. • Facility Hire and Use Policy: The City of Wanneroo is committed to providing the highest standards of community facilities, based upon the principles of social equity, environmental sustainability, financial affordability and transparency of process. Junior and Senior clubs, organisations or groups defined under this policy shall have fully subsidised use of City facilities (subject to the provision noted below) except when the facility is used for fund-raising purposes when a commercial operator promotes the activity. All Service Clubs, Charitable Institutions and Emergency Service organisations defined under this policy shall be eligible to hire any of the City’s facilities at 50% of the community rate nominated in the City’s Fees and Charges Schedule, except when the facility or reserve is used for fund raising purposes or when the activity is promoted by a commercial operator. 	<p>This policy framework has been drafted to</p> <ul style="list-style-type: none"> • Ensure that POS is delivered to optimise community benefit; • Provide local interpretation of the WAPC Liveable Neighbourhoods policy; and • Guide Council, its officers and applicants in considering the planning of POS in new urban areas. <p>A variety of POS shall be provided within a specified area that ensures a balance of sizes, types, functions and locations within a community. For sport, a minimum of 4% of the gross sub-divisible area shall be allocated for sport POS unless the City is satisfied that one or more of specific criteria are met. These include if there is already sufficient existing sport POS within close proximity; the provision of 4% sport POS would not result in a usable space for active recreation (i.e. too small); and the provision of 4% sport POS would have an adverse effect on walkability/connectivity of POS in the locality.</p> <p>For recreation no specific percentage is identified, just referenced by ‘as required’.</p> <p>Where community facilities are located on POS (e.g. a sporting pavilion), the space required to accommodate the facility should be considered as part of the POS planning process and included as part of the POS allocation. A specific community purpose site is not required in these</p>
<p>Planning and Sustainability: Local Planning Policy Framework</p> <p>Local Planning Policy 4.3: Public Open Space (City of Wanneroo)</p>	

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<p>instances. Co-location of POS with school sites is supported and encouraged. This however is required to be subject to a formal agreement between the City of Wanneroo, Department of Lands and Department of Education.</p> <p>Specific reference is made to stormwater run-off and capture and the need to ensure stormwater runoff from small rainfall events entering any part of a POS reserve that is included in the POS credit calculation and wetland buffers.</p> <p>The policy references specific hierarchies of provision and includes. Of relevance to this plan is:</p> <ul style="list-style-type: none"> • Neighbourhood: Are similar to local spaces but are generally larger and able to provide for recreation and informal active pursuits simultaneously. Sizes are: 1.0 – 7.0ha (Recreation) and 4.0 – 7.0ha (Sports) within an 800m (10min walking catchment). POS sites of less than 3.0ha co-located with primary schools. Specific facility developments are identified which are to be carried forward in the NCGC Facilities Plan. • District: Principally provide for organised sporting use, yet are large enough to accommodate a variety of concurrent uses including informal recreation, children's play, picnicking, dog walking, social gatherings and individual activities. 7.0 – 20ha in size (may also incorporate large environmental / conservation areas. No specific catchment identified, Specific facility developments are identified which are to be carried forward in the NCGC Facilities Plan. • Regional: Generally the largest provisions of space in the community. They are the focal points for community activity and/or active sport and are capable of intense, frequent use by large numbers of people. Regional spaces attract visitors from across the metropolitan area and are not restricted to any one local government area. 20-50+ha in size. Accessibility by public transport is essential. Specific facility developments are not identified and should be determined on a case by case basis. <p>The policy hierarchy has a number of similarities with the framework hierarchy for POS endorsed by state government with the exception of land sizes and potential catchments. It is recommended that the objectives of LPP 4.3 be utilised as a guideline as is the policy intention and the spatial requirements and catchments modified to recognise the local circumstances which will result in an extensive narrow development corridor constrained by the ocean and hard road infrastructure which will have a marked impact on the catchments associated with each facility and potential viability.</p>	<p>East Wanneroo Community Facilities Plan (Draft December 2018, Revised March 2019)</p> <ul style="list-style-type: none"> • East Wanneroo is divided into 27 precincts. The plan follows a similar approach to that in the original Northern Coastal Growth Corridor Plan of 2011 (adopted 2012). The standards of provision and general principles are also based on that plan. • Each facility type is defined: <ul style="list-style-type: none"> ○ Community centres are multipurpose community facilities that cater for a variety of social, cultural, educational and recreational pastimes. Regional facilities should be located within or near activity centres with access to public transport and shared parking. 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. ○ 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

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	<p>complementary facilities (e.g. wheeled sports facilities) and delivery of youth programs.</p> <ul style="list-style-type: none"> ○ 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. Location close to shops, services and public transport is critical ○ 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. 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. They should be located in a central position, ideally within an activity centre to maximise accessibility. ○ Performing Arts Centres are a space for arts rehearsal and performance, ranging from small playhouses to large multi-purpose performance centres. They should only be provided at a regional level and preferably located within a larger activity node. District facilities should be located as part of a high school complex as the majority of use will be generated from the school. ○ Art Galleries and Exhibition Centres are a space specifically allocated for the display, promotion and/or sale of art (be it paintings, sculpture, photography) or other exhibitions. Purpose-built galleries should only be provided at regional level, located within a major regional centre to maximise access by vehicle and public transport. District and local gallery needs should be met within multipurpose community 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 gyms and group fitness facilities, plus larger multipurpose rooms, function rooms and kitchen facilities. 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. ○ 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. They 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. ○ Regional and District Public Open Space: These facilities generally accommodate high-level sport organised by the respective State Sporting Associations. These facilities need to be located at the edge of districts away from most households and sensitively located close to the local transport network. District open spaces, whilst still accommodating high levels of use, should be located within the district to maximise access and walkable catchment, where possible. ○ Hard courts generally consist of fenced banks of robust recreational playing surfaces to accommodate a variety of high intensity community sporting activities. Regional complexes should consist of 10 or more hard courts and may have sole

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<p>Draft Needs and Feasibility Study for a North Coast Regional Aquatic and Recreation Centre and Draft Feasibility Study and Business Plan (SGL 2019)</p>	<p>purpose line marking (for tennis or netball) to facilitate a high level of competition. District hard court complexes (6-10 courts) should be located within district public open space or co-located with high schools.</p> <p>The key conclusions of the Needs Analysis which focuses on population projections to 2031 and does not take into account projected additional population growth anticipated by increasing densities and projected growth post 2041 indicates:</p> <ul style="list-style-type: none"> • A population of 160,000 is likely to justify at least two small or one large aquatic and recreation centre. • A number of commercial swimming pools are available in the NCGC. These swimming pools primarily focus on aquatic education, and many are less than 25m, and not suitable or available for other aquatic activities. • As with swimming pools, the NCGC has a deficiency in sports halls. Whilst a small number do exist, none are capable of hosting mainstream sporting competitions, such as basketball, netball, volleyball, badminton and futsal. • Six major aquatic markets have been identified - lap swimming, swim coaching/squads, learn to swim lessons, recreational aquatic play, aquatic fitness programs, therapeutic and rehabilitation programs. • In the short term, and given the age profile of the NCGC, the priority should be on servicing the needs of children and families (indoor aquatic facility, of at least 25m in length). <p>The Feasibility Study and Business Plan indicates:</p> <ul style="list-style-type: none"> • The demand assessment has indicated that significant area of water space may be required to meet demand. Projected demand for sports halls indicate that four courts are required to meet current demand, and up to 16 courts may be needed in the long term. • The proposed aquatic and leisure facility to be located at Alkinos or Yanchep will have little or no impact on attendances at either Aquamotion or Kingsway Indoor Stadium. • Subject to a detailed demand analysis and business case, expansion, or redevelopment at another site, of Aquamotion and Kingsway Indoor Stadium is likely to be justified by 2041. This would service Wanneroo Town Centre and Wanneroo East, which would not be impacted upon by any development in the NCGC. <p>The estimation of capital expenditure is \$60.6M for a 25m pool and \$66.5M for a 50m indoor pool.</p>
<p>Age-Friendly Communities; Age-Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016)</p>	<p>State and National Guidelines, Plans and Strategies</p> <p>The Framework is in direct response to the needs of Western Australian seniors as identified through extensive consultation. The funding and administration of residential aged care places falls under the jurisdiction of the Federal Department of Social Services. The number of beds and community-based care packages allocated is determined by Federal benchmarks.</p> <p>A key area to be enhanced is partnerships between governments, developers and designers to promote best practice universal housing, public space and building design. Supporting seniors to remain living in their own home and local community helps to build strong, vibrant communities that care for and support each other. Of the intervention measures identified, the following is important:</p> <ul style="list-style-type: none"> • continued expansion of the range of affordable recreational, cultural and creative pursuits available through discounts linked to the WA Seniors Card; • continued support for seniors' participation in sport and recreation activities designed to meet the unique needs of seniors;

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	<ul style="list-style-type: none"> • programs that build social and community connectedness such as funding to Community and Neighbourhood Houses and Learning Centres; Men's Sheds; support for volunteering and community events and festivals that bring people together at a local level. <p>The Department of Communities encourages local governments to embrace the World Health Organisation's age-friendly communities' concept of considering and planning for the ageing of the community (inclusive and accessible for people of all ages).</p> <p>An age-friendly community is one that:</p> <ul style="list-style-type: none"> • recognises the great diversity among older people; • promotes their inclusion and contribution in all areas of community life; • respects their decisions and lifestyle choices; • anticipates and responds to age-related needs and preferences. <p>In developing an age-friendly community, the role of local government is to enable the sector to provide appropriate levels of infrastructure to allow seniors to age in place. This is largely driven through the land use planning process and in partnership with developers. The key role that local government plays within the servicing of seniors is through the provision of:</p> <ul style="list-style-type: none"> • Affordable recreational, cultural and creative pursuits. • Participation in sport and recreation activities designed to meet the unique needs of seniors (particularly related to social interaction and non/low-contact activities). • The provision of infrastructure where seniors are valued and may contribute to the economy through volunteering (i.e. Men's Sheds, Community Events, etc.). • Access to learning and development opportunities (generally through the provision and access to IT within a library setting).
Department of Culture and the Arts Strategic Plan 2016	<p>The document, amongst other objectives, advocates the promotion of a diverse, vibrant and sustainable cultural sector. This includes:</p> <ul style="list-style-type: none"> • Establishing the contribution of culture to whole of Government initiatives supporting Aboriginal arts, culture and communities. • Supporting the Department of Planning processes and regulatory reform in planning of cultural infrastructure and places. <p>The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. However, it should be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.</p>
Strategic Directions Framework 2015-2030 for Arts and Culture in WA	<p>The strategy identifies that the sector:</p> <ul style="list-style-type: none"> • Provides employment of at least 8% of the State's total employment. • Contributes a gross value added to the economy of 7% of the State's output. • Uses public-private partnerships as the dominant delivery agents of new cultural infrastructure. <p>In 2030 the aspiration is to, amongst others, provide:</p> <ul style="list-style-type: none"> • Access to high quality arts and cultural experiences for Western Australians wherever they live in the State. • Government as flexible, responsive and creative in the support it offers to the sector. • A seamless partnership between State Government, Local Government, the sector and the education system in support of developing

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	<p>creative talent and the latent creativity in all Western Australians at all stages in their lives.</p> <ul style="list-style-type: none"> • People of all backgrounds, ethnicities, ages and abilities engaging in art forms without fear of exclusion and creating their own experiences at home, work or in school. <p>Reference is made to the Progress Against Closing the Gap Western Australia 2015 report, where our Aboriginal population continues to experience significant disadvantage, and where there will be a growing need to ensure Aboriginal people are connected to their culture, and that this culture is visible to, and celebrated by, our broader community.</p> <p>The document states that if the State is to accommodate a large population increase and the inevitable pressure on services that this will entail, then the sector will be essential in challenging the current norms of social service delivery.</p> <p>The critical services which are required to be developed in partnership with local government are:</p> <ul style="list-style-type: none"> • The provision of community arts and cultural development. • Access to galleries, libraries and museums. • Access to appropriate indoor and outdoor performing arts areas (including for music, visual performance, arts and crafts). • Support and facilitation for the development and connection to Aboriginal cultural heritage. 	
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	<p>The document provides vision and direction for Western Australia's Sport and Recreation Industry. The following key challenges relevant to the development of Sport and Recreation Space are:</p> <ul style="list-style-type: none"> • Public Open Space and Urban Form: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. To deliver public open space which meets the needs of communities into the future, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. • Commercialisation: A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. • Financial [Un]Certainty: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment. • Life Course and Life Stage Participation: The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community. 	
Aboriginal Services and Practice Framework	<p>The Framework is intended to inform the review, development and implementation of services, policies and practice when working with Aboriginal children, their families and communities. It is also a resource that can support Department funded community sector organisations working with Aboriginal children, families and communities.</p>	158

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WA Primary Health Care Strategy (Department of Health, State of Western Australia Dec 2011)	<p>It is a reference document which underpins intervention measures to support Aboriginal children, families and communities.</p> <ul style="list-style-type: none"> • The document identifies the reform in primary health care which will establish a person-centred system to improve health outcomes of Western Australians. One of the key areas identified is partnering with local government to plan community-based service provision. • Physical infrastructure initiatives should provide an opportunity to deliver specialist services, co-locate and integrate with multidisciplinary health services, and offer community-based training and research opportunities. Infrastructure projects should be developed based on evidence. It is recognised that infrastructure, especially housing and clinic facilities, is particularly important for the delivery of primary health care services in regional WA and in the outer metropolitan areas of Perth. • Primary health care services will remain largely the responsibility of the Commonwealth Government, in partnership with other administrative bodies. The State Government, in partnership with local government and non-government organisations, should work with these administrative bodies to ensure that funding decisions are targeted towards areas of need and that processes align with the recommendations of the Economic Audit Committee Report. • An effective and equitable primary health care sector maximises linkages across Commonwealth, state, local government, non-government and private sector providers. <p>The primary health care strategy, whilst dated, highlights the importance of an integrated delivery framework which needs to be developed in partnership with local governments. It is not the role of local government to provide the service but to enable the service to be provided by others. Access to consulting rooms, secure (but temporary) surgeries and other outreach needs of the primary health care service sector are important.</p>	<p>Strategies and actions being pursued in Western Australia against the four key focus areas of the Strategy:</p> <ul style="list-style-type: none"> • Key Focus Area 1 – Access to Early Childhood Education • Key Focus Area 2 – Positive community awareness and engagement • Key Focus Area 3 – Quality early childhood programs and activities • Key Focus Area 4 – Aboriginal and Torres Strait Islander cultural awareness of teachers and support staff <p>Within metropolitan Perth, the Swan Region (including the City of Wanneroo) is identified as providing one of five Children and Family Centres to provide integrated early childhood services, enabling greater access to child, maternal and health services for Aboriginal families. Within WA, there is an aim to increase the number of Aboriginal Kindergartens in the metropolitan area. In WA, this is predominantly delivered through public schools.</p> <p>Important considerations for the ATSI community within Metropolitan Perth are access to early childhood education and the strategic positioning of kindergartens. The service provider would, however, be the Department of Education through the public-school network.</p>
Better Choices: Youth in WA (Department of Local Government and	<p>The age range for young people is defined as 10-25, with a focus on those aged 10-18. The youth service system focusses on areas that complement mainstream systems such as school education, hospital systems or crisis services, i.e. out of home care and juvenile detention. Areas identified for improvement include:</p> <ul style="list-style-type: none"> • Reduce fragmentation of funding across the service spectrum. 	

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Communities) 24/10/17	<ul style="list-style-type: none"> • The current system has limited visibility of services and unclear linkages between services, impacting on service providers and young people's access. • There is no clear legislative basis for the overall system. <p>The key role for local government is through engagement funding which provides a cross-section of activities that are universally available to young people (to have new experiences and meet other young people through sport, music and a range of other activities). In addition, local governments provide support services for young people primarily through youth drop in centres (targeting young people who are vulnerable and require extra support). The services are often run with support from local governments to tailor the service to the needs of the local community.</p> <p>Selected examples of best practice include:</p> <ul style="list-style-type: none"> • Youth service hubs – formalised youth service hubs such as drop in centres provide a single physical location around which services can be operationally coordinated. • Youth led initiatives – supporting innovative youth-led initiatives is an empowering way of involving young people in youth services. <p>The provision of youth services is fragmented between several service providers (including religious institutions). A decision needs to be taken on the level of support, accessibility and service that is reasonable for the City to provide. A focus will need to be on multi-functional youth services which have the capability to provide a diverse mix of activities and social engagement opportunities.</p> <p>The City, in adhering to the framework, runs a number of youth engagement events and activities. A youth reference group has been established for discussing issues across the city.</p>
Department of Culture and the Arts Strategic Plan 2016	<p>The document, amongst other objectives, advocates the promotion of a diverse, vibrant and sustainable cultural sector. This includes:</p> <ul style="list-style-type: none"> • Establishing the contribution of culture to whole of Government initiatives supporting Aboriginal arts, culture and communities. • Supporting the Department of Planning processes and regulatory reform in planning of cultural infrastructure and places. <p>The strategy is largely dictated by the need to deliver the State Government's arts and culture priorities and ensuring effective management of the State Government's investment in culture and the arts. It, however, should be recognised that local areas have their own unique and diverse arts and cultural needs which need to reflect the Aboriginal culture and diverse demographic needs of planning areas.</p> <p>The document references the following:</p> <ul style="list-style-type: none"> • There are currently 231 public libraries in Western Australia, operated by 142 participating bodies including 139 local governments delivered through the State Library of Western Australia (SLWA), in partnership with local government. • Local governments are required to engage with their community to establish a vision that will frame priorities and objectives for the future. They must balance the needs of the community against legislative requirements, fiscal realities and emerging social imperatives. • The Library Board of Western Australia's annual report 2015-16 and SLWA's Strategic Directions 2013-17 highlight the continued reform and service delivery changes that are improving the public library network, with a focus on improving literacy outcomes, increasing materials and programs to cater for Western Australia's multicultural population and supporting regional service delivery. <p>Key drivers for change are identified as:</p> <ul style="list-style-type: none"> • Integrated planning
Western Australian Public Libraries: Our Future (Background Paper) and WA Public Libraries Strategy: A New Chapter for Our Public Library System Strategy 2017	

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	<ul style="list-style-type: none"> • Good governance • Best value service delivery • Public value • Community engagement and place-making <p>Libraries often collaborate with other local services through co-location in the same building, shared access to facilities to share costs and improve the customer experience, or through integration of the management of services. Examples of this include:</p> <ul style="list-style-type: none"> • With the Department of Education on school sites, and Community Resource Centres (CRCs) that are co-located with public libraries. • Partnerships with business providers (i.e. The City of Kwinana successfully partnered with Dome Coffee to co-locate a Dome Café within the Darius Wells Library and Resource Centre). <p>The implications for the NGCCFP are:</p> <ul style="list-style-type: none"> • The document refers to libraries as moving away from being solely transaction-oriented resource lenders towards more activity focused community spaces. • In addition, there is an emerging link between libraries and community development functions as a driver for workforce development. • The major challenge is to remain relevant and adaptable to technological change. • The services provided within the City are clearly adapting to these changing circumstances and will continue to provide a dedicated resource servicing the population growth. 	
Classification framework for public open space (Department of Sport and Recreation) 2013	<p>Within the Classification Framework for Public Open Space, different types of POS infrastructure are categorised by primary function (recreation, sport and nature space) and by expected catchment (local, neighbourhood, district or regional open space).</p> <p>Descriptions of primary function comprise:</p> <p>Recreation space</p> <ul style="list-style-type: none"> • Provides a setting for informal play and physical activity, relaxation and social interaction. • Includes open parkland and gardens, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares. <p>Sport space</p> <ul style="list-style-type: none"> • Provides a setting for formal structured sporting activities. • Includes playing surfaces, buffer zones and supporting infrastructure, such as clubrooms. <p>Nature space</p> <ul style="list-style-type: none"> • Provides a setting where people can enjoy nearby nature. • Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values. <p>Catchment category descriptions are based on expected purpose, typical size and how far a user might travel from their home to visit parkland, and include:</p> <p>Local Open Space</p>	

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	<ul style="list-style-type: none"> • Usually small parklands that service the recreation needs of nearby residents. • 0.4ha to 1ha in size and within 400 metres or a 5-minute walk. <p>Neighbourhood Open Space</p> <ul style="list-style-type: none"> • Usually provide a variety of features and facilities with opportunities to socialise. • 1ha to 5ha in size and within 800 metres or a 10-minute walk. <p>District Open Space</p> <ul style="list-style-type: none"> • Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space • 5ha to 15ha in size and within 2 kilometres or a 5-minute drive. <p>Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.</p>	<p>WA State Government Sport and Open Space Strategies and Guidelines</p> <p>The document aims to provide the framework for the provision of state, national and international level infrastructure for sport in Western Australia from 2012 to 2022. It establishes a series of key facility needs of all sports in the hosting of international, national and state level events.</p> <ul style="list-style-type: none"> • Education: To educate project proponents in the development of facilities. • Planning: By ensuring that projects are well planned, cater for multiple sports development needs, meet the required standards for national and international sporting competition and events, and provide opportunities for community access. • Funding: To provide justification for investment. • Priorities: Alignment with the State Governments Strategic Asset Management (SAM) framework, by re-enforcing the components of asset planning, capital investment, maintenance and asset disposal. • Sustainability: To demonstrate that the asset will be effectively managed and operated to meet sustainability principles in planning, design and operation in accordance with DSRs Sustainability Policy and Action Plan. • Communication: To communicate the requirements of the Plan to all government agencies. <p>The document fundamentally identifies the requirements to establish need and feasibility for funding and the requirement to develop an ongoing consultative and review process. In addition, reference is made to the emerging issues of asset maintenance, refurbishment and potential retirement/replacement.</p> <p>Of the issues identified, the following are relevant to the current study:</p> <ul style="list-style-type: none"> • Land banking for future sports facility growth: One of the main concerns with the development of new sporting infrastructure close to the Perth CBD is the lack of sufficient land to accommodate expanded or major new facilities. <p>One of the key challenges faced by the SSFP is the funding process to facilitate delivery of the plan. The State Sporting Infrastructure Fund (SSIF) is allocated in line with a bidding process and investment is prioritised on a needs basis supported by a business case.</p>

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State Sporting Facilities Plan – Projects Update (Department of Sport and Recreation July 2013)	<p>The plan guides the Government's capital infrastructure and ongoing maintenance commitments. Capital Works Programs – reference is made to the following projects which do not have an identified site:</p> <ul style="list-style-type: none"> • Football West – The development of a Home of Football Business Case. • Surfing WA – A business case was completed by Surfing WA in late 2014 seeking State funding for a new operations centre. • Whitewater Park – A site analysis is currently being undertaken within the metropolitan; and should a site be found, an area business case will need to be undertaken and any planning issues and site constraints will need to be determined and resolved. <p>Additional selected business case studies were identified as:</p> <ul style="list-style-type: none"> • BMX – facility feasibility study to determine whether existing BMX infrastructure can accommodate national and international competition requirements. • Cycling – examination of the feasibility and need for a closed road circuit venue to support criterium and road racing and centre for bike education. 	
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	<p>The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia.</p> <ul style="list-style-type: none"> • Participation: To get over 1 million Western Australians regularly riding by 2020. • Transport: For cycling to achieve a transport mode share of 5% by 2020. • Female Participation: To reduce the disparity between men's and women's participation in cycling. • Children's Participation: To move the percentage of kids riding to school closer to the levels of the 1970s. • Safety: To reduce the number of serious bicycle injuries every year. • Image: To dramatically improve community perceptions of cycling as a safe and enjoyable activity. • Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships. • Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan and regional WA (includes cycle paths, mountain bike trails and cycle sport facilities) every year. <p>Of the challenges, the following are relevant to the NCGC:</p> <ul style="list-style-type: none"> • We have an inadequate number of cycle sport facilities. • The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. • Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing. 	
Aquatic Strategic Facilities Plan (2012)	<p>Of the recommendations contained within the strategy, the following are relevant:</p> <ul style="list-style-type: none"> • The associations are to provide a direct leadership role to improve relationships between clubs and facility managers. To assist this outcome, a formal document to help clubs articulate their benefit to the facilities operation and sustainability should be created. • Develop partnership arrangements with facility managers, through a shared resource approach for coaches, volunteers and programs. <p>No sites are specifically identified for development outside of the hierarchy model which specifies development at the top end of the aquatic industry. No financial commitment is given to the delivery of the Facility Plan.</p>	

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Bowls WA Strategic Facilities Plan (2012)	<p>The Strategic Facilities Plan is to ensure that the provision of bowls facilities is carried out in a manner that is sustainable and in the best interest of the sport. Needs are to be assessed on a number of factors including the sustainability of the club, current facilities and the growth potential of the club. Local government authorities and clubs are to use the Strategic Facilities Plan as the basis for planning and development of bowling clubs and facilities. This should be carried out in consultation with the Department of Sport and Recreation, Bowls WA and other relevant stakeholders.</p>
Hockey WA Strategic Facilities Plan (2009)	<p>This Plan contains a series of recommendations relating to the provision of synthetic turf and grass pitch infrastructure. In consideration of State Sporting Strategic Facilities Plan, the Hockey WA Board is to review its existing policy titled, <i>Additional/Synthetic Turf</i>, to determine the level of funding that may be available for turf provision, and the conditions pertaining to such funding. Twelve specific sites are identified for synthetic turf pitch provision with associated grass pitch provision. The NCGC is not identified for a synthetic turf provision under the current strategic planning process.</p>
Football West Strategic Facilities Plan (2006)	<p>One of the aims of the project is for Football West and DSR to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. Recommendations were made with regard to the need for additional rectangular pitch provision in specific zonal areas. The recommendations were based on anticipated population growth and anticipated growth within the sport at different age/competition levels.</p>
Tennis West Strategic Facilities Plan (2018)	<p>There is a requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements. The plan provides limited guidance for the NCGC, concentrating future demand for courts within the City of Joondalup and the City of Stirling. The main observations and opportunities were identified as:</p> <ul style="list-style-type: none"> • Significant population growth is predicted in Wanneroo and Ellenbrook in the next 10+ years. • A requirement for more lit hard courts to support night tennis. • Investigate opportunities for clay courts and a Regional Level venue. • Provide an even spread of Book a Court venues to support casual use of club venues. • Regional planning and developer contribution opportunities. <p>Recommendations include:</p> <ul style="list-style-type: none"> • Partner with the City of Wanneroo on the future development of a Large Community or Regional Tennis Centre to meet the future needs and demands of tennis in the northern growth corridor. • Explore tennis opportunities in Yanchep where there are currently no tennis facilities. Investigate school partnership opportunities and develop a facility at the University. • Investigate suitable locations for the future development of clay courts that support elite player pathways.
WACA Strategic Facilities Plan (2006)	<p>A clear focus for all stakeholders when planning for cricket facility provision should be on the needs of the player, achieved through recognition and use of the ‘facilities planning triangle’ outlined under the WA Cricket Philosophy. The strategy does not appear to have been developed beyond its initial publication by the WACA. Many of the recommendations would have required significant involvement of Regional Development Managers working with clubs to implement the recommendations. It is not evident, however, that this has occurred.</p>

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Western Australian Football Commission Strategic Facilities Plan (2006)	<p>One of the aims of the project was to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. The plan incorporates future facility needs based on population growth which specifies a significant increase in teams (and therefore the need for football ovals) in the NCGC. Reference is made to the facility requirements of each standard of play and provides commentary on the key facility components which may be utilised in developing the district level strategies/plans. It is also to be noted that recently adopted AFL facility guidelines incorporates a requirement for all new facilities to be diverse and incorporate unisex changing infrastructure.</p>
Netball Strategic Facilities Plan (2015)	<p>The intention of the Plan is to:</p> <ol style="list-style-type: none"> 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and implement a process for prioritising and securing potential investment to deliver the Plan. 2) Establish the framework within which the State Sporting Association (SSA) of Netball WA can provide support and guidance to its affiliated associations ("associations") and local government. <p>The outcomes of the court demand assessment for netball facilities to 2016 were that the existing level of provision of netball courts is meeting or exceeding demand in all regions. Future priority for investment was, however, identified for the NCGC of one district level indoor sport and recreation centre (1–2 indoor courts) and one district level outdoor hard-court facility (6–10 courts). In referring to Metropolitan and Regional Netball Associations, it suggests the need to develop another Association to cater for growth in the northern suburbs is likely to be required within the next five years, given anticipated population growth within the Cities of Swan and Wanneroo. The need for 19 additional courts within Metropolitan Perth was anticipated by 2026 with a focus on Baldivis, Ellenbrook, Alkimos, South Metropolitan, Hills Region and Wanneroo.</p> <p>Of the recommendations contained within the plan for the NCGC, the following are relevant:</p> <ul style="list-style-type: none"> • Support the City of Wanneroo in developing the business case for one district level indoor sport and one district level outdoor hard-court facility by 2026.
Basketball Strategic Facilities Plan (2015)	<p>The intention of the Strategic Plan is to:</p> <ol style="list-style-type: none"> 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and a process for prioritising and securing potential investment to deliver the plan. 2) Establish the framework within which the State Sporting Association (SSA) of Basketball WA can provide support and guidance to its affiliated associations ("associations") and local government. <p>Basketball WA's priority development areas include Baldivis (City of Rockingham), Ellenbrook / Urban Growth Corridor (City of Swan), the Hills Region (includes Shires of Kalamunda and Mundaring), Southern Metropolitan Corridor and Wanneroo (including Alkimos). As with the Netball Strategy, City of Wanneroo's Northern Coastal Corridor Community Facility Plan estimates that by 2026 they will require one district level indoor sport and recreation centre (1 – 2 indoor courts) and one district level outdoor hard-court facility (6 – 10 courts).</p> <p>Of the recommendations contained within the plan for the NCGC, the following are relevant:</p> <ul style="list-style-type: none"> • An additional 19 recreational basketball courts are to be provided in the metropolitan region by 2026. • The Northern Coastal Corridor: Support the City of Wanneroo in developing the business case for one district level indoor sport and recreation centre and one district level outdoor hard-court facility by 2026.

Document	Precis of Main Considerations
Overview	<p>Priority areas for Basketball include Wanneroo and, in particular, Alkimos.</p> <p>A review of the Facility Plans identifies a number of common threads which can be summarised as:</p> <ul style="list-style-type: none"> • The strategic documents vary from being explicit in identifying sites for development, whilst others are generic in advising on the approximate location of facilities in accordance with population growth. • With the exception of the WAFC Strategic Plan, no strategic facilities plan has been developed to incorporate implementation and delivery. • The role of local government is critical to the implementation of the majority of recommendations in respect of facility development. • The Strategic Plans (with the exception of WAFC) have not been reviewed on a regular basis to determine their currency. • The strategies have largely been developed in isolation with little regard to ground sharing, co-location and compatible uses. • The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. • The majority of the strategies are linked to funding available through CSRFF.

APPENDIX B: Demographic Analysis

The demographic analysis outlines the key data for the City, which has been obtained using the following sources:

- Australian Bureau of Statistics (ABS) 2016 Census
- Community Profile and Social Access for the City of Wanneroo
- Forecast.id for the City of Wanneroo Local Government Area
- WA Tomorrow (2015)

The analysis has focused on the current population profile and future population growth, age composition and components of population change.

Current Population and Key Influences

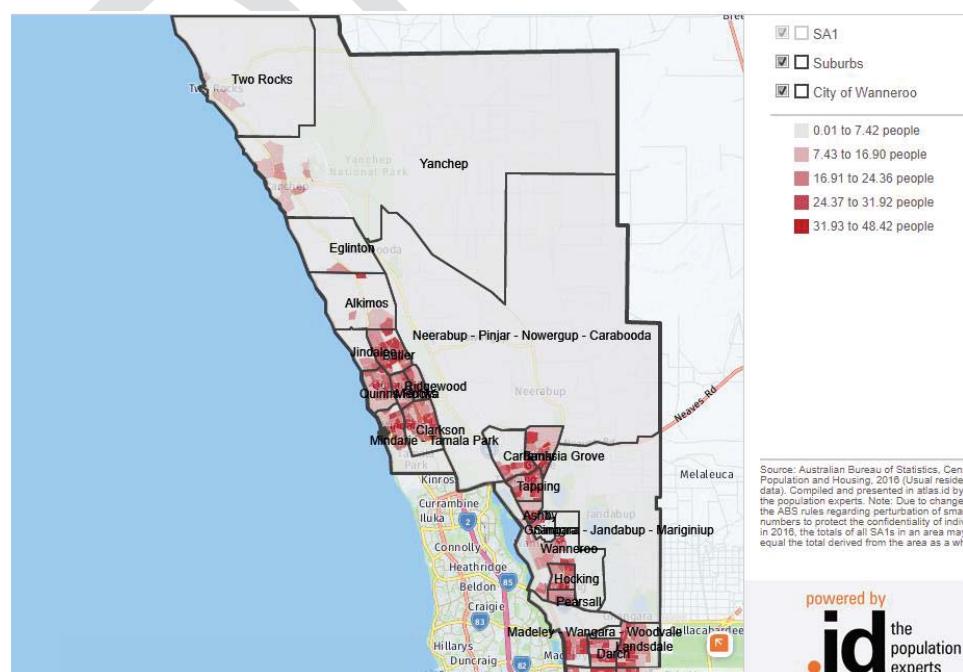
The City of Wanneroo is located on the north western fringe of Perth between 12 and 60 kilometres from the Perth CBD. The City is residential and rural area, with some industrial areas. The bulk of the population lives on the suburban fringe of Perth and borders the Shire of Gingin to the north, the Shire of Chittering and the City of Swan in the east.

The Estimated Resident Population of the City of Wanneroo in 2016 was 188,212, living in 70,348 dwellings with an average household size of 2.83. This represents an increase of 36,129 (23.8%) since the 2011 census. The latest estimated figures indicate that in 2019 there is a population of 220,246 which is forecast to grow to 412,996 by 2041.

The most significant development within the City occurred during the post-war years, aided by the provision of electricity in 1954, the State Government Corridor Plan in 1970, and the northern spread of development from Perth. Rapid growth took place from the 1970s, starting in the southern suburbs of Girrawheen and Koondoola, and moving northwards over time. The population more than trebled between 1991 and 2011, rising from 45,000 in 1991 to 149,000 in 2011.

The City of Wanneroo Estimated Resident Population for 2018 is 203,679, with a population density of 2.96 persons per hectare.

Figure 13: City of Wanneroo, Population density, 2016, Usual residence, Persons per Hectare (Source: Forecast.id)



The areas subject to the Northern Coastal Growth Corridor report include Two Rocks, Yanchep, Eglinton and Alkimos. These areas are, however, impacted upon by the emerging populations, particularly in the surrounding suburbs of Jindalee, Butler and Neerabup - Pinjar - Nowergup – Carabooda. This analysis incorporates the demographic influences of those suburbs due to their direct impact on community facility provision in the southern portion of the Growth Corridor. Table 22 below highlights the 2016 resident population (ABS Census) and the population density. It can be seen that the density within the neighbouring suburb of Butler is significantly higher than those currently within the Northern Coastal Growth Corridor. Jindalee whilst a significantly lower density level is also higher than the neighbouring suburbs, with the exception of Butler. This is largely indicative of its rural nature and prior to the extensive growth projected.

Table 23: Population Density – City of Wanneroo Usual Residence (source: City of Wanneroo Social Atlas)

Population Density 2016: City of Wanneroo Usual Residence			
Area	Number (Residents)	Hectare	Persons per hectare
Northern Coastal Growth Corridor Suburbs			
Alkimos	6,261	1,553	4.03
Butler	13,273	532	24.97
Eglinton	1,672	1,506	1.11
Jindalee	2,519	389	6.47
Neerabup - Pinjar - Nowergup - Carabooda	843	21,452	0.04
Two Rocks	2,988	5,207	0.57
Yanchep	8,869	21,849	0.41
Comparative Data			
City of Wanneroo	188,212	68,710	2.74
Greater Perth	1,943,858	642,234	3.03
Western Australia	2,474,410	253,134,430	0.01
Australia	23,401,890	770,213,508	0.03

Population Summary

- Table 23 summarises the population for the City of Wanneroo and the respective suburbs which influence on the likely demand for community infrastructure within the Northern Coastal Growth Corridor. It highlights how future population change will potentially affect the corridor. In particular:
 - The significance off Yanchep as it develops into a regional centre and second city of Wanneroo between 2016 and 2041; the most extensive growth occurring post 2021.
 - The substantial growth in Alkimos since 2016 which is to intensify up to 2031 and start to slow by 2036 where it then remains relatively stable between 2036 and 2041.
 - The significant growth in Eglinton post 2021 to 2041 in developing as a district centre.
 - The development of Two Rocks which is steady up until 2026 where the anticipated population numbers increase substantially after that period to 2041.
- The population numbers in forecast.id for the 2016 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population

overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

Table 24: Population Summary – City of Wanneroo (source: City of Wanneroo Forecast.id)

Area	Forecast year						Change between 2016 and 2041	
	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
City of Wanneroo	195,252	236,844	280,456	325,470	369,430	412,996	217,744	3.04
Alkimos	6,531	16,551	25,672	33,346	38,387	38,979	32,448	7.41
Butler	13,748	15,373	17,010	17,776	17,767	17,556	3,808	0.98
Eglinton	1,740	5,783	10,502	17,383	24,739	29,207	27,467	11.94
Jindalee	2,549	5,467	7,810	8,707	8,843	8,781	6,232	5.07
Neerabup - Pinjar - Nowergup - Carabooda	877	1,107	1,390	1,545	1,571	1,542	665	2.28
Two Rocks	3,085	4,853	6,872	9,358	13,375	20,879	17,794	7.95
Yanchep	9,161	13,447	18,099	24,741	33,953	45,012	35,851	6.57

Figure 14: City of Wanneroo Population Forecast including Surrounding Impacting Suburbs (Source: WA Tomorrow)

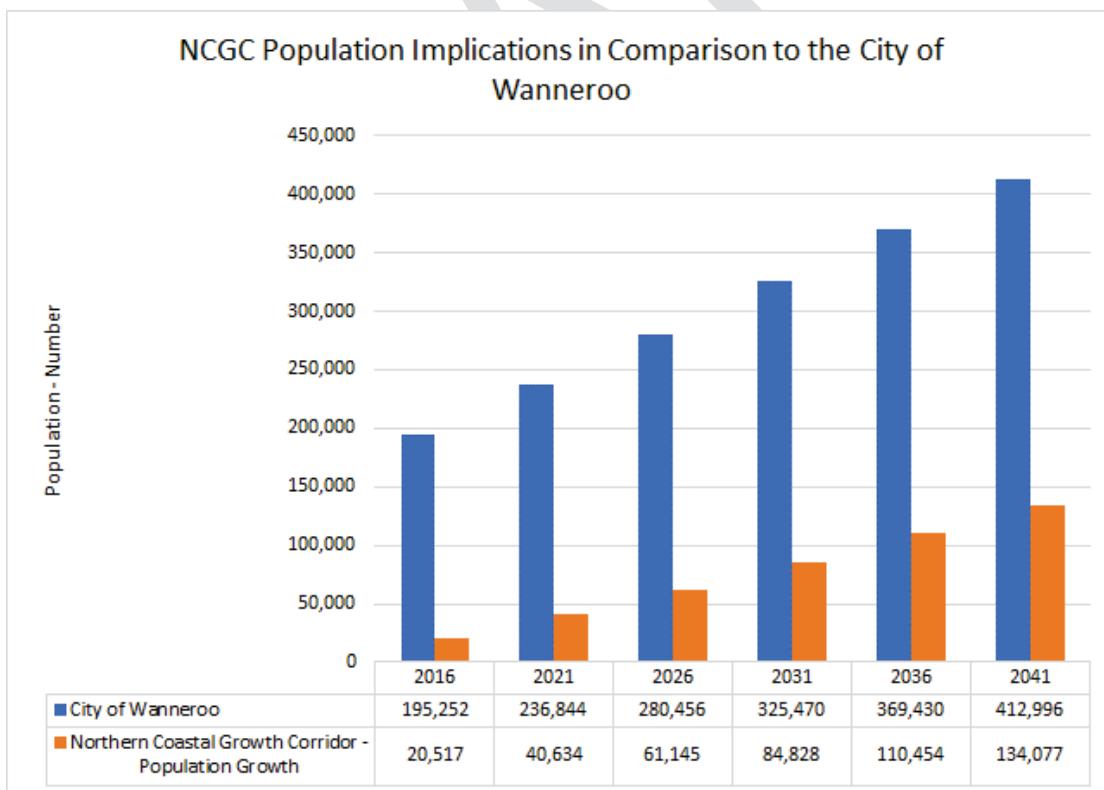


Figure 14 highlights the projected growth within the Northern Coastal Growth Corridor on five-year intervals. It can be seen that the growth corridor accounts for approximately 50% or above of new residents within the City during the period to 2041. The subsequent Figure 15 identifies the estimated change in population in five-year blocks from 2016-2036. This also includes the surrounding suburbs for

comparative purposes. Figure 16 similarly incorporates the surrounding suburbs in identifying the changes to the dwelling projections.

Figure 15: City of Wanneroo Suburb Population Projections (Source: Forecast.id)

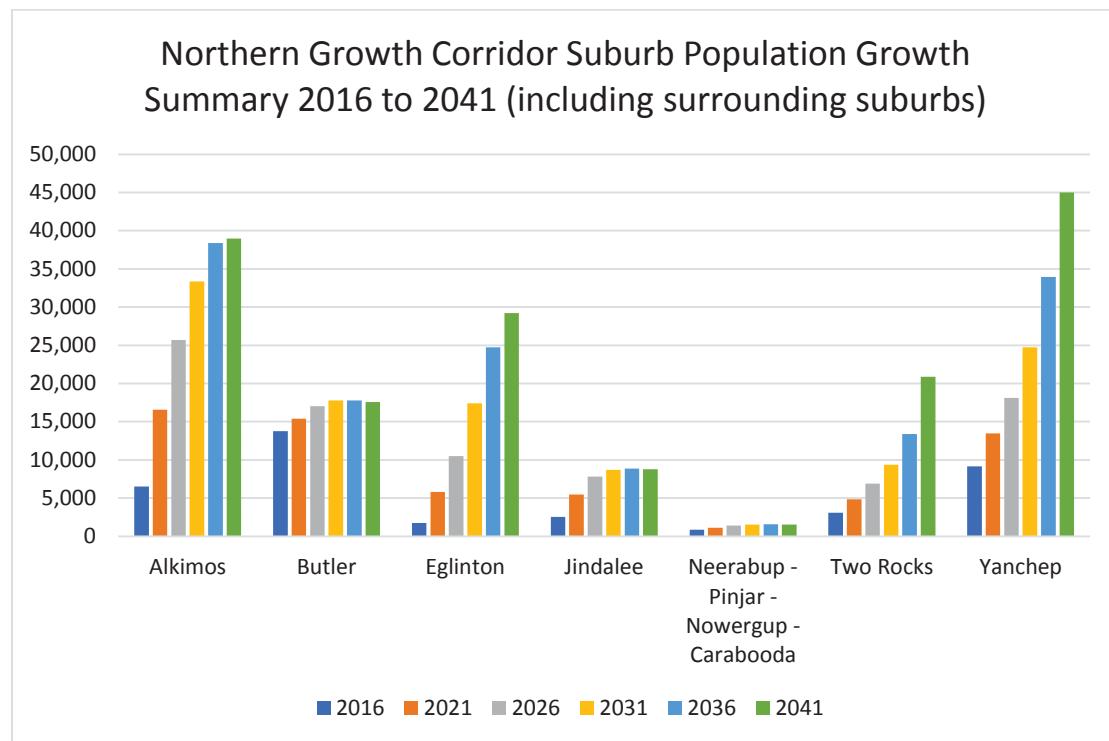
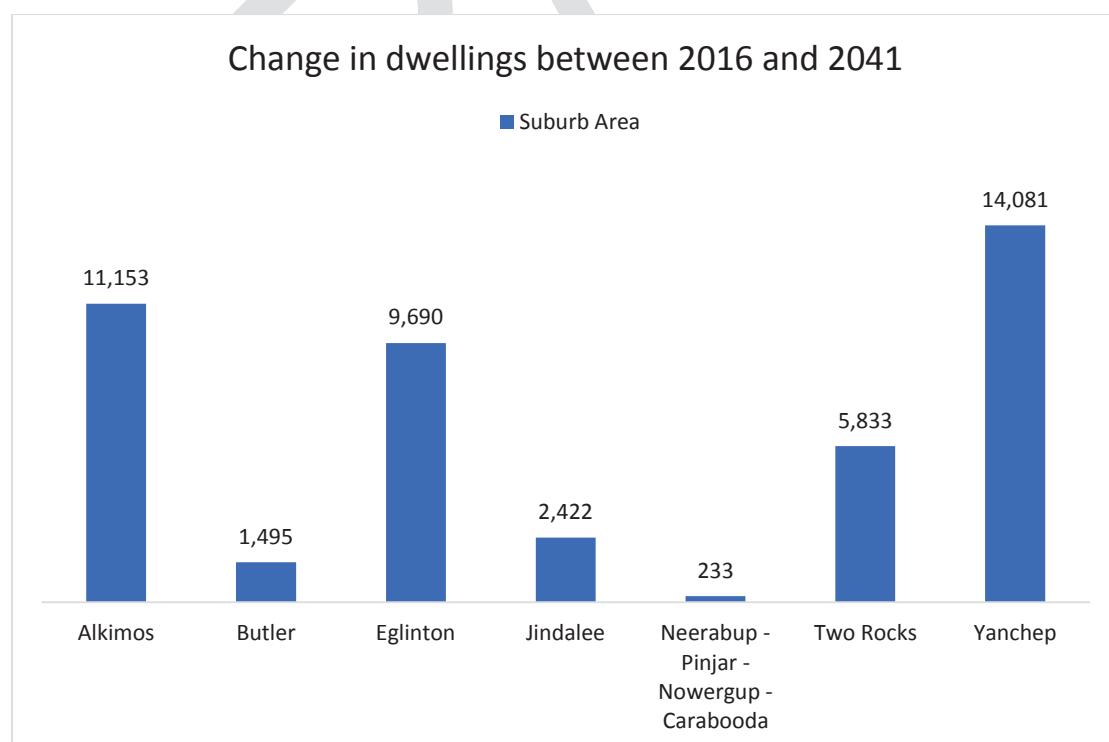


Figure 16: Northern Coastal Growth Corridor and Surrounding Suburb Dwelling Projections (Source: Forecast.id)



Northern Coastal Growth Corridor Suburb Population Growth and Age Structure

Alkimos

The following highlights the key components of population change within the Alkimos Suburb.

- Net migration is the single biggest influence on population change until 2031 when the natural increase in local birth rate takes over. From 2037 to 2041 the actual net migration diminishes to a level which will see a relatively static population growth.
- The most significant population change is between 2017 to 2021 where the demand for community infrastructure to meet the emerging population becomes more critical. At this point, the ability to retrofit to address any deficiencies in provision become difficult to resolve without impacting upon the development structure. This puts additional pressure on existing infrastructure to the south and potential new infrastructure to the north or outside of the main activity centres.
- Between 2016 and 2026, the age structure forecasts for 0–14-year olds indicate a 368% increase in population under working age, a 470% increase in population of retirement age, and a 281% increase in population of working age.
- From 2027 to 2041 a 35% increase in population under working age, a 157% increase in population of retirement age, and 52% increase in population of working age. This indicates that from the initial development phase, whilst still growing substantially, the resident population will be ageing in place and requiring greater need for senior level provision (social meeting places, lifelong learning, Men's Sheds and passive recreational/non-contact sporting opportunities).

Figure 17: Components of Forecast Population Change for the Suburb of Alkimos (Source: Forecast.id)

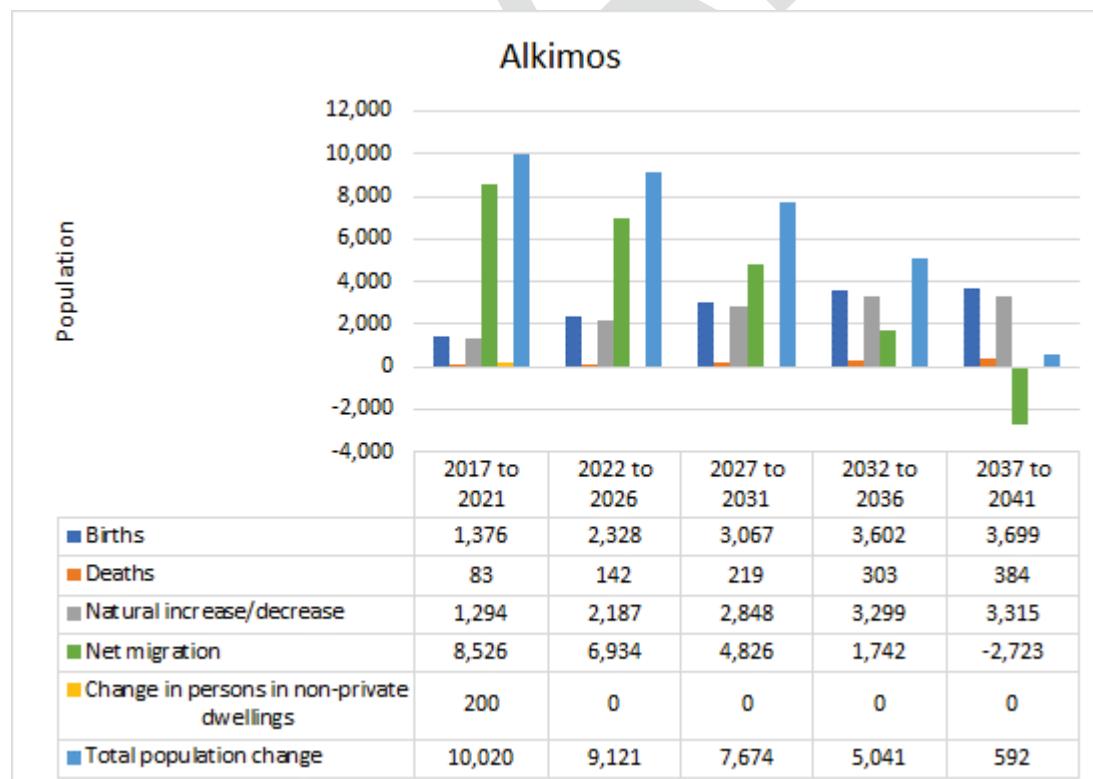


Figure 18: Projected Population Growth for Alkimos (Source: Forecast.id)

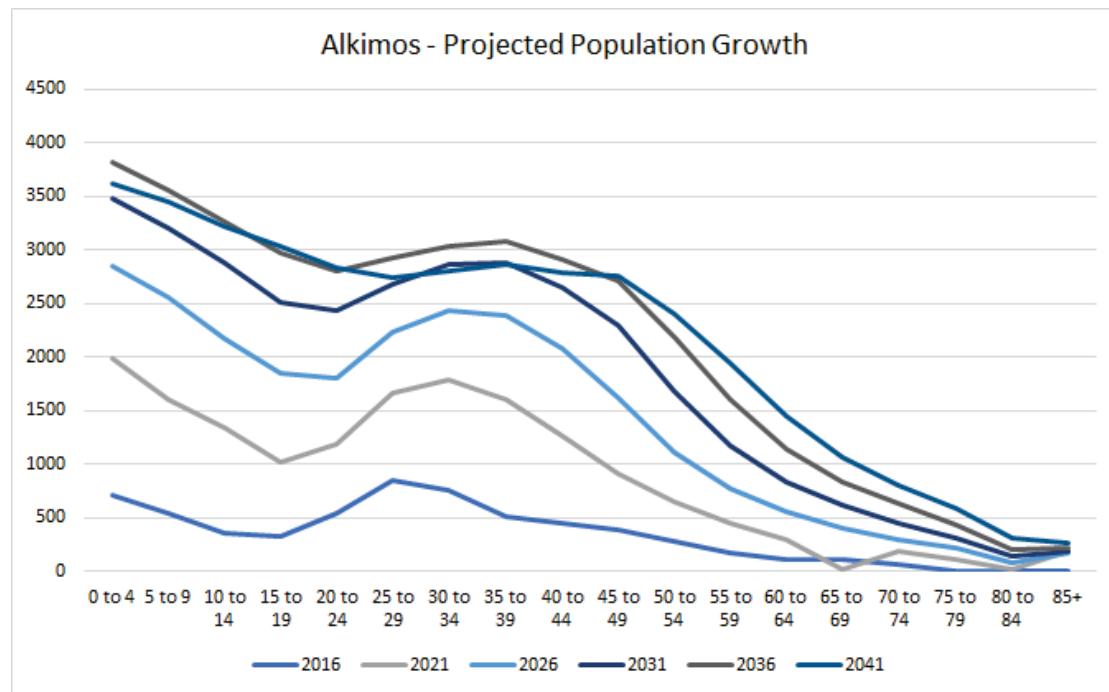
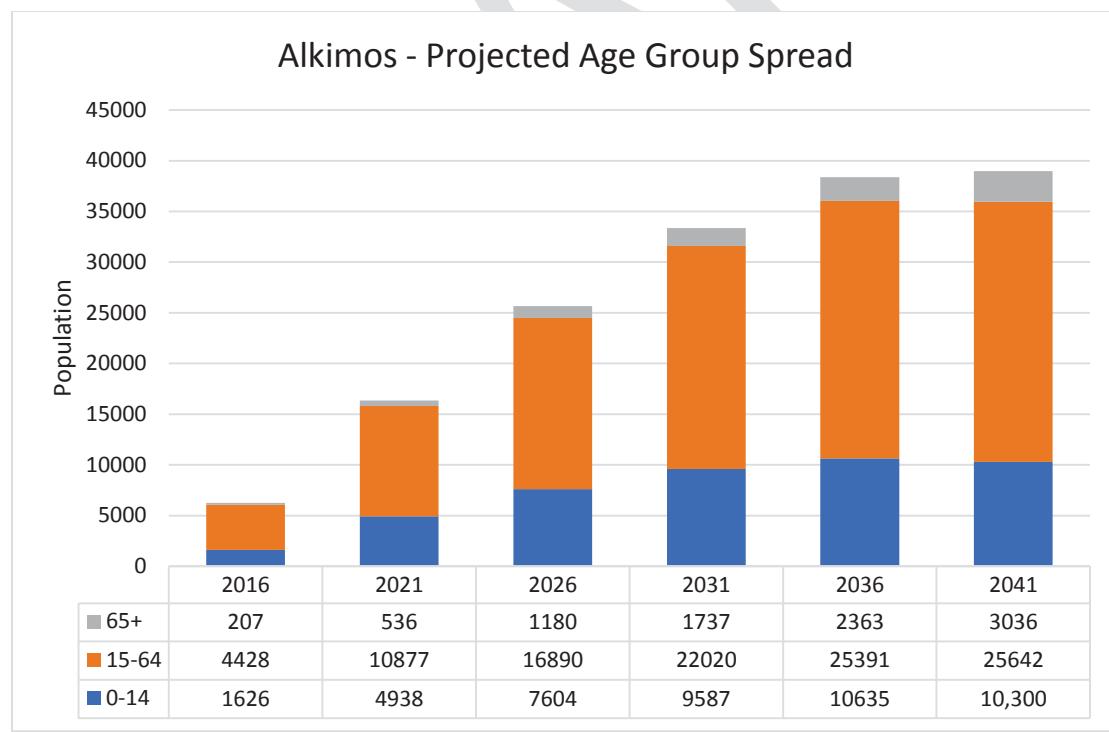


Figure 19: Projected Age Group Spread for Alkimos by Children, Working Population and Retirees (Source: Forecast.id)



Eglinton

The following highlights the key components of population change within the Eglinton Suburb.

- Net migration is the single biggest influence on population change until 2036 when the natural increase in local birth rate takes over. From 2037 to 2041 the actual net migration diminishes but still accounts for almost 2,000 additional residents.

- The most significant population change is between 2027 to 2036 where the demand for community infrastructure to meet the emerging population becomes more critical. The population growth up to this point is generally focused on providing for district level infrastructure and below to service the growing population. However, the growth in Alkimos to the south is likely to place additional burden on the evolution of district level infrastructure being capable of providing for a regional level community.
- Between 2016 and 2026, the age structure forecasts for Eglinton indicate a 636% increase in population under working age, a 1,224% increase in population of retirement age, and 470% increase in population of working age.
- From 2027 to 2041 a 162% increase in population under working age, a 330% increase in population of retirement age, and 180% increase in population of working age.

Figure 20: Components of Forecast Population Change for the Suburb of Eglinton (Source: Forecast.id)

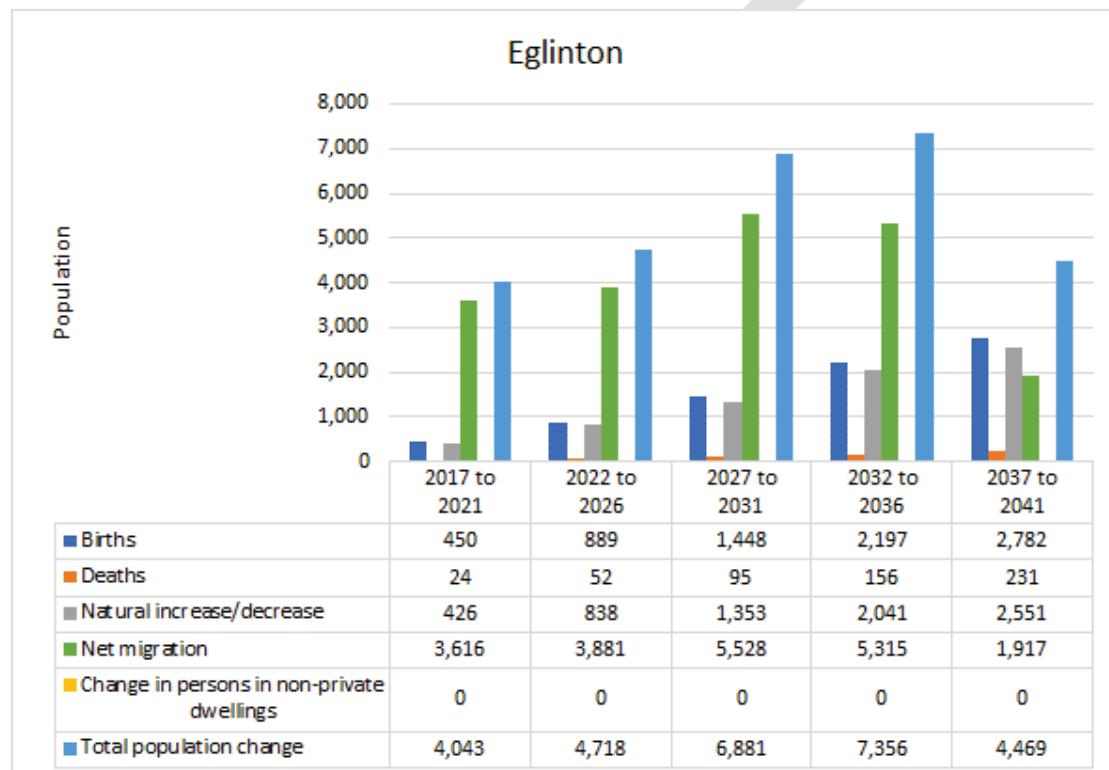


Figure 21: Projected Population Growth for Eglinton (Source: Forecast.id)

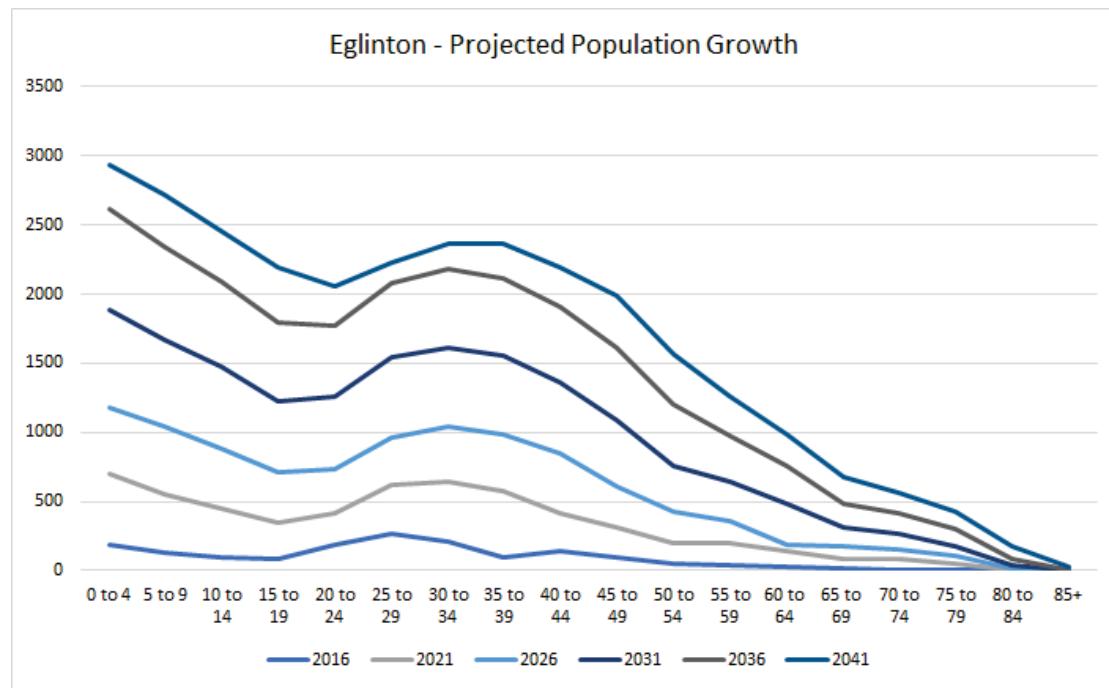
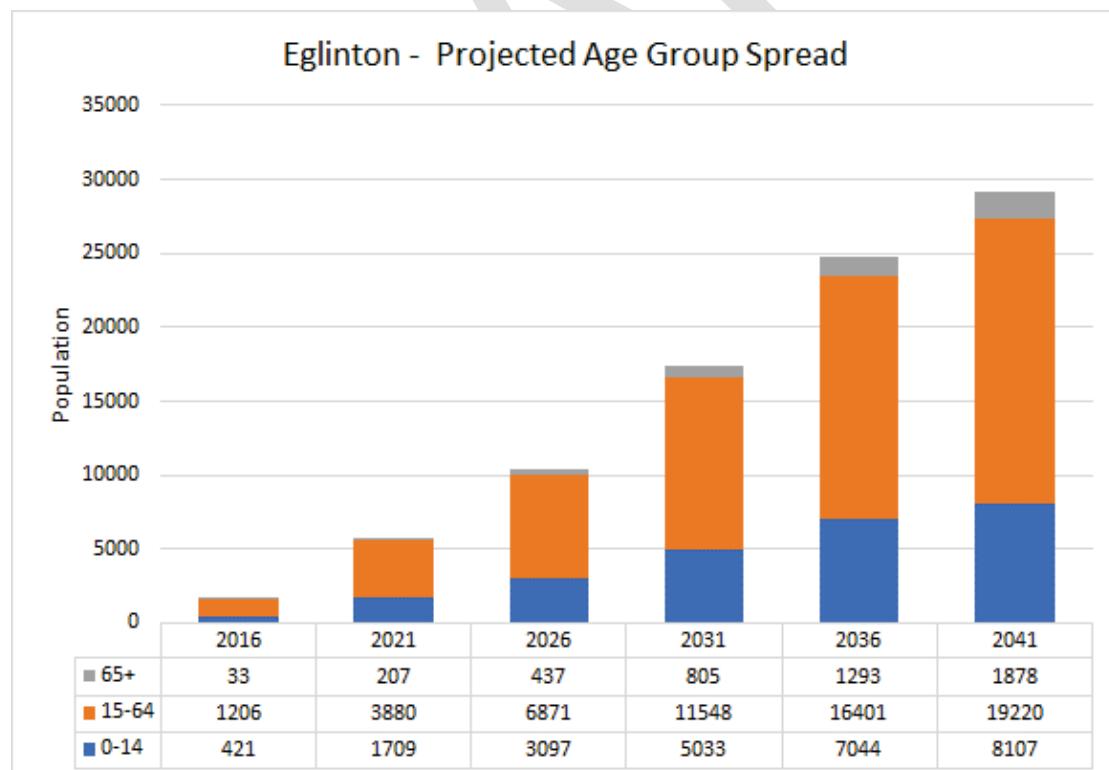


Figure 22: Projected Age Group Spread for Eglinton by Children, Working Population and Retirees (Source: Forecast.id)



Two Rocks

The following highlights the key components of population change within the Two Rocks Suburb.

- Net migration is the single biggest influence on population change. From 2032 to 2041, the net migration is at its highest with the most substantial growth occurring in the last five years, with

almost 6,000 residents expected to migrate to the area, in addition to the 1,789 births during the period.

- The relatively slow population growth up to 2031 will be generally focused on providing for district level infrastructure and below to service the relatively small coastal population. This, however, will change markedly after 2031 when the staging of community facility development will be more critical to keep pace with anticipated growth.
- Between 2016 and 2026, the age structure forecasts for Two Rocks indicate a 189% increase in population under working age, a 33% increase in population of retirement age, and 128% increase in population of working age.
- From 2027 to 2041 a 220% increase in population under working age, a 112% increase in population of retirement age, and 211% increase in population of working age.

Figure 23: Components of Forecast Population Change for the Suburb of Two Rocks (Source: Forecast.id)

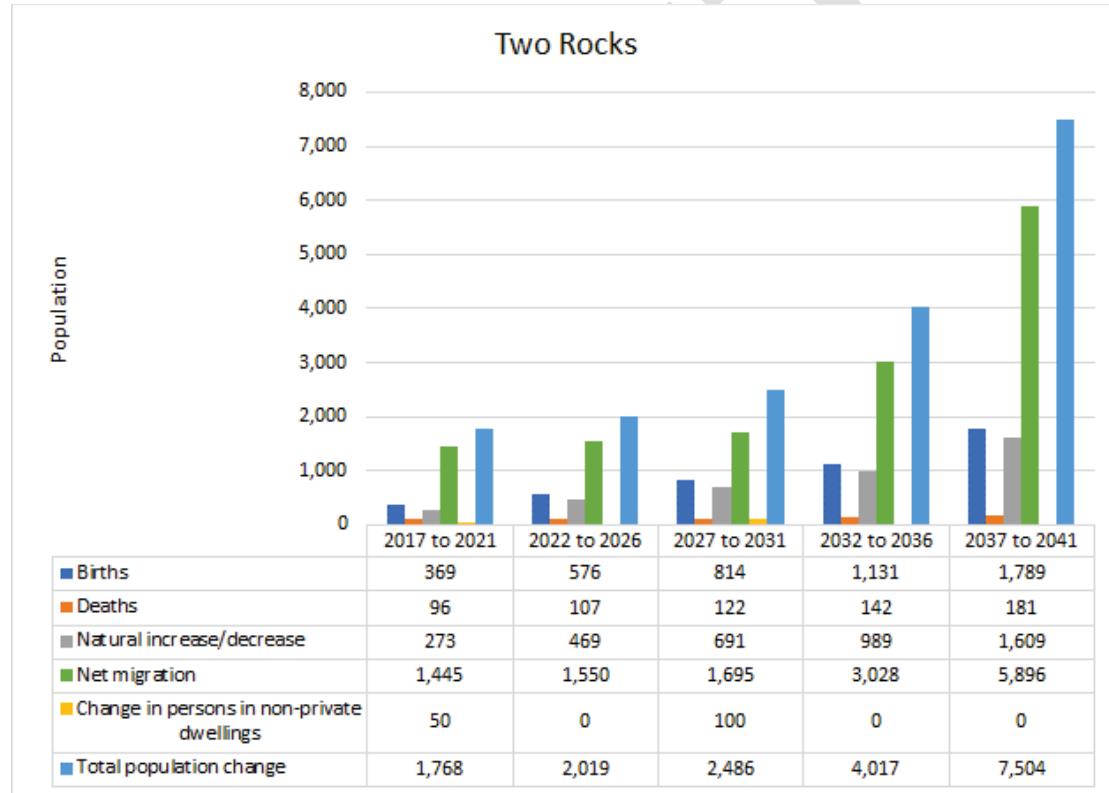


Figure 24: Projected Population Growth for Two Rocks (Source: Forecast.id)

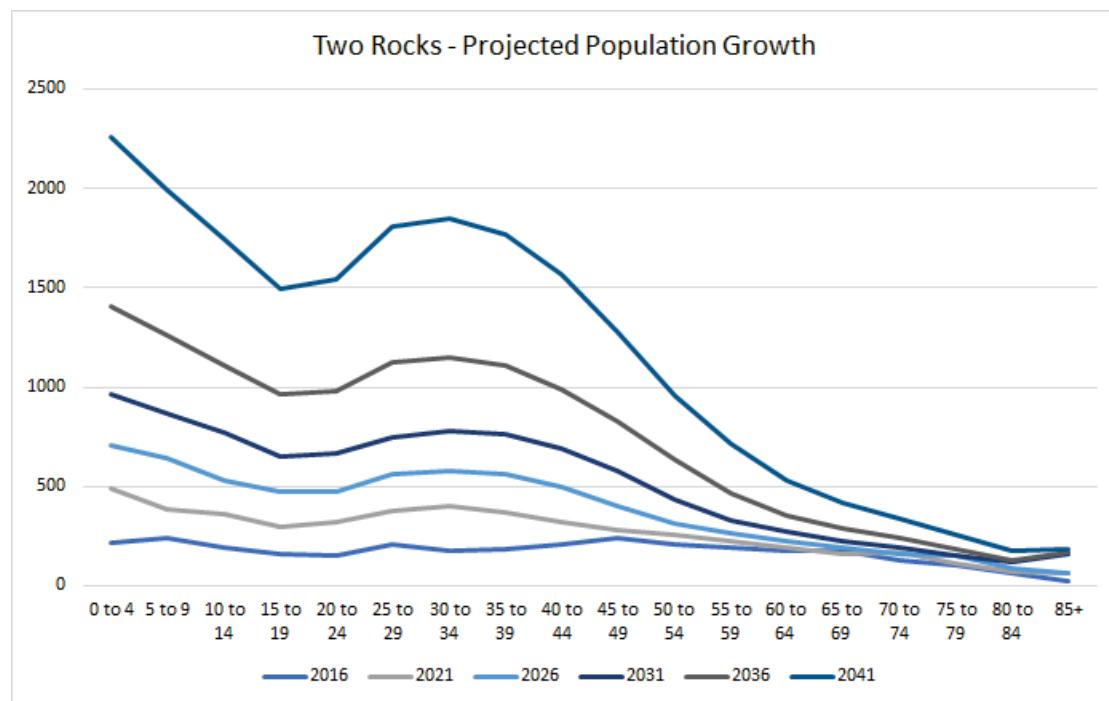
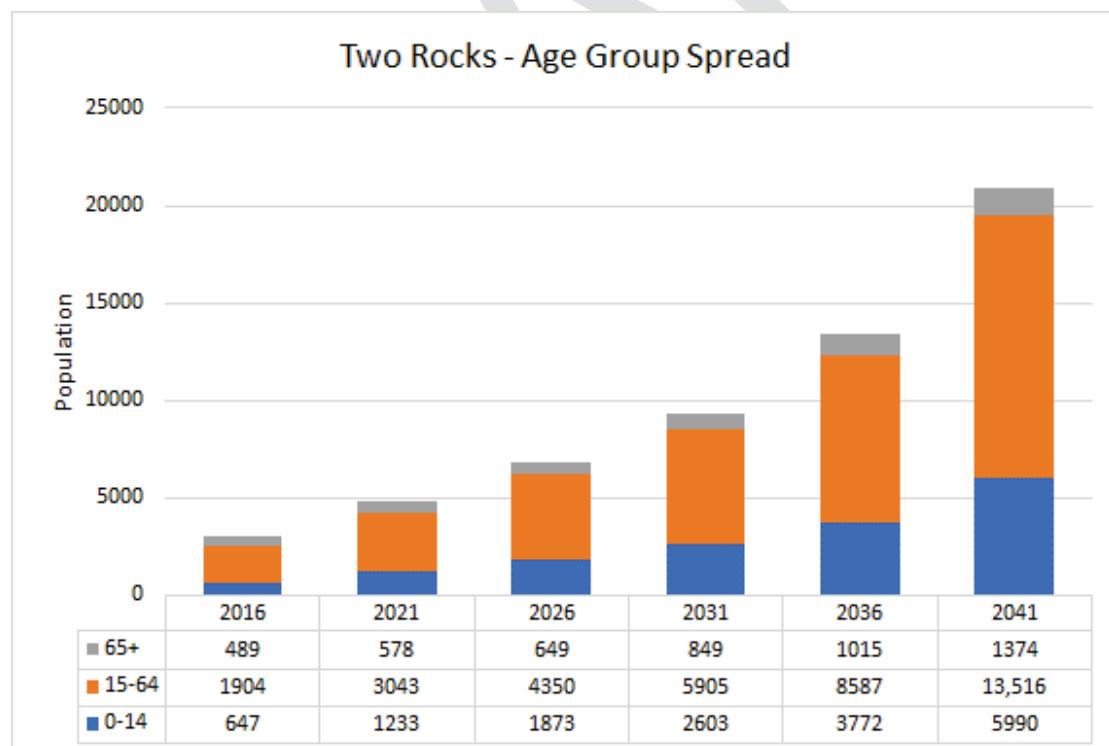


Figure 25: Projected Age Group Spread for Two Rocks by Children, Working Population and Retirees (Source: Forecast.id)



Yanchep

The following highlights the key components of population change within the Yanchep Suburb.

- Net migration is the single biggest influence on population change. Throughout the 2017 to 2041 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block.
- Due to the strong anticipated growth in developing the City of Wanneroo's second City, pressure exists now to establish the appropriate level of neighbourhood, district and regional level provision which is aligned to the transport networks and key activity nodes and centres.
- The relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front.
- Between 2016 and 2026, the age structure forecasts for Yanchep indicate a 99% decrease in population under working age, a 110% increase in population of retirement age, and 104% decrease in population of working age.
- From 2027 to 2041, a 138% increase in population under working age, a 180% increase in population of retirement age, and 146% increase in population of working age.

Figure 26: Components of Forecast Population Change for the Suburb of Yanchep (Source: Forecast.id)

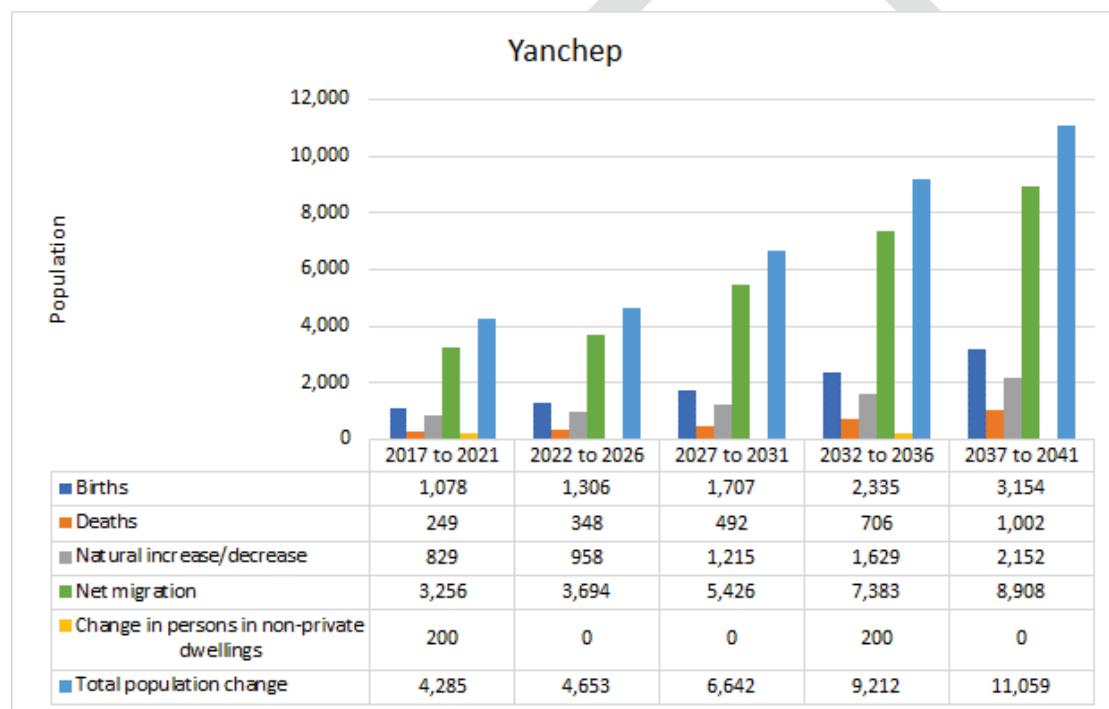


Figure 27: Projected Population Growth for Yanchep (Source: Forecast.id)

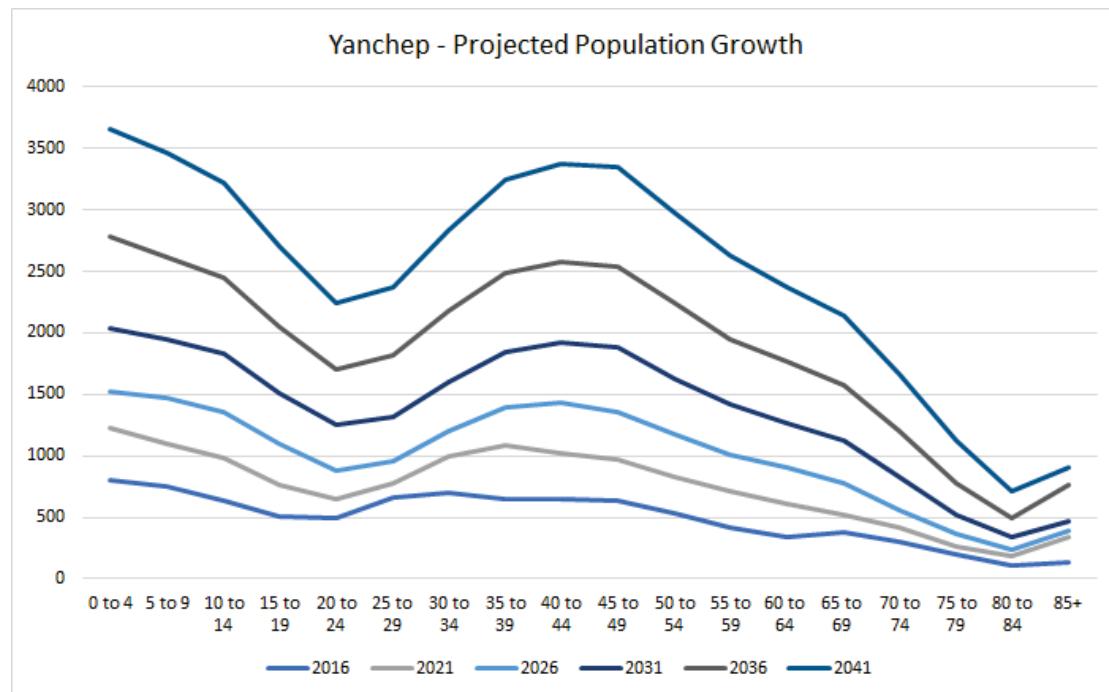
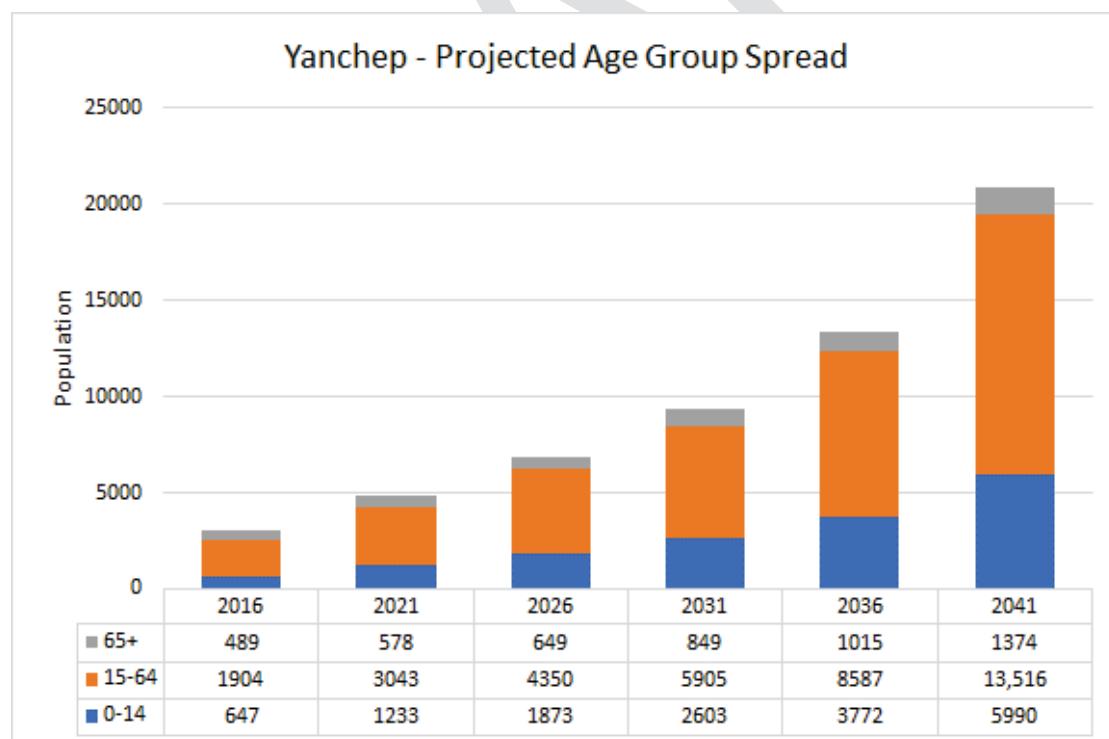


Figure 28: Projected Age Group Spread for Yanchep by Children, Working Population and Retirees (Source: Forecast.id)



Surrounding Suburb Population Growth and Age Structure

Butler

The following highlights the key components of population change within the Butler Suburb.

- Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. Births remain consistently high throughout the period to 2041.
- From 2026 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block. From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. The net migration is typified by:
 - Older children and/or students leaving the area to pursue educational and/or work opportunities elsewhere.
 - Older children leaving home to reside in other suburbs.
- Due to the established residential population, the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes.
- Between 2016 and 2026, the age structure forecasts for Butler indicate a 24% increase in population under working age, a 61% increase in population of retirement age, and 27% increase in population of working age.
- Between 2027 and 2041, the age structure forecasts for Butler indicate a 4% decrease in population under working age, a 65% increase in population of retirement age, and 1% decrease in population of working age.

Figure 29: Components of Forecast Population Change for the Suburb of Butler (Source: Forecast.id)

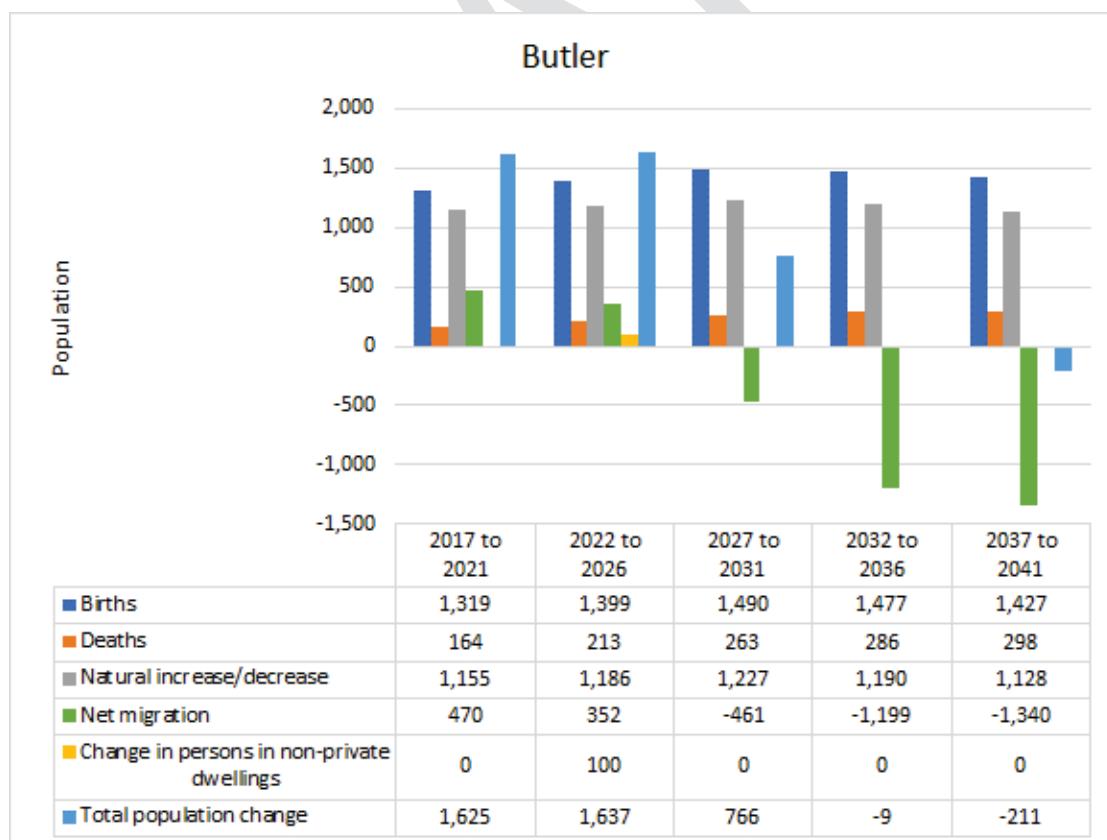


Figure 30: Projected Population Growth for Butler (Source: Forecastid)

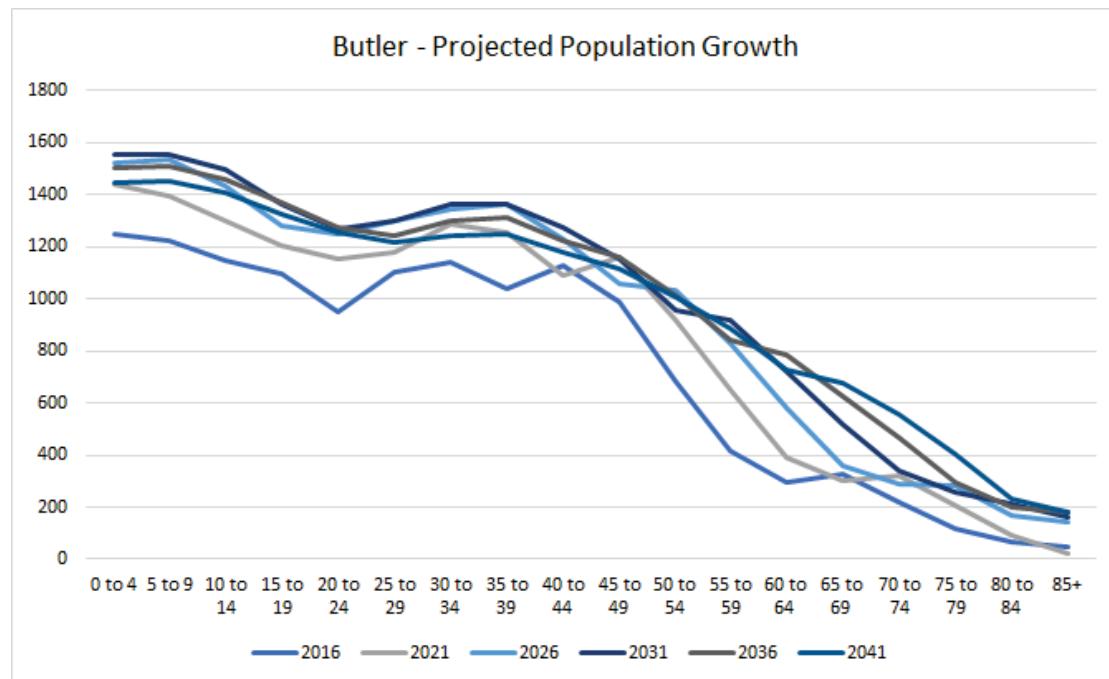
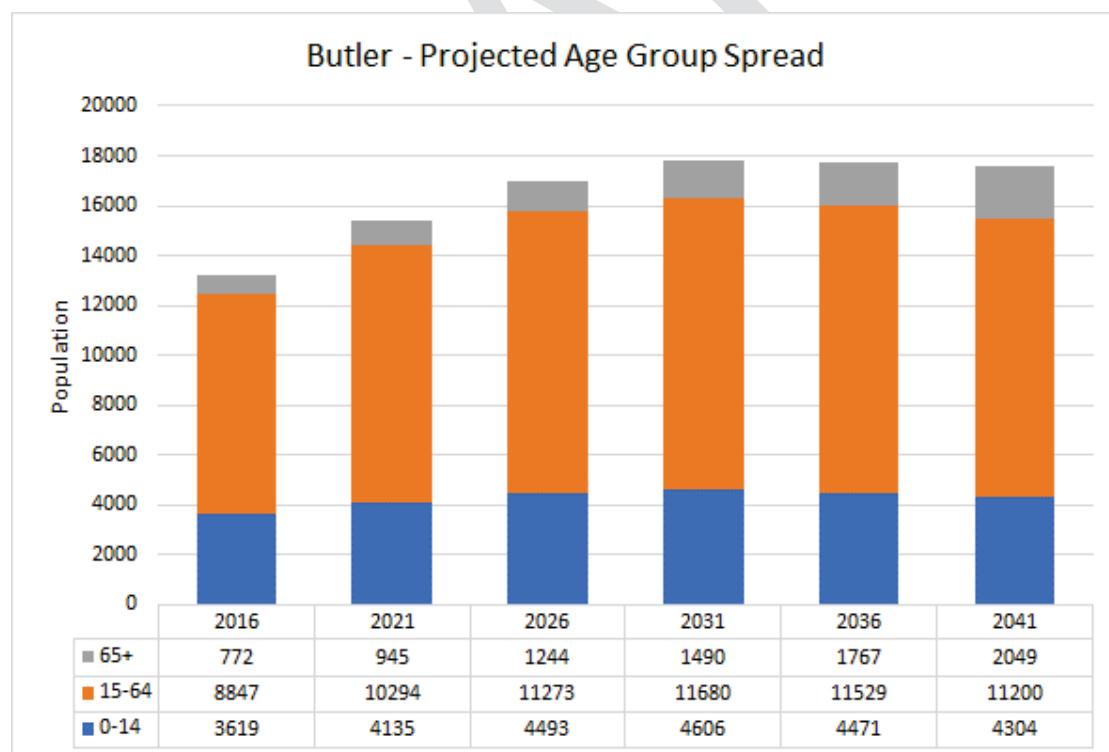


Figure 31: Projected Age Group Spread for Butler by Children, Working Population and Retirees (Source: Forecast.id)



Jindalee

The following highlights the key components of population change within the Butler Suburb.

- Births are the single biggest influence on population change within the suburb which indicates an established young family demographic. Births remain consistently high throughout the period to 2041.

- From 2026 period, the net migration is the single most determining growth factor with a gradual increase in every five-year block. From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units. The net migration is typified by:
 - Older children and/or students leaving the area to pursue educational and/or work opportunities elsewhere.
 - Older children leaving home to reside in other suburbs.
- Due to the established residential population, the extent of community facility infrastructure would be expected to be in place and meeting the needs of the population. This, however, needs to be assessed against functionality, capacity and future capability as the demographic profile changes.
- Between 2016 and 2026, the age structure forecasts for Jindalee indicate a 247% increase in population under working age, a 491% increase in population of retirement age, and 180% increase in population of working age.
- From 2027 to 2041 a 12% decrease in population under working age, a 107% increase in population of retirement age, and 11% decrease in population of working age.

Figure 32 Components of Forecast Population Change for the Suburb of Jindalee (Source: Forecast.id)

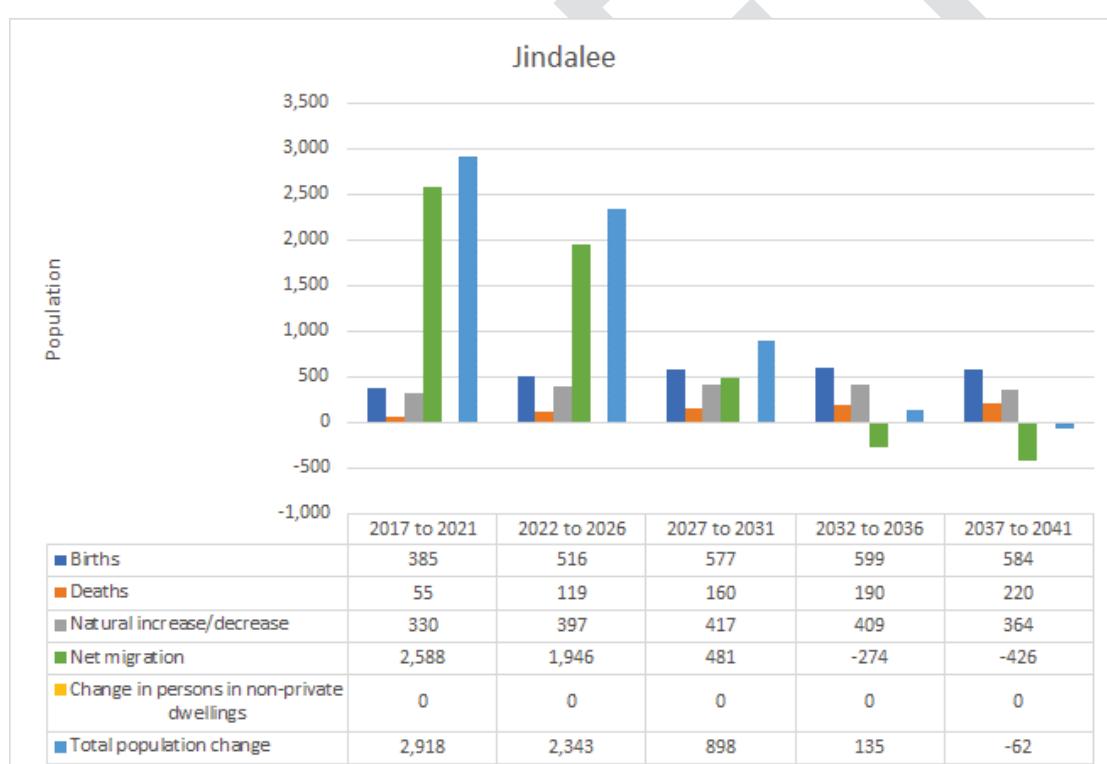


Figure 33: Projected Population Growth for Jindalee (Source: Forecast.id)

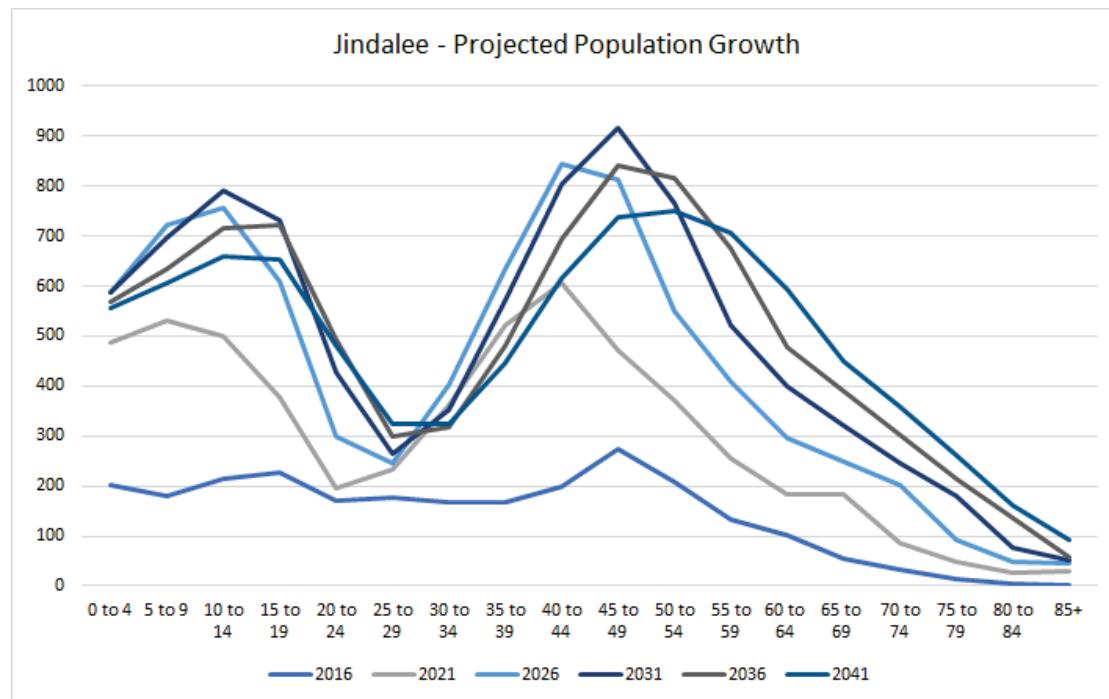
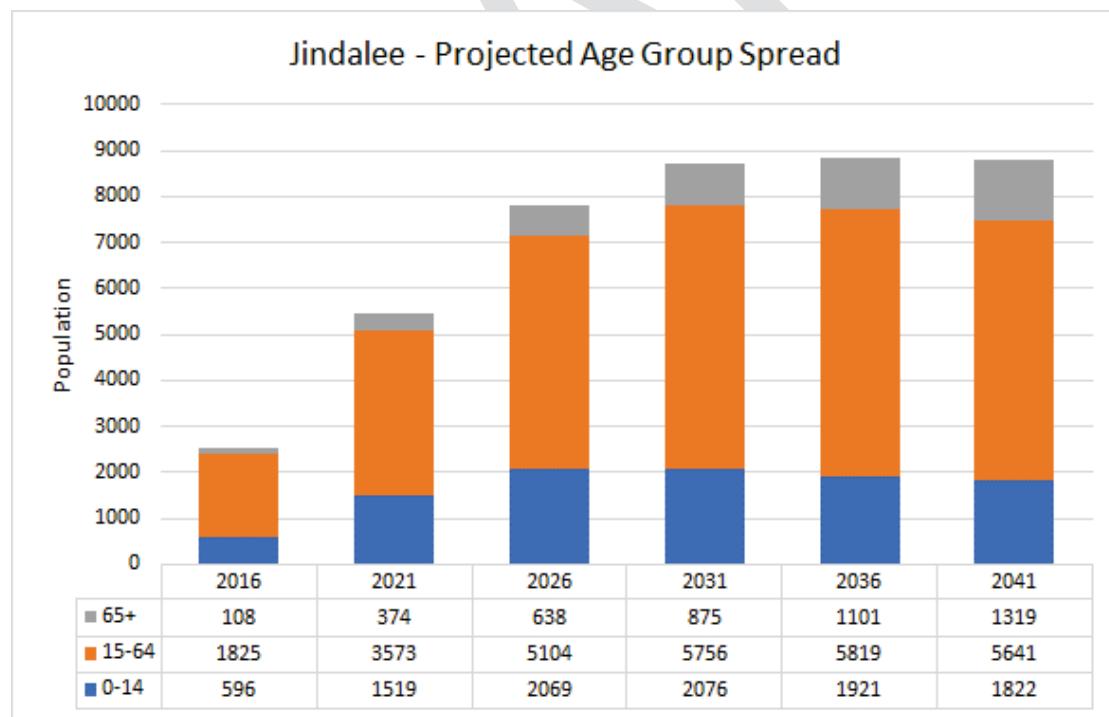


Figure 34: Projected Age Group Spread for Jindalee by Children, Working Population and Retirees (Source: Forecast.id)



Neerabup - Pinjar - Nowergup - Carabooda

The following highlights the key components of population change within Butler Suburb:

- Net migration and births have the biggest influence on population change within the combined suburbs between 2016 and 2026. The population change is, however, relatively insignificant in comparison to the broader NCGC influences.

- From 2026 onwards, the area stabilises and is projected to experience a negative growth period post 2036. This is to be influenced by an increase in net migration out of the suburbs.
- Between 2016 and 2026, the age structure forecasts for the combined suburbs indicate a 129% increase in population under working age, a 70% increase in population of retirement age, and 56% increase in population of working age.
- From 2026 to 2041 a 5% increase in population under working age, a 28% increase in population of retirement age, and 10% decrease in population of working age. Indicates a gradually ageing in place demographic.

Figure 35: Components of Forecast Population Change for the Suburb of Neerabup - Pinjar - Nowergup - Carabooda (Source: Forecast.id)

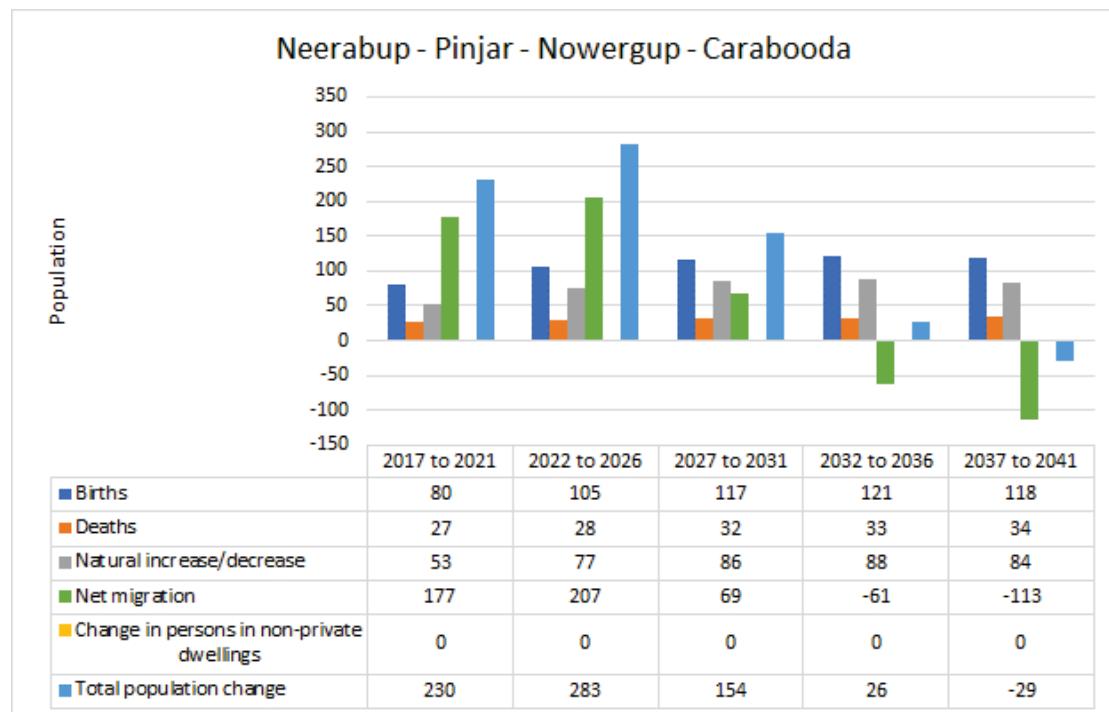


Figure 36: Projected Population Growth for Neerabup - Pinjar - Nowergup - Carabooda (Source: Forecast.id)

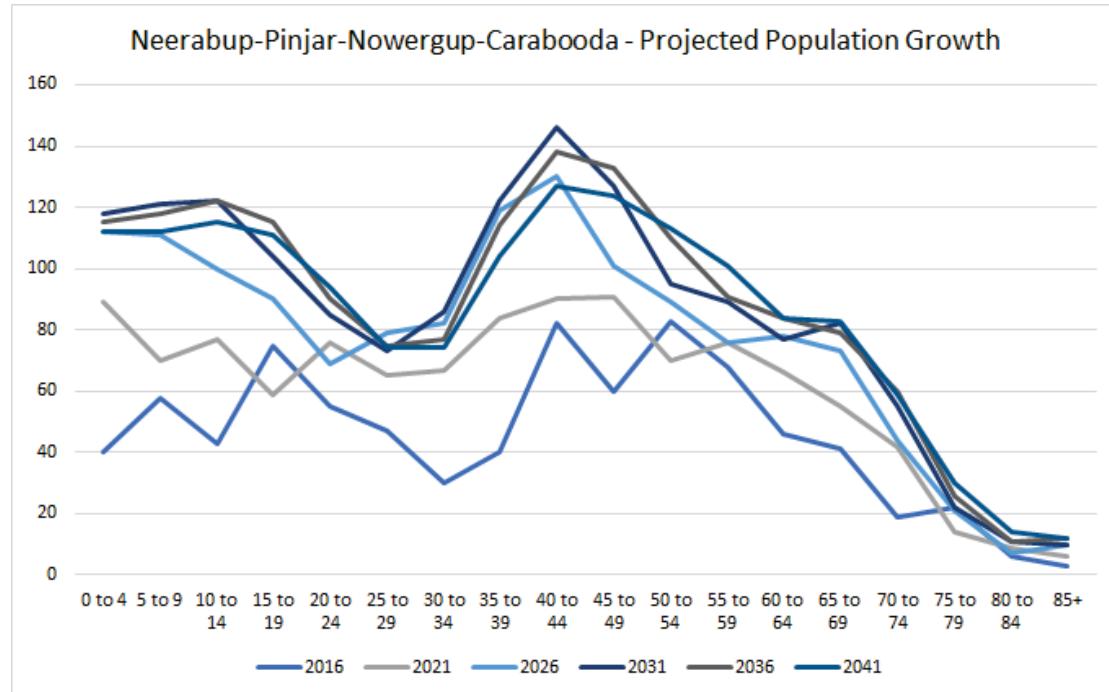
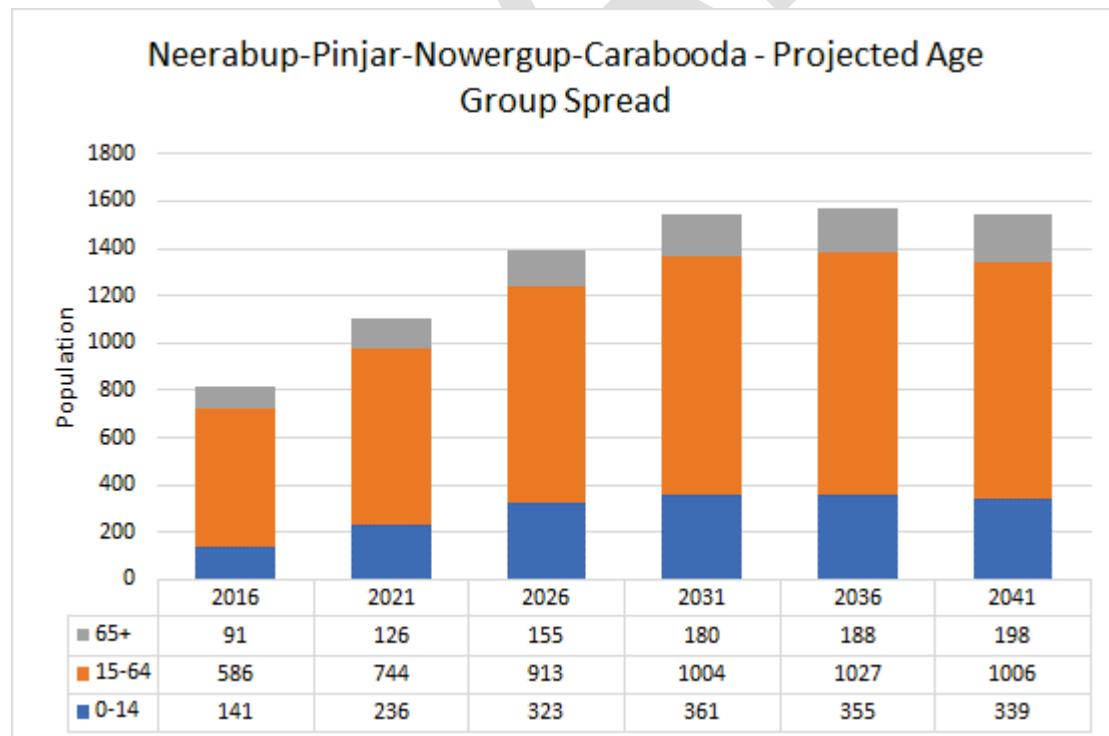


Figure 37: Projected Age Group Spread for Neerabup - Pinjar - Nowergup - Carabooda by Children, Working Population and Retirees (Source: Forecast.id)



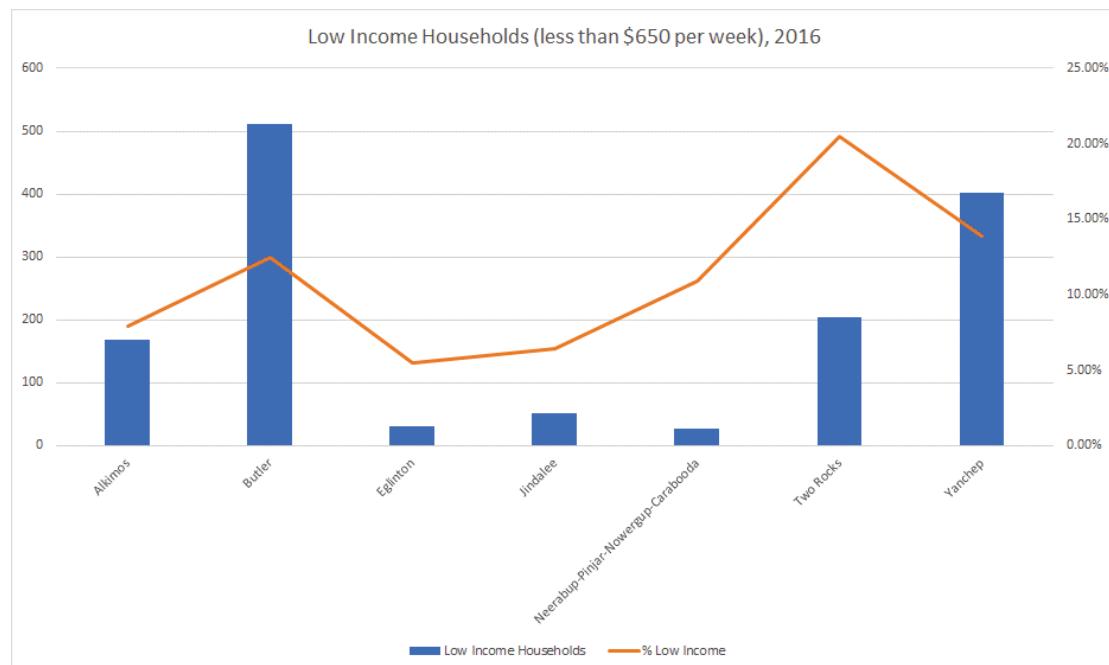
Household Income and Employment

Low-income households refer to those receiving less than \$650 per week (before tax in 2016). Household income is one of the most important indicators of socio-economic status in the City of Wanneroo. The amount of income a household generates is linked to the number of workers in the

household; the number who are unemployed or on other income support benefits; and the type of employment undertaken by the household members. It is important to remember that households vary in size, so that some areas have a greater number of dependents per income generated than others.

In 2016, Butler had the highest proportion of low-income households in the areas directly impacted upon by the NCGC with Yanchep having the second highest proportion of low-income households. It should be noted, as a percentage of the population, that Yanchep ranked the highest which is probably due to the area being in the early stages of growth and the main source of employment predominantly in the service industry. Figure 38 highlights this information.

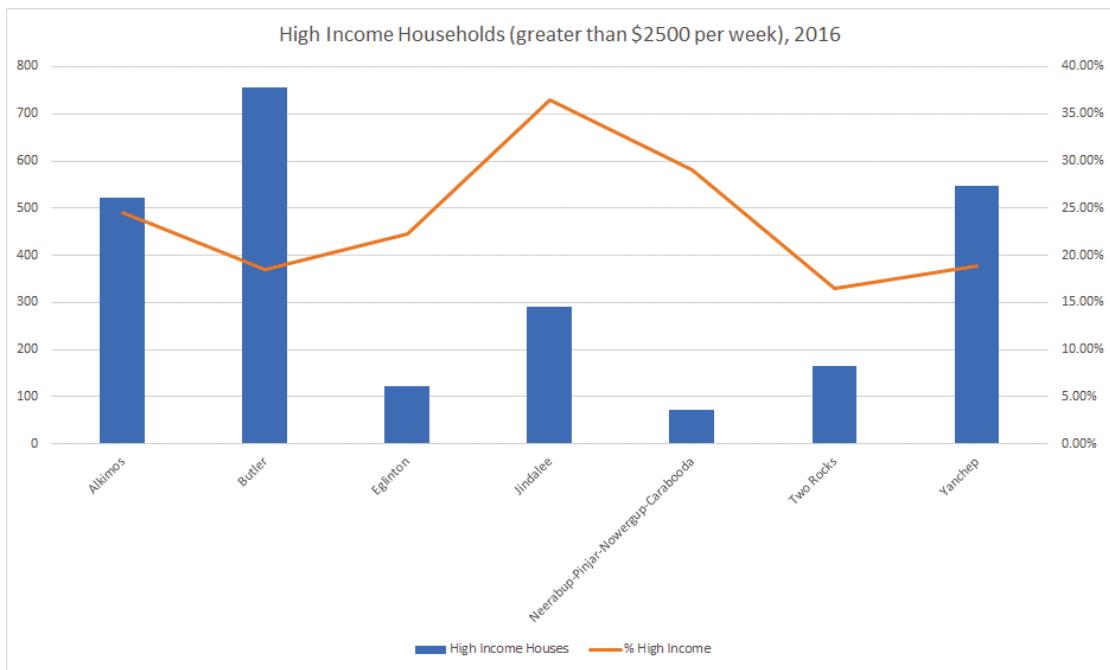
Figure 38: Low Income Households by Suburb (source: City of Wanneroo Social Atlas)



It is important to note that income data is not necessarily a measure of wealth. For example, if an area has a large number of retirees, this will produce a higher proportion of households with low income, but the retirees may have large capital wealth.

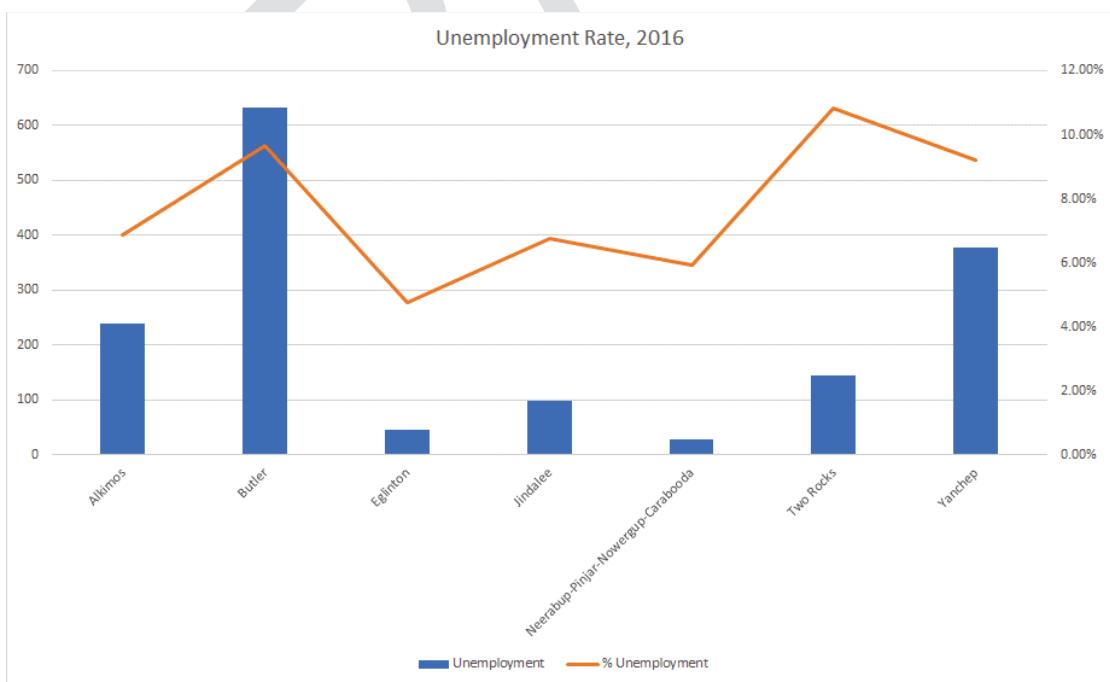
Conversely In 2016, Butler had the highest proportion of high-income households directly impacted upon by the NCGC. High-income households refer to those receiving more than \$2,500 per week (before tax in 2016). Generally, the areas with concentrations of high-income households have a larger number of people employed as professionals, managers and administrators. Households with two incomes are also more likely to feature among high-income households. It should be noted that Jindalee was the area which had the highest percentage of the population in the high-income bracket, with Two Rocks and Yanchep being on the lower end of the scale.

Figure 39: High Income Households by Suburb (source: City of Wanneroo Social Atlas)



Unemployment rates highlight the suburbs of Butler and Yanchep as being the suburbs with the highest levels of unemployment which explains the relatively high levels of low-income households being present in both suburbs (coupled with low levels of high income, particularly in Yanchep). Two Rocks is also highlighted as being an area of high unemployment as a percentage of overall population. Figure 40 refers.

Figure 40: Unemployment Rate by Suburb (source: City of Wanneroo Social Atlas)

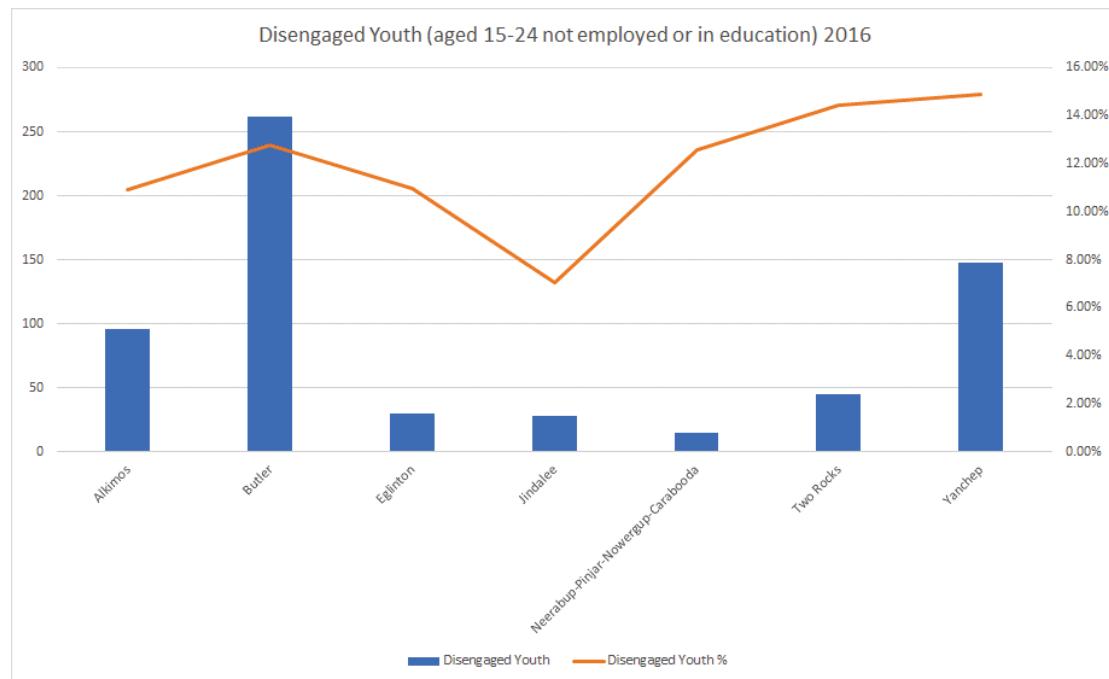


A further indicator of potential issues within the NCGC and impacted areas is the assessment of disengaged youths. It is to be noted in 2016, Butler and Yanchep had the highest number and proportion of disaffected youths (those not employed or within educational institutions), indicating a need

to act to provide diversionary activities to re-connect those youths with the local community. This is a particular concern in newly developing areas, as often the social infrastructure is immature and unable to cope with diverse services required to address associated issues within the community.

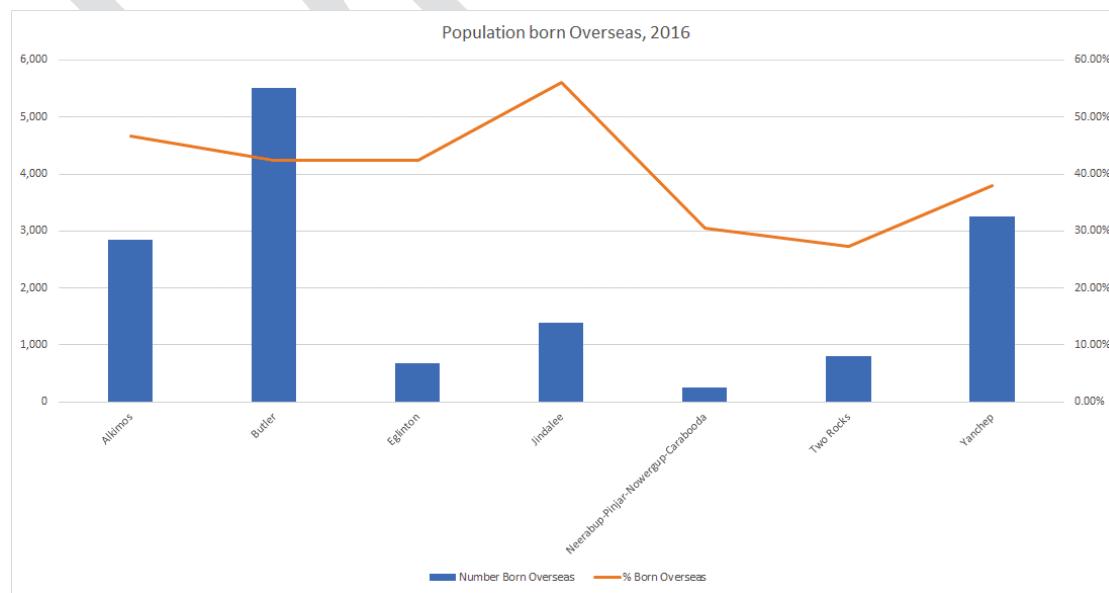
The issue is also a major concern for both Two Rocks, Eglinton and Alkimos where the percentage of the population in this category in 2016 was highlighted as being above 10%. Figure 41 refers. As a result of these figures a strong push should be given to the provision of youth services, employment services, re-training and mental health support. The development of a strong volunteer structure associated with sport and outdoor recreation leadership provides an opportunity to provide direction and focus for future work opportunities.

Figure 41: Disengaged Youth by Suburb (source: City of Wanneroo Social Atlas)



Residents Born Overseas and First Language

Figure 42: People Born Overseas by Suburb (source: City of Wanneroo Social Atlas)

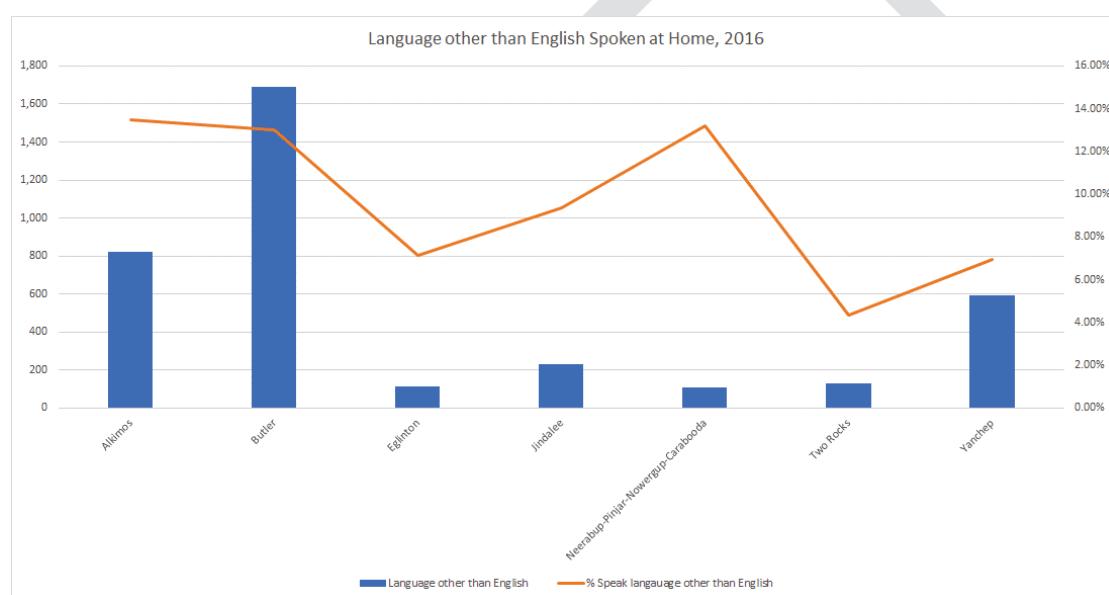


The number of residents born overseas, combined with their ability to speak English and having English as their main language at home, is indicative of the need or otherwise to provide migrant support and additional educational support for children and adults of all ages. Figure 42 highlights that in 2016, Butler had the highest number of people born overseas in the suburbs directly impacted upon by the NCGC. This data identifies overseas born residents and is indicative of the level of cultural diversity in the growth corridor. The mix of country of birth groups within an area is also indicative of historical settlement patterns, as source countries for Australia's immigration program have varied significantly over time.

As a percentage of the population, the numbers of residents speaking a language other than English at home are relatively modest in comparison to other growth suburbs within Metropolitan Perth. They are, however, not insignificant and will require a relatively high level of migrant support services to be placed within the corridor to facilitate the strong growth in these families.

Figure 43 shows that within the suburbs impacted upon by the NCGC, over 12% of people spoke a language other than English at home in 2016 within Butler, Alkimos and the rural inland suburbs. It is likely that each population centre and suburb in the NCGC will see an increase in these numbers due to the relatively low cost of land compared to inner Metropolitan areas.

Figure 43: Language Spoken Other than English by Suburb (source: City of Wanneroo Social Atlas)



Household Units

The number of families with children is often indicative of the need for children's services, child support, sporting infrastructure and access to child health clinics. Figure 44 indicates that Butler and Yanchep have the highest raw number of families with children, although as a percentage of population, Jindalee is highest at 50% of all family units. This, however, is likely to increase in the NCGC as the population grows and family units migrate to more affordable coastal living.

The number of one parent families is similarly highest in Butler and Yanchep and also represent a relatively high proportion of family units within those areas indicating a high demand for family support services. Figure 45 refers.

Figure 44: Families with Children by Suburb (source: City of Wanneroo Social Atlas)

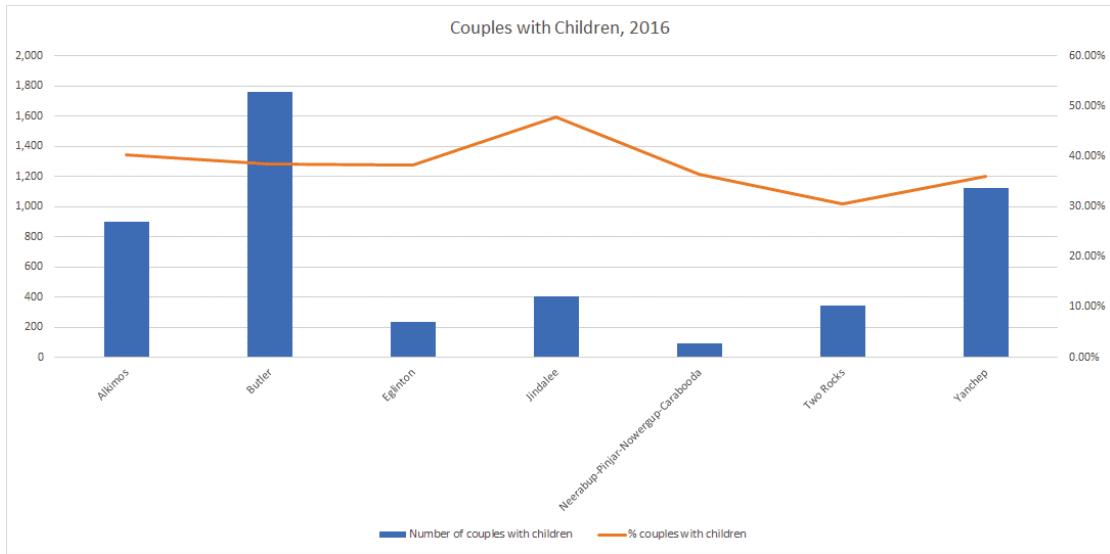
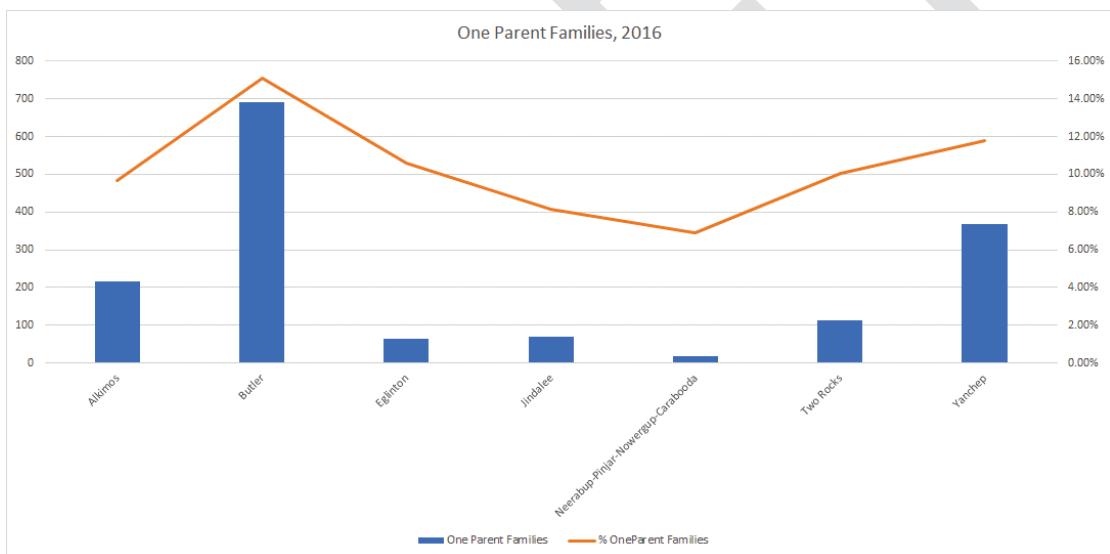


Figure 45: One Parent Families (source: City of Wanneroo Social Atlas)



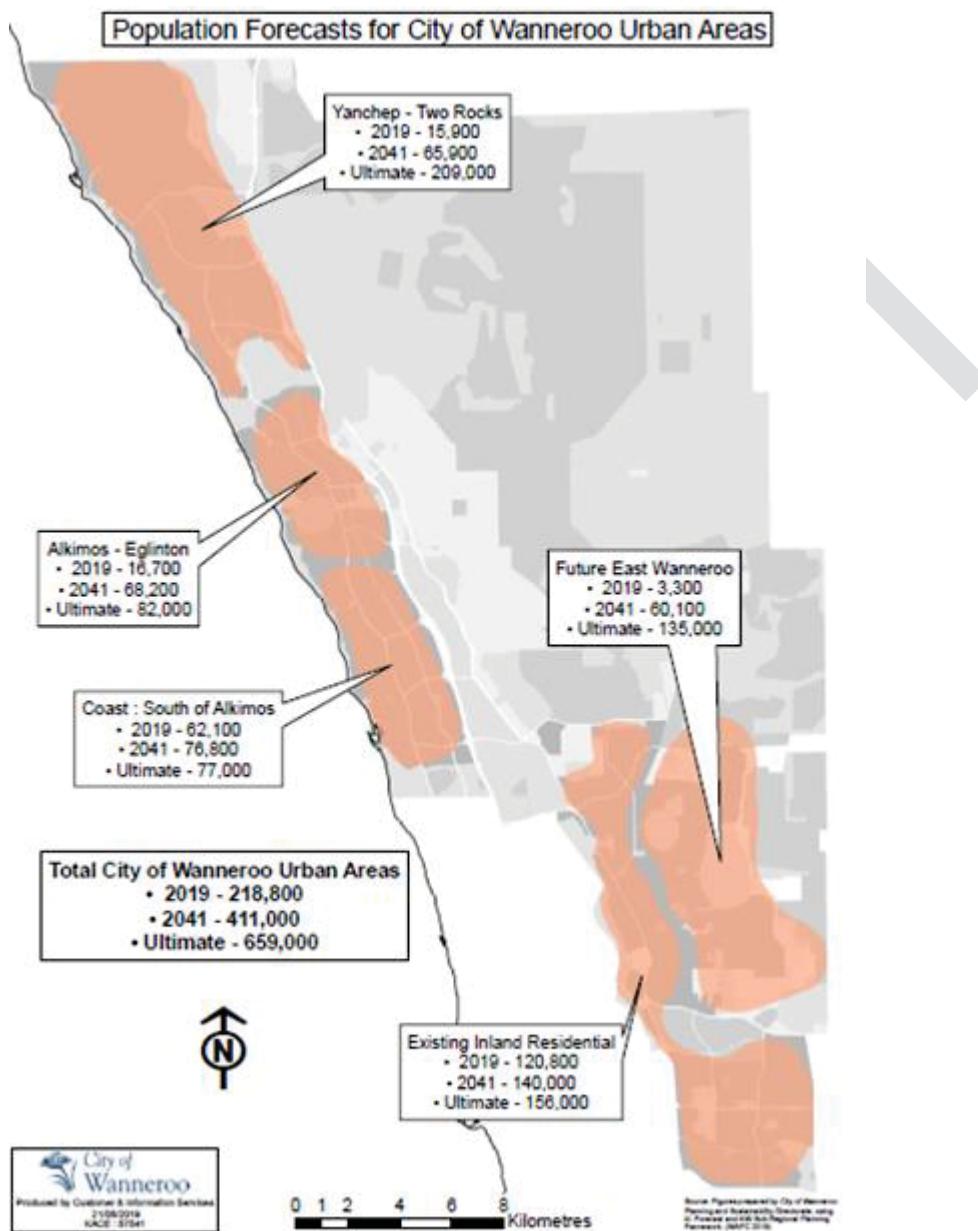
Other Significant Population Growth Factors

The City of Wanneroo is currently in the process of reviewing population growth within the NCGC and across the City. It is anticipated, due to pressure from developers, the likely growth scenario to full build out will result in significant population increases and density levels beyond those which are included within the Forecast.id. These figures are presented in Figure 46 below. The implications are:

- The ultimate growth and build out of Yanchep and Two Rocks will be 209,000. Beyond 2041, this will result in more than tripling of the population. If this is to occur, provision of community infrastructure/community purpose land will need to be secured now, well in advance of the population growth. A failure to do so will result in a significant under-provision of social and community infrastructure required to service the population.
- Alkimos-Eglinton will see an increase of 22% above current growth projections to 2041. Again, this will require the allocation of land for community purposes beyond 2041 to cater for community need as the population densifies.

- South Alkimos and Butler are less of a concern as the population figures are considered to reflect broadly the current projected growth to 2041. There is, nevertheless, a significant demand on community resources as a result of the extensive growth in the Future East Wanneroo, beyond 2041.
- With a projected ultimate population growth of 659,000, this represents in excess of 50% additional growth capacity within the City, post the projected figures to 2041.

Figure 46: Population Forecast for the City of Wanneroo Urban Areas (source: City of Wanneroo Planning)



APPENDIX C: Mapping of Existing and Proposed Infrastructure

To support the analysis of community facilities, sport, recreation and public open space infrastructure, a series of catchment maps have been developed. These are provided in this Appendix and referenced in the main body of the report. It is the intention to identify the full range of infrastructure related to the recommendations once agreed with the City of Wanneroo Project Working Group. The infrastructure available (or proposed within 5km of the boundary of the Northern Growth Corridor) were included to ensure that any overlapping catchments were recognised. This, however, only incorporated infrastructure within the northern extent of Butler, Jindalee and the combined suburbs of Neerabup, Pinjar, Nowergup and Carabooda. The intention will be to capture the following facilities from the recommendations.

- Community Centres
- Youth Centres
- Childcare and After School Centres
- Aged / Adult Day Centres
- Libraries and Cultural Facilities
- Performing Arts Centres
- Art Galleries & Exhibition Centres
- Surf Life Saving Clubs
- Indoor Recreation Centres
- Aquatic Centres
- Multi-purpose Hard Courts (tennis, netball, basketball)
- Basketball Centres
- Netball Centres
- Tennis Clubs
- Lawn Bowls Clubs
- Skate Parks
- BMX Tracks
- Regional & District Public Open Spaces
- Sports of public open space: AFL, Cricket, Soccer, Rugby, Hockey, Athletics, Diamond sports

The mapping relates to existing development and existing road infrastructure. The catchment maps do not take into account future road infrastructure and residential development due to the uncertainties associated with the precise location of such infrastructure. 2km catchments are shown around neighbourhood level infrastructure, 5km catchment around district level infrastructure and where regional level provision is to be developed, a 10km catchment is shown. This is intended to align with the previous catchments identified in the 2011 Plan and other recently adopted Plans.

The critical conclusions which can be reached are:

- Within a 2km and 5km catchment of the boundary of the Northern Coastal Growth Corridor, the only significant levels of community, sport and recreation facility include Marlin Park and the Butler District POS which overlaps the southern portion of the growth corridor within the suburb of Alkimos, which is likely to have an impact on the level of provision to be provided for the projected resident community.
- The 2km catchments service the immediate development area and are likely to change marginally as the development front expands. The catchments respond to current road networks and not future accessibility. The 5km catchments merely respond to the current road network and residential development; hence why the catchments in the established development footprint of Jindalee and Butler are more extensive, whereas in the NCGC area, they are limited to current residential lots.
- Significant barriers exist for residents within the Northern Coastal Growth Corridor to gain access to infrastructure. These include the extension of the Mitchell Freeway, railway infrastructure and areas of protected bushland within the extent of the growth corridor.
- The 10km catchments around the structure planning areas indicate a potential high level of accessibility to facilities if strategically positioned within or adjacent to the main activity centres,
- There are current deficits in the provision of community centres in Eglington and Alkimos. The centres in Yanchep and Two Rocks (Yanchep Community Centre and Phil Renkin Community Facility and Library) are also considered to be functionally inadequate to service the long-term needs of both suburbs (see visual audit below).
- The NCGC is deficient in publicly accessible indoor court space which would facilitate the growth in basketball, netball and volleyball.
- The NCGC is deficient in library access. Phil Renkin is currently the only library service meeting any service needs within the NCGC and has limited capacity.
- With regard to Public Open Space and access to Regional, District and Neighbourhood level provision, it is evident that:
 - Current POS provision is limited, although it is likely compliant with Liveable Neighbourhoods requirements. Structured POS within development fronts are reasonably well connected but, based on the visual assessment, often contain unusable areas (i.e. substantial drainage and landscaped areas).
 - Active POS is currently servicing a localised need and are reasonably well distributed to service development fronts.
- Surf Life Saving Provision is currently limited to Yanchep, some 26km north of Quinns Mindarie Surf Life Saving Club.

Figure 4.7: Northern Coastal Growth Corridor Structure Plan Areas (Source: AUDRC and City of Wanneroo)

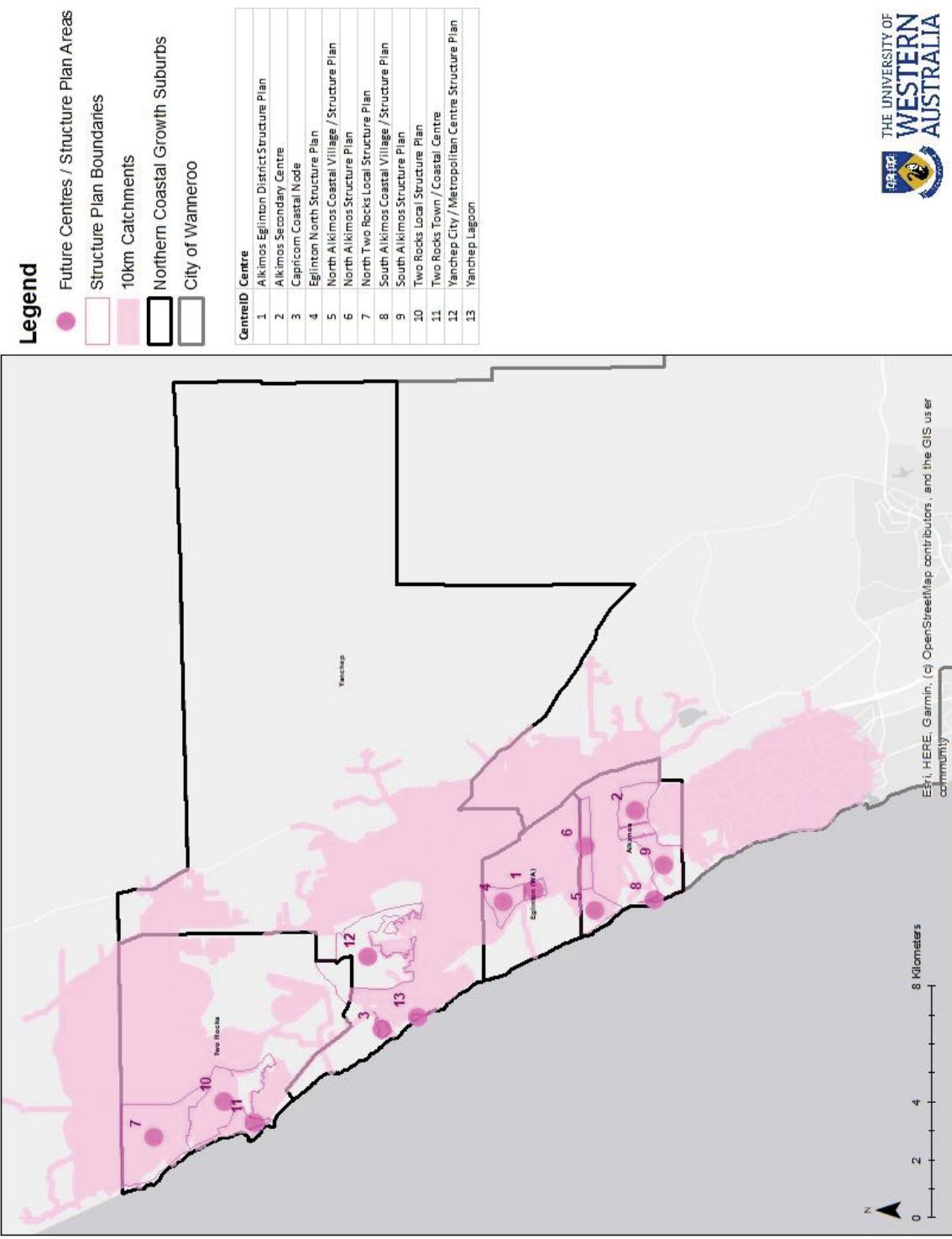


Figure 4.8: Composite Map of existing and previously proposed Northern Coastal Growth Corridor Community Facilities with 2km, 5km and 10km catchments (Source: AUDRC)

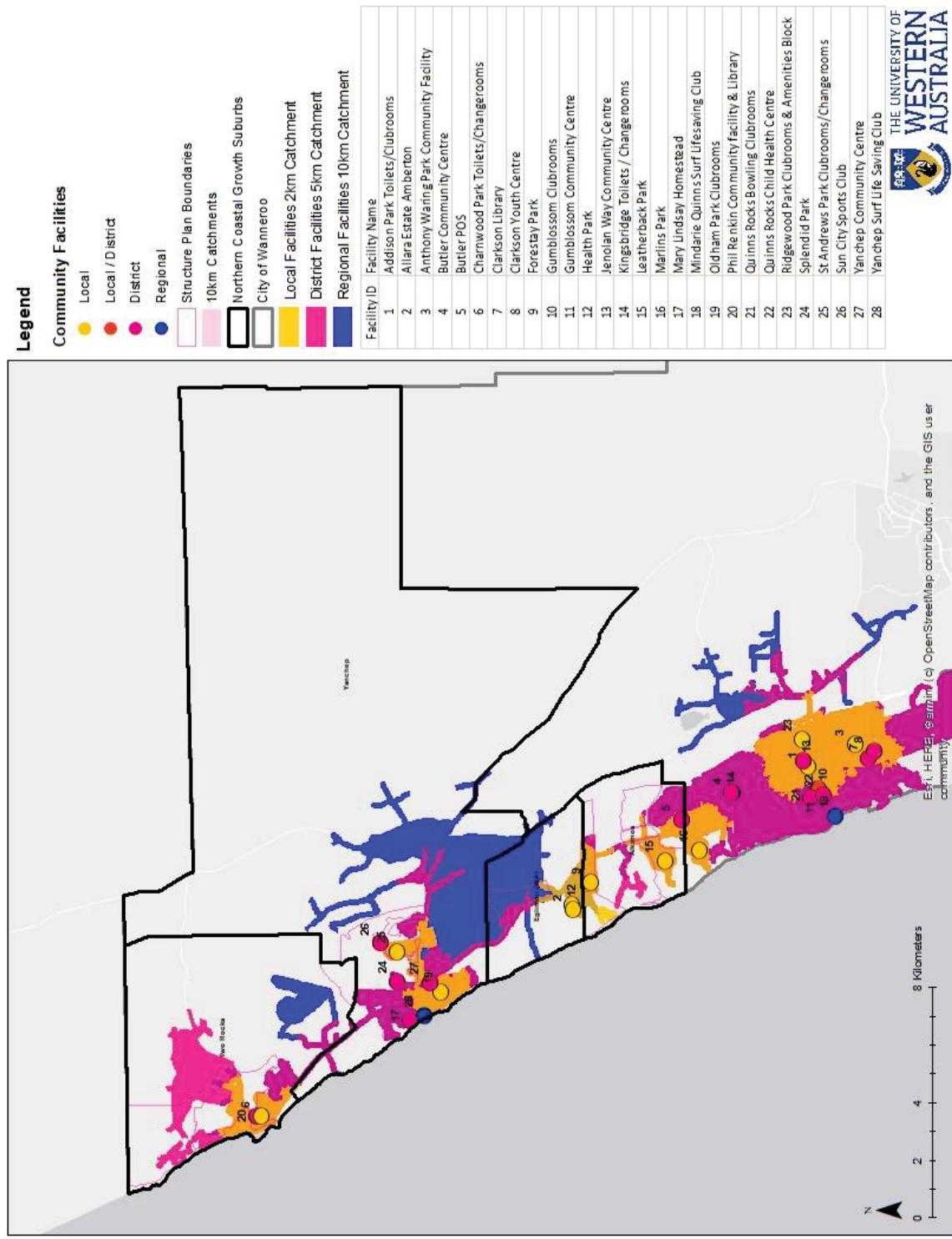


Figure 49: Current Northern Coastal Corridor Existing Community Facilities 2km catchments (Source: AUDRC)

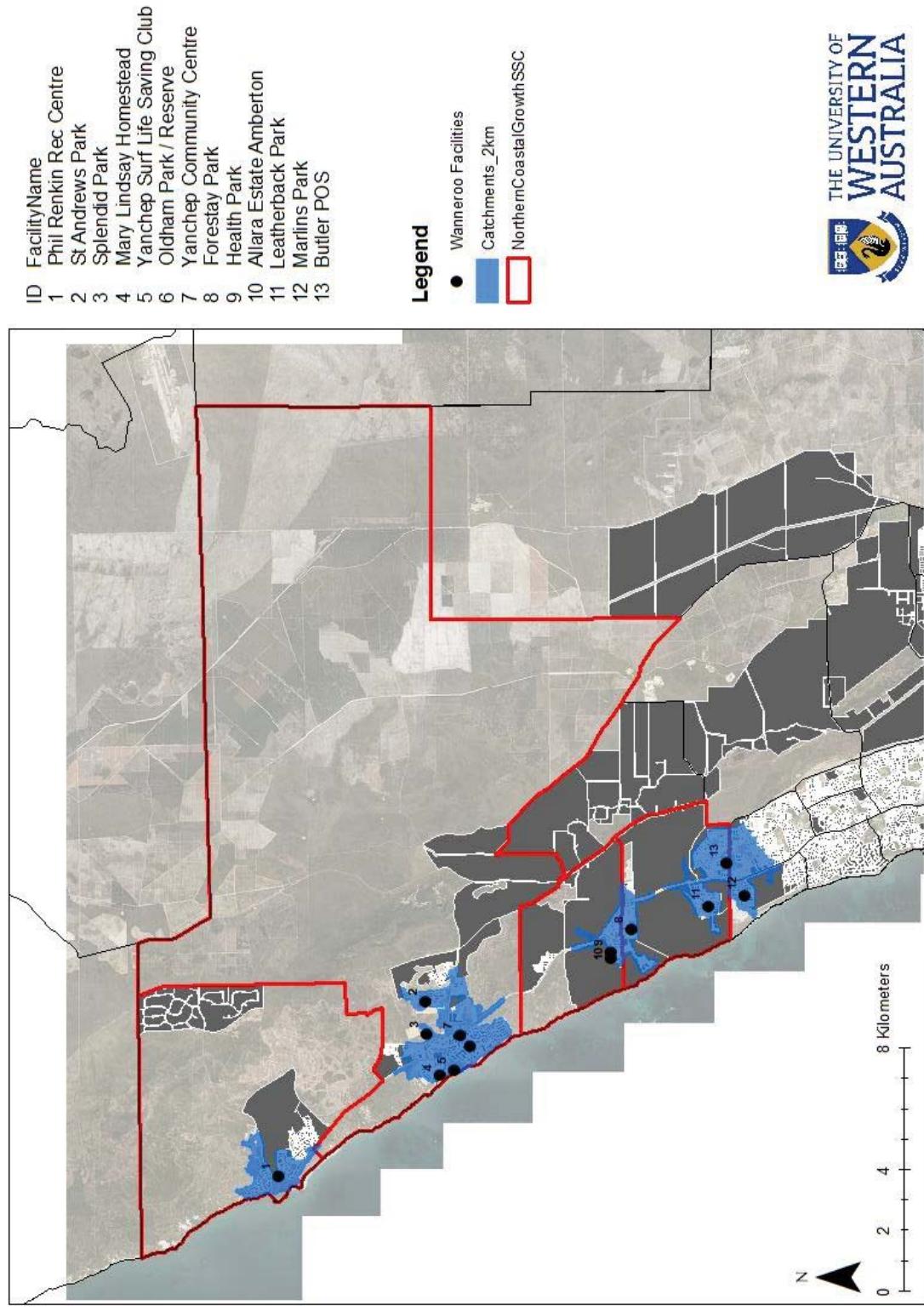


Figure 50: Current Northern Coastal Growth Corridor Existing Community Facilities 5km catchments (Source: AUDRC)

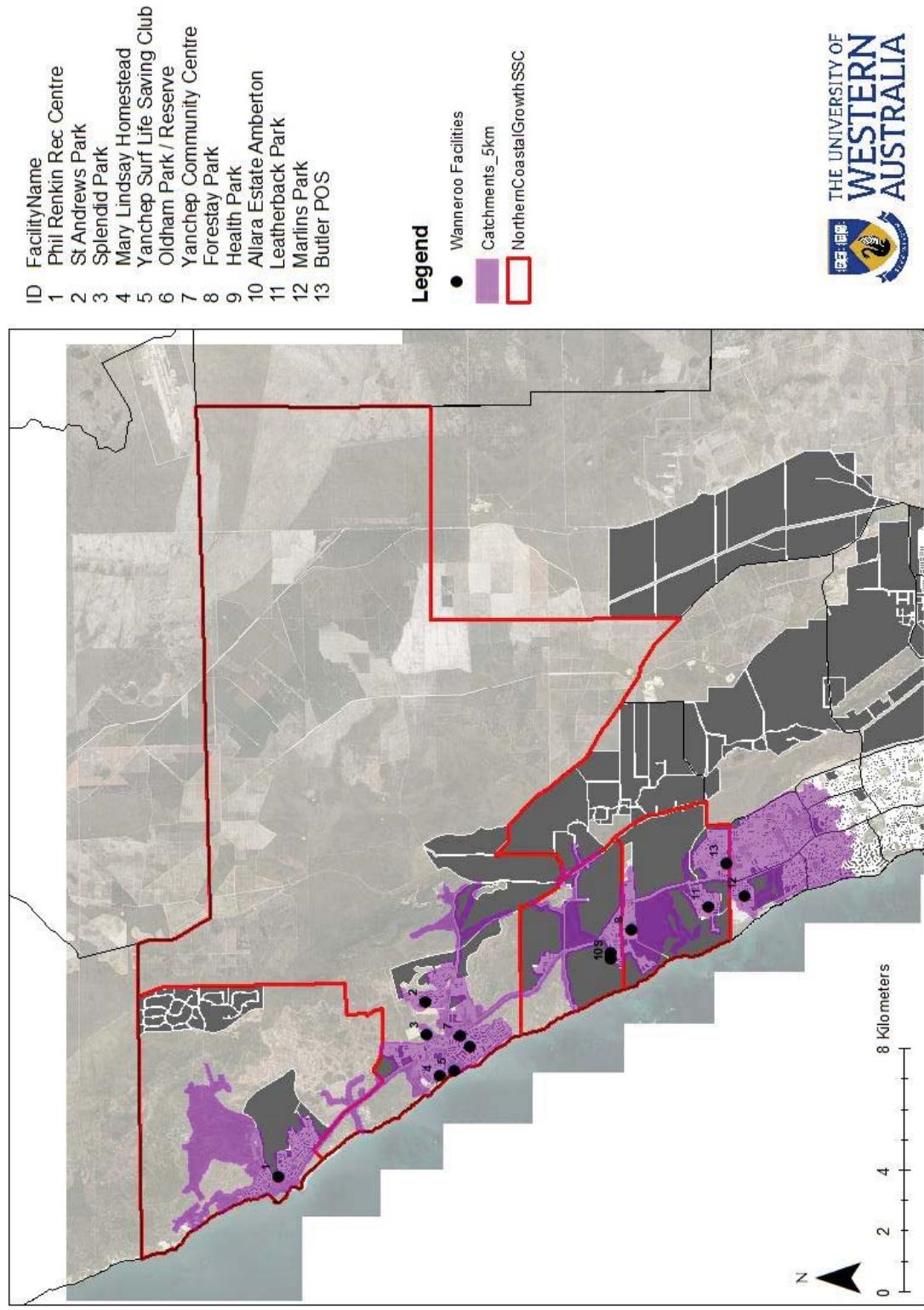


Figure 5: Existing Community facilities and catchments merged (Source: AUDRC)

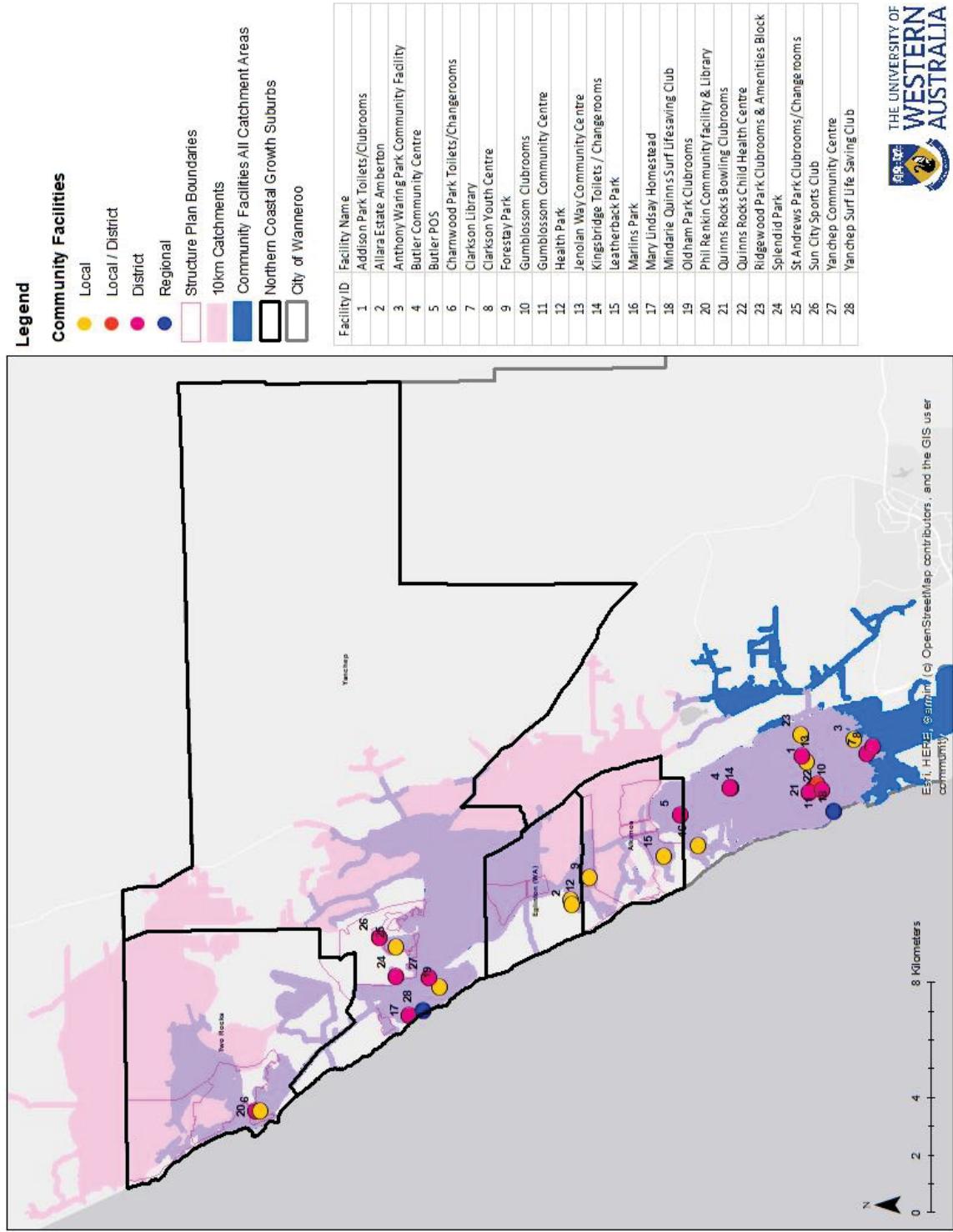


Figure 52: POS (Source: AUDRC)

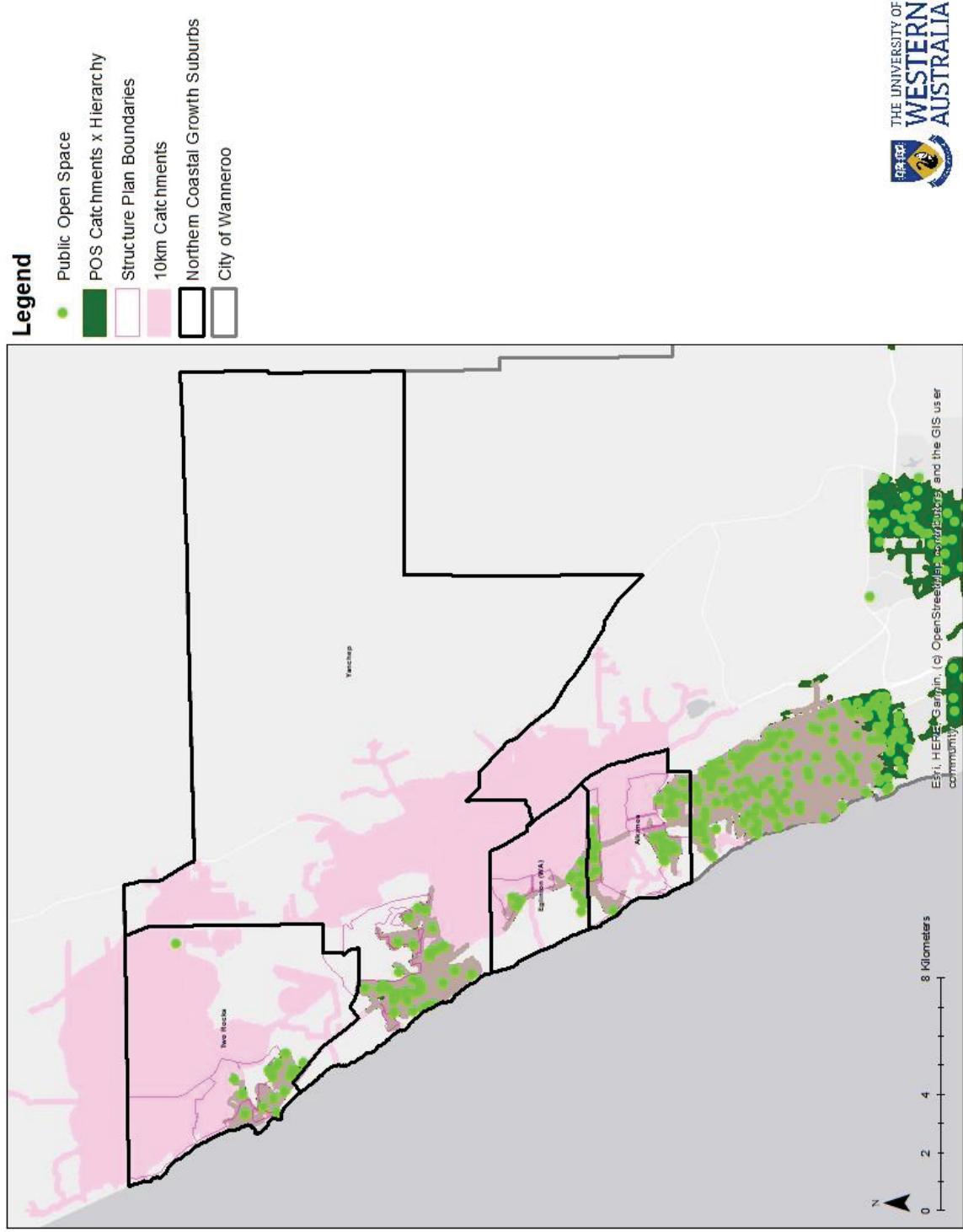


Figure 53: Sports on POS (Source: AUDRC)

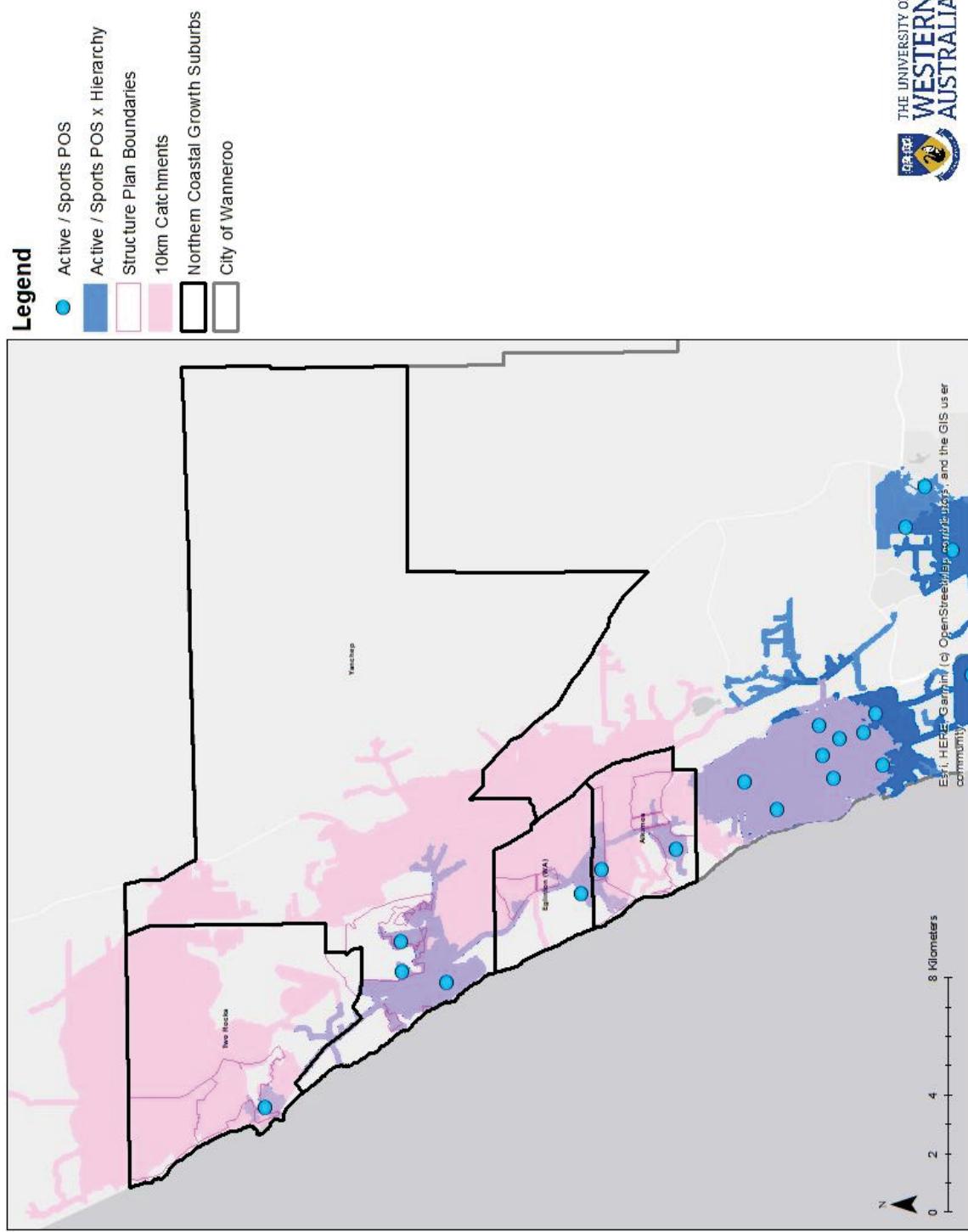


Figure 54: Community Centres (Source: AUDRC)

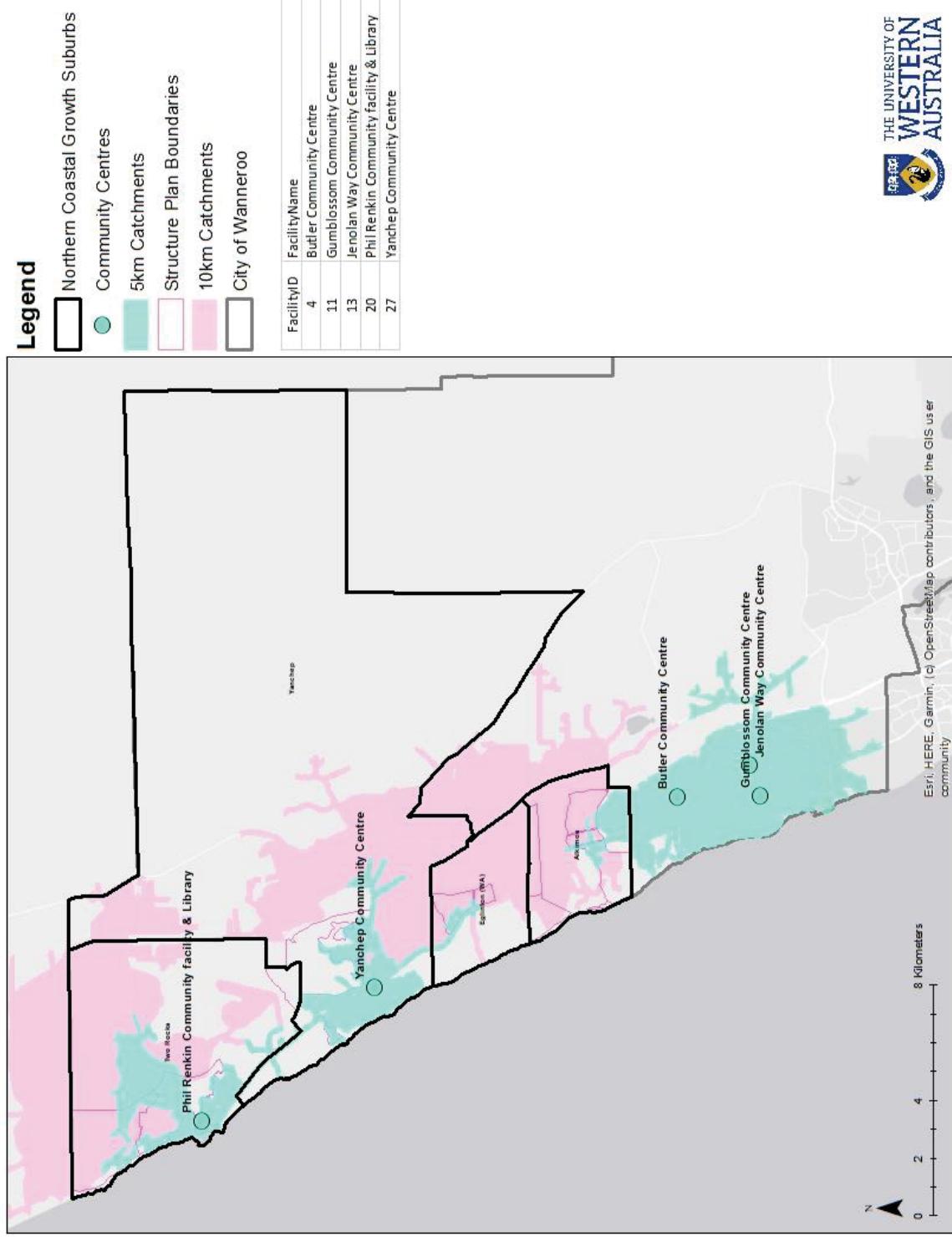


Figure 55: Libraries (Source: AUDRC)

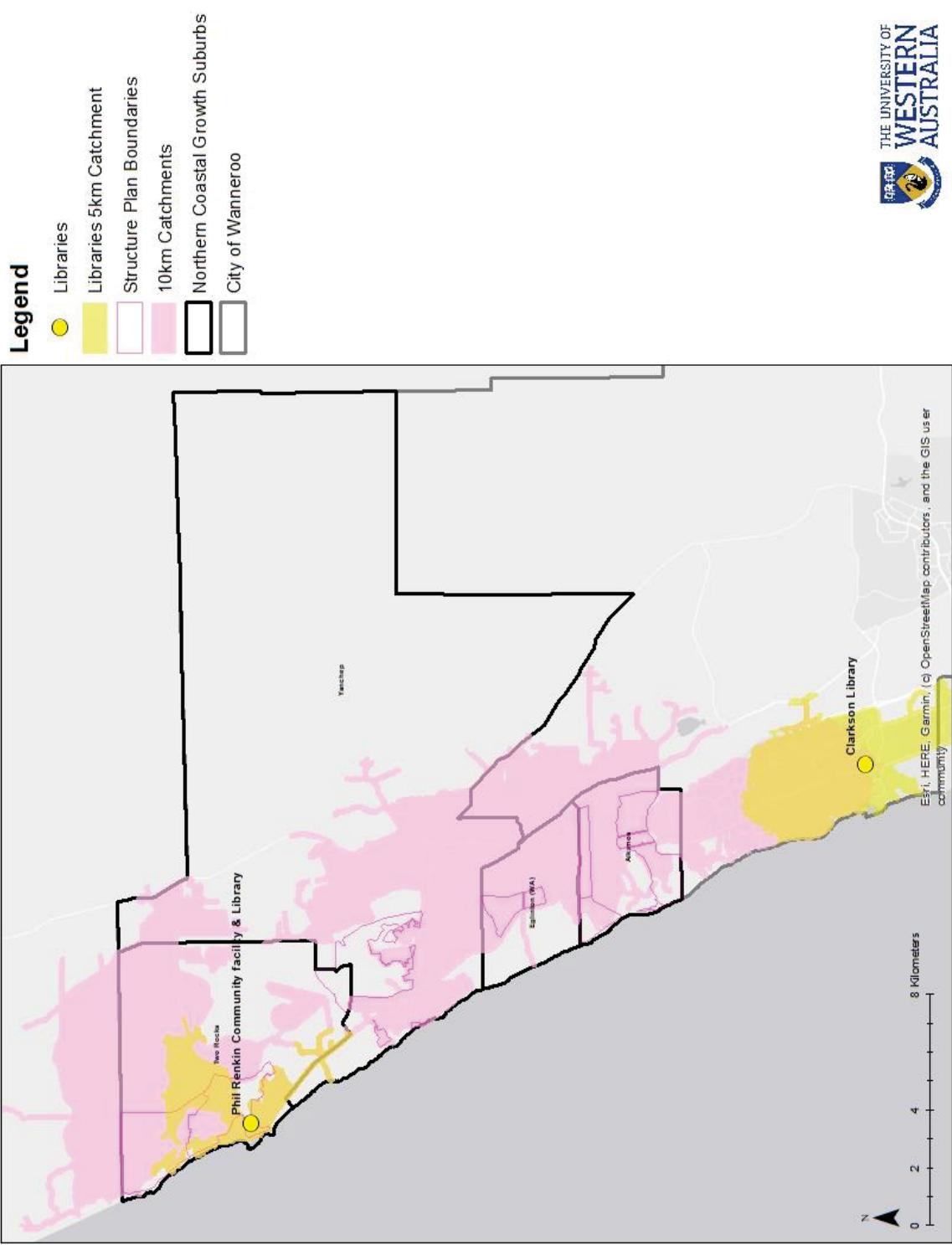


Figure 56: Indoor Recreation Centres (Source: AUDRC)

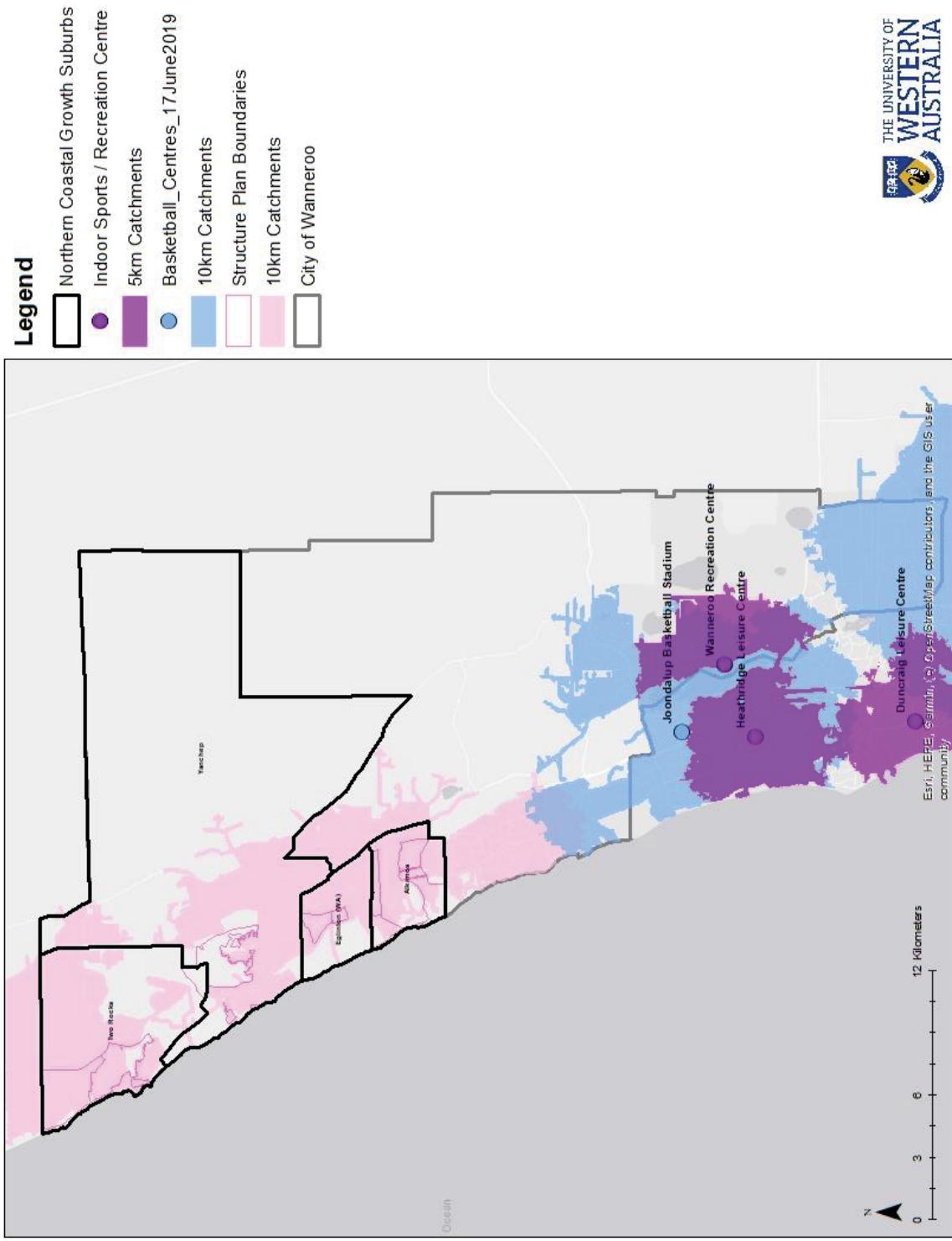


Figure 57: Aquatic Centres (Source: AUDRC)

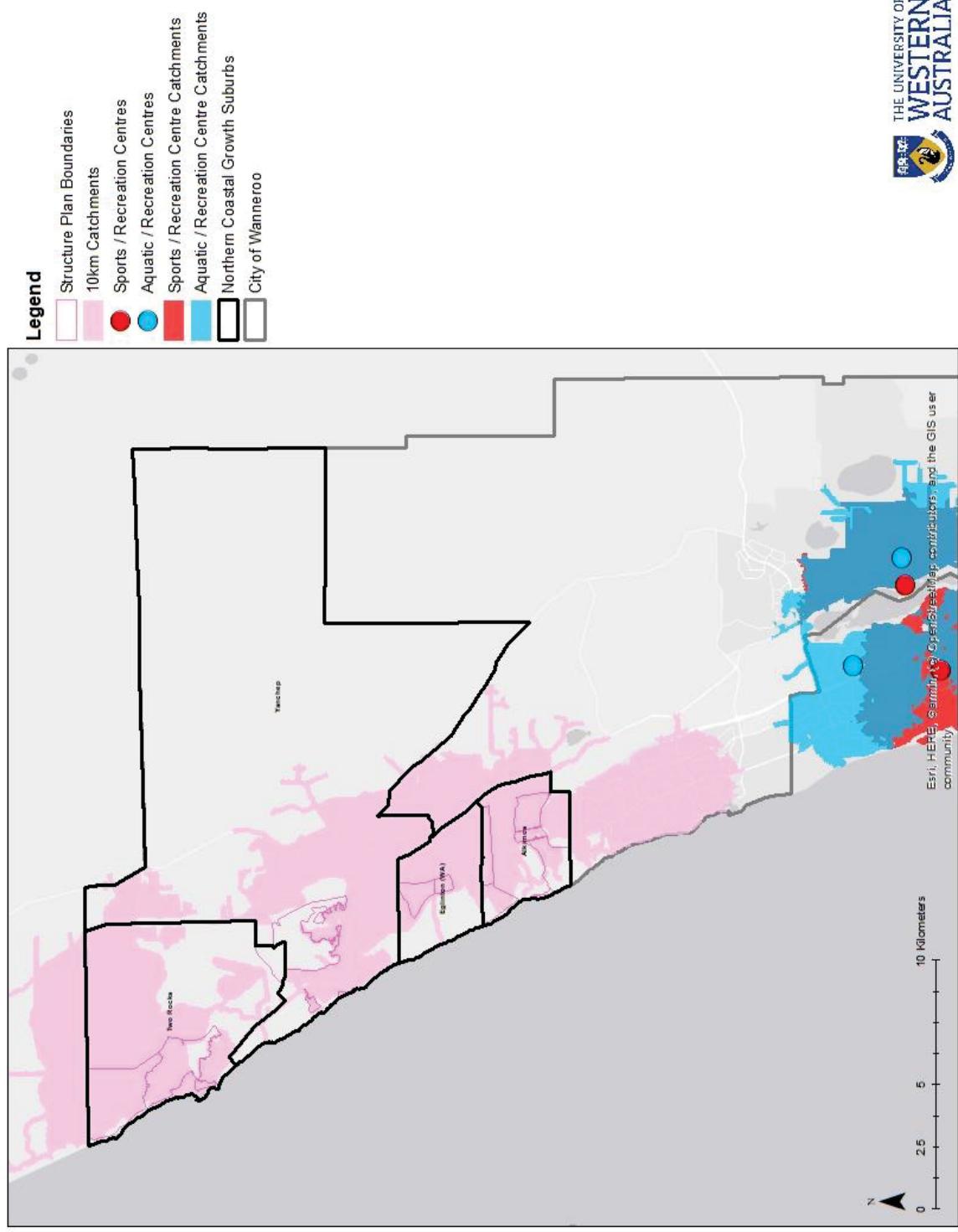


Figure 58: Outdoor Courts (Source: AUDRC)

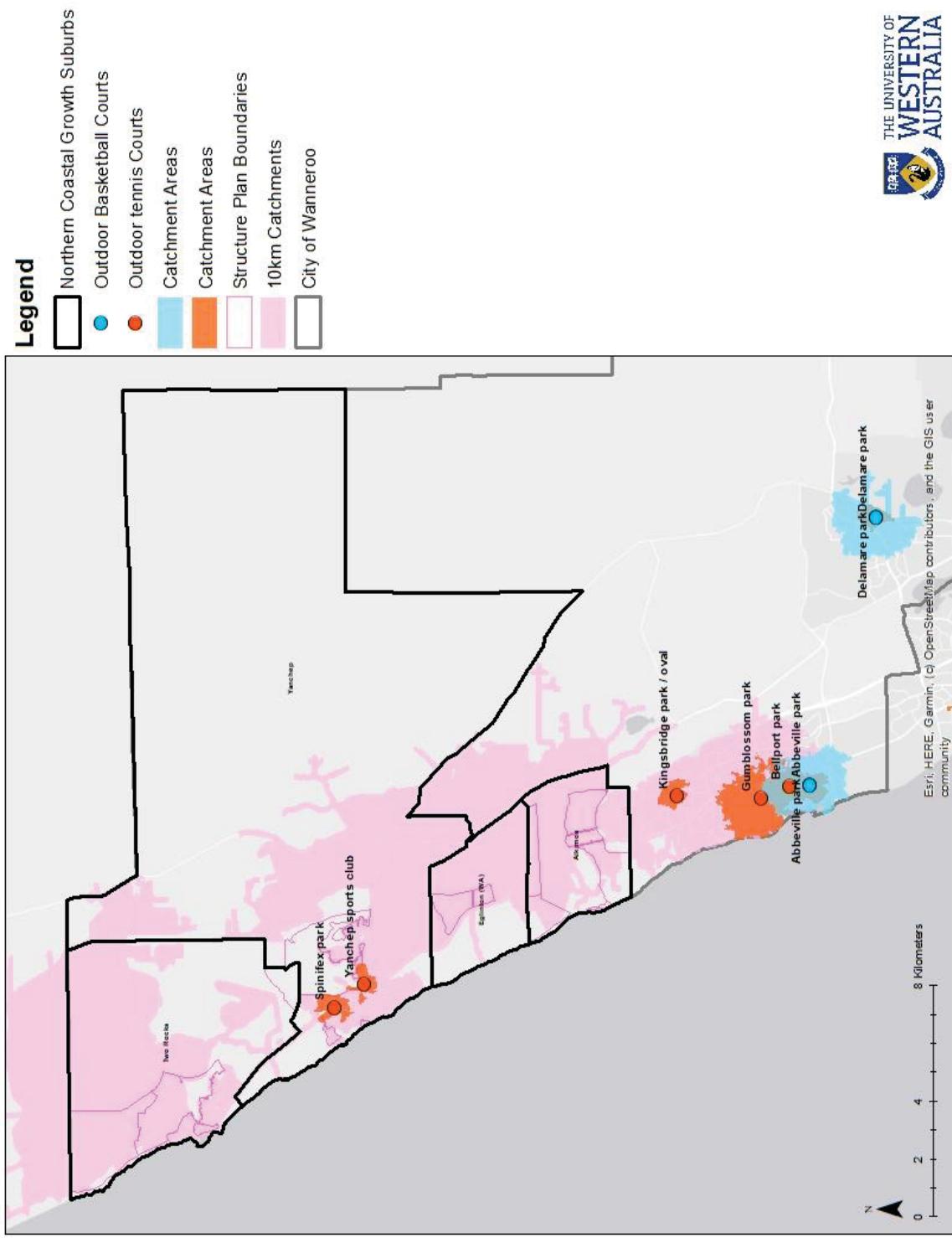
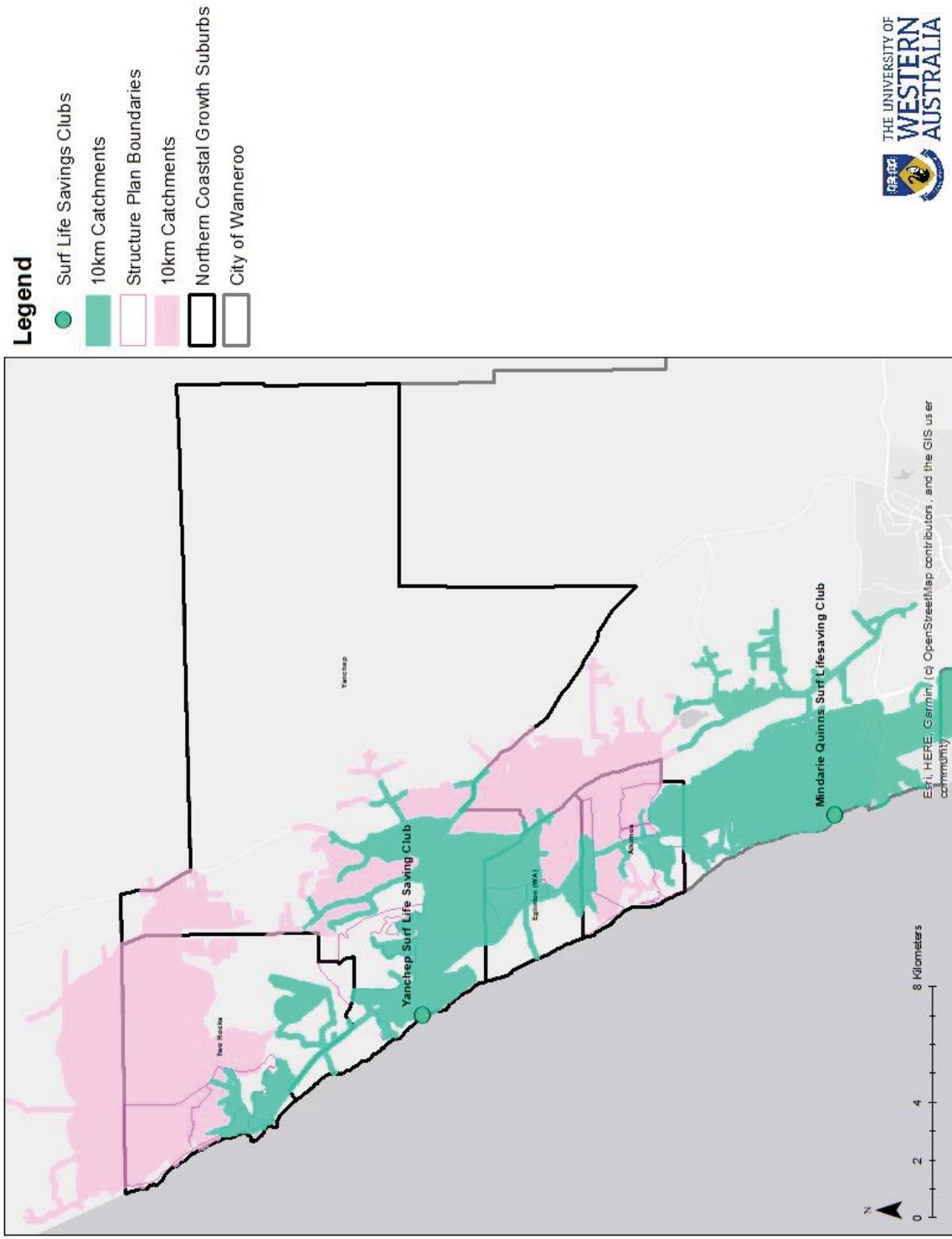


Figure 59: Surf Life Saving Clubs (Source: AUDRC)



APPENDIX D: Initial Community Facilities Visual Audit – Functionality and Capability

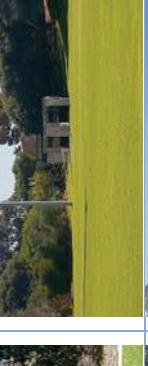
Images	Commentary
<p>Allara Estate: Ambergton Playing Fields</p>       	<p>Located to the north of Cinabar Drive, Development has been installed by Stockland in advance of the build out of the estate. It incorporates an extensive park area with shade sails, seating and BBQ features. A skate park is also provided which at the time of the visit was well utilised. Adjacent to the skate park is Ambergton Beach Community Hub and portable changing facilities / ablutions. The site provides a home base for Alkimos Tigers Junior Rugby League and Junior Touch Football Clubs, Hammerheads Cricket Club and Alkimos Pirates Lacrosse Club.</p> <p>Current cricket nets are isolated from main oval layout (west of oval and skate park) which is assumed to be developed further as the site develops.</p> <p>Play areas are provided to the north of the constructed oval under shade together with adjacent outdoor fitness equipment. There is currently no floodlighting on the oval which caters for two rectangular pitches (north south orientation).</p> <p>A centralised car parking area with 122 bays (including three disabled bays) is located to the south of the skate park and community hub. The site is supposed to provide two ovals and the permanent amenities building is due to be constructed in 2021.</p> <p>It is understood that there was a planned district recreation centre within the Allara Estate, but land is not sufficient in size to accommodate the facility.</p>

Images	Commentary
      	<p>Currently undeveloped, but a committed site with shared use agreement with adjacent school site. Two senior ovals (catering for four rectangular sports), outdoor courts and multi-functional pavilion centrally located is proposed. The John Butler Primary College currently provides a junior oval with cricket nets and two hard courts which are placed on the north of the site adjacent to a steep retaining wall. In addition to the ovals, the new sports amenities are to include:</p> <ul style="list-style-type: none"> • Netball courts (8no.) • Sports pavilion • Change rooms • Dual-use track around the perimeter of the site • Picnic / BBQ facilities • Outdoor exercise pods • Children playing area <p>It is understood that there are currently issues associated with the bushland which are required to be resolved prior to the commencement of construction work (intended to be commenced within the next 12 months (July 2019 onwards).</p>

Images	Commentary	
Forestay Park      	<p>A single oval site located to the southwest of Amberton Playing Fields. It includes landscaping, shaded children's play and BBQ areas (in the northwest of the site and significant path network around the perimeter of the oval). Cricket nets (2no.) are placed in the south-eastern corner of the site. To the west of the oval adjacent to the southwestern corner of the oval is a half-court basketball/netball facility with adjacent shade and street furniture/benches for informal skate/play. To the north of the hard court is a substantial drainage basin which incorporates tiered retaining walls. To the east of the park is an area of remnant bush with footpath access on the perimeter. It currently caters for AFL and Cricket. There is capability to accommodate two rectangular pitches.</p>	
Heath Park 	<p>Located between Amberton Playing Fields and Forestay Park at the corner of Cinnabar Drive and Leeward Avenue, Eglinton. Provides children's play areas with flying fox and informal recreational space. Excellent pedestrian access throughout with variety of play infrastructure, shade, seating and BBQ areas. Two water bodies are located on the eastern boundary of the site throughout which the footpaths inter-twine. Off-road car parking surrounds the park.</p>	

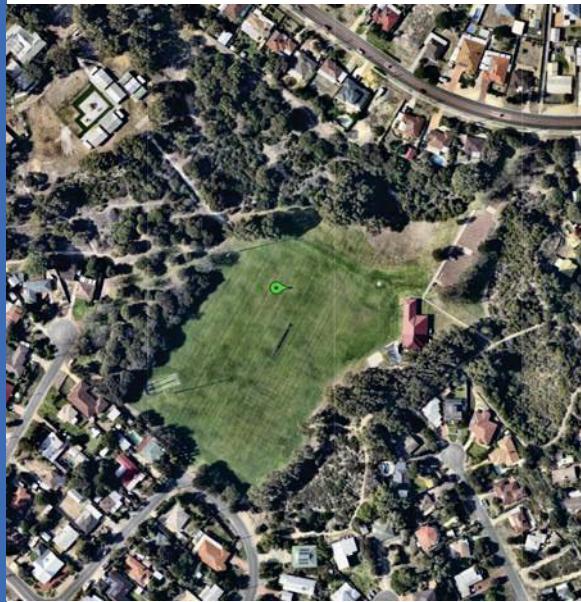
Images	Commentary
<p>Leatherback Park</p>    	<p>Located in Alkimos, a single oval site to the south of Fairy Parade, east of Pectoral Promenade and north of Leatherback Boulevard (also known as Marshall Oval). The site accommodates little athletics, cricket and football with four floodlight towers surrounding the oval. The site, to the west of the oval, also incorporates an off-road, learn to cycle facility with islands and directional cycling routes. To facilitate the use of the oval, a series of temporary units have been placed on site to provide changing accommodation and ablutions. The site lies to the east of Alkimos Beach Primary School. Substantial perimeter car parking exists together with car parking serving the adjacent school, within the school site.</p> <p>The primary school also provides a two-court facility (tennis and netball). A drainage sump is located to the north east of the oval. It is the only ground with competition lights. The school has agreement to use the oval.</p>

Images	Commentary
Marlinspike Park        	<p>Located in Alkimos, to the south of Reflection Boulevard and west of Marlinspike Boulevard. It is 1km south of Leatherback Park and consists of one senior oval which is significantly constrained through remnant bushland. It is a narrow shape and understood to be low lying which captures stormwater during the winter months. A drainage sump area lies to the east of the oval with a large multi-functional children's play area to the north, catering for children of all ages.</p> <p>Footpath access is limited to the site perimeter and play area. There are no changing facilities nor floodlighting servicing the oval. The main issue is the park incorporates 2/3rds of the drainage requirements which was not identified during the initial planning stages, rendering the oval unusable.</p>  

Images	Commentary
<p>Mary Lindsay Homestead</p>   	<p>Mary Lindsay Homestead is a refurbished house located within a public park at the intersection of Beachaven Drive and Capricorn Esplanade utilised for arts and cultural purposes. The heritage building is used by Two Rocks Yanchep Culture and Arts Network (TRYCAN). It is located within close proximity to Yanchep Lagoon and the Yanchep Surf Life Saving Club (450m south).</p>
<p>Oldham Park</p>         	<p>Oldham Reserve is located on Oldham Way, Yanchep; the active reserve includes:</p> <ul style="list-style-type: none"> • Sports Amenities Building which provides access to public toilets • Playground • Floodlighting • Senior size playing area (football and cricket) • Cricket wickets • Jump pits and Throwing circle <p>The Multi-purpose function room was recently completed in 2015/16 as an addition to the Sports Amenities Building. It is part of a joint use agreement, but the oval is understood to not be fully utilised. The function room and associated kiosk/bar area does not include club memorabilia so that it can be hired by a variety of user groups. The store and changing facilities are accessed externally and incorporate heavily-secured gates and locks, indicating a concern with passive surveillance and isolation (due to surrounding bushland and no overlooking residential properties). The land falls away at its perimeter south-eastwards. The site is floodlit to a recreational standard and remnant bushland surrounds the playing surface to the northeast, east and southwest.</p>

Images

Commentary

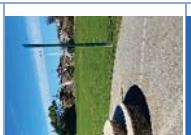


Phil Renkin Recreation Centre and Adjacent Charnwood Reserve and Charnwood Skate Park



Located to the east of Lisford Avenue in Two Rocks, the land is an established park and recreation centre. Within the Yanchep/Two Rocks area the development of Charnwood Park as a multi-purpose sporting venue and the provision of new facilities at Splendid Park (referenced below) is identified to support the growing population in

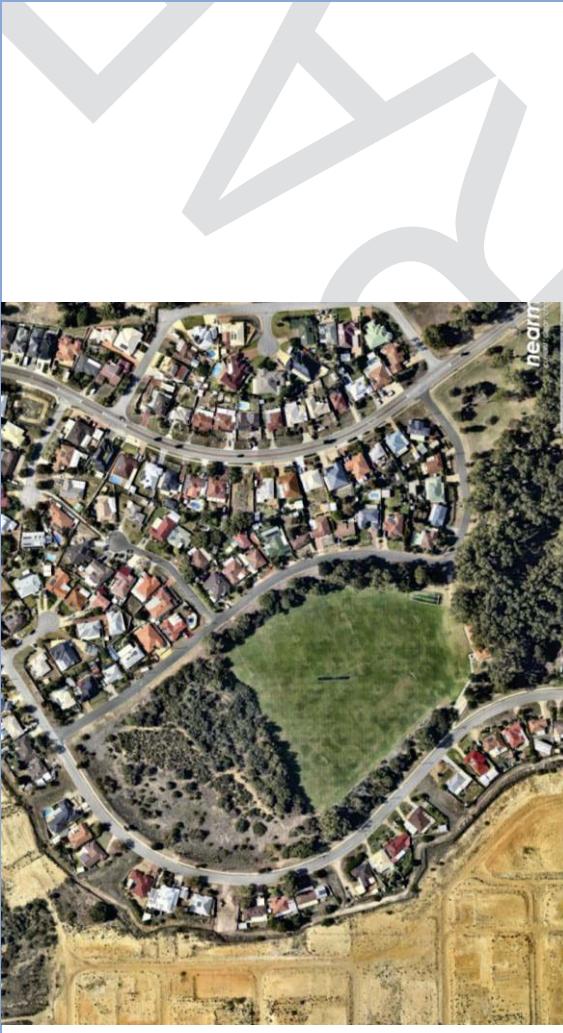
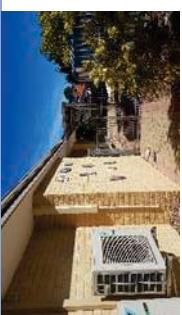
<h3>Commentary</h3>	<p>the area. The Phil Renkin Centre is a circular / octagonal building which provides access to a variety of community rooms, library and court hall. It is the main facility currently serving Two Rocks. Immediately adjacent to the recreation centre is a small children's play area. Internally the building has the appearance of ageing infrastructure with limited flexibility in the use of space. The design of the building renders a number of the external walls difficult to effectively use due to the curvature and angular nature of the internal space.</p> <p>The library is of a traditional branch style and operation which does not fully align to the current planning of library spaces as lifelong learning centres. While some practices are following modern book lending and use of IT, the limitations associated with the space do not permit its efficient and effective use for a variety of user groups (i.e. efficient and effective use of the open plan area for group readings, children's storey time, adult learning, wet areas, group meetings and periodicals. The library has an at-one-time capacity of 73 persons.</p> <p>The home support reception and associated services are limited by the design of the space and structural components which inhibit site lines and activity space.</p> <p>The indoor court space is located on the first floor and while accessible by lift, the activity space is limited by its octagonal design and retro-fitted toilet areas. The indoor sports stadium has a capacity of 126 spectators and 20 competitors.</p> <p>The building suffers from a lack of storage and building efficiency. Corridors are angular and circulation space excessive.</p> <p>The building also includes an arts and craft room which provides for up to 26 persons at any one time. The maximum occupation of the building is detailed as 399 persons.</p> <p>Charnwood Reserve provides an expanse of playing field space with a series of ageing infrastructure including:</p> <ul style="list-style-type: none"> • A central changing facility
<h3>Images</h3>	              

Images	Commentary
 	<ul style="list-style-type: none"> • Adjacent skate park with adjacent shelter and seats. The skate park has been patched up over time and provides limited youth activity space. • Rectangular playing pitch (soccer) with floodlighting. • Children's Play area with shade sail over (principally functioning for toddlers and young children) • Informal recreational area/parkland • Sculptures in the north-eastern corner • Netball/Basketball outdoor hard court with floodlighting and shade/seating adjacent • Water feature – unused at time of visit <p>The expansive use of the park is compromised by mature trees centrally located which compromises the ability to develop a second oval on site.</p>
	  
	  
	  
	  

Images	Commentary
 <p>Splendid Park (formerly Yanchep Active Open Space)</p> <p>Splendid Park in Yanchep is located to the north of Marmion Avenue where the road runs parallel to McClements Drive. It is a two-oval site which caters for a range of sporting activities including AFL to the south and football (soccer – 1 senior, 2 junior and a small sided pitch). Two cricket nets lie in the north-eastern corner of the eastern</p>	

Commentary	<p>most oval. Between the two ovals is a large clubhouse and function room facility which is modern and flexible in its design. Car parking and access to the facilities is obtained directly off Marmion Avenue which curtails to the north of site. To the northeast of the oval is a two court tennis and basketball/Netball Facility.</p> <p>At an estimated cost of \$11,302,000, the project was completed in 2017 and officially opened on 24 March 2018.</p> <p>To the front of the main clubhouse building is a children's play area with shade sail over. The ovals are gated and surrounded by chain link fence.</p> <p>The clubhouse building incorporates areas for club memorabilia but is largely clean and has good views over both ovals. Spectator areas are also provided on either side of the pavilion with shade sail over. External access is maintained to all changing and storage facilities (storage cupboards are also provided internally within the changing room areas). Six changing rooms and five stores are provided, together with a first-aid room, umpires room and separate public toilet facilities with UAT.</p> <p>There are two available rooms – the multipurpose room (118 person capacity) and meeting room (27 person capacity) which can be combined.</p> <p>A kiosk is located between the multipurpose room and the block of changing facilities under a continuous roof.</p>				
Images	              				

Images	  	<p>Commentary</p> <p>Located off St Andrews Drive, Yanchep, St Andrews Park includes one oval with adjacent pavilion to the south. A central cricket wicket is located between two football (soccer) pitches. To the south of the oval are two cricket nets. The site is surrounded by mature tree cover with remnant bushland to the north and south which limits its functionality</p>
St Andrews		  

<p>Commentary</p> <p>and capability. On the west of the site is Moorpark Avenue and it is also bounded by Sunningdale Road to the east. It is estimated that due to the current restrictions, the rectangular pitch provision is limited and principally would only function for 1.5 senior soccer pitches. It is within the control of DoE and likely to be built on within the longer term, but as yet, no clear direction has been provided.</p>
<p>Images</p>    
<p>Yankee Community Centre</p> <p>Yankee Community Centre is located at 7 Lagoon Drive at the corner of Primary Road and provides a traditional community centre and office space for local activities including playgroup, temporary book lending, group activities and drop in sessions (job, skills, family support). A small playground and car park lies to the north but the site</p>
  

<p>Commentary</p> <p>is effectively constrained by surrounding residential development. The building, whilst reasonably well maintained, is old and would not meet the needs of large community user groups. Whilst there is good shade around the perimeter of the building, the space is limited.</p>		<p>Yanchep SLSC</p> <p>A new surf life saving club in a prime location adjacent to Yanchep Lagoon. Located at Capricorn Esplanade, Yanchep. Principally a storage and service shed with changing facilities, toilets and basic club facilities. Old surf life saving club to the north needs to be re-purposed or demolished. Good linear park feature to the west of the car park</p>
<p>Images</p>          		

Commentary	<p>with BBQ areas and casual recreational opportunities. Capacity exists to extend the facility upwards to provide a second storey community centre as the population expands.</p> <p>As a main beach node, the facility benefits from an extensive car park which runs parallel to the coast. Direct vehicular, boat access and disability access obtainable to the beach.</p>
Images	    
	    
	    

Commentary	
Images	 <p>The collage consists of five images:</p> <ul style="list-style-type: none">A vertical image on the left showing a coastal scene with a building, greenery, and the ocean.A horizontal image at the top showing a building with a green roof and a swimming pool.A horizontal image in the center showing a building with a green roof and a swimming pool.A horizontal image on the right showing a building with a green roof and a swimming pool.An aerial view at the bottom showing a coastal road, parking lots, and a building complex.

APPENDIX E: Benchmarking Assessment

Table 24 below highlights a variety of community facilities (based on PLA Community Infrastructure definitions and guidelines) across the City of Wanneroo. This provides an indicative assessment of the likely requirements for differing levels of community infrastructure provision, some of which may be provided by other service providers. This, in turn, should be balanced against the provision of existing infrastructure and the flexibility of that infrastructure to provide for the indicative use. This analysis provides part of the assessment process which informs the suburb-by-suburb breakdown. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the City's particular demographic nuances. The numbers provided under each year highlight the extent of infrastructure which may be required to be provided within the City (where there is a population range, the low and high number of facility infrastructure requirements are identified). The commentary column provides the potential rationale for investment or alternative provision. This is merely an indication of need, based on population dynamics and should be used to inform the assessment process rather than dictate the level of infrastructure to be provided.

Table 25: Community Infrastructure Components (Source: Community Facility Guidelines – PLA WA) and projected 5 yearly development projections

Descriptor:	NCGC Facility Projections					Indicative requirement/comment
PLA Guideline (Draft 2019 amendments)	2016	2021	2026	2031	2036	2041
Play Group	20,517	40,634	61,145	84,828	110,454	134,077
Outside School Hours Care	5	10	15	21	28	33
Childcare Centre (Long Day Care)	3-5	7-10	10-15	14-21	18-28	22-33
Occasional Care	2	3	5	7	9	11
Maternal and Child Health	1	1	1-2	1-2	2-3	3-4

Descriptor: service	PLA Guideline	NCGC Facility Projections	Indicative requirement/comment						
Multi Agency Service Centre	Integrate with a multi-purpose facility	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 25%;">1</td> <td style="text-align: center;">1</td> </tr> </table>	1	1	1	1	1	1	<p>(rooms) and in locations where direct access to services is compromised by lack of public transport and/or in areas of high socio-economic deprivation.</p> <p>This level of provision is necessary to provide a base for state/federal agencies providing family support, financial/income support and access to services funded outside of local government (i.e. Medicare, Centrelink etc). Land allocation will be necessary as part of the planning process to ensure such services are available. It is, however, not considered to be a service priority of the City and is dependent on state government identifying the need. Space may, however, be required within the Yanchep City mixed use centre.</p>
1	1	1	1	1	1				
Multi-functional branch library	1:50,000 – 150,000 Regional (R) 1:20,000 – 50,000 District (D)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 25%;">0 (R) 1 (D)</td> <td style="text-align: center;">0-1 (R) 1-2 (D)</td> <td style="text-align: center;">1 (R) 1-3 (D)</td> <td style="text-align: center;">1-2 (R) 2-5 (D)</td> <td style="text-align: center;">1-2 (R) 3-7 (D)</td> </tr> </table>	0 (R) 1 (D)	0-1 (R) 1-2 (D)	1 (R) 1-3 (D)	1-2 (R) 2-5 (D)	1-2 (R) 3-7 (D)	<p>The level of provision to 2041 is excessive, given the current trends in library service provision which is moving towards on-line, virtual and e-book lending. The likelihood is that such provision will diminish and the focus for libraries will be as lifelong learning and family educational and service support. The current CFG population indicators are likely to be reviewed having regard to this changing approach where the likely demand would be for:</p> <ul style="list-style-type: none"> • two regional level facilities in Alkimos by 2026 and Yanchep by 2036. • one district level facility in Eglinton by 2026 and a replacement district level facility in Two Rocks Town Centre by 2031. • 2 to 3 satellite learning centres combined with other service opportunities (community hubs) should be considered to service smaller communities. 	
0 (R) 1 (D)	0-1 (R) 1-2 (D)	1 (R) 1-3 (D)	1-2 (R) 2-5 (D)	1-2 (R) 3-7 (D)					

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment	
Neighbourhood Community Centre	1:7,500	3	5	8	11	15	18	<p>The level of stand-alone provision at a neighbourhood level is excessive, given the likely use and potential return on any investment. Neighbourhood facilities should be incorporated within sporting complexes, wherever possible, to maximise the use. 17,500 head of population would necessitate a maximum of 18 facilities at this level covering the full residential catchment of the NCGC. The full build out of the NCGC is, however, likely to need land allocated for a further nine, given the projected growth.</p> <p>The majority of these facilities will cater for neighbourhood/voluntary organisation group meetings and social activities.</p>	
District Community Centre	1:15,000-25,000	1	2-3	2-4	3-6	4-7	6-9	<p>The main population centres ideally should have access to a dedicated multi-functional community centre/community hub providing for all ages. It is more critical to co-locate infrastructure and develop flexible community building space in a centralised location and within close proximity to public transport and retail centres.</p>	
Regional Public Open Space/Park	1:250,000	0	0	0	0	0	0-1	<p>The surrounding state forests and associated infrastructure provides a high level of provision for the City. However, there will be a need for a regional</p>	

Descriptor:	PLA Guideline	NCGC Facility Projections				Indicative requirement/comment
District Park 1:15,000 – 25,000 5-20ha up to 2km from facility or 5-minute drive	1	2-3	2-4	3-6	4-7	5-9
Neighbourhood Park 1:5,000 1-5ha for population within 800m or 10 mins walk away	4	8	12	17	22	27
Local Open Space 1:1,000. 0.4 - 1ha within 400m or 5-minute walk (local)	20	40	61	84	110	134
Pocket Park	As per local needs	Local Need	Local Need	Local Need	Local Need	Local Need

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Sports Space (to potentially incorporate sports identified with asterisks below)	1:4,000 5,000	4-5	8-10	12-15	17-21	22-28	27-33	This could be combined with neighbourhood, district or regional park provision (as referenced above). The provision of one district level active recreational space at Yanchep addressed the short to medium term requirements in that locale. Halesworth Park similarly will offset an immediate need in Alkimos, although this has to service a catchment which is well established in Butler and Jindalee. An alternative participation analysis has been undertaken for the oval and rectangular pitch space. The full build out of the NCGC will, however, necessitate the allocation of a minimum of 33 sports spaces to service the ongoing needs of pitch sports.
AFL ovals*	1:6,000 to 1:8,000 with at least one oval being capable for supporting a senior football game (AFL strategic plan standard)	2-3	5-7	8-10	11-14	14-18	17-22	See alternative participation analysis.
Rugby Union/League*	Area/location specific	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	See alternative participation analysis.
Diamond pitch sports*	1: 10,000 – 1:14,000	1-2	3-4	4-6	6-8	8-11	9-13	See alternative participation analysis.
Soccer pitches*	1:3,000 to 4,000 depending on demographics	5-7	10-14	15-20	21-28	28-37	33-45	See alternative participation analysis.

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment	
Cricket ovals*	1:5,000 – 1:8,000	3-4	5-8	8-12	11-17	14-22	17-27	See alternative participation analysis.	
Athletics (grass and synthetic)*	Need to justify development based on need and a viable business case. Regional Level (synthetic).	0	0	0	0	0	The provision of a synthetic athletics track is unlikely to be justified based on current planning which indicates a track in the northern suburbs (State Athletics Centre) and southern suburbs (currently Ern Clark Reserve) fulfilling the needs of Metropolitan Perth. The State Sporting Infrastructure Plan indicates a robust business case would be necessary to justify any investment of this nature.		
					Grass athletics provision can overlay existing infrastructure and be potentially combined with school.				
Hockey pitches (grass and synthetic – water, sand based and alternatives)*	Need to justify development based on need and a viable business case. Grass provision to be area/location specific.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Current Hockey WA facility strategy specifies a turf is required to service 1:75,000 head of population. This is likely to be reviewed within the next 12 months. The population driven justification is recognised as being inappropriate as the need for a synthetic turf is invariably justified by club membership, rather than local population growth, as members will travel 20km to a turf. As a sport, participation rate growth is limited and based on current club capacity. In the northern suburbs the recent development of a turf at Warwick and provision at Arena Joondalup will offset further turf needs currently. It will be necessary to allocate a minimum three grass court provision within the Regional Open Space (active sports space) to cater for potential demand.	
Indoor Sport and	1:50,000 –	0	1	1	1-2	2	2-3	School provision within the NCGC could potentially	

Descriptor:	PLA Guideline	NCGC Facility Projections	Indicative requirement/comment
Recreation Centre (generic)	100,000		cater for additional need for neighbourhood indoor/outdoor wet and dry infrastructure. There is, however, a recognised shortfall in court space and accessibility in the NCGC and surrounding area Space for district level infrastructure ideally should be made available through the current planning processes. 1-2 district level combined aquatic and court facilities may be needed to accommodate a full build out of the area (2041 and beyond).
Regional Sports Facility (including aquatics)	1:250,000 (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure)	0 0 0 0	0-1 0-1 0-1 0-1 Needs to be considered as part of the regional aquatic facility which ideally should be located with regional playing fields to minimise management and operational costs and within close proximity to Activity Centres. This will be required from 2036 onwards. It is likely that a regional level facility will be required by 2036,
Play Spaces	1:50,000 Regional 1:8,000 to 10,000 District 1:2000 Neighbourhood	0 (R) 2-3 (D) 10 (N) 4-5 (D) 20 (N) 1 (R) 6-8 (D) 30 (N) 1 (R) 8-11 (D) 44 (N) 1-2 (R) 11-14 (D) 55 (N) 2 (R) 13-17 (D) 67 (N)	Should be integrated within a play space strategy and strategically located within walkable catchments to meet requirements of all ages.
Specialty Park – all abilities sensory park	1:25,000- 50,000 – Regional facility 1:10,000 – 25,000 – District facility	0-1 (R) 1-2 (D) 2-4 (N) 1-2 (R) 2-4 (D) 4-8 (N) 1-3 (R) 2-6 (D) 6-12 (N) 2-3 (R) 3-8 (D) 8-17 (N) 2-4 (R) 4-11 (D) 11-22 (N)	3-5 (R) 5-13 (D) 13-27 (N) Needs to relate to specific local circumstances.

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
		1:5,000-10,000 – Neighbourhood facility	0-1 (R) 1-2 (D) 2-4 (N)	1-2 (R) 2-4 (D) 4-8 (N)	1-3 (R) 2-6 (D) 6-12 (N)	2-3 (R) 3-8 (D) 8-17 (N)	2-4 (R) 4-11 (D) 11-22 (N)	
Skate Park	1:25,000- 50,000 – Regional facility	0-1 (R) 1-2 (D) 2-4 (N)	1-2 (R) 2-4 (D) 4-8 (N)	1-3 (R) 2-6 (D) 6-12 (N)	2-3 (R) 3-8 (D) 8-17 (N)	2-4 (R) 4-11 (D) 11-22 (N)	3-5 (R) 5-13 (D) 13-27 (N)	Due to the youthful demographic across all suburbs, the justification for additional infrastructure and enhancement of provision needs to be considered, with alignment to neighbourhood and district POS. Core focal point will be the southern portion of the NCGC to 2031 and northern portion within Yanchep and Two Rocks from 2031 onwards. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.
	1:10,000 – 25,000 – District facility							At a regional level the infrastructure should include a range of street furniture and bowl for multi-age and abilities with hang out shelters, water, cycle parking and good dual use path links. Integration with other wheeled sports and youth centres should also be considered.
	1:5,000-10,000 – Neighbourhood facility							
BMX dirt track facility	1:5,000 – 10,0000 – Neighbourhood level facility	2-4	4-8	6-12	8- 17	11-22	13-27	The development of BMX dirt infrastructure ideally should be co-located with skate park infrastructure within a contained wheeled sport precinct and within a multi-functional neighbourhood open space. Guidance should be provided from an additional consultation process to establish need and the design of infrastructure to reflect youth within a specific given catchment.
BMX facility (formal bitumen track)	1: 150,000 to 200,000 – Regional	0	0	0	0-1	0-1	0-1	The redevelopment and relocation of Wanneroo BMX Club will likely satisfy the demand for BMX infrastructure to 2036. Currently across Metropolitan Perth, sufficient BMX infrastructure exists to accommodate growth to 2041 without the need for

Descriptor:	PLA Guideline	NCGC Facility Projections	Indicative requirement/comment
Aerobics/Fitness/Gym (Local Government)	To be developed as an integral part of a district or regional leisure facility.	Local Need	<p>This would be incorporated in a Regional Leisure Centre (including aquatics) and within various community facilities based on local need. This would also be provided by the commercial sector where the demand is expressed.</p>
Multi-use synthetic surfaces	Area/location specific.	Local Need	<p>The provision of multi-use synthetic or tarmacadam surface can provide opportunities for youth hang outs and gathering areas (including shade sails or formal shelters). The development of such surfaces can offset the need for excessive indoor space and the need for dedicated court space for one activity (i.e. tennis or basketball). These will be based on local need and incorporated within neighbourhood and district open space. Consideration should be given to:</p> <ul style="list-style-type: none"> • Multi-use synthetic surfaces for multiple sporting activities. • Multi-use games areas (MUGA). The provision of hard surfaces for a variety of sporting uses. • Sports specific synthetic turf pitches.
Netball Courts	1:3,000 – 4,000 (outdoor) for training purposes. 10-12 outdoor courts minimum for an association	5-7 10-14 15-20 21-28 28-37 33-45	<p>This does not include multi-use court provision. Traditionally access to school provision is provided to offset significant additional court costs. See alternative participation analysis.</p>

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
Basketball courts (indoor and outdoor)	1:3,000 – 4,000(outdoor) 4 plus indoor courts – Regional/Sub-regional	5-7	10-14	15-20	21-28	28-37	33-45	School provision ideally should be accessed through shared use agreements to offset excessive expenditure on court space. A district/sub-regional centre should be identified as 4-8 indoor courts. See alternative participation analysis.
Outdoor Beach Volleyball	Commercial market forces will dictate the provision	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Generally provided as part of a multi-functional district or regional leisure centre. Alternative provision would be subject to the attractiveness to the commercial market.
Indoor Volleyball	To be integrated with Basketball / Netball centres.	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Ideally should be incorporated on a leisure centre site as part of the use of indoor court provision, shared with netball and basketball. The option exists to attract commercial beach volleyball to main mixed use development areas.
Lawn Bowls	1:25,000 to 50,000 – District	1	1-2	1-3	2-3	2-4	3-5	There will be demand for up to two bowls clubs within the NCGC which could facilitate the growth and development of the sport beyond 2041. Current population parameters indicate that while there will be an ageing population, it will still be relatively young. The over-provision of bowls facilities within Metropolitan Perth has resulted in a significant issue in relation to their financial viability. The current over-provision has resulted in a focus on income generation through function areas and limited sporting activity. One bowls club within Alkimos and Eglinton could be justified by 2026 with a second around Yanchep and Two Rocks from 2036 onwards. This however could be developed and provided by a commercial entity (club) and not necessarily the responsibility of the City, other than to facilitate the development.

Descriptor:	PLA Guideline			NCGC Facility Projections			Indicative requirement/comment	
	Area Specific	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need
Squash								
Tennis (multi surface courts and grass)	8 court club facility minimum for a population of 1:15,000 – 1:30,000	1 club	1-2 clubs	2-4 clubs	3-6 clubs	4-7 clubs	4-9 clubs	The current level of provision across metropolitan Perth is excessive, particularly in the provision of grass court and small tennis court infrastructure. The demand for 72 courts (9 clubs) appears excessive and could be consolidated into two district/large community facilities in accordance with Tennis Australia Guidelines and up to four smaller club venues of eight courts each. This would provide the capacity for club growth and development. Alternative tennis infrastructure could be accommodated on multi-marked, multi-use games areas.
Golf Course	Provision should be determined on the basis of commercial viability / demand	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Existing course infrastructure exists within Two Rocks and is not a priority for local government investment. Should a need be expressed, this would be facilitated by a commercial operator. No additional local government provision is justified.
Cycling facility	Integrated with tracks and trails	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Potential opportunity to explore pump tracks as a mechanism to offset need for large formalised circuits and extensive infrastructure. The City has previously considered the development of a criterium circuit and potential opportunities exist to facilitate such a development within a Regional Active Reserve.
Trails (walking, cycling, and bridlepaths)	No established Australian standard	Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	Existing provision. Need to ensure connectivity between estates and continuous access to activity spaces to encourage health and wellbeing

Descriptor:	PLA Guideline	NCGC Facility Projections					Indicative requirement/comment
		1	1-2	2-3	3-4	4-6	
Youth Centre/Youth Space	1:20,000-30,000 – District level	Local Need	Local Need	Local Need	Local Need	Local Need	The level of infrastructure would be reasonable and would require the integration of activities within new integrated community hubs/lifelong learning centres and BMX / skate parks. Service delivery will take place where the youth are using indoor and/or outdoor facilities.
Plaza/Outdoor Youth Space	Area/location specific	Local Need	Local Need	Local Need	Local Need	Local Need	Ideally such provision should be accommodated within a public or private school and subject to a shared use agreement. The level of provision detailed to 2041 would be reasonable to service the needs of the community subject to those agreements being in place. Any development should be supported by a well-researched business case.
Community and Performing Arts	1:150,000 – 250,000 – Regional level facility	0 (R) 0 (D)	0 (R) 0 (D)	0 (R) 1 (D)	0-1 (R) 1 (D)	0-1 (R) 2 (D)	1 (R) 2-3 (D)
	1:50,000-150,000 – District level facility						
Seniors Centre	seniors centres are not supported by PLAWA other than as part of a multi-functional community centre.	Local Need	Local Need	Local Need	Local Need	Local Need	Requires further detailed analysis of functionality and accessibility of existing infrastructure. Ideally seniors' centres should not be stand alone but integrated within a larger multi-functional community facility. This plan is not recommending separate seniors' provision.
Amphitheatres	Integrated within a District Park	Local Need	Local Need	Local Need	Local Need	Local Need	Capability for event infrastructure should be incorporated within District and Regional Open Space. Small amphitheatre areas combined with skate parks and social gathering/meeting places are likely to be in demand within all estates. Supporting infrastructure would merely be access to power and effective water servicing.

Descriptor:	PLA Guideline	NCGC Facility Projections						Indicative requirement/comment
		Local Need	Local Need	Local Need	Local Need	Local Need	Local Need	
Outdoor Meeting Place	Integrated within a District Centre							To be integrated with community centre development (neighbourhood or district) and combined with amphitheatres where the need is proven.
Arts and Cultural Centre	50,000 to 150,000 Integrated within a District Centre	0	0	1	1	1	1	This provision should be part of the Yanchep City Centre development and will be required post 2036. Smaller arts and cultural spaces should be incorporated within multi-functional community buildings where space is generic in function.
Aged Day Care	Local Need and provision by other service providers.	0-1	1	1-2	2-3	3-4	3-4	Will be the responsibility of not-for-profit service providers who have the capability to incorporate within broader aged care infrastructure and capacity to attract federal government funding for bed space.

Key:

(R): Regional

(D): District

(N): Neighbourhood

APPENDIX F: Sporting Needs and Active Reserve Needs

The analysis below identifies (from a NCGC perspective and then suburb-by-suburb basis) the projected sport and recreation facility usage (projections based on the latest AusPlay data produced for WA – April 2019). This is included to support the recommendations in the NCGCCFP report and in particular related to DCP potential contributions.

Suburb/Area Needs identified																																																																														
<p>The following figures identify the current participation levels across a range of facility infrastructure components with particular reference to sport and recreational activities. Each section comprises four figures related to:</p> <ul style="list-style-type: none"> • Top 10 Children's Sports by Participation • Top 15 Adult Sports by Participation • Club Based Participation – By Venue • Adult Participation – By Most Popular Activities <p>These are provided across the Northern Coastal Growth Corridor and on a suburb-by-suburb basis. The outputs of this research provides an indication of the level of sporting and recreation infrastructure which will be required to service each suburb of the NCGC and is to inform the overall community facility assessment process in relation to the high participation sport and recreational uses and in particular related to venues where such infrastructure is supplied.</p>																																																																														
Northern Coastal Growth Corridor Combined	<p><i>Figure 60: Top 10 Children's Sports by Participation - NCGC</i></p> <table border="1"> <caption>Top 10 Childrens Participation by Sport - Children 0-14 (Ausplay) NCGC</caption> <thead> <tr> <th>Sport</th> <th>2016</th> <th>2021</th> <th>2026</th> <th>2031</th> <th>2036</th> <th>2041</th> </tr> </thead> <tbody> <tr> <td>Swimming</td> <td>1351</td> <td>3098</td> <td>4684</td> <td>6378</td> <td>8111</td> <td>9617</td> </tr> <tr> <td>Football/soccer</td> <td>212</td> <td>1461</td> <td>2208</td> <td>3006</td> <td>3823</td> <td>4534</td> </tr> <tr> <td>Australian football</td> <td>160</td> <td>1103</td> <td>1668</td> <td>2271</td> <td>2888</td> <td>3425</td> </tr> <tr> <td>Dancing (recreational)</td> <td>145</td> <td>1002</td> <td>1514</td> <td>2062</td> <td>2622</td> <td>3109</td> </tr> <tr> <td>Gymnastics</td> <td>135</td> <td>926</td> <td>1400</td> <td>1906</td> <td>2424</td> <td>2875</td> </tr> <tr> <td>Basketball</td> <td>119</td> <td>822</td> <td>1243</td> <td>1692</td> <td>2152</td> <td>2552</td> </tr> <tr> <td>Cricket</td> <td>107</td> <td>738</td> <td>1116</td> <td>1520</td> <td>1933</td> <td>2292</td> </tr> <tr> <td>Netball</td> <td>98</td> <td>678</td> <td>1024</td> <td>1395</td> <td>1774</td> <td>2103</td> </tr> <tr> <td>Tennis</td> <td>96</td> <td>658</td> <td>995</td> <td>1354</td> <td>1722</td> <td>2042</td> </tr> <tr> <td>Hockey</td> <td>89</td> <td>609</td> <td>921</td> <td>1254</td> <td>1595</td> <td>1891</td> </tr> </tbody> </table> <p><i>Figure 61: Top 15 Adult Sports by Participation: NCGC</i></p>	Sport	2016	2021	2026	2031	2036	2041	Swimming	1351	3098	4684	6378	8111	9617	Football/soccer	212	1461	2208	3006	3823	4534	Australian football	160	1103	1668	2271	2888	3425	Dancing (recreational)	145	1002	1514	2062	2622	3109	Gymnastics	135	926	1400	1906	2424	2875	Basketball	119	822	1243	1692	2152	2552	Cricket	107	738	1116	1520	1933	2292	Netball	98	678	1024	1395	1774	2103	Tennis	96	658	995	1354	1722	2042	Hockey	89	609	921	1254	1595	1891
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Suburb/Area Needs identified

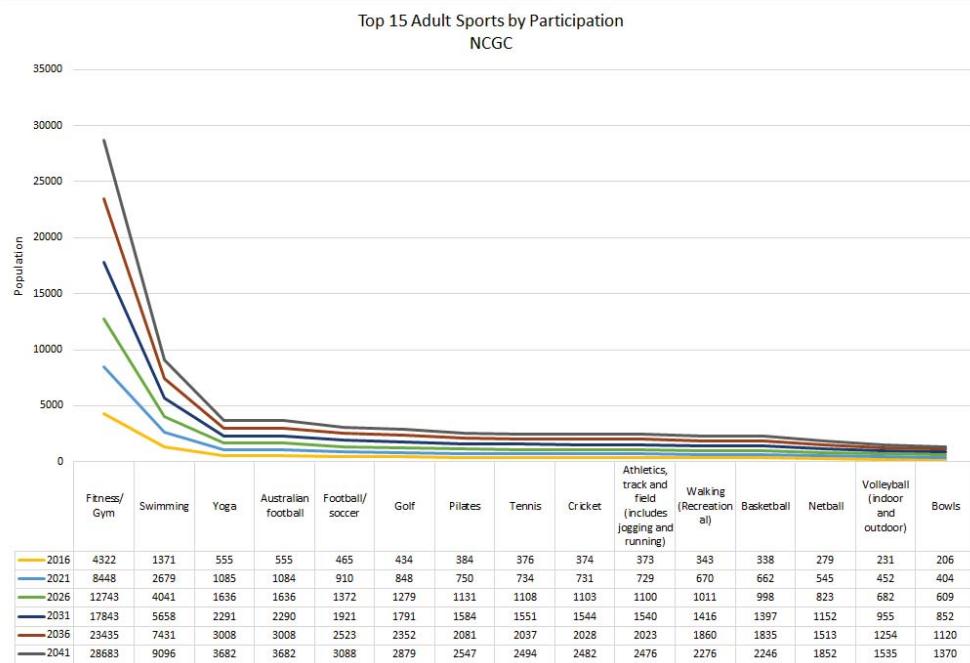


Figure 62: : Club Based Participation – By Venue: NCGC

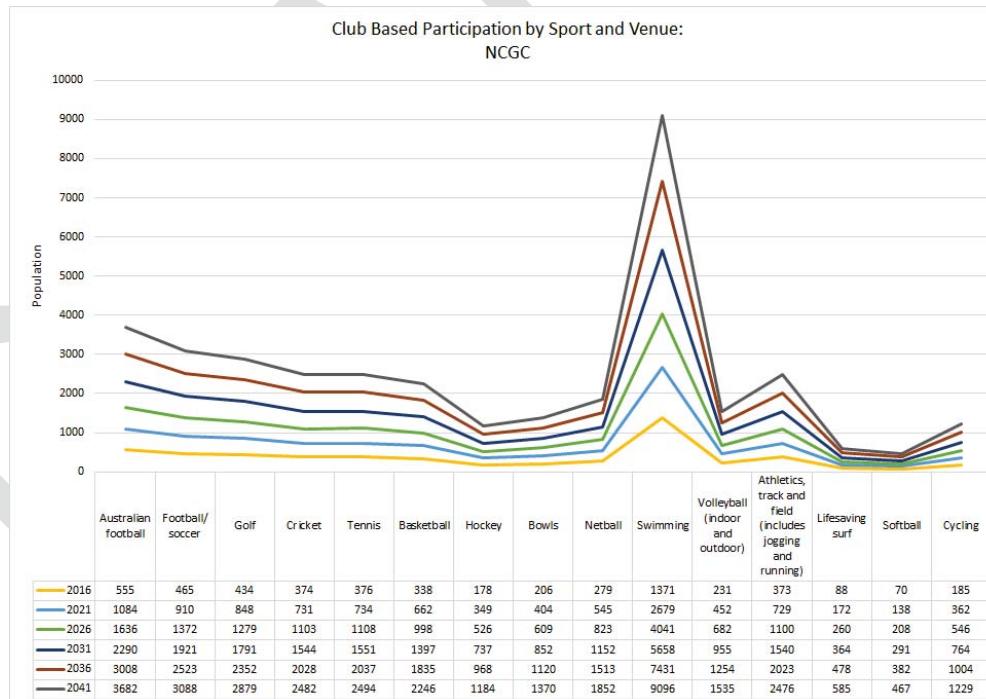
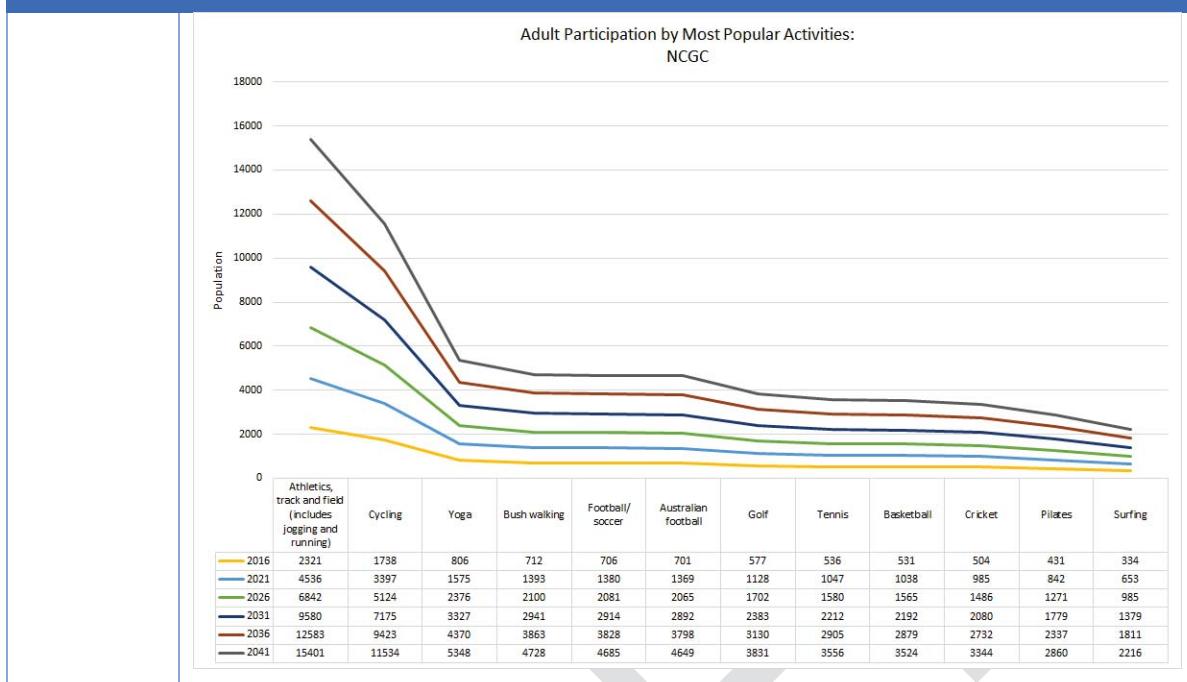


Figure 63: Adult Participation – By Most Popular Activities - NCGC

Suburb/Area Needs identified



Alkimos

Figure 64: Top 10 Children's Sports by Participation - Alkimos

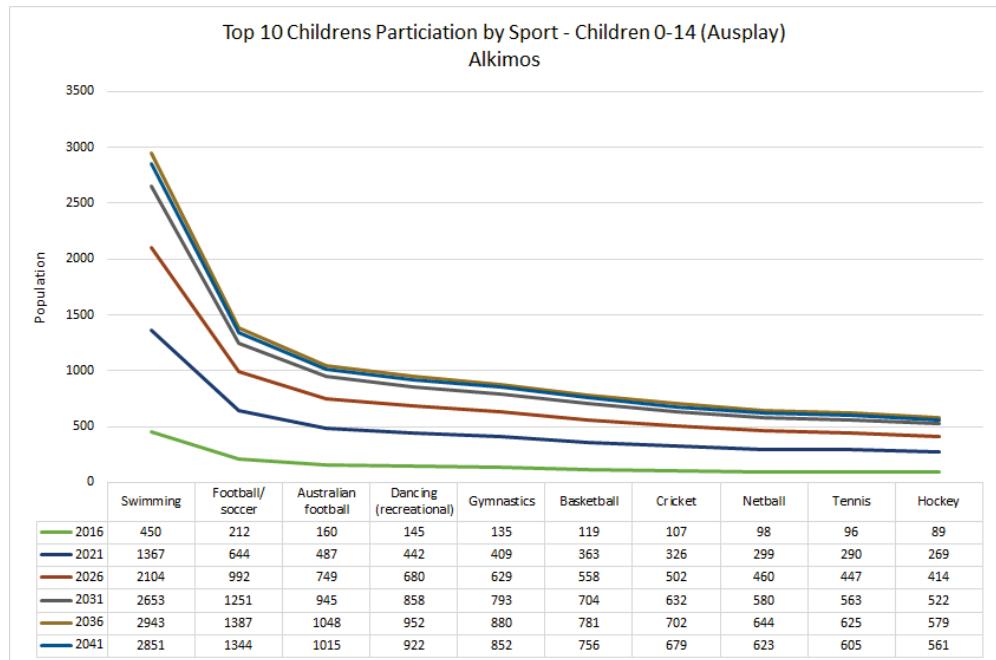


Figure 65: Top 15 Adult Sports by Participation: Alkimos

Suburb/Area Needs identified

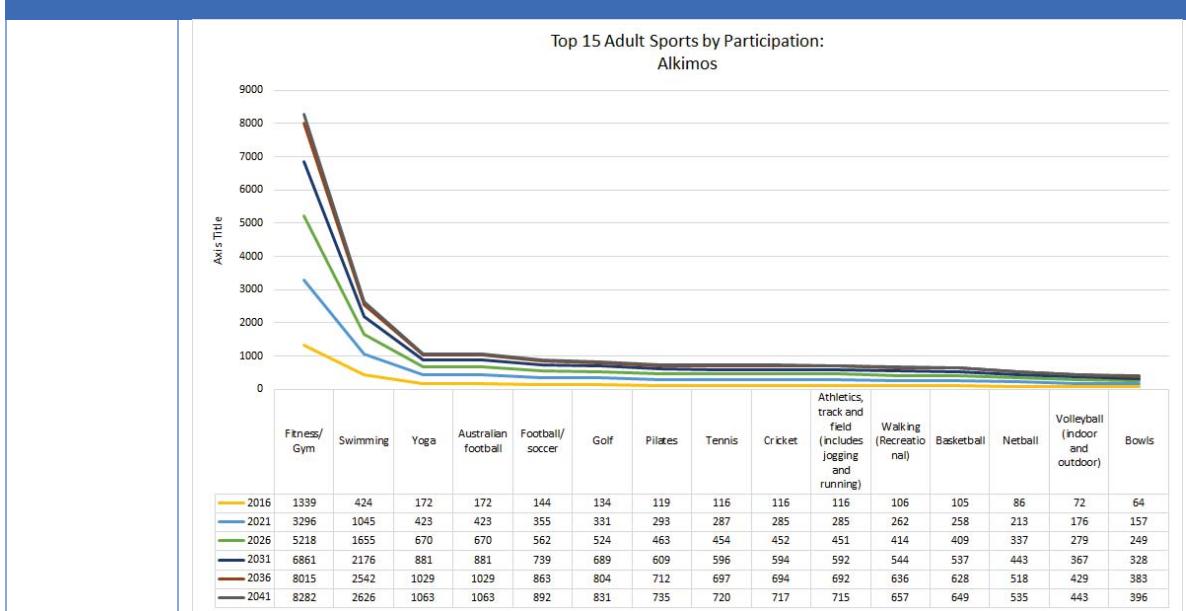
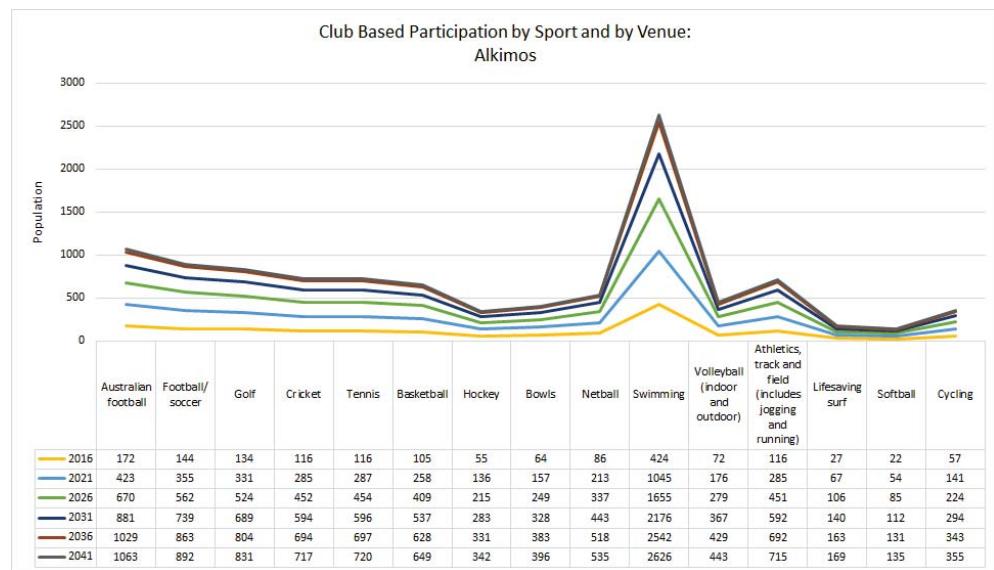
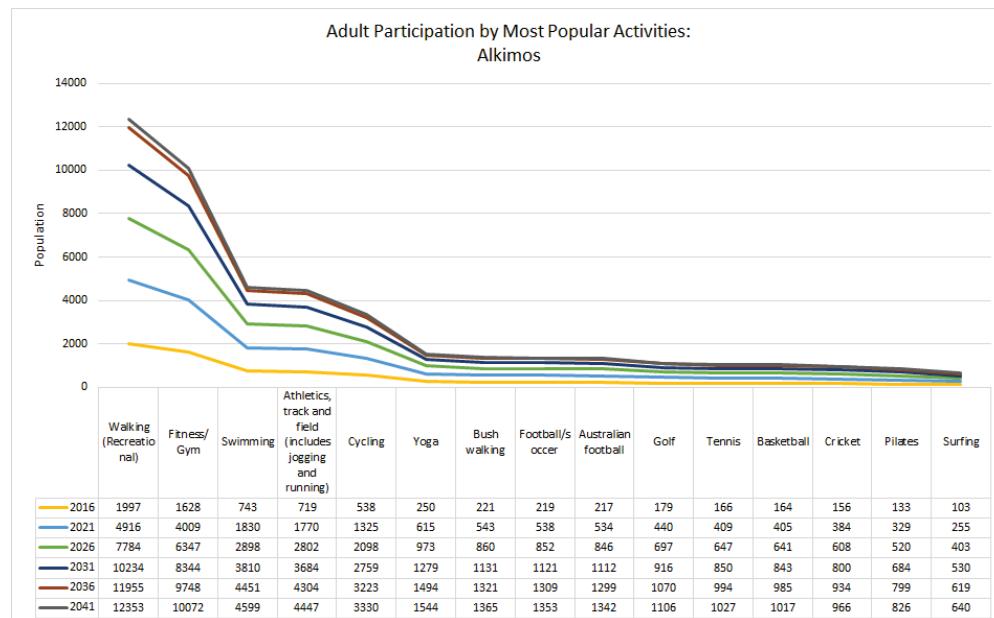


Figure 66: Club Based Participation – By Venue: Alkimos



Suburb/Area Needs identified

Figure 67: Adult Participation - By Most Popular Activities - Alkimos



Eglinton

Figure 68: Top 10 Children's Sports by Participation - Eglinton

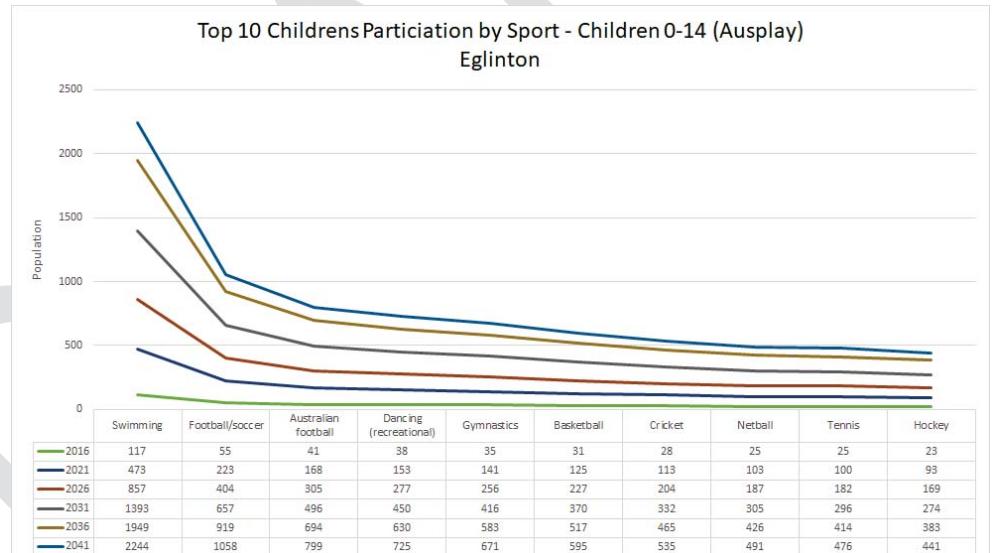


Figure 69: Top 15 Adult Sports by Participation: Eglinton

Suburb/Area Needs identified

Top 15 Adult Sports by Participation:
Eglinton

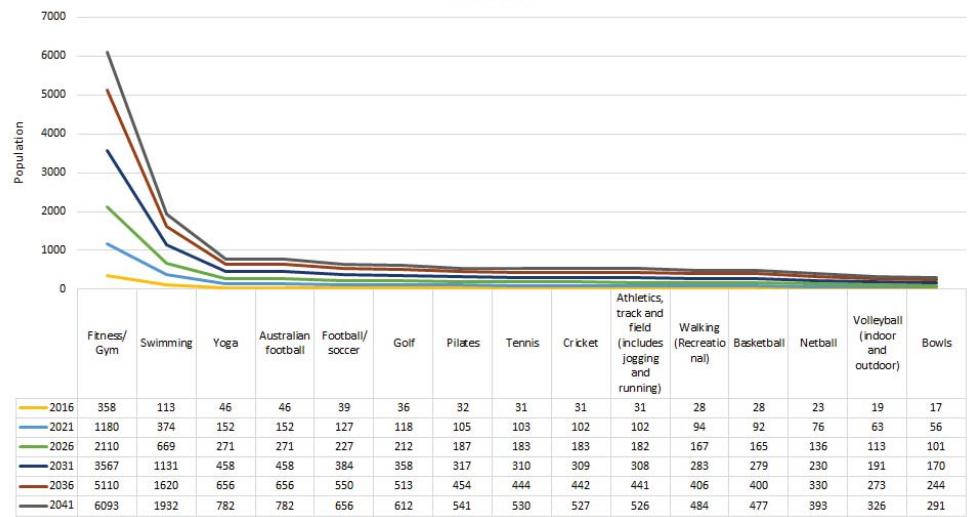
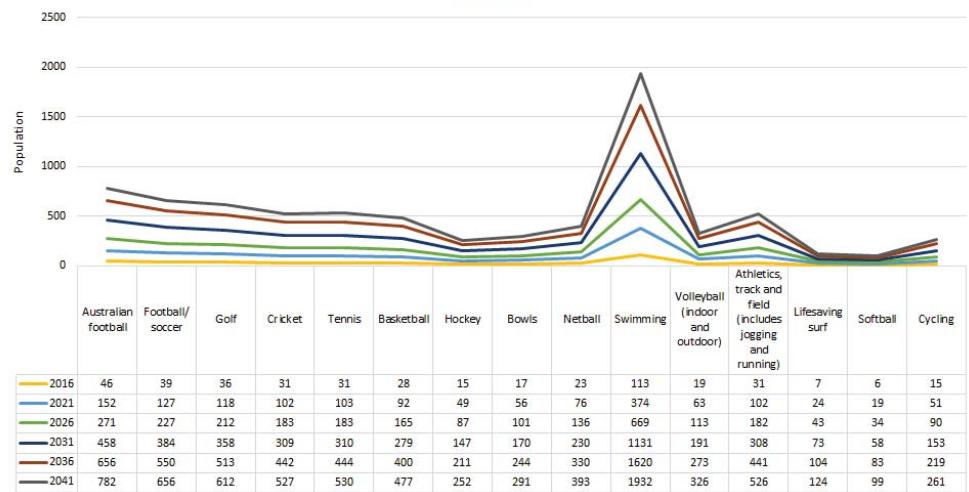


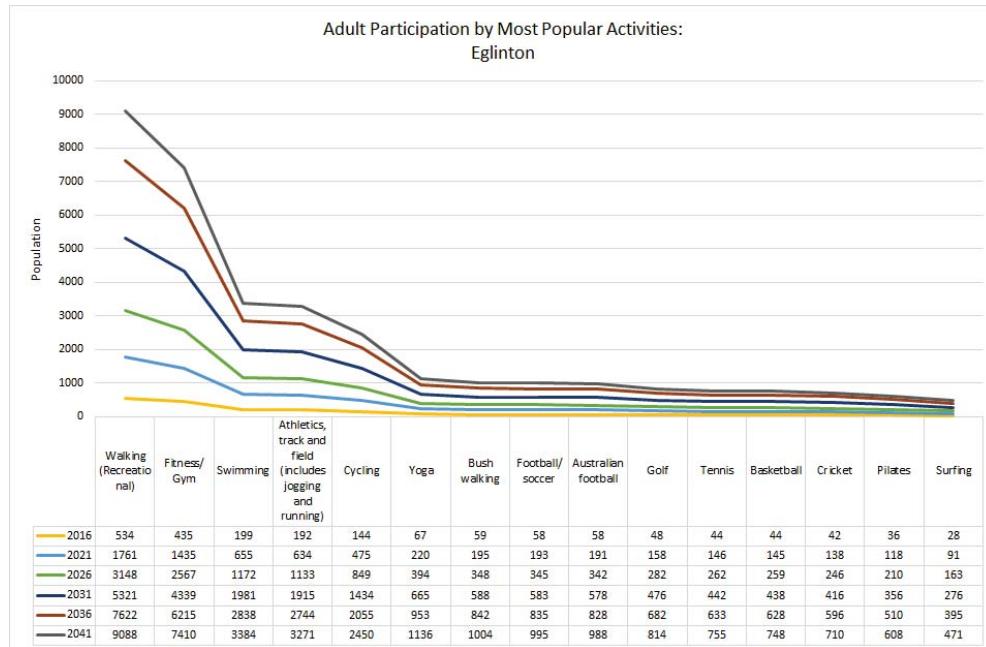
Figure 70: Club Based Participation – By Venue: Eglinton

Club Based Participation by Sport and by Venue:
Eglinton



Suburb/Area Needs identified

Figure 71: Adult Participation – By Most Popular Activities - Eglinton



Two Rocks

Figure 72: Top 10 Children's Sports by Participation – Two Rocks

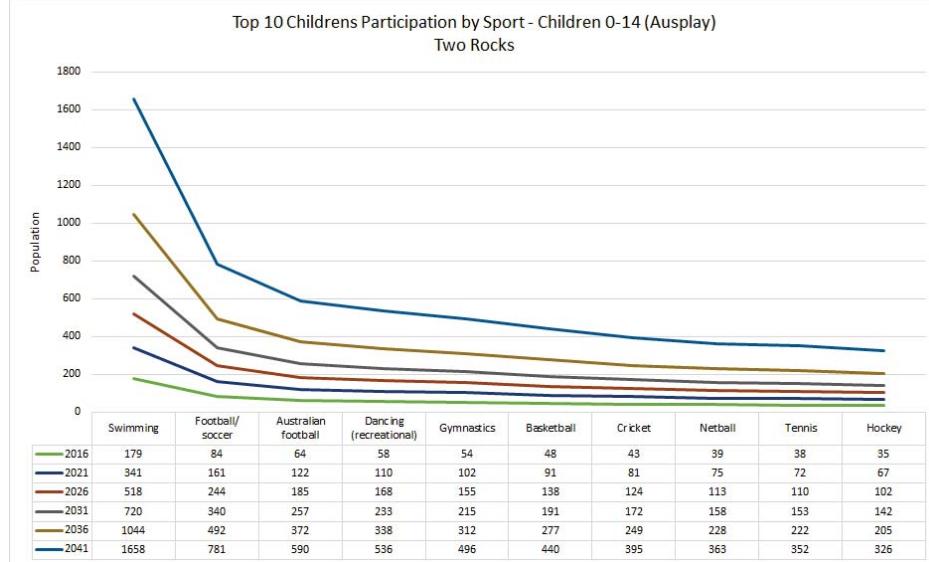


Figure 73: Top 15 Adult Sports by Participation: Two Rocks

Suburb/Area Needs identified

Top 15 Adult Sports by Participation:
Two Rocks

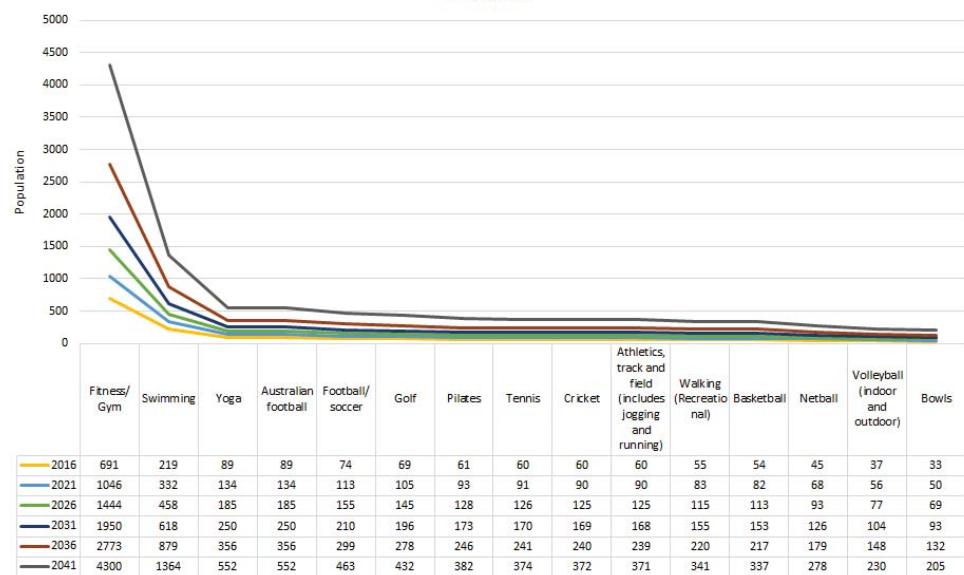
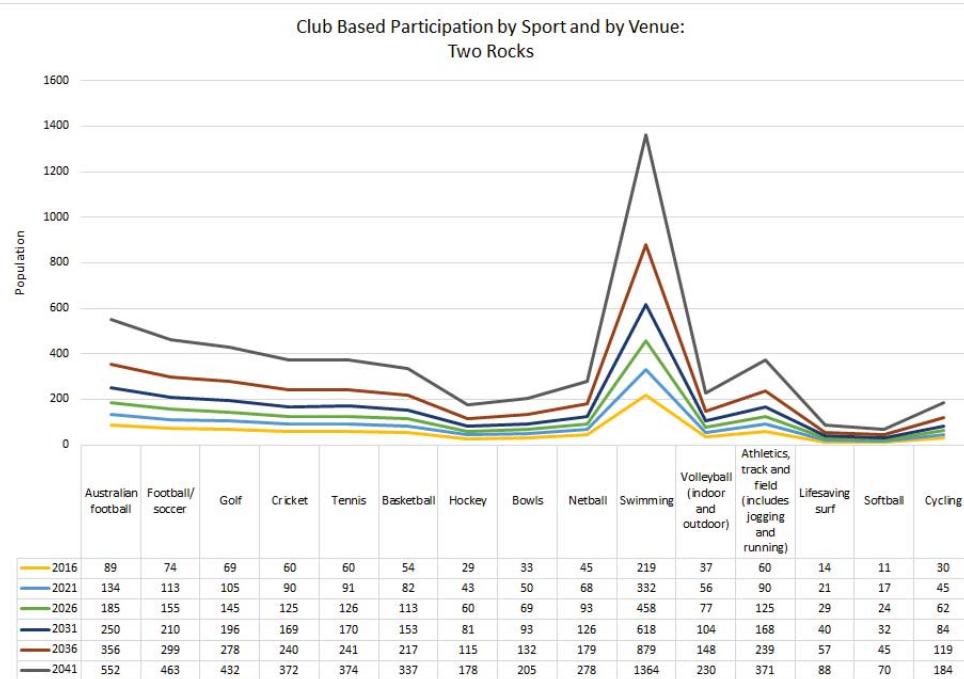
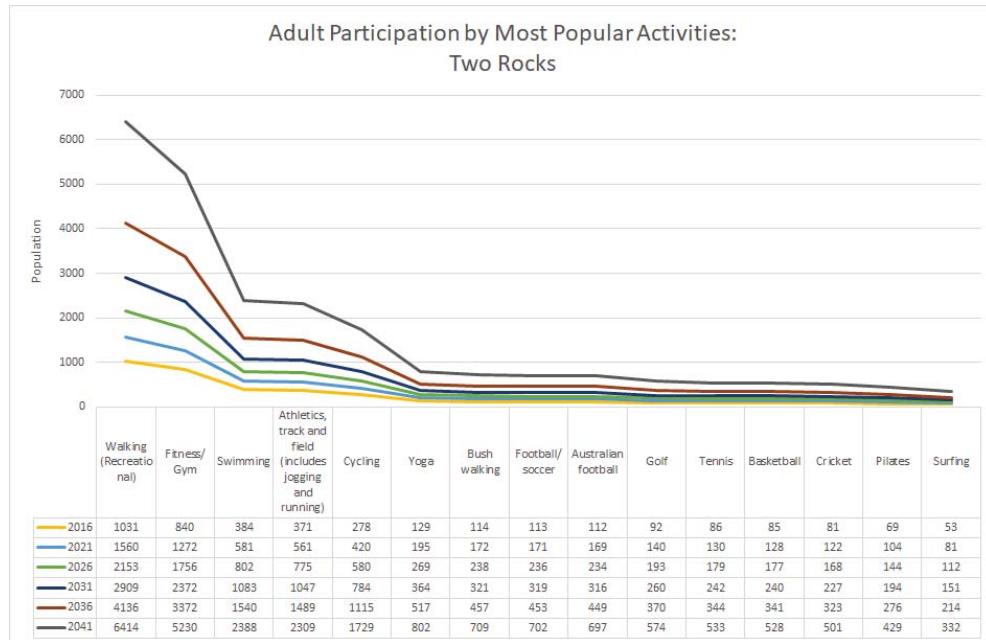


Figure 74: Club Based Participation – By Venue: Two Rocks



Suburb/Area Needs identified

Figure 75: Adult Participation – By Most Popular Activities -Two Rocks



Yançep

Figure 76: Top 10 Children's Sports by Participation – Yançep

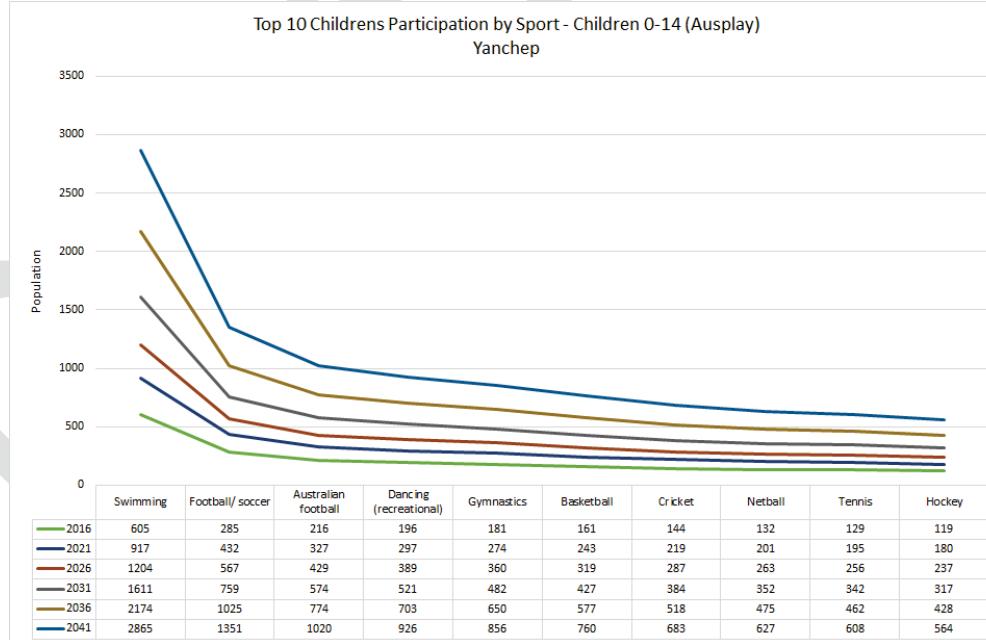


Figure 77: Top 15 Adult Sports by Participation: Yançep

Suburb/Area Needs identified

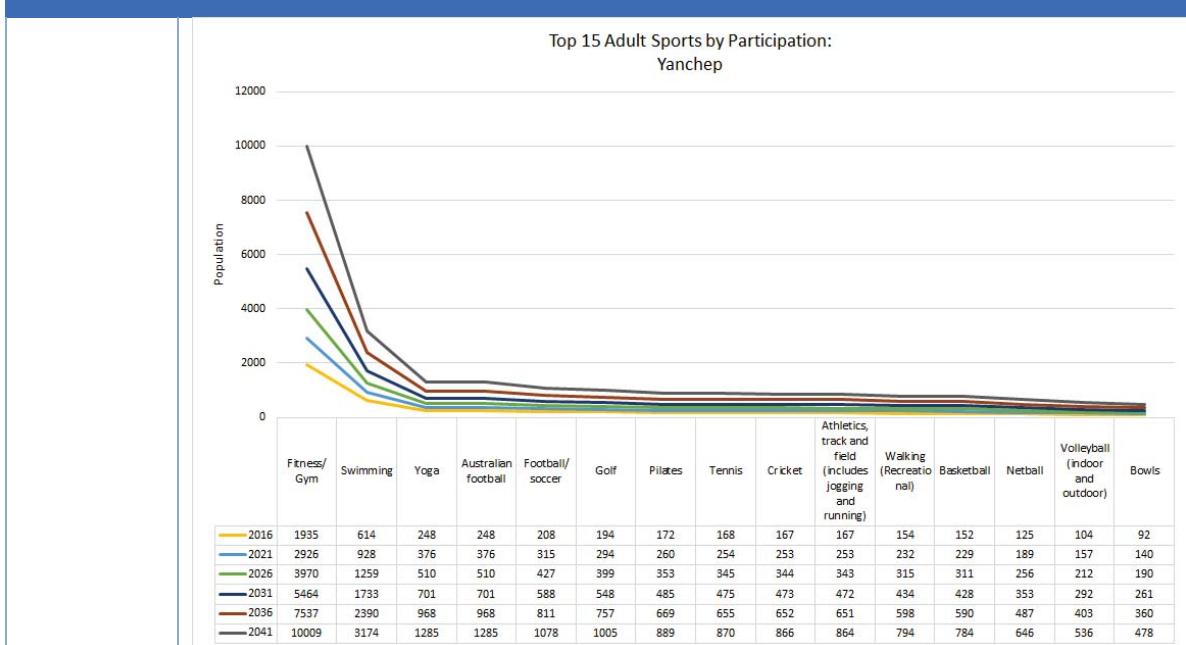
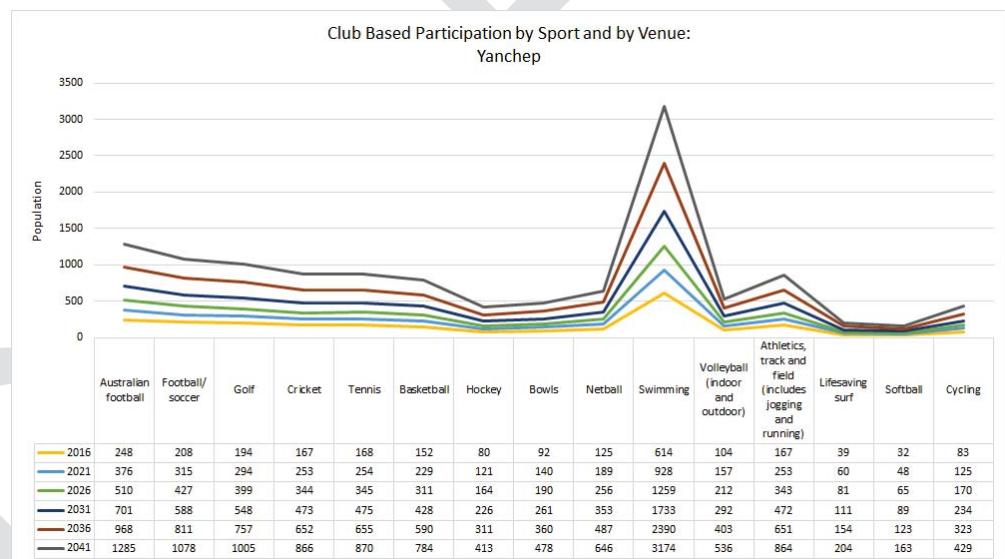


Figure 78: Club Based Participation – By Venue: Yançep



Suburb/Area	Needs identified																																																																																																																
	<p><i>Figure 79: Adult Participation – By Most Popular Activities -Yançep</i></p> <table border="1"> <caption>Estimated data for Figure 79: Adult Participation by Most Popular Activities - Yançep</caption> <thead> <tr> <th>Activity</th> <th>2016</th> <th>2021</th> <th>2026</th> <th>2031</th> <th>2036</th> <th>2041</th> </tr> </thead> <tbody> <tr> <td>Walking (Recreational)</td> <td>2886</td> <td>4365</td> <td>5923</td> <td>8150</td> <td>11243</td> <td>14930</td> </tr> <tr> <td>Fitness/Gym</td> <td>2353</td> <td>3559</td> <td>4829</td> <td>6646</td> <td>9167</td> <td>12173</td> </tr> <tr> <td>Swimming</td> <td>1074</td> <td>1625</td> <td>2205</td> <td>3034</td> <td>4186</td> <td>5558</td> </tr> <tr> <td>Athletics, track and field (includes jogging and running)</td> <td>1039</td> <td>1571</td> <td>2132</td> <td>2934</td> <td>4047</td> <td>5374</td> </tr> <tr> <td>Cycling</td> <td>778</td> <td>1177</td> <td>1597</td> <td>2197</td> <td>3031</td> <td>4025</td> </tr> <tr> <td>Yoga</td> <td>361</td> <td>546</td> <td>740</td> <td>901</td> <td>1405</td> <td>1866</td> </tr> <tr> <td>Bush walking</td> <td>319</td> <td>482</td> <td>654</td> <td>649</td> <td>1242</td> <td>1650</td> </tr> <tr> <td>Football/soccer</td> <td>316</td> <td>478</td> <td>649</td> <td>882</td> <td>1231</td> <td>1635</td> </tr> <tr> <td>Australian football</td> <td>314</td> <td>474</td> <td>530</td> <td>730</td> <td>1007</td> <td>1622</td> </tr> <tr> <td>Golf</td> <td>258</td> <td>391</td> <td>492</td> <td>677</td> <td>934</td> <td>1337</td> </tr> <tr> <td>Tennis</td> <td>240</td> <td>363</td> <td>488</td> <td>671</td> <td>926</td> <td>1241</td> </tr> <tr> <td>Basketball</td> <td>238</td> <td>359</td> <td>463</td> <td>637</td> <td>879</td> <td>1230</td> </tr> <tr> <td>Cricket</td> <td>226</td> <td>341</td> <td>455</td> <td>545</td> <td>752</td> <td>1167</td> </tr> <tr> <td>Pilates</td> <td>193</td> <td>292</td> <td>396</td> <td>422</td> <td>582</td> <td>773</td> </tr> <tr> <td>Surfing</td> <td>149</td> <td>226</td> <td>307</td> <td>422</td> <td>582</td> <td>773</td> </tr> </tbody> </table>	Activity	2016	2021	2026	2031	2036	2041	Walking (Recreational)	2886	4365	5923	8150	11243	14930	Fitness/Gym	2353	3559	4829	6646	9167	12173	Swimming	1074	1625	2205	3034	4186	5558	Athletics, track and field (includes jogging and running)	1039	1571	2132	2934	4047	5374	Cycling	778	1177	1597	2197	3031	4025	Yoga	361	546	740	901	1405	1866	Bush walking	319	482	654	649	1242	1650	Football/soccer	316	478	649	882	1231	1635	Australian football	314	474	530	730	1007	1622	Golf	258	391	492	677	934	1337	Tennis	240	363	488	671	926	1241	Basketball	238	359	463	637	879	1230	Cricket	226	341	455	545	752	1167	Pilates	193	292	396	422	582	773	Surfing	149	226	307	422	582	773
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Analysis: Key drivers of demand	<p>Based on the analysis of Ausplay data there are a number of key considerations for sport and active recreational pursuits within the Northern Coastal Growth Corridor which rank as the most popular within Western Australia. A summary of these are identified below.</p> <ul style="list-style-type: none"> • Swimming across all age ranges is in high demand. The increase in child participation from 2016 to 2041 is estimated to be over 8,266 with the majority of these likely to participate in <i>Learn to Swim</i> and squad development programs. Sufficient capacity needs to be available within the available water space in the NCGC to accommodate such growth. There is insufficient capacity within the current aquatic infrastructure in the City of Wanneroo to provide sufficient space to accommodate the potential under 14 age group users alone. • Adult participation rates in swimming are slightly lower with an increase between 2016 to 2941 at 7,725. Insufficient capacity exists within the current aquatic infrastructure in the City of Wanneroo to accommodate any potential growth in participation. • Based on a CERM PI (University of South Australia Performance Indicator benchmarking) suggests a footfall of between 5 and 7 visits per head of population for aquatic centres within a 5km population catchment. This would necessitate an indoor aquatic facility capacity to service the NCGC of between 202,245 and 283,143 users (based on the 2021 population projections) and between 552,275 and 773,185 (based on 2036 population projections) and between 670,375 and 938,525 (based on 2041 population projections). This would necessitate a regional level aquatic facility to be in place to service the NCGC by 2036. It would also indicate a district level facility may also be required to cater for the projected population growth and catchment of the southern NCGC by 2041 onwards. <p>Children's Participation in Sport and Activities:</p> <ul style="list-style-type: none"> • Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of children aged between 0-14 across the NCGC for soccer, Australian football, cricket and hockey. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements. • Of the traditional court sports there is a relatively high demand to service the needs 																																																																																																																

Suburb/Area	Needs identified
	<p>of children aged between 0-14 across the NCGC for basketball, netball and tennis.</p> <ul style="list-style-type: none"> • Other high demand activities are dancing, gymnastics and swimming (referenced above). • Dancing, netball and gymnastics is dominated by female participation while football/soccer, Australian rules and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis does indicate male participation is twice that of female participation. • For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis, in addition to some club-based activities. It is less likely that a truly reflected community need can be determined through projecting use for a more commercially driven level of provision. • For this analysis the following assumptions are made: <ul style="list-style-type: none"> ○ Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those children identified as participating in soccer will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Australian Football (Auskick – winter use): Teams consist of nine playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue based team. The sport invariably is undertaken within a structured club/venue based setting. It is assumed 90% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 10% of use being non-club based casual play. Competition is undertaken at weekends and training two nights per week. ○ Cricket (summer use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). For the most part, those children identified as participating in cricket will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Team numbers at junior level per team are relatively consistent and there is likely to be minimal non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Hockey (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). Those children identified as participating in hockey will be part of an affiliated club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with no non club-based casual play. Competition is undertaken at weekends and training two nights per week. ○ Basketball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of six playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the

Suburb/Area	Needs identified
	<p>remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space.</p> <ul style="list-style-type: none"> ○ Netball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of eight playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space. ○ Tennis: For junior participation, court usage is generally split according to age and up to 12 juniors may be accommodated at one time on each full size adult court. The demand for court space is invariably driven by adult tennis with junior development programs (including Hotshots) fitting in around that provision. <p>Adults participation in Sport and Activities:</p> <ul style="list-style-type: none"> • Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of adults over 14 across the NCGC for soccer, Australian football and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements. • Of the traditional court sports, there is a relatively high demand to service the needs of adults over 14 across the NCGC for basketball, netball, volleyball and tennis. • Fitness/gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males. • Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls. • Yoga, Pilates, netball and swimming is dominated by female participation while football/soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes, or is relatively evenly split. • For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court/pitch/hall usage. • For this analysis the following assumptions are made: <ul style="list-style-type: none"> ○ Fitness/Gym (all year use): Space is often difficult to determine as this will be based on additional commercial provision, with local government picking up any identified shortfall in the market. The critical components in respect of such usage is access to parks, open space, tracks and trails and outdoor fitness equipment. ○ Swimming (all year use): Demand for adults is generally determined in accordance with lane hire (nominally seven adults per lane within a 50m pool times by the number of lanes for an hour duration for each session). It is also assumed that for such purposes a pool is available seven hours a day throughout the week. ○ Walking (all year use): The critical components in respect of such usage is access to parks, open space, tracks and trails. ○ Yoga and Pilates (all year use): General accessibility to community hall

Suburb/Area	Needs identified
	<p>space is required with such activities operated by small commercial operators/instructors. Demand and need are generally accommodated through providing access at agreed times within community buildings and therefore no demand analysis can provide a realistic determinant of need.</p> <ul style="list-style-type: none"> ○ Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those adults identified as participating in soccer will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Australian Football (Auskick – winter use): Teams consist of 22 (18 players and four substitutes) playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue-based team. The sport invariably is undertaken within a structured club/venue based setting. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Cricket (summer use): Teams consist of 15 (11 players and 4 substitutes) playing 20 games per year (10 home and 10 away). Cricket participation will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. ○ Basketball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of six playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). Players will be part of a club/venue based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space. ○ Netball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of eight playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club/venue based team. It is assumed 80% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space. ○ Volleyball (all year use): Due to the low participation levels, it is assumed the need and demand for specific volleyball infrastructure can either be accommodated through commercial provision or within a netball/basketball facility. ○ Bowls (all year use): Generally provided for predominantly seniors' use. The demand for a green with up to eight available lanes is determined by a minimum number of members (nominally 180, with a synthetic green accommodating up to 360 members). All participation is through club/venue based facilities. ○ Tennis (all year use, although dominated by summer activities): For adult participation one court provides for four members playing and four members waiting (8) – based on typical social tennis club nights. Use may be through short sets (best of seven games) or standard one set with tie-breaker. This would be the core usage with competition/pennants operating at dedicated times at weekends. It is assumed, the maximum number of members wishing to play on any one club night would be 50%

Suburb/Area	Needs identified
	<p>of the club membership base. To facilitate a membership level of say 250 wishing to play at the same time, you would need ($250/8/2 = 15.6$ courts). Tennis West indicates that social/book-a-court system is likely to be the future growth in the sport for adult tennis and not necessarily through affiliated club membership. Nevertheless, the demand for court space is focused on this usage and provision at this stage for membership based use of 80% and a casual usage of 20%.</p> <ul style="list-style-type: none"> • It is to be noted that for children's participation the sports of volleyball, rugby league and rugby union do not rate as high participation sports. Generally, the catchment of such sports operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance which may give rise to a unique level of demand. • Similarly, for adult participation the sports of rugby union, rugby league and hockey operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified in accordance with specific local circumstance which may give rise to a unique level of demand. <p>Figures 27 and 28 below identify the number of facilities across the NCGC which indicatively are required to meet the current and projected population growth. Subsequent pages provide summaries of the suburbs and high level considerations which influence the provision of infrastructure in each suburb.</p>

Table 26: Demand for Pitch/Court Space for Children Based on Population Driven Assumptions

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)		Training Demand in hours per week (assuming home and half a pitch only)		Weekly Pitch and Court Demand in hours		Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours	
	2021	2031	2041	2021	2031	2041	2021	2031
Football/soccer	81	91	100	325	365	399	244	273
Australian football	96	107	117	382	428	469	287	321
Basketball	107	120	131	427	479	524	320	359
Cricket	110	123	134	164	184	202	192	215
Netball	66	74	81	264	296	324	198	222
Tennis	114	128	140	171	192	210	199	224
Hockey	23	25	28	136	152	166	90	101

Table 27: Demand for Pitch/Court Space for Adults Based on Population Driven Assumptions

Top 15 Adult Venue Based Participation Activities - Ausplay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)	Weekly Pitch and Court Demand in hours				Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours			
		2021	2031	2041	2021	2031	2041	2021	2031
Australian football	84	96	110	203	232	263	186	212	241
Football/soccer	78	89	101	233	266	302	194	221	252
Cricket	151	172	196	113	129	147	207	237	269
Tennis	68	77	88	180	206	234	248	283	321
Basketball	77	88	100	155	177	201	155	177	201
Hockey	40	46	52	80	92	104	80	92	104
Netball	224	256	291	112	128	145	280	320	363

Table 28: Pitches/Courts Generated by Suburb for the Top Adult Based Sports

Top 15 Adult Venue Based Participation Activities	Aikmos
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	2016	2021	2026	2031	2036	2041
Australian football	1	2	3	4	4	4
Football/soccer	1	3	5	6	7	7
Cricket	1	2	3	4	5	5
Tennis	1	2	3	4	5	5
Basketball	1	1	2	3	3	4
Hockey	0	1	2	3	3	3
Netball	1	2	4	5	5	6
Eglington						
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	2	3	3
Football/soccer	0	1	2	3	4	5
Cricket	0	1	1	2	3	4
Tennis	0	1	1	2	3	4
Basketball	0	1	1	2	2	3
Hockey	0	0	1	1	2	2
Netball	0	1	1	2	3	4
Two Rocks						
	2016	2021	2026	2031	2036	2041
Australian football	0	1	1	1	1	2
Football/soccer	1	1	1	2	2	4
Cricket	0	1	1	1	2	2
Tennis	0	1	1	1	2	3
Basketball	0	0	1	1	1	2
Hockey	0	0	1	1	1	2

Netball	Top 15 Adult Venue Based Participation Activities						Yanchep
	2016	2021	2026	2031	2036	2041	
Australian football	1	2	2	3	4	5	
Football/soccer	2	3	3	5	7	9	
Cricket	1	2	2	3	4	6	
Tennis	1	2	2	3	5	6	
Basketball	1	1	2	2	3	4	
Hockey	1	1	1	2	3	4	
Netball	1	2	3	4	5	7	

Table 29: Pitches/Courts Generated by Suburb for the Top Children's Based Sports

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)							Alikimos							
	2016	2021	2026	2031	2036	2041		2016	2021	2026	2031	2036	2041	
Football/soccer	2	6	10	13	14	13								
Australian football	2	5	7	9	10	10								
Basketball	1	5	7	9	10	9								
Cricket	1	3	5	6	7	7								
Netball	1	3	4	5	6	6								
Tennis	1	3	5	6	7	7								
Hockey	1	2	4	5	5	5								
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)							Eglinton	Two Rocks						
	2016	2021	2026	2031	2036	2041		2016	2021	2026	2031	2036	2041	
Football/soccer	1	2	4	7	9	11								
Australian football	0	2	3	5	7	8								
Basketball	0	2	3	5	6	7								
Cricket	0	1	2	3	4	5								
Netball	0	1	2	3	4	5								
Tennis	0	1	2	3	5	5								
Hockey	0	1	2	2	3	4								
Top 10 Children's Participation by Sport - Children 0-14 (Ausplay)							Two Rocks	Two Rocks						
	2016	2021	2026	2031	2036	2041		2016	2021	2026	2031	2036	2041	
Football/soccer	1	2	2	3	5	8								
Australian football	1	1	2	2	4	6								
Basketball	1	1	2	2	3	5								

	2016	2021	2026	2031	2036	2041
Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)						
Football/soccer	3	4	6	8	10	14
Australian football	2	3	4	6	7	10
Basketball	2	3	4	5	7	10
Cricket	1	2	3	4	5	7
Netball	1	2	2	3	4	6
Tennis	1	2	3	4	5	7
Hockey	1	2	2	3	4	5
Cricket	0	1	1	2	2	4
Netball	0	1	1	2	2	3
Tennis	0	1	1	2	2	4
Hockey	0	1	1	2	2	3

APPENDIX G: Community Facility Models

The tables below identify a variety of facility benchmarks against which the costings have been undertaken. It should be stressed that while these are models in accordance with a neighbourhood, district and regional level hierarchy there may be variations in relation to each hierarchy due to the actual projected need in each area (i.e. while district level recreational facility may be identified as a 2 court facility, it may be more appropriate to locate 4 courts at that particular site to ensure the most effective and efficient use of resources).

Items	Facilities	Comment / Rationale
		<i>Ideally should be incorporated within a multi-functional district level community centre to minimise duplication of ancillary infrastructure.</i>
DISTRICT MULTI-FUNCTIONAL BRANCH LIBRARY (Source: 2012 Plan, modified by Current Library Guidance/ Operational Trends)		
Entrance / Foyer Area / Service Desk	85	Generally open plan at entry position with touch screens and self service areas
Administration and Office Area	60	Within the open plan area and back of house
Collection Area / Multipurpose Space	600	Reduced by a quarter (based on 2012 spec) due to changes in the way collections are displayed and to reflect lesser stock contained on one site.
Storage Area	80	As above – reduced by one third to reflect changing library service delivery
Café	100	
Meeting Room	40	Two meeting rooms 15 plus 25 with removable partition
Toilets	50	
Staff Room	30	Combined with office
Bin store	10	
End of trip facilities	10	
Interview room	12	

Sub Total	1,077	
Circulation	107	Approximately 10% of the total area. Excludes foyer spaces.
Plant Room	18	Approximately 1.5% of the total area.
Total	1,202m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Verandahs	25	Adjacent to the main building to ensure it can be utilised by groups and individuals
Landscapeing	2,625	Includes access pathways, flora and additional amenity
Car / Bus Parking	125 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	3,500	
Bike parking/storage	21	
External paving	1,125	
Communications	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	8,498 m²	

Items	Facilities	Comment / Rationale
REGIONAL MULTI-FUNCTIONAL BRANCH LIBRARY (Source: 2012 Plan, modified by Current Library Guidance/ Operational Trends)		
INTERNAL		<i>Ideally should be incorporated within a multi-functional regional level community centre to minimise duplication of ancillary infrastructure.</i>
Entrance / Foyer Area	100	Generally open plan at entry position with touch screens and self service areas
Administration and Office Area	100	Office space reduced due to open plan approach to library service delivery
Collection Area	800	Collection area reduced by one third to reflect on-line service delivery
Storage Area	150	Reduced by 25% to reflect changing service delivery and lower stock numbers
Group Study Areas	70	Large study room which can be subdivided
Children Story Telling Area	40	
Meeting Room 1	45	Flexible space to accommodate moveable walls
Meeting Room 2	45	
Toilets	85	Reflective of the different activities.
End of trip facilities	10	Includes shower and lockers
Staff Room	60	Includes kitchenette.
Training Room	75	May accommodate Computer Lab.
Reading Area	40	
Specialist Genre Room	55	
Toy Library	15	

Café	150	Including outdoor seating area
Mobile Library Service Area	12	Storage and administration
Multipurpose spaces	200	Potentially could be combined with group study room
Bin Store	20	
Sub Total	2,072	
Circulation	207	Approximately 10% of the total area. Excludes foyer spaces.
Plant Room	34	Approximately 1.5% of the total area.
Total	2,313m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Verandahs	196	Adjacent to the main building to ensure it can be utilised by groups and individuals / external café users
Landscaping	5,250	
Car / Bus Parking	250 bays	
Car / Bus Parking	7,000	
bike parking & bike lockers	42	
External paving	2,250	
Communications	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	17,051m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	Where possible to be located on an Active Reserve and should incorporate sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.
NEIGHBOURHOOD COMMUNITY CENTRE		
INTERNAL		
Main Hall	150	Flexible space to accommodate moveable walls
Kitchen / Kiosk	40	
Activity Room	40	Adjacent to Kitchenette / kiosk - IT connected
Office	20	
Storage	50	
Toilets	25	
Associated Sports Amenities		
Changeroom 1	40	Includes unisex individual showers and toilet cubicles.
Changeroom 2	40	Includes unisex individual showers and toilet cubicles.
Storage	10	
Sub Total	415	
Circulation	50	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	7	Approximately 1.5% of the total area.

Total		472m²
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground	15	
Landscaping	600	Includes access pathways, flora and additional amenity
Verandahs	80	Adjacent to the main building.
bike parking and bike lockers	10	
Car / Bus Parking	10 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	280	
External paving	140	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL		1,597m²

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	
DISTRICT COMMUNITY CENTRE		
MAIN BUILDING		
Main Hall	200	Accommodates up to 150
Kitchen 1	30	
Activity Room 1 / Wet area	80	Incl Kitchenette. Typically playgroups and craft activities. Vinyl flooring; washdown areas
Activity Room 2 (w/ child health facilities)	30	IT connected
Youth, Seniors or aged care rooms	250	Could also provide function area for sporting organisation
Kitchen 2	15	
Offices x 2	25	
Storage	100	
Toilets	25	
Associated Sports Amenities		
Changeroom 1	40	Includes unisex individual showers and toilet cubicles.
Changeroom 2	40	Includes unisex individual showers and toilet cubicles.
Public Toilets (M/F/Dis)	25	

Kiosk	20	
Storage	10	
Sub Total	890	
Circulation	107	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	15	Approximately 1.5% of the total area.
Total	1,012m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground - Youth area	20	
Landscaping	1470	Includes access pathways, flora and additional amenity
Verandahs	221	Adjacent to the main building.
bike parking and bike lockers	15	
Car / Bus Parking	70 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	1960	
External paving	630	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	5,328m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	
REGIONAL COMMUNITY CENTRE (Based on 2012 Plan as the benchmark with modified approach to deliver more flexible use of space)		
MAIN BUILDING		
Main Hall	300	Seating 280 people
Minor Hall	100	
Activity Room	80	Including kitchenette
Meeting Room 1	60	All meeting rooms connected through moveable walls
Meeting Room 2	60	All meeting rooms connected through moveable walls
Meeting Room 3 (Flexible space - youth) - 1	60	All meeting rooms connected through moveable walls
Meeting Room 4 (Flexible space - youth) - 2	60	All meeting rooms connected through moveable walls
Public Toilets	60	Appropriate to the level of building accommodated
End of trip facilities	10	
Office and Administration Space	40	
Creche Playgroup / Childcare Rooms (toilet / wet areas & quiet room 3x3)	100	Increased by one third to reflect current day standards and outdoor play component. To incorporate outdoor children's shaded play area (one room to double up as youth activity room).
Storage	200	
Kitchen	80	
Multipurpose Spaces / Child Health facility	100	Office / Health care visitor private locked room and waiting area.

Agency Space / Family Support / Financial Support	50	To house up to 3 people combined with occasional managers use.
Bin Store Rooms	20	External Provision - estimated based on use
Sub Total	1,380	
Circulation	166	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	23	Approximately 1.5% of the total area.
Total	1,469m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Playground	40	Adjacent to the main building to ensure it can be utilised by user groups and families.
Landscape	2,520	Includes access pathways, flora and additional amenity
Verandahs	268	Adjacent to the main building
Car / Bus Parking	120 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	3360	
Bike parking/storage	22	
External paving	1080	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	8,759m²	

PARK HIERARCHY

The Park hierarchy follows the approach adopted by the City of Wanneroo and combined with the framework endorsed by the Department of Planning and Lands through work previously undertaken by the former Department of Sport and Recreation. Within each of these hierarchy of facilities neighbourhood, district and / or regional level sporting pavilions or community buildings are best located. An overview of each park facility is provided below:

Neighbourhood Park	<p>Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A neighbourhood park may incorporate a single rectangular sports pitch (i.e. less than 2ha) but predominantly is for broad recreational uses incorporating community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating, extensive dual use path links and small amphitheatre and / or skate park / informal play. It is predominantly for a walking catchment of between 800 to 1km.</p>
District Park	<p>District open space and related facilities will generally draw people from a section of a community due to size, uniqueness, quality or activity focus. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A district park is predominantly recreational in nature (although may contain sporting spaces). A district park is normally between 5ha - 20ha in size and can perform a popular local venue for local community activities and events (i.e. local festivals, fetes, carols by candlelight, family gatherings and parties). The District Park incorporates large community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating extensive dual use path links and larger amphitheatre and / or skate park / BMX informal play areas. It is predominantly for a catchment of between 1km to 5km dependent on the extent of development incorporated within the park. The district level parks identified as principal event spaces need to be provided with a district level community centre and appropriate power and services to enable events to be facilitated relatively easily. Car parking will need to be provided on site and on the surrounding verge (formal or informal).</p>
Regional Park	<p>Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable. (Ref: PLA WA revised CFG 2019 guidance)</p> <p>A regional level park is in excess of 20 hectares but is predominantly larger providing a range of recreational opportunities for the local community and broader community beyond the City of Wanneroo. They should incorporate formal dual use path access to the site and formal / informal path access within the site. They may incorporate some sporting use as a component part of the whole site but are predominantly to services the recreational needs of a community. No recommendations are made in respect of a Regional Park within the NCGC Facility Plan due to the close proximity of national forest and national park access. It is considered that these existing parks fulfil the needs and residents of the City of Wanneroo currently and into the future having regard to recognised population growth .</p>
Neighbourhood Sports	Neighbourhood Sports Space generally provide for up to one senior oval (up to 5 hectares although CoW LPP4.3 recognises space of up to 7

Space	<p>hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District Sports Space and existing club. Generally a neighbourhood sports space will not require anything other than a minimal level of built infrastructure (basic gender diverse changing room and public toilets). Sporting oval / rectangular space should be in a north south orientation.</p>
District Sports Space	
<p>Generally in excess of 5 hectares and up to 20 hectares (in accordance with CoW LPP4.3) providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas. Where possible these facilities should be in a north-south orientation and the pavilion centrally located. Opportunities should exist to provide a mixture of children's play equipment, skate park / informal BMX dirt track and hard courts / multi-functional hard surfaces for a variety of sporting use. (benchmark – Yanchep District Open Space) All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays.</p> <p>Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre ($6-8,000m^2$) with provision for a minimum of 20 outdoor courts is required. The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> • A minimum of two AFL ovals • A minimum of two cricket ovals • A minimum of 4 diamonds for baseball/softball/T-ball • A minimum of 2 rugby pitches • A minimum of 4 soccer pitches • A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface with associated fencing, when the need can be justified). • A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use. • A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked). • Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts. • An aquatic component – at regional level a 50m, 10 lane pool with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities. • Car parking and ancillary access and associated landscaping. <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Where possible to be located on an Active Reserve and should incorporate external sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.</i>
DISTRICT LEISURE CENTRE		
SPORTING / RECREATIONAL USE – MAIN BUILDING		
1-2 x Indoor Multipurpose Sports Courts	1,600	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender)	160	4 x 40m ² each
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Meeting Room x2 (includes tea/coffee space)	60	Multi-functional space with moveable partition
Activity Room	130	
Storage (includes courts, meeting room, admin, creche)	200	
Cleaners store	10	
Administration / Office Area & reception	75	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
First Aid Room	20	Sporting Design Guidelines to cater for additional users and extent of facility development.
Creche (Includes quiet room, wet space, toilets M/F, outdoor)	65	
Sub Total	2,340	
Circulation	281	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	39	Approximately 1.5% of the total area.

Total	2,660m ²
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE	
Playground - Youth area	20
Landscaping	3150
Verandahs	140
Bike parking	46
Car / Bus Parking	150
Car / Bus Parking	5700
External paving	1500
Security and communications building services	TBC
ESD Technology	TBC
TOTAL	13,366m²

Items	Facilities	Comment / Rationale
	Approx Area (m²)/Qty	Where possible to be located on an Active Regional Reserve and should incorporate external sporting infrastructure / changing rooms / pavilion to minimise duplication of ancillary infrastructure.
REGIONAL LEISURE CENTRE		
SPORTING USE – MAIN BUILDING		
4 x Indoor Multipurpose Sports Courts	4,115	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m ²) and bleachers of 36.6m x 10m (366m ²)
Changing Rooms / Toilets (Male / Female)	160	4 x 40m ² each based on district level
Public Toilets	40	
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Meeting Room x3 (includes tea/coffee space)	105	Flexible space to include partition walls
Gymnasium (includes office & appraisal)	800	Recognises the growth in gym activity for cardio and weights together with warm down and group activity areas
Aerobics Room	180	
Storage (includes courts, retractable seating, meeting room, admin, creche, gym, aerobics)	400	
Administration / Office Area & Reception	150	
Creche (Includes quiet room, wet space, toilets M/F, outdoor)	120	
Kiosk (includes Kitchen)	90	
First Aid Room	20	Sports Design Guidelines

kitchenette	30	
Staff change room (Male / Female)	30	Sports Design Guidelines
Multipurpose Space	80	For potential retail / sports therapy use
Cleaners store	10	
Spin Room	60	
Circulation / Engineering Services / CC TV space	438	
Service area (sewerage, water)	TBC	
Sub Total	6,848	
Circulation	822	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	115	Approximately 1.5% of the total area.
Total	7,785m²	
Play Equipment / outdoor youth area	40	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.
Landscaping & irrigation	4200	Includes access pathways, flora and additional amenity
Verandahs	288	Where possible to be achieved without impacting upon any mature tree loss.
Car / Bus Parking	200 bays	
Car / Bus Parking	7600	
Bike parking & bike lockers	95	
External Paving	2,000	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTv and Wi-Fi access

ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	22,003m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Ideally to be located adjacent to or within Neighbourhood, District and Regional Active Reserves or Community Centres</i>
NEIGHBOURHOOD SKATE PARK		
OVERALL DESIGN CONSIDERATIONS		
Concrete Pad and surface area	700	Approximate space allocation would be between 750m ² to 1,000m ² .
Fences, gates and bollards	TBC	
Spectator and viewing area	50	
Shade and shelter	20	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	770	
Total	770	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
Car parking bays	8 bays	

Car parking bays	224	
ESD Technology	TBC	3-4% of Project Costs.
Communication	TBC	Free WiFi
TOTAL	1,234m ²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Ideally to be located adjacent to or within Neighbourhood, District and Regional Active Reserves or Community Centres</i>
NEIGHBOURHOOD BMX PARK		
OVERALL DESIGN CONSIDERATIONS		
Surface area / Semi-bound material	600	Approximate space allocation would be between 700m ² to 1,000m ² .
Viewing area	100	
Shade and shelter	20	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	720	
Total	720	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
Car parking bays	8 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	224	
ESD Technology	TBC	3-4% of Project Costs.

Communication	TBC	Free WiFi
TOTAL	1,184m²	

Items	Facilities	Comment / Rationale
		<i>Ideally to be located adjacent to or within Neighbourhood, District and Regional Community Centres</i>
NEIGHBOURHOOD MULTI-USE SYNTHETIC SURFACES		
Synthetic and /or hard surface play area	Approx Area (m ²)/Qty	
Viewing area	684	Typical sizes for multi-use games areas will vary but typically are between 595m ² and 684m ² to accommodate all sports markings.
Shade and shelter	40	
Drinking Fountain	1 No.	
Litter Bins	2 No.	
Seating and Tables	1 No.	
Lighting (50lux)	4 No.	
Sub Total	764	
Total	764	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment (optional)	40	Adjacent to the skate park.
Landscaping & irrigation	200	Includes access pathways, flora and additional amenity
ESD Technology	TBC	3-4% of Project Costs.
Communication	TBC	Free WiFi
TOTAL	1,004m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Regional level infrastructure is based on a six court facility although space allocation should permit the development of an 8 court facility.</i>
REGIONAL BASKETBALL COURTS		
INTERNAL		
6-8 Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)		
6-8 Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)	5,604 (6 court) 7,166 (8 court)	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m ²) and bleachers of 36.6m x 10m (366m ²)
Change Room & Toilets (multi-gender) (x 6)	240	6 x 40m ² each
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Storage for Hall	600	10% of hall space is generally accepted as a reasonable level of storage to meet the needs of the sport.
Public Toilets	80	Sized appropriately to service floor area of building.
Umpires Room x 1	20	One shared space can be justified based on potential usage
Medical/First Aid	15	Sporting Design Guidelines (to facilitate all sports)
Offices	40	Variety of sporting guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	250	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 6)	60	
Utility	10	Sporting Design Guidelines to cater for additional users and extent of facility development.

Bar	25	Determined by the extent of the function area and capacity which needs to be served- combine with kiosk and server.
Cool Room	15	The area needs to be capable of being separated from alternative user groups and the bar area secured during normal community centre operations.
Bar Storage	20	
Kitchen	40	
External Store Rooms (x 2)	40	
Meeting Rooms (3)	105	Multi-functional with partitions to increase capability
Bin Store Rooms	40	External Provision - estimated based on use
Sub Total	7,224	
Circulation	867	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	121	Approximately 1.5% of the total area.
Total	8,212m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	4,200	Includes access pathways, flora and additional amenity
Car parking bays	400 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	11,200	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	BC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	23,792m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>District level infrastructure is based on a four court facility.</i>
DISTRICT BASKETBALL COURTS		
INTERNAL		
4 x Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)		
4 x Indoor Multipurpose Sports Courts (includes stadia seating – bleacher seating main court)	4,040	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC). Plus permanent seating on one wall of 36.6m x 15m (549m ²) and bleachers of 36.6m x 10m (366m ²)
Change Room & Toilets (multi-gender) (x 4)	160	4 x 40m ² each
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Storage for Courts	400	10% of hall space is generally accepted as a reasonable level of storage to meet the needs of the sport.
Public Toilets	40	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporting guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	100	AFL/Cricket Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 4)	40	
Utility	10	
Kitchen	40	

Bin Store Rooms	40	Multi-functional with partitions to increase capability
Additional Internal Storage Rooms (x 4)	40	External Provision - estimated based on use
Sub Total	4,975	
Circulation	597	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	84	Approximately 1.5% of the total area.
Total	5,656m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	2,000	Includes access pathways, flora and additional amenity
Car parking bays	100 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	2,800	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	10,496m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Regional level infrastructure is based on a twenty court facility.</i>
REGIONAL NETBALL COURTS		
INTERNAL		
20 x Indoor Multipurpose Sports Courts	15,630	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender) (x 6)	240	6 x 40m ² each based on district level
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Storage for Courts	100	
Public Toilets	25	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporting guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room	100	Sporting Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 4)	40	
Utility	10	
Kitchen/kiosk	40	
Bin Store Rooms	20	Multi-functional with partitions to increase capability

Additional Internal Storage Rooms (x 4)	40	External Provision - estimated based on use
Sub Total	16,310	
Circulation	87	Only for built infrastructure / changing accommodation
Plant Room	10	Approximately 1.5% of the total area of changing room.
Total	16,407m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area (Optional)	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	4,000	Includes access pathways, flora and additional amenity
Car parking bays	400 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	11,200	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	31,647m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>District level infrastructure is based on a 10 court facility.</i>
DISTRICT NETBALL COURTS		
INTERNAL		
4 x Outdoor Multipurpose Sports Courts	3,126	Each court 36.6m x 21.35m (30.5 x 15.25 court with run-off and officials). Standard Provision – (Ref:DLGSC).
Change Room & Toilets (multi-gender) (x 4)	160	4 x 40m ² each based on district level
Universal Toilets (x2) As appropriate for building	20	10m ² each - required to comply with BCA current standards
Storage for Courts	80	
Public Toilets	25	Sized appropriately to service floor area of building.
Umpires Room x 1	10	One shared space can be justified based on potential usage
Medical/First Aid	15	AFL Design Guidelines (to facilitate all sports)
Offices	20	Variety of sporting guidelines. This space needs to be secure but potentially could be shared between sports at the main facility entry position.
Club room/function/group fitness	100	AFL/Cricket Design Guidelines to comply with need of other users and capability to subdivide room
Additional Internal Storage Rooms (x 2)	20	
Utility	10	
Kitchen	40	
Bin Store Rooms	20	Multi-functional with partitions to increase capability

Additional Internal Storage Rooms (x 2)	20	External Provision - estimated based on use
Sub Total	3,666	
Circulation	65	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	4	Approximately 1.5% of the total area.
Total	3,735m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment / Youth area	40	Adjacent to the main building to ensure it can be utilised by sporting users and families.
Landscaping & irrigation	1,000	Includes access pathways, flora and additional amenity
Car parking bays	30 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking bays	840	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	5,546m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	
DISTRICT TENNIS CLUB		
CLUBHOUSE AND COURT SPACE		
6 courts with fencing and floodlighting	3,561	34.77 x 17.07m (Club dimensions per court)
Change Room & Toilets (male and female)	60	2 x 30m ² each based on district level
Universal Toilets: As appropriate for building	10	10m ² each - required to comply with BCA current standards
Medical/First Aid	10	
Offices	20	
Club room/function/group fitness	80	
Additional Internal Storage Rooms (x 2)	20	
Utility	10	
Kitchenette / temp bar	30	
External Store Rooms (x 2)	40	Maintenance and equipment
Viewing Deck / Veranda	80	Size flexible depending on use of space and orientation
Bin Store Rooms	10	External Provision - estimated based on use
Sub Total	3,931	
Circulation	40	For clubhouse only
Plant Room	5	For clubhouse only

Total		3,976	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE			
Play Equipment	20	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.	
Landscaping & irrigation	1,000	Includes access pathways, flora and additional amenity	
Car parking bays	40 bays	Where possible to be achieved without impacting upon any mature tree loss.	
Car parking bays	1,120		
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access	
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.	
TOTAL	6,216m²		

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	
REGIONAL TENNIS CLUB		
CLUBHOUSE AND COURT SPACE		
12 x Outdoor Multipurpose Sports Courts (includes one show court)	8,214	36.6m x 18.3m per court to ITF standard
1 x Show court with spectator accommodation	2,166	40.23m x 20.11m – stadium court
Change Room & Toilets (multi-gender)	120	4 x 30m ²
Universal Toilet	10	
Storage	100	
Public Toilets	25	
Umpires Room x 1	15	
Medical/First Aid	10	
Offices	40	
Meeting and commercial rooms	160	4 at 40m ²
Club room/function room	250	To accommodate 200 people
Additional Internal Storage Rooms for function area	40	
Utility	10	
Bar	25	Determined by the extent of the function area and capacity which needs to be served- combine with kiosk and servery.
Cool Room	15	

Bar Storage	20	The area needs to be capable of being separated from alternative user groups
Kitchen	40	
External Store Rooms (x 2)	40	20m ² each for equipment storage and court maintenance
Viewing Deck / Veranda	200	Size flexible depending on use of space and orientation
Bin Store Rooms	20	External Provision - estimated based on use
Sub Total	11,520	
Circulation	137	For clubhouse only
Plant Room	17	For clubhouse only
Total	11,674	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Play Equipment	40	Adjacent to the main building to ensure it can be utilised by sporting groups and families spectating.
Landscaping & irrigation	2,000	Includes access pathways, flora and additional amenity
Car parking bays	200 bays	Where possible to be achieved without impacting upon any mature tree loss.
Car parking area	5,600	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
TOTAL	19,314m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	<i>Ideally should be located adjacent to District or Regional Community Centre.</i>
DISTRICT MEN'S (COMMUNITY) SHED – (Source: Men's Shed WA Facility Components)		
MAIN BUILDING		
Internal workshop – metal work	120	Includes lathes and space around workstations (including air extraction and noise attenuation measures)
Internal workshop - wood working area	120	Includes lathes and space around workstations (including air extraction and noise attenuation measures)
Meeting rooms	40	Large room attached to Kitchenette for workshops / training / seminars
Kitchenette	10	
Toilets	16	Male and female (shared)
Storage	20	Internal storage of materials
Utility	10	
External Store	20	For delivery of external materials – on a concrete bed adjacent to delivery platform
Veranda	40	Small outdoor area for social activities
Bin Store	10	External Provision - estimated based on use
Sub Total	406	

Circulation	49	Approximately 12% of the total area. Includes foyer spaces.
Plant Room	7	Approximately 1.5% of the total area.
Total	462m²	
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE		
Landscaping	400	
Car parking bays	16 bays	Nominal
Car Parking	448	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components in the building and potential harvesting of rainwater for re-use.
OVERALL TOTAL	1,110m²	

Items	Facilities	Comment / Rationale
	Approx Area (m ²)/Qty	
REGIONAL SURF LIFE SAVING CLUB (Source: Coogee Beach SLSC, Fremantle SLSC and Secret Harbour SLSC)		
INDOOR - MAIN LIFESAVING CLUBHOUSE BUILDING		
Public Change Room, Showers & Toilets (male and female)	80	2 x 40m ² – to be open public access at all times during daytime and evening events associated with beach activity (controlled locks).
Club Change Room, Showers & Toilets (male and female)	80	2 x 40m ² (optional). Ideally closed to public when utilised for volunteer training programs and life saving courses.
Universal Toilets and shower	10	Required to comply with BCA current standards
First Aid and Treatment Room	25	Adjacent to beach with direct access for ambulance (hard standing)
Patrol Room	20	For patrol briefings
Training Room	20	Can be combined with patrol briefing room (to provide a 40m ² training facility)
Storage for boats / nippers boards / beach vehicles and life saving boards / equipment	300	20 x 15 (300-m ²) minimum with direct access onto beach. Storage available for other compatible user groups
IRB / Board repair Workshop	15	Repair of boards / Equipment
Secure storage (chemicals, paints, fuel and hazardous materials) - vented	15	Fuel, paint, chemicals
Offices	20	Administration and function area for up to three part time staff and additional volunteers.
Club room	100	Flexible areas for end of year wind ups, volunteer briefings etc.
Gym	60	For cardio and strengthening / conditioning equipment for surf lifesaving

			volunteers.
Additional Internal Storage Rooms	20	Chairs / Tables and other ancillary club room requirements	
Utility	10		
Kitchen and Kiosk	40		
Universal Access Wheelchair storage	6	Beach access chair	
Watch Tower	25	Either within the main building (at first / second floor) or as a detached tower, depending on location and visibility across coast.	
Bin Store Rooms	20	External Provision - estimated based on use	
Sub Total	866		
Circulation	104	Approximately 12% of the total area. Includes foyer spaces.	
Plant Room	14	Approximately 1.5% of the total area.	
Total	985		
ADDITIONAL EXTERNAL AREAS			
Trailer Parking	50	Size indicative of a dedicated space for trailer parking when surf life saving activities are operative	
Washdown area	40	Dedicated space to washdown vehicles and equipment when they leave the beach.	
External secure storage (boats)	400		
Sub-Total: Buildings and External Areas	1,475m²		
ASSOCIATED AMENITY: TO BE DEVELOPED AS APPROPRIATE			
Play Equipment	40	Adjacent to the main building.	
Landscaping & irrigation	3150	Includes access pathways, flora and additional amenity	
Car parking bays (Additional to trailer bays)	150 bays	Indicative depending on associated nearby uses	

Car / Bus Parking	5700	
External paving	1500	
Security and communications building services	TBC	Fibre optic cabling, BMS systems, CCTV and Wi-Fi access to comply with SLSWA requirements.
ESD Technology	TBC	3-4% of Project Costs to incorporate water sensitive design components.
End of Trip Facilities	20	End of trip facilities will be required to service the needs of beach users. Secure bike compound, water and shade.
BBQ	1 BBQ	
Waste Bins	4 bins	Located around the perimeter of the site (building and car park).
TOTAL	11,885m²	

APPENDIX H: Proposed Facilities: Mapping

Figure 8o: Proposed Community Facilities – based on current road network (Source: AUDRC)

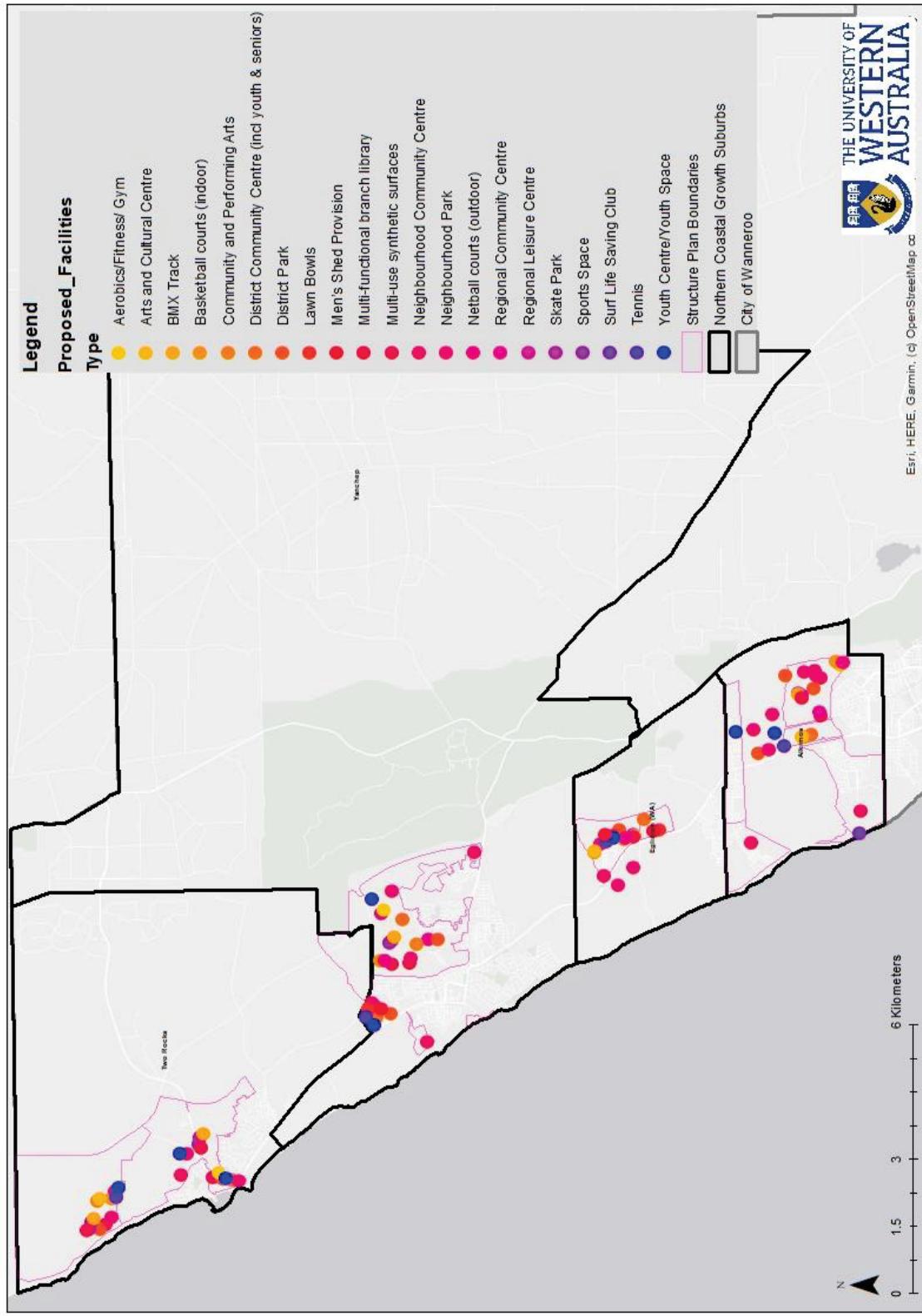


Figure 8i. Proposed POS and respective catchments – based on current road network (Source: AUDRC)

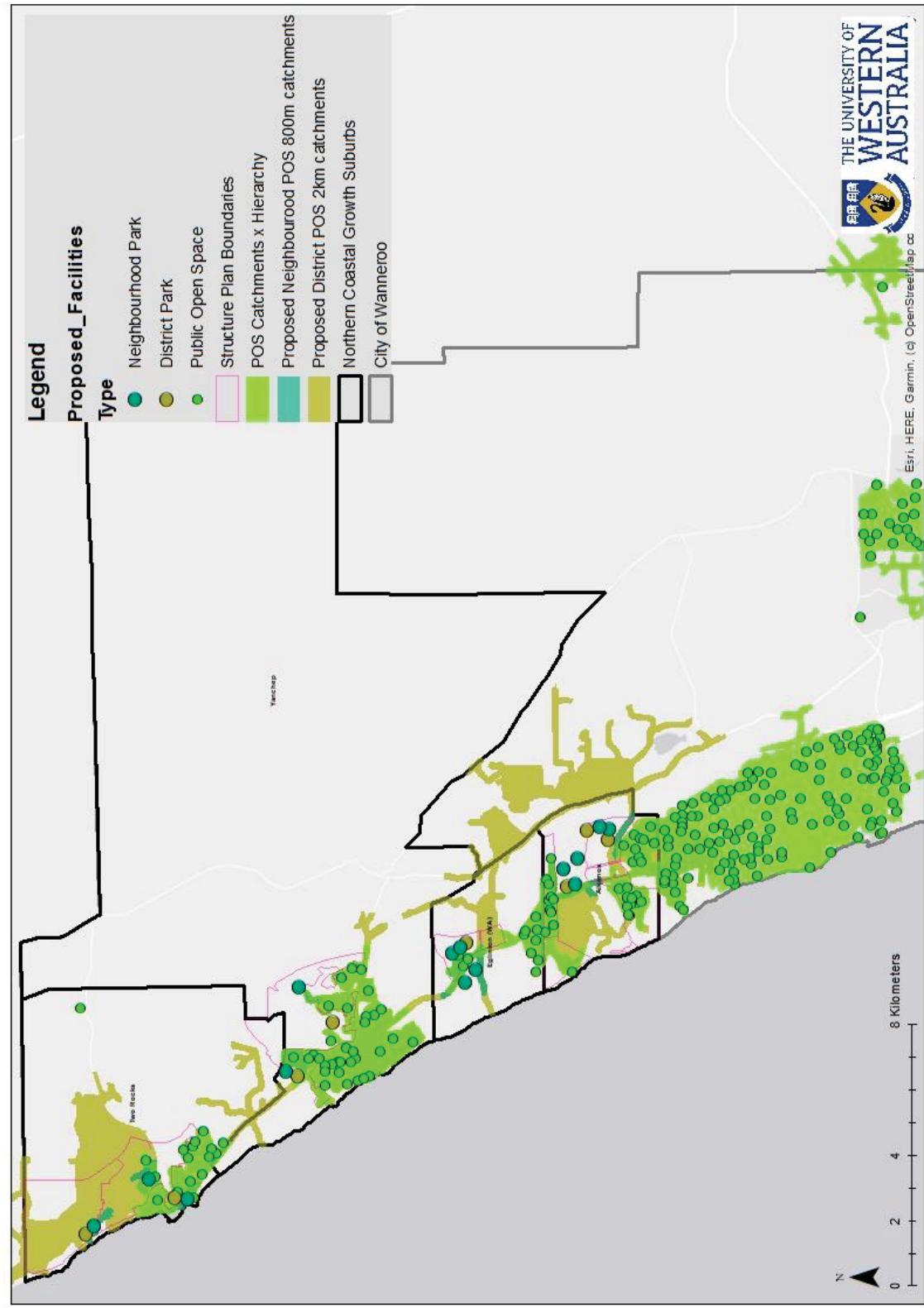


Figure 82: Proposed Sports Facilities and 2km catchment – based on current road network (Source: AUDRC)

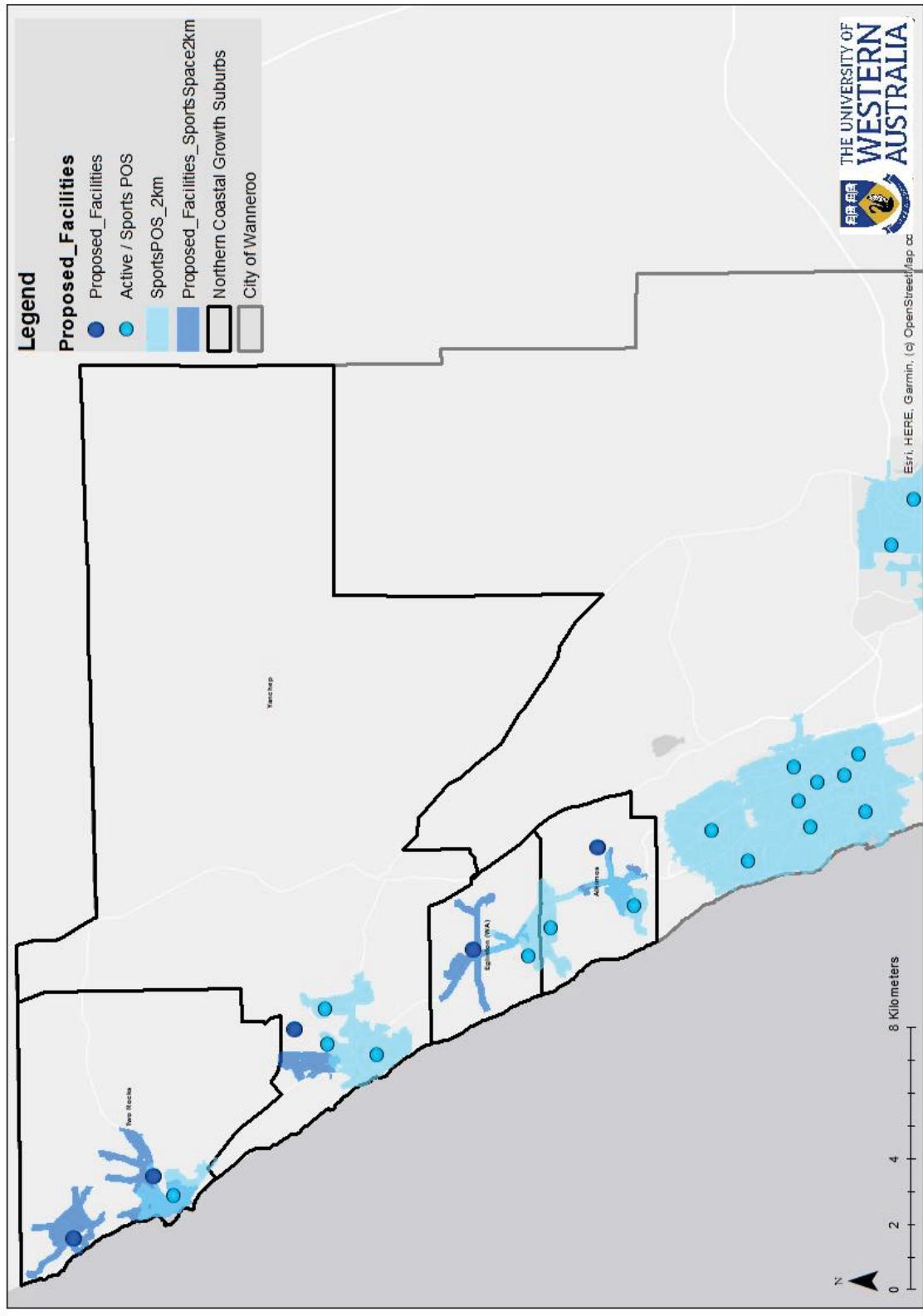


Figure 83: Proposed District Community Centres and 5km catchment – based on current road network (Source: AUDRC)

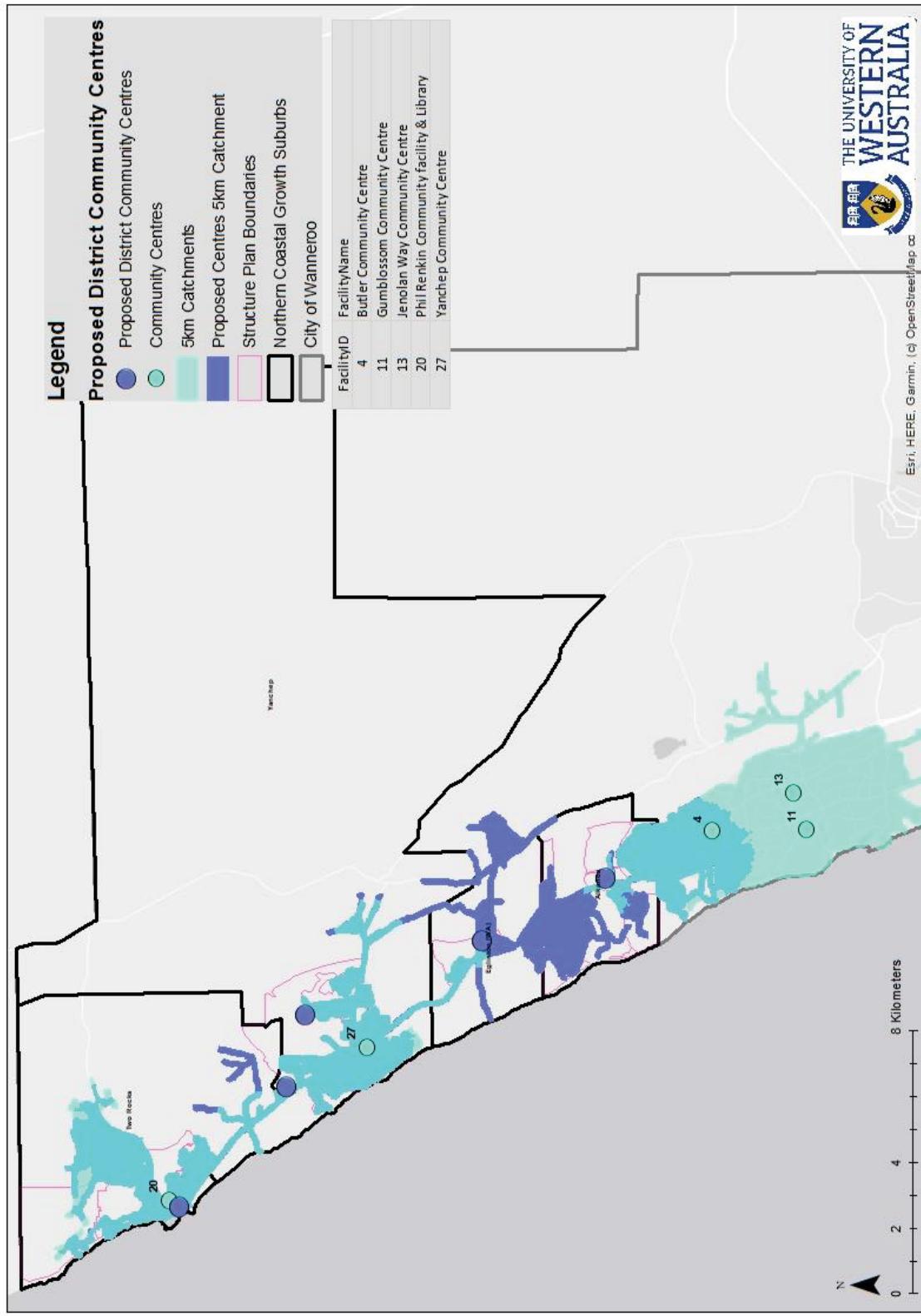


Figure 84: Proposed court infrastructure and 2km catchment – based on current road network (Source: AUDRC)

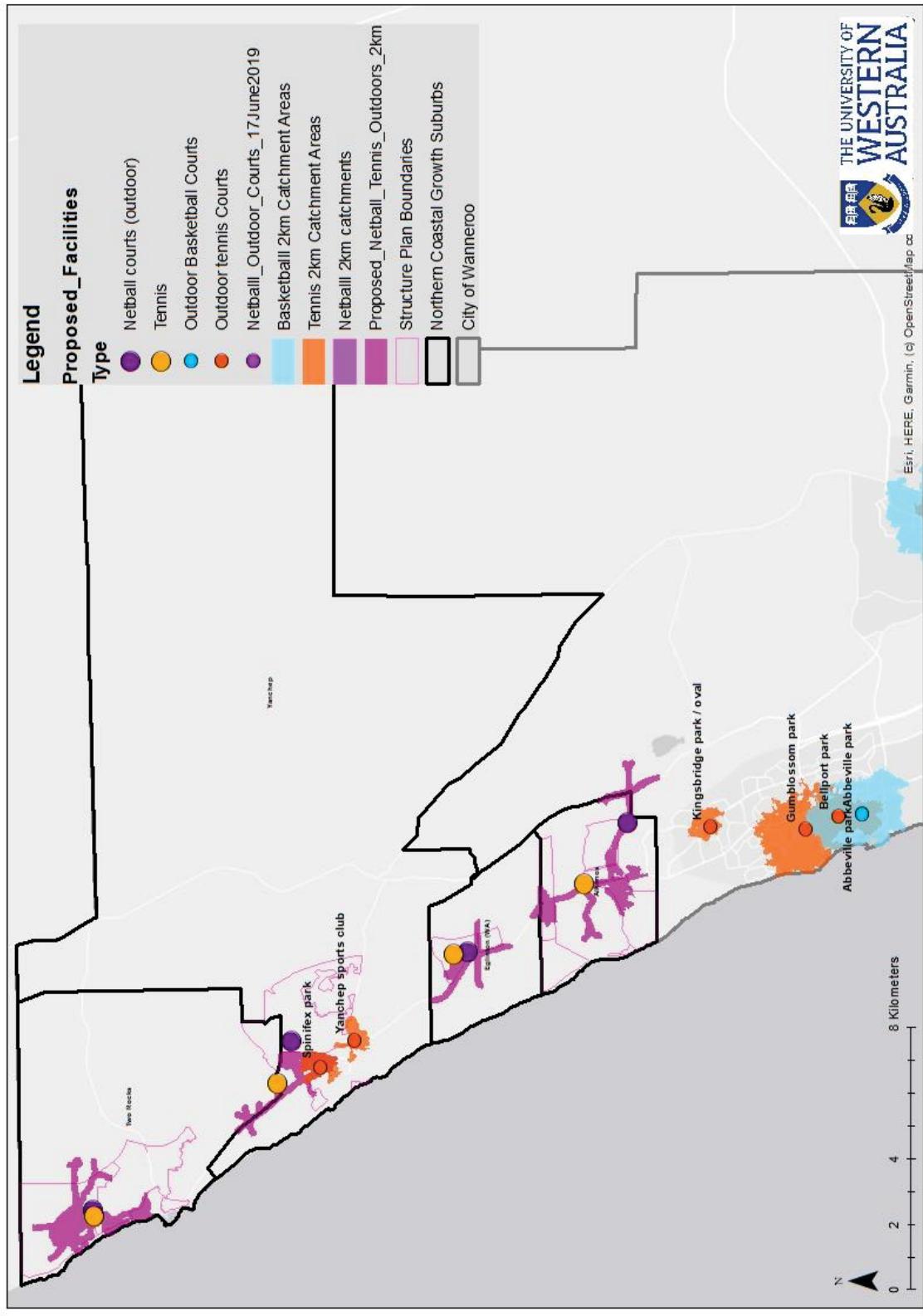


Figure 85: Proposed BMX and Skate Parks and 2km catchments – based on current road network (Source: AUDRC)

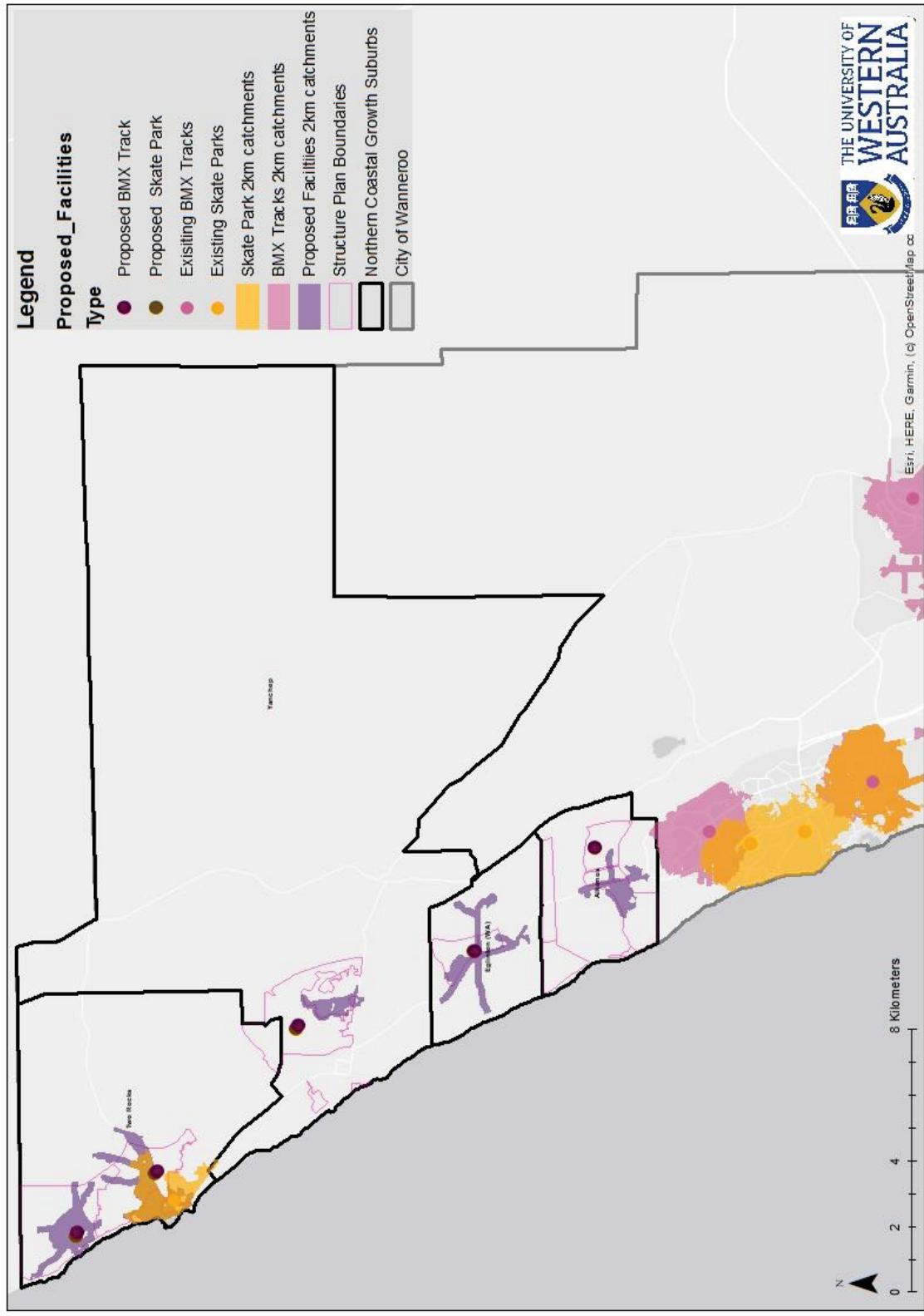


Figure 86: Proposed Libraries and 5km catchment – based on current road network (Source: AUDRC)

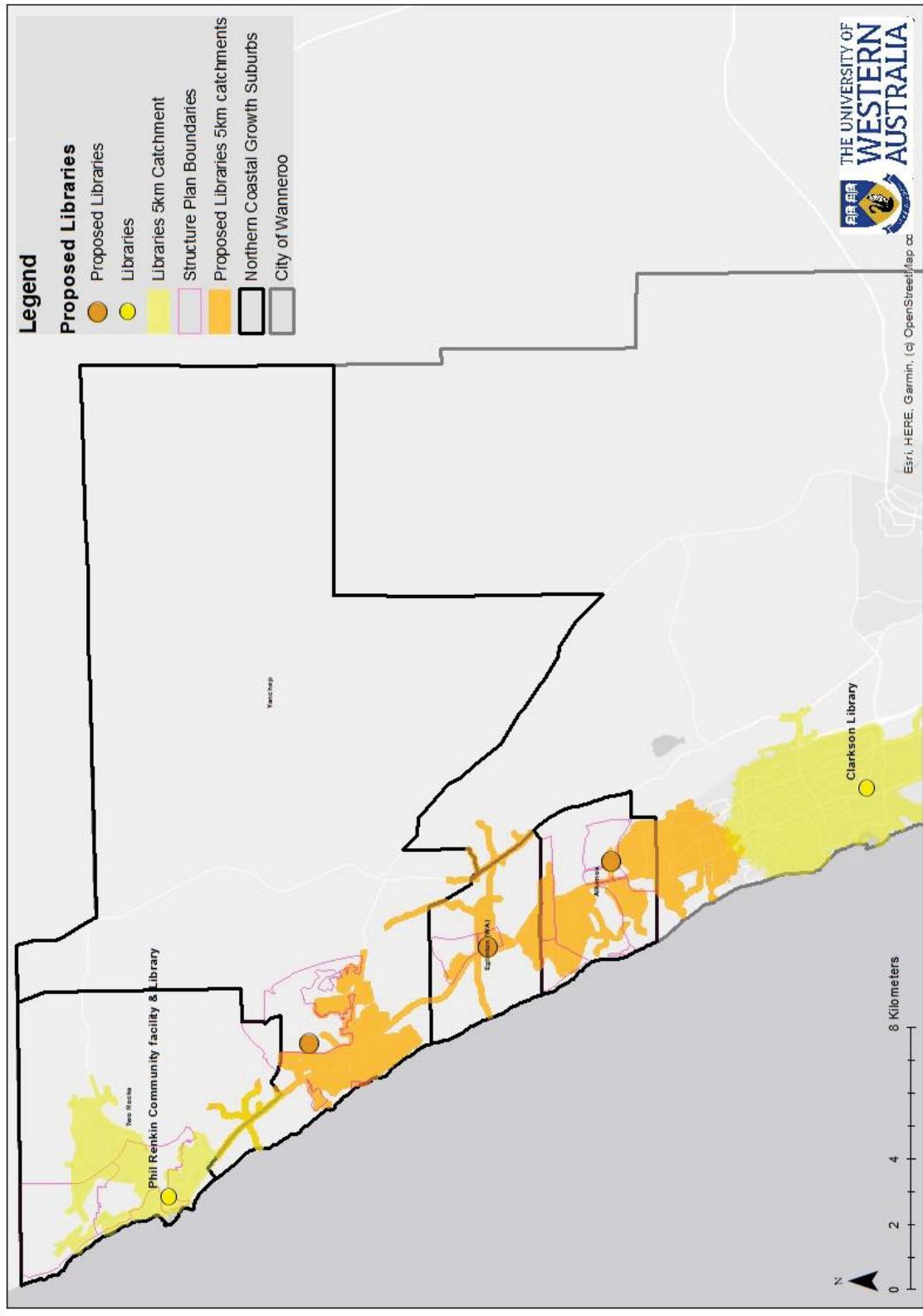
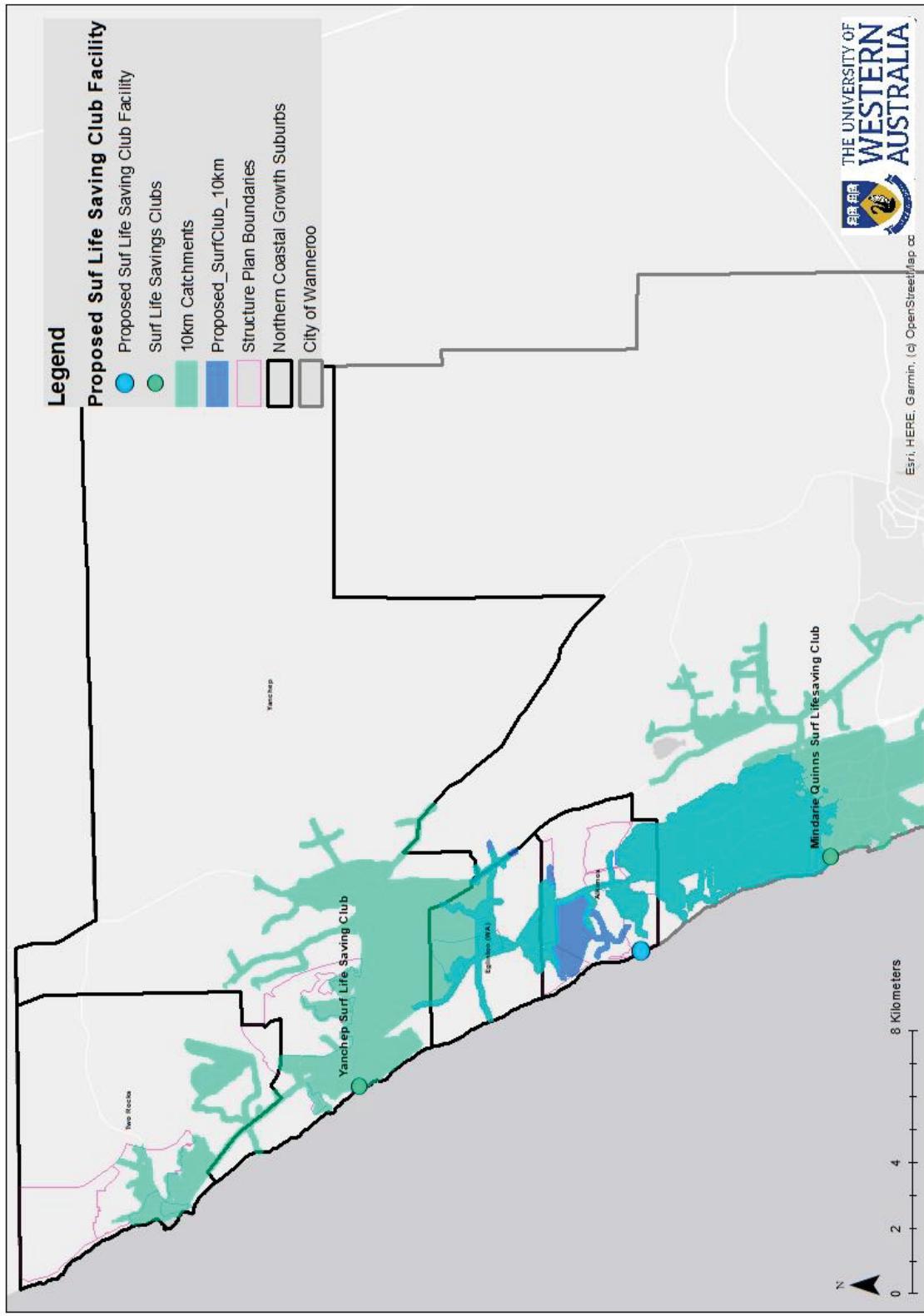


Figure 87: Proposed Surf Life Saving Clubs and 10km catchment – based on current road network (Source: AUDRC)



APPENDIX I: Benchmark Cost Considerations

The following table provides the benchmark costings for the delivery of selected Community Facilities.

**SPORT AND LEISURE BUILDING AND PLAYFIELDS BUDGET BENCHMARKS
AUGUST 2018**

**DONALD
CANT
WATTS
CORKE**

Building Type	Low	High	Source / Reference
	\$sqm / FECA	\$sqm / FECA	
Administration Office - Single Storey	\$ 2,424	\$ 2,828	Rawlinsons Price Book, DCWC Market pricing
Administration Office - Double Storey	\$ 2,727	\$ 3,131	Rawlinsons Price Book, DCWC Market pricing
Library - Single Storey	\$ 2,525	\$ 3,030	Rawlinsons Price Book, DCWC Market pricing
Library - Suburban Multi-Level	\$ 2,727	\$ 3,232	Rawlinsons Price Book, DCWC Market pricing
Library - State Level	\$ 5,454	\$ 9,090	Rawlinsons Price Book, DCWC Market pricing
Public Toilets	\$ 3,030	\$ 3,535	Rawlinsons Price Book, DCWC Market pricing
ChildCare Centre	\$ 1,803	\$ 3,232	Rawlinsons Price Book, DCWC Market pricing
Clubhouse / Pavilion	\$ 2,828	\$ 3,333	Rawlinsons Price Book, DCWC Market pricing
Maintenance Workshops	\$ 1,414	\$ 1,717	Rawlinsons Price Book, DCWC Market pricing
Change Rooms	\$ 2,424	\$ 2,727	Rawlinsons Price Book, DCWC Market pricing
Undercover Area (UCA)	\$ 606	\$ 1,010	Rawlinsons Price Book, DCWC Market pricing
Gymnasium	\$ 2,020	\$ 2,778	Rawlinsons Price Book, DCWC Market pricing
Squash Courts - basic	\$ 1,414	\$ 1,818	Rawlinsons Price Book, DCWC Market pricing
Squash Courts - High	\$ 1,919	\$ 2,323	Rawlinsons Price Book, DCWC Market pricing
Swimming Pool	\$ 2,273	\$ 2,525	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Pool Halls	\$ 2,525	\$ 2,727	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Ovals - grass	\$ 1,010,000	\$ 1,515,000	Rawlinsons Price Book, DCWC Market pricing
Ovals - Synthetic	\$ 5,050,000	\$ 5,555,000	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Basketball court - bitumen	\$ 151.50	\$ 162	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Basketball court - synthetic	\$ 202.00	\$ 253	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Athletics Track and Field	\$ 1,818,000.00	\$ 2,020,000	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Lawn Bowls - lawn	101	\$ 126	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Lawn Bowls - synthetic	177	\$ 192	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Croquet - court only grass	101	\$ 126	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Hockey - grass	51	\$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Hockey - synthetic	182	\$ 225	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Rugby - lawn	51	\$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Rugby - synthetic	182	\$ 227	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Soccer - lawn	51	\$ 76	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Soccer - synthetic	182	\$ 227	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Netball - bitumen	152	\$ 162	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Netball - synthetic	202	\$ 253	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Tennis - lawn	61	\$ 86	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Tennis - acrylic	91	\$ 116	QLD Sport/Rec Cost 2018 v4 + DCWC Market pricing
Car Parking	91	\$ 152	DCWC Market pricing
Road Infrastructure	61	\$ 101	DCWC Market pricing

Notes:

All costs are current at August 2019.

All budgets are based on Metro-Perth.

The budgets are indicative based on averages of multiple project. Where any given project sits on (or outside) the benchmark will be a product of the site, client requirements and architectural/engineering design interpretation.

The building budgets exclude FFE.

The budgets exclude design and construction contingency, professional fees, escalation along with any client costs.

The budgets generally assume good level ground conditions with no contamination and required services diversions.

External Works and Services budgets are particular to each site for which separate allowances would be required.

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