



# Appendix F

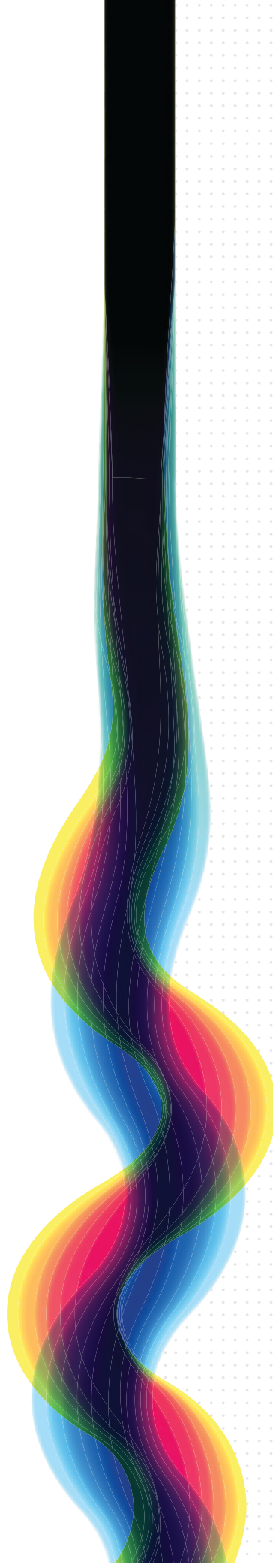
Alkimos Central Community Development Plan Report

Author: Element



# Alkimos Central Community Development Plan

October 2021 | 19-247  
Prepared for DevelopmentWA



**element.**  
the art and science of place

We acknowledge the custodians of this land, the Whadjuk Noongar and their Elders past, present and emerging. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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# Executive Summary

DevelopmentWA is leading the masterplanning and development of Alkimos Central on behalf of the State Government. The site presents a rare opportunity to create a 6 Star Green Star exemplar mixed-use centre that will be a transport hub, civic heart, commercial and recreation destination on completion.

The Alkimos Central Community Development Plan (CDP) is a strategic document which assesses the potential future needs of the community and the infrastructure, facilities and services needed to define a framework for community development which meets the *Green Star – Communities National Framework* guidelines.

Key components of this document include:

## CDP Objectives, Project Vision and Values

The CDP objectives identified in this plan have been influenced by DevelopmentWA's project objectives and the Green Star Liveability and Governance principles. They are intended to support DevelopmentWA's vision for the project and help deliver an active, healthy and connected community with a strong local identity, and residents who are engaged in their community life and wellbeing.

## Local Context

- Located 4.0km north of Perth CBD, Alkimos Central is identified as a secondary centre in the Alkimos-Eglinton district. When complete it will be a thriving city centre in the heart of the northern coastal corridor, radiating from the new train station that is under construction and due for completion in the coming years.

- The existing landscape is made up of sand dunes and native banksia bushland typical of the Swan Coastal Plain. Parts of the holding were at a time heavily grazed and with recent encroachment of urban development, 4WD and dirt bikes have had a substantial impact on the dunes.
- Alkimos Central will provide much-needed city centre facilities and amenities for a sizeable regional population living in surrounding residential estates, from Alkimos to Eglinton. Their existing demand means that Alkimos need to be prioritised over Yanchep for the provision of regional level facilities.

## Community Facilities

- District and regional community facilities will be provided in development phases in line with population triggers.
- Early activation will be achieved through temporary facilities in the city centre adjacent to the new train station.
- The proposed facilities are influenced by the City of Wanneroo, METRONE1, forecast demographics, local preferences and a study of trends and influences on community needs (explored in detail in Part 01 of this CDP).
- Community infrastructure will build on established groups and organisations active in the neighbouring estates and the wider City of Wanneroo area.
- The City of Wanneroo have identified the Alkimos Aquatic and Recreation Centre and Regional Open Space as priority projects in their Advocacy Plan 2021-25 to meet the needs of the growing northern coastal suburbs.

## Alkimos Central Proposed Development Snapshot

- x c3,300 residential dwellings
- x 100,000sqm commercial floor space
- x 72,000sqm retail space
- x 45,000sqm bulky goods
- x Integrated bus and railway interchange
- x Health, education, civic, community and recreation facilities

## CDP Strategies

Informed by the project's vision and values, demographic profiling<sup>1</sup>, facilities analysis<sup>2</sup> and consultation with the City of Wanneroo (CoW), the CDP's strategies address:

- programming and activation initiatives
- community capacity building, governance and management, and
- engagement and communications.

The CDP's strategies carry themes of connectedness and environmental sustainability derived from the Alkimos Central Place Vision and Green Star objectives. The CDP has been designed to build strong relationships and social networks between residents, support the local economy, and enable a seamless integration with the wider established and emerging communities in the Alkimos region.

## Alignment with Green Star – Communities National Framework

- The CDP aligns with the *Green Star – Communities National Framework*, in consideration of the submission requirements for the *Green Star – Communities* rating tool v1.1. All strategies and initiatives within the CDP correspond to Green Star principles, specifically with regards to Governance and Liveability.

## Review and Implementation

- The CDP will be reviewed every 3-5 years through the duration of the project to ensure its continuing relevancy to local community needs.
- A Community Development Implementation Plan (CDIP) will be developed in collaboration with key stakeholders (e.g. City of Wanneroo, development partner etc) using the Community Development Framework within this CDP as a basis for identifying and planning for actions and initiatives deliverable within Alkimos Central's first five years of development. The CDIP will respond to CDP's strategies with recommendations for timing and budget allowance where applicable.
- The Town Centre Activation Plan will guide the implementation of the CDP for the first 12 months of the development.

As planning and design progresses on Alkimos Central, strategies outlined within the CDP should continue to be monitored, updated and evaluated regularly, with potential for additional opportunities to be identified in time.

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1 Demographic forecast sourced from idCommunity, demographic resources and City of Wanneroo Strategic Community Plan.

2 Facilities analysis from City of Wanneroo Northern Coastal Growth Corridor Community Facilities Plan - Review 2019-2029 (Draft).

# Development Overview

Located in Perth's coastal growth corridor, DevelopmentWA's masterplanned Alkimos region is planned around METRONET's new Alkimos Station on the Yanchep extension of the Joondalup line, centrally located between Yanchep and Joondalup.

DevelopmentWA are working together with the State Government, City of Wanneroo, partner developers and builders, community groups, landowners and the public to deliver an innovative, connected, self-sustaining coastal community. The Alkimos region has been developed around five core strategic themes: green energy, smart water, community well-being, connectivity and distinctive design.

Together, the four integrated Alkimos precincts: Alkimos Central, Alkimos Beach, Alkimos Foreshore and Alkimos Vista, will cater for a community of around 24,000 people. The vision is a forward-thinking, thriving community that encourages employment and social integration with supporting health, recreation and amenities.

The 198ha Alkimos Central site is located within the central portion of the Alkimos region. Built around the new Alkimos train station, Alkimos Central will be a transit focused pedestrian hub; a vibrant urban precinct that provides the city centre amenities for the surrounding, wider Alkimos-Eglinton region.

DevelopmentWA is leading the masterplanning for Alkimos Central which, representing almost 80% of the area of Joondalup's City Centre, is a strategic asset for the state. The new precinct will be the employment focus, social and recreational hub, and transport interchange servicing the Alkimos-Eglinton district over the next 25 to 30 years, including the neighbouring DevelopmentWA communities of Alkimos Beach, Alkimos Vista and (future) Alkimos Foreshore.

To successfully deliver Alkimos Central, DevelopmentWA anticipates that it will seek partnerships with developers, other State agencies, local government and community organisations.

With the Alkimos train station planned to open in the coming years as part of the State Government's METRONET program, Alkimos Central will also play an important role as a district connector for Perth with journey times of under an hour to the Perth CBD and Perth International Airport.

The Green Building Council of Australia's Green Star criteria underpins the CDP. DevelopmentWA has set a target of 6 Star Green Star accreditation for the development, to build on the success of DevelopmentWA's neighbouring Alkimos Beach, the first Australian community to achieve, and maintain, a 6 Star Green Star accreditation.







# CDP Objectives & Outcomes

The Alkimos Central CDP has been produced to provide direction for the social elements of the project over the life of the development.

The overarching CDP themes are expanded in Part 2 into a Community Development Framework which outlines the proposed pillars, strategies and community initiatives. These will be followed by a consequent Community Development Implementation Plan (CDIP) to provide a framework for the delivery of initiatives. The roadmap for the first 12 months of implementation will be set out in the Town Centre Activation Plan.

The CDIP will be refined as the first residents and businesses move in and will become the active long-term document that guides the community infrastructure delivery that will be key to the success of Alkimos Central. See Part 3 for further detail.

A key objective of the CDP is to gain 6 star *Green Star – Communities* accreditation from the Green Building Council of Australia, building on the sustainable vision for the Alkimos region, already realised at Alkimos Beach, and the evolving Alkimos Vista.

This CDP has been informed by DevelopmentWA's development principles, GBCA's *Green Star – Communities National Framework*, the Project Vision developed in consultation with the local community, DevelopmentWA and City of Wanneroo, and the project's Place Pillars.

**Project Vision**

*Alkimos Central is a dynamic, adaptive place to live, learn, work and retreat. Anchored by its city centre and new take on an integrated transit hub, it will blend seamlessly within its coastal context, integrate cultural heritage, connect with communities across generations and foster economic and social vitality.*

**Place Pillars**



**Leading Edge + Designed to Evolve**

Designed to deliver for the long term, this is a coastal city centre pushing the boundaries – sustainable, experiential and distinctive.



**Celebrating the coast**

A place that celebrates a coastal lifestyle, connected to and by a tapestry of green.



**Connected Destination**

The coastal region's transit gateway – a primary destination for the region supporting a network of communities to live, work, learn and retreat.



**Activated + Alive**

Urban life supporting economic prosperity and sparking interaction and exchange.

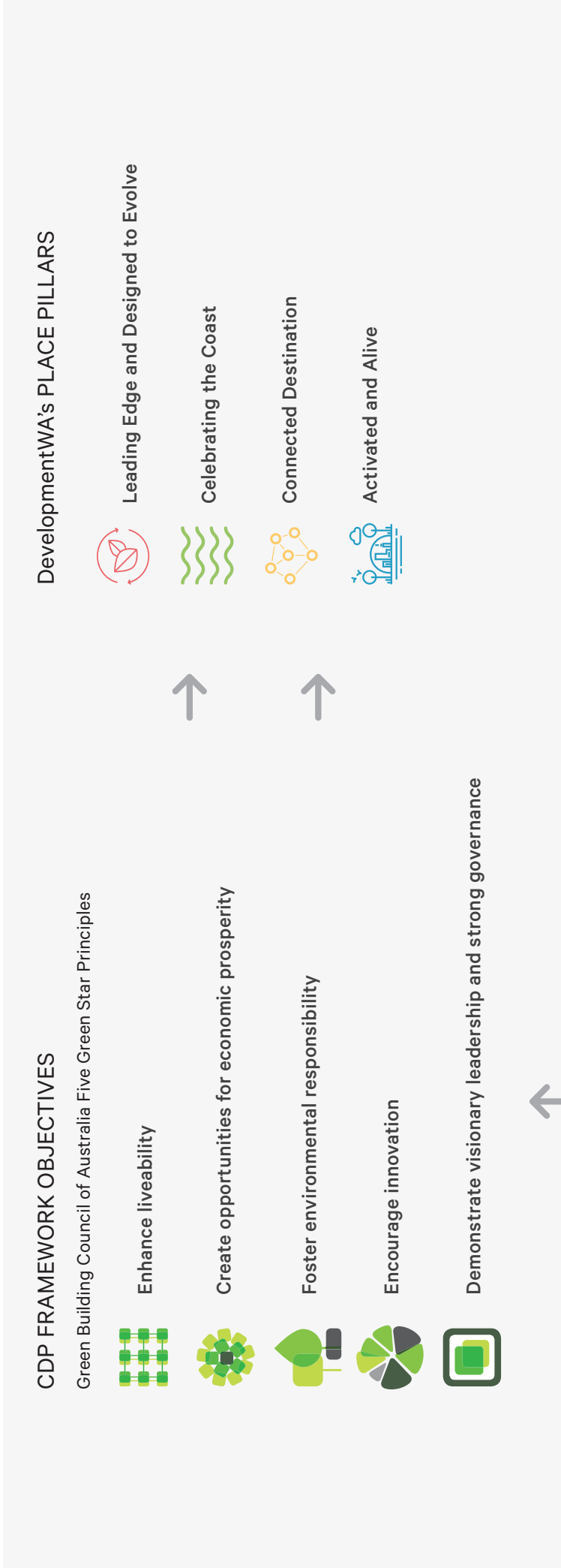
## CDP OBJECTIVES

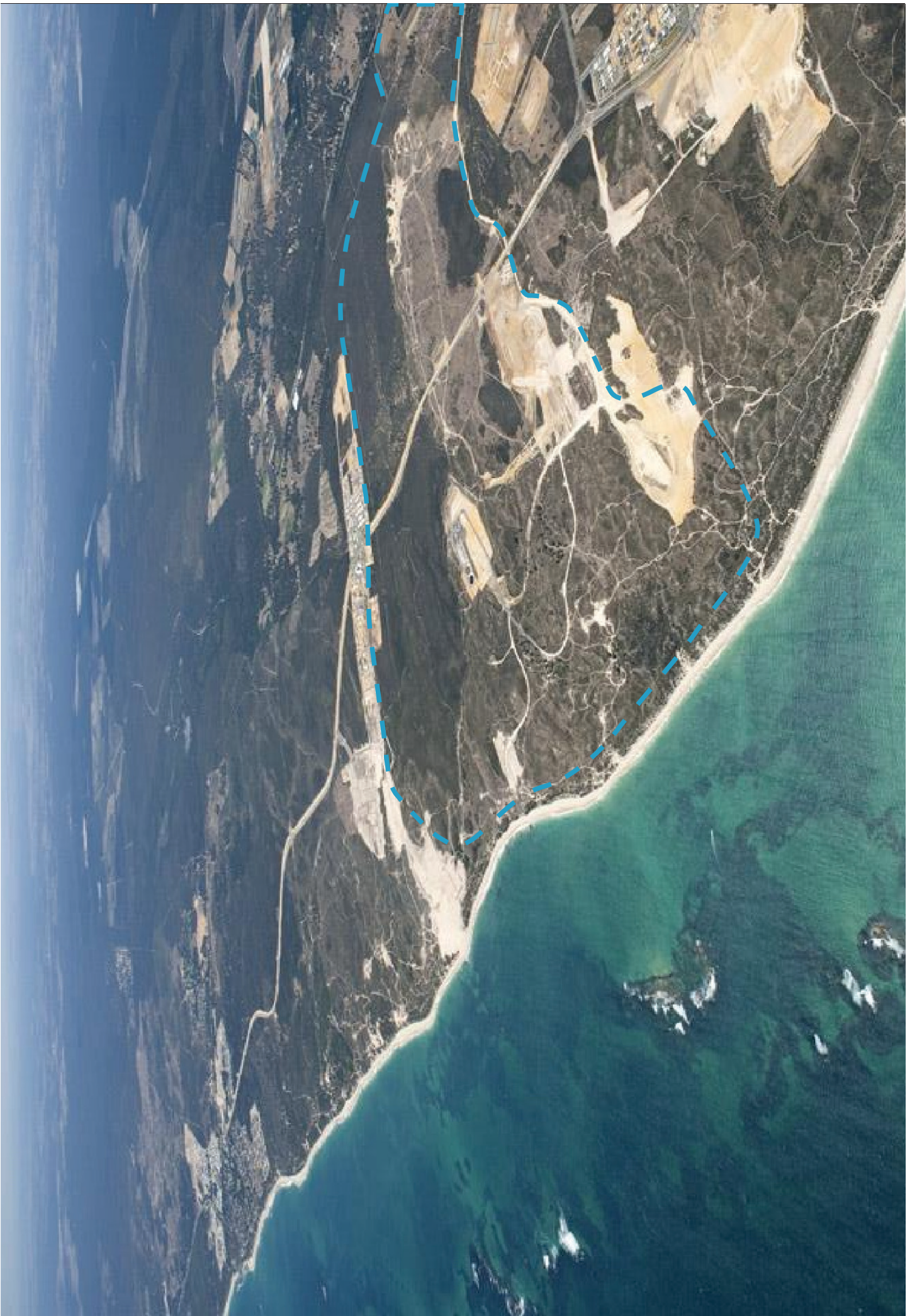
1. Support DevelopmentWA's vision for Alkimos Central to ensure that it evolves as a community that builds on its unique local characteristics and ultimately integrates with the broader Alkimos community as a regional city centre destination.
2. Identify opportunities to deliver early community vibrancy by activating public spaces and commercial / retail areas through temporary infrastructure and activation of focal points in the community as the staged development grows.
3. Successfully integrate place activation and community development with overall project delivery to support commercial and social outcomes.
4. Identify place management strategies that facilitate an active involvement in the community by all stakeholders: purchasers, residents, businesses, workers, visitors
5. Empower residents and community groups to take stewardship of their city centre and community.
6. Identify engagement and governance strategies that leverage stakeholder networks and empower residents and community groups to take stewardship of their community in time.
7. Support and enable a seamless integration for residents with the wider established and future communities across CoW
8. Build on Alkimos Beach's indigenous educational offering and support DevelopmentWA's RAP target.

## CDP OUTCOMES

- A strong sense of place, developed through connections with the site's physical assets such as natural bushland, proximity to the beach, transport hub and quality amenity, and indigenous heritage
- An active, healthy and connected place with a strong local identity, providing a variety of lifestyle choices for a multigenerational community focusing on growing households, fresh starters and empty nesters
- Strategic activation of public open spaces within the development through programming and infrastructure, as well as passive and active recreation
- Strong connection to neighbouring estates, Joondalup CBD and Perth CBD beyond
- An engaged community that participates in their community life and wellbeing, with the capacity to retain active involvement in the long term
- Early activation of facilities and POS through both infrastructure and programming, to inject vibrancy into the project from the beginning
- Transition of management from DevelopmentWA to the appropriate long-term manager eg: CoW, retail developer, community-led organisation







**Part 01:**  
**Strategic and regional context**

# Historical and Physical Context

## Award winning sustainable coastal development

Alkimos is a coastal suburb of Perth, located approximately 40km north of Perth's CBD, within the CoW local government area. Predominantly consisting of sand dunes and native banksia woodland typical of the Swan Coastal Plain, the region is known by the Whadjuk Noongar people as Warden Gaba Boodjera, 'the land with the oceans to the west'.

The most significant feature in the area is the wreck of the Greek Alkimos freighter that ran aground in 1963, for which the district has been named.

Alkimos Central is the city centre development at the heart of the Alkimos masterplanned region, that includes the residential communities of Alkimos Beach, Alkimos Vista and future Alkimos Foreshore coastal node.

Alkimos Beach, the first development in the masterplanned region, is Australia's first community to attain a 6 Star Green Star accreditation and be recertified. The second development in the Alkimos master plan, Alkimos Vista, has attained a 5 Star Green Star certification by the GBCA.

These communities have fostered a growing network of groups, programs and initiatives that will help to inform and support the framework for the Alkimos Central CDP.

Located 5 minutes from the beach, the proximity of the coast will inform the character of the new Alkimos city centre.

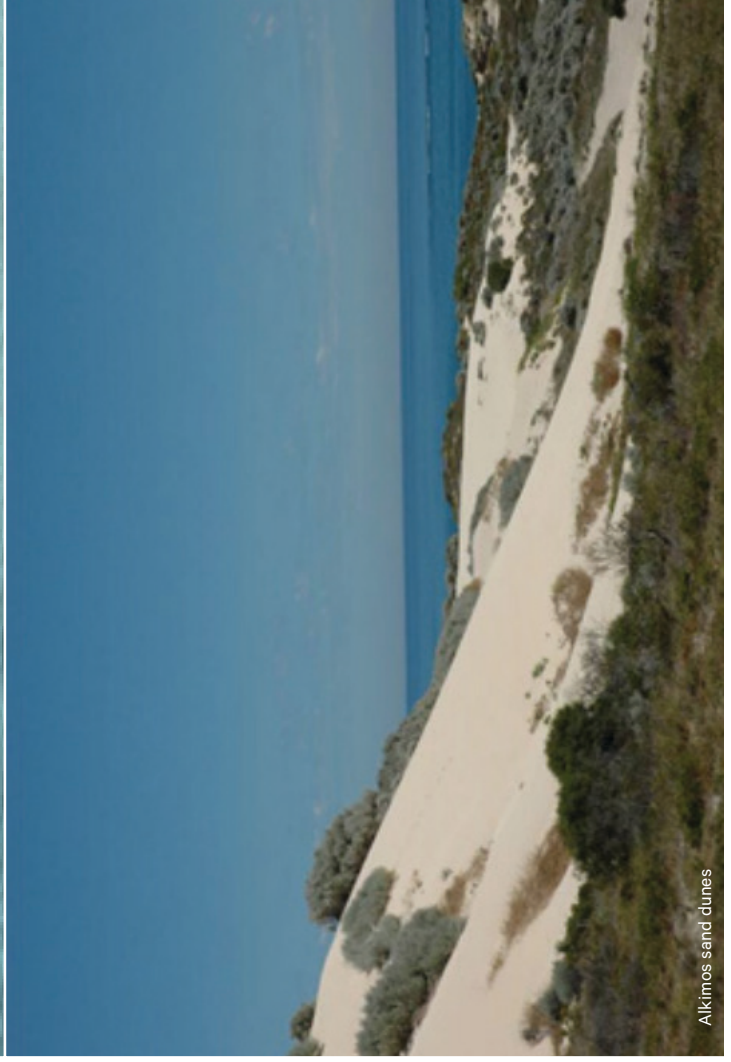
## New Connections

Alkimos sits on the line of the Yanchep Rail extension, a 13.8km extension of the existing Joondalup line from Butler to Alkimos, Eglinton and Yanchep. The completion of METRONET's Alkimos Station will create an integrated transit hub and a physical focal point for the new Alkimos Central precinct from which new development can radiate. The new train station will connect local residents to the Perth CBD in 41 minutes and Perth International Airport in 51 minutes. Local connectivity will be improved by the 8 new bus stands and 600 parking bays.





The Alkimos, shipwrecked in 1963



Alkimos sand dunes



Picasso Park, Alkimos Vista



# Planning framework

This CDP has been developed in the context of the following:

- Alkimos Eglinton District Structure Plan (DSP) – March 2016 (Amendment 1)
- Alkimos City Centre Activity Centre Structure Plan No.89 – August 2018 (Final)
- City of Wanneroo Strategic Community Plan (SCP) 2017/18 – 2026/27

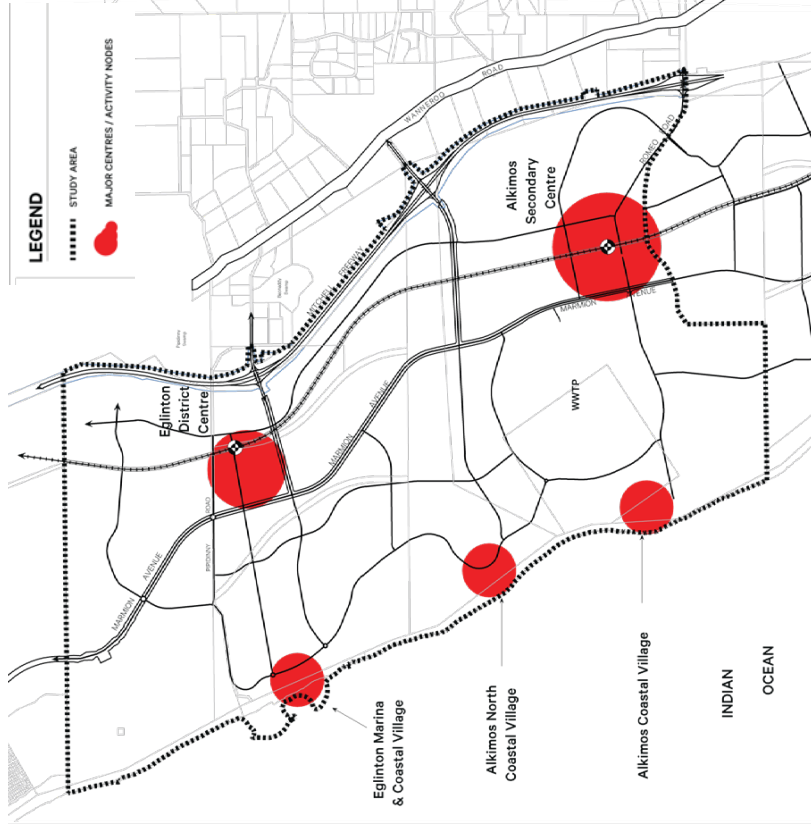
## Alkimos Eglinton DSP

The Alkimos Eglinton DSP provides an innovative, flexible and robust framework to guide the future development of the Alkimos Eglinton area with a key focus on creating and sustaining communities, adapting to changing lifestyles and demographics over the life of the development.

The DSP seeks to describe an exemplary 'intelligent seaside town' in the City of Wanneroo that balances social, environmental and economic considerations.

*"The structure of Alkimos Eglinton meets the social imperative to encourage mixed tenure, mixed income, and convivial density neighbourhoods; to create social inclusion because neighbours will meet and converse; to encourage children to walk to school with their friends; to enable businesses to be joined into the physical fabric on the busiest streets and squares of each neighbourhood; and for the best possible public transport systems to tie the whole together such that it can offer choices of friendship groups, cultural facilities, and a wide breadth of civic life. .... A healthy, creative and stable community is the best possible attractor for inward investment, and the commitment to sustainable development will make Alkimos Eglinton especially attractive to businesses creating goods and services for the carbon-neutral age"*

**Extracted from the Executive Summary by David Lock**



Map of Alkimos Eglinton District Structure area

## Section 7.1 Guiding Principles

The following Guiding Principles are broad statements, which underpin the intent of the DSP and reflect the content of State Sustainability Strategy, WAPC's Liveable Neighbourhoods Policy and the City of Wanneroo's Smart Growth Strategy.

Development is to:

1. Form an integrated ecological and human system with an interconnected network of a variety of open spaces, social/pedestrian/cycle linkages, activity centres and activity corridors.
2. Facilitate the creation of healthy communities in terms of lifestyles and social cohesion.
3. Facilitate robust local economic development, economic prosperity and employment self-sufficiency.
4. Respond to and integrate key landscape features and foreshore interfaces. Be responsive to the climate, environment, character and identity of the locality.
5. Provide for diversity, choice, adaptability, efficiency and innovation.
6. Be designed for efficient and integrated movement systems such as public transport, cycling and walking.
7. Provide for a safe, attractive and high-quality public realm that caters for a wide range of uses from active recreation to informal, unplanned events and experiences.
8. Provide for a wide range of civic, commercial, educational and recreational and employment opportunities that are available to the entire community.
9. Foster innovative, knowledge-based economies to create robust 21<sup>st</sup> Century communities.
10. Facilitate the efficient provision of infrastructure and services.
11. Development staging is to provide for progressively increasing employment self-sufficiency and opportunities.
12. Development and resource utilisation is to respond to and accommodate natural hydrological and nutrient cycles.

## Section 11.2 Community Development Strategy

The DSP aims to foster the establishment of an urban environment that can deliver improved social and community outcomes relative to conventional development. The DSP encourages the creation of Liveable Neighbourhoods with a focus on walkable mixed-use communities that are well served by facilities, services and public transport and designed to create a special sense of place for the community.

Local Structure Plans are directed to embrace the following principles:

1. Place development - a built and natural environment that creates the physical 'canvas' in which people can realise the vision.
  - Form a distinctive sense of place
  - Create connections between people where they live, work and play
  - Be informed by the distinctive, unique physical attributes of the coastal setting, environmental and cultural attributes.
2. Infrastructure development - early provision of optimum facilities and services that offer a wide range of opportunities.
  - Provide appropriately located community facilities, opportunities for communities to socially interact and to build social capital, and opportunities to facilitate physical activity as a contributor to physical and mental health.
3. Community (people) development - a range of on-going community fostering strategies. From the outset, identify key social and community structures and processes needed to create a viable, stable and secure community.
  - Creating a fully functioning and sustainable community where people prosper and enjoy a good quality of life will require a collaborative effort between the developers, DevelopmentWA, City of Wanneroo, community based organisations, local businesses, local residents and State Government agencies.

## Alkimos City Centre Activity Centre Plan (ACP) No. 89 (Parts 1 and 2), August 2018

Commenced in 2013 and approved by the WAPC in 2018, the Alkimos City Centre ACP sets out the overall land-use zones, infrastructure, building typologies and staging for the site.

### Activity Centres + Employment Nodes: Regional and District Context and Constraints (page 74)

The Brighton Neighbourhood Centre (anchored by a Coles supermarket) is currently the nearest existing activity centre, located 3.5km south of the North Eglinton LSP community.

The Alkimos City Centre is designated as a Secondary Activity Centre under the Perth and Peel activity centre hierarchy. With Alkimos reaching capacity well before Yanchep and Two Rocks in the north it will service a large catchment at this time. As a result the Alkimos City Centre will evolve into a larger Secondary Centre in terms of scale than Two Rocks and Clarkson. This will be necessary to support the growing local and regional population as well as helping to meet the North West Corridor employment self sufficiency targets.

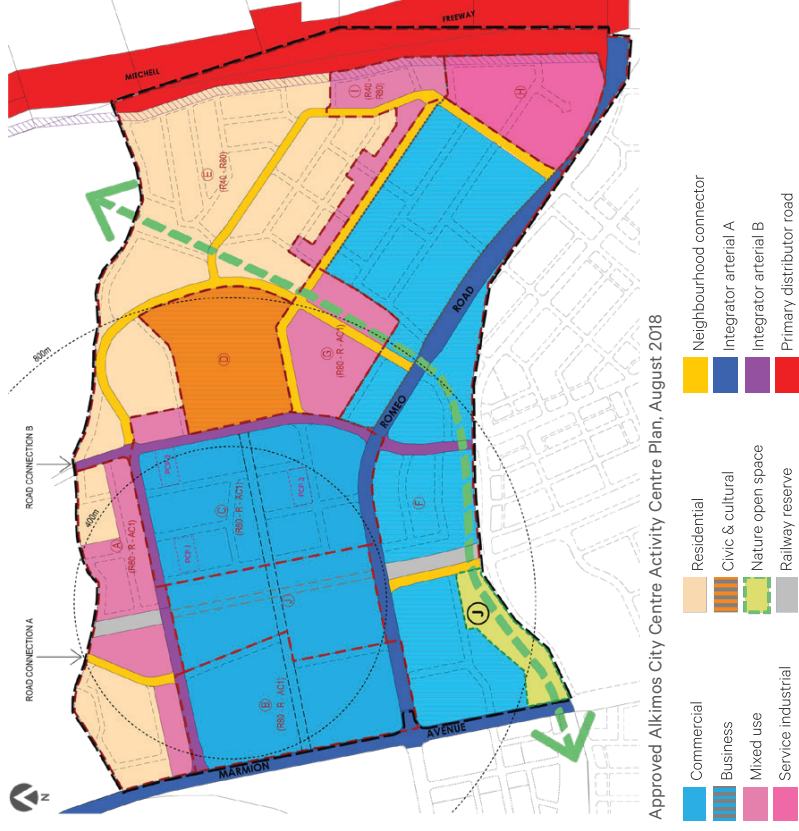
### ACP's Strategic Objectives for Alkimos Secondary Centre (page 49)

- A thriving community – a focal point for the local and wider community
- Multi-functional and mixed use centre
- A vibrant, pedestrian friendly town centre
- A distinctive identity and character
- A learning and enterprising community
- Flexibility for natural growth and expansion over time
- Diversity of housing choice
- Maximise the creation of local jobs
- Best practice sustainable development
- Integrated transport and land use
- Maximise public transport use
- Optimal economic return

### ACP Cornerstones

The Alkimos city centre should integrate fundamental cornerstones

- **Place** - Celebrating and integrating the inherent qualities of the place, natural, cultural and artificial
- **Balance** - Balancing the social, environmental and commercial aspects of an integrated community
- **Community** - Accommodating and facilitating the needs and aspirations of the local and wider community as it responds to changing social and economic drivers
- **Innovation** - Providing a framework for adopting new technologies and a new social framework to deliver better community outcomes



## Proposed Masterplan October 2021

In response to the delivery of METRONET's Alkimos train station and bus interchange, and as part of the Green Star Communities Framework, DevelopmentWA commissioned a review of the 2018 ACP.

As of October 2021, the updated masterplan illustrates a more considered layout for the precinct and how it connects to Alkimos Beach to the south-west, Alkimos Vista to the north and respects the Alkimos pinnacles through the rerouting of Romeo Road.

The arterial roads, railway line and parabolic dune clearly define the development zones: the mixed-use commercial hub nestled around the new transport hub; the public and residential areas radiating out from the centre; and the service commercial zone located on the peripheries, close to the main road intersection.



### LEGEND

- ① The Pinnacles
- ② Dune Ridge Walk
- ③ E/W Civic Spine
- ④ N/S Green Link
- ⑤ Parkway
- ⑥ Transect
- ⑦ Civic Heart
- ⑧ Town Square
- Ⓑ Pedestrian Bridge
- Ⓘ Leisure Complex
- Ⓘ School
- Ⓘ POS
- Ⓘ Train Station

Identified Public Art Opportunity

- TEC
- Site Extents

## City of Wanneroo Strategic Community Plan (SCP) 2017/18-2026/27

As an update to its inaugural SCP, the City of Wanneroo's current SCP (2017/18 – 2026/27) reflects the slowing down of economic growth and increased unemployment in Western Australia and the impact that has on the residents of the City of Wanneroo.

Alkimos Central is identified as one of the future employment creation areas, alongside Yancheep, Wanneroo, Clarkson, Neerabup and Wangara.

The SCP identifies four key outcomes for the diverse and growing communities that the plan seeks to achieve:

1. **Society** – a healthy, safe and vibrant connected community
2. **Economy** – progressive, connected communities that enable economic growth and employment
3. **Environment** – a healthy and sustainable natural and built environment
4. **Civic Leadership** – collaboration to ensure the best use of resources.

<p><b>Society</b>  <b>Aspiration:</b> a healthy, safe and vibrant connected community.</p>	<p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Healthy and active people</li> <li>• Safe communities</li> <li>• Distinctive places</li> <li>• Connected communities</li> </ul>
<p><b>Economy</b>  <b>Aspiration:</b> progressive, connected communities that enable economic growth and employment.</p>	<p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Local jobs</li> <li>• Strategic growth</li> <li>• Smart business</li> <li>• Places of destination</li> </ul>
<p><b>Environment</b>  <b>Aspiration:</b> a healthy and sustainable natural and built environment</p>	<p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Resource management</li> <li>• Enhanced environment</li> <li>• Reduce, reuse, recycle waste</li> <li>• Activated places</li> <li>• Connected and accessible city</li> <li>• Housing choice</li> </ul>
<p><b>Civic Leadership</b>  <b>Aspiration:</b> collaboration to ensure the best use of resources.</p>	<p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Working with others</li> <li>• Good governance</li> <li>• Progressive organisation</li> </ul>

## City of Wanneroo Place Framework 2018 (p3)

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. Although the City has commenced the implementation of localised projects across discrete communities, there is a need to ensure a more coordinated and integrated approach to supporting economic, social, environmental and corporate governance activities delivered in place.

The City will use the term 'Place Approach' to represent how places will be developed, managed and activated now and into the future.

The Place Framework describes how the Place Approach will be implemented in order to achieve the City's Strategic Vision and Objectives. It will assist in building organisational capacity to ensure that:

- place based planning, design and access to services is provided;
- changing community service expectations are addressed;
- strong mutually beneficial relationships with stakeholders are developed and nurtured.

In implementing the Place Framework, the City acknowledges the Whadjuk People as the traditional custodians of this place, and aims to work collaboratively with its unique local communities to ensure all local places encompass the history, culture, values, beliefs, languages and lifestyles of Wanneroo.

It is acknowledged that implementation of the Place Approach will be an evolutionary journey which is anticipated to adapt and develop over the course of the next ten years. During this time, the key principles of the Place Approach will be reviewed and refined in collaboration with key stakeholders to ensure successful achievement of the City's Place Vision:

*To create vibrant, progressive, prosperous and distinctive places. To support strong and connected communities.*

### The City's Place Approach:

**Place Development (p6)** will focus on the following aspects:

- Shaping the vision for the look and feel of new and developing Places;
- Providing safe spaces, centres and facilities through infrastructure which is designed and managed to support community connection and activation; and
- Creating and enhancing distinctive built form and spaces based on identity.

**Place Management** will focus on the following aspects:

- Activation of Local Areas;
- Advocating to, and collaborating with others to meet changing community service expectations in Place;
- Enhancing excellence in customer service; and
- Providing responsible resource and planning management which recognises our significant future growth.

*In order to bring places to life, the City will focus on localised Place Activation by providing the community with opportunities to be engaged and involved in Place Development and Place Management activities and improving connectedness through community hubs. The chosen Place Activation methods may differ across communities as they will be based on discrete community needs however it is intended to develop a Place Activation Strategy to explore and guide activation techniques and opportunities.*

### Place Hubs

The Place Framework positions Alkimos Central in the area zoned as 'Emerging Coastal Place Management Area'. In the interest of concept testing CoW have proposed three Local Areas for their initial focus, and location for their new Place Hubs: Yanchep, Wanneroo and Girrawheen Kondoola. The nearest Place Hub to the Emerging Coastal Place Management Area is the Yanchep Place Hub.

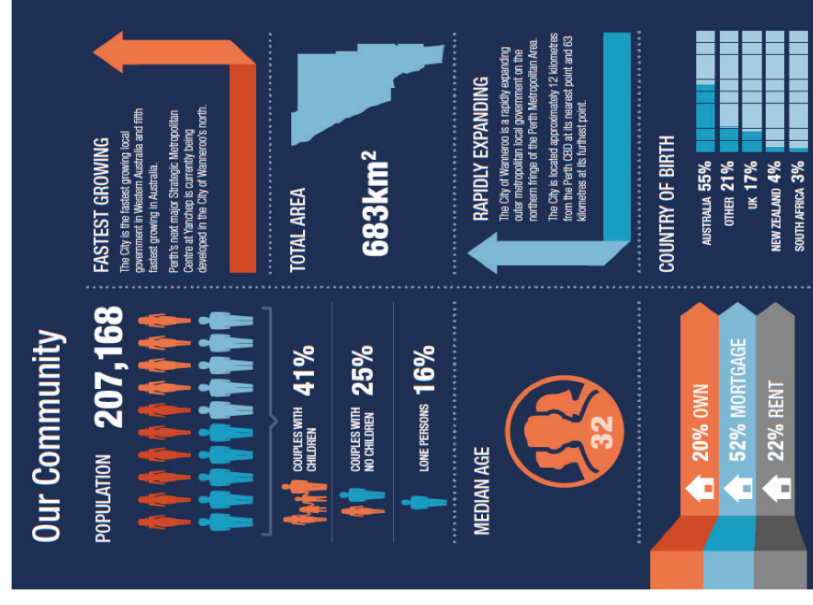
The Place Hubs will serve as a local community-base for the City to 'take an active role in facilitating the activities and services delivered within the space'.

## City of Wanneroo demographic snapshot

The City of Wanneroo is Western Australia's fastest growing local government authority. New residents and businesses are attracted to its varied offer of coastal plains to wetlands, market gardens to residential homes and thick bushland to urban development.

The existing retail and industrial town centres provide strong associated employment opportunities which will be complemented by the new town centres growing along the coastal corridor, including Alkimos Central, which will provide new lifestyle and business opportunities.

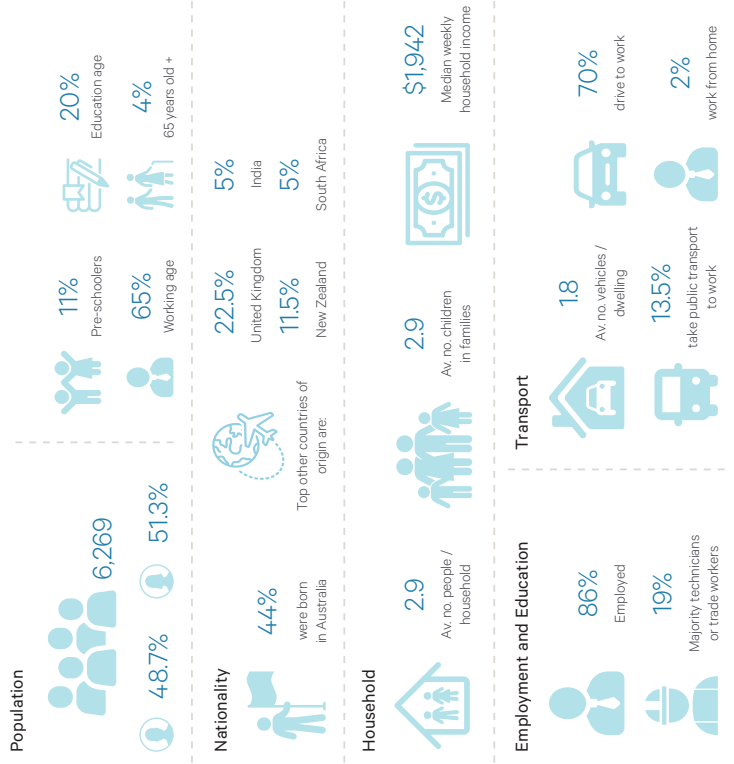
The SCP provides a demographic snapshot of the city's population in 2017/18 and identifies projected growth areas based on the planned city expansions.



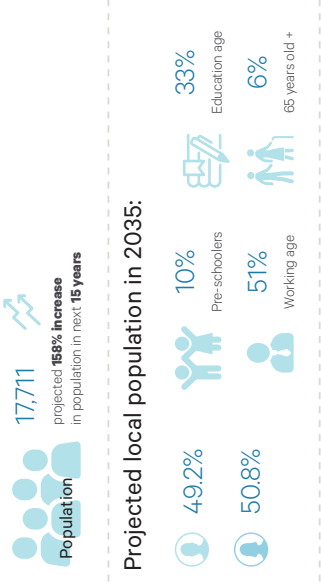
# Alkimos Demographic Snapshot

According to .id community demographic forecast data, by 2035, Alkimos will provide 10% of City of Wanneroo's dwellings, which will make it the biggest residential development in the City of Wanneroo, larger than Wanneroo, Clarkson and Yanchep

## Demographic Snapshot of Alkimos, 2016



## Projected demographics from 2020-2035



# Alkimos Community Profile

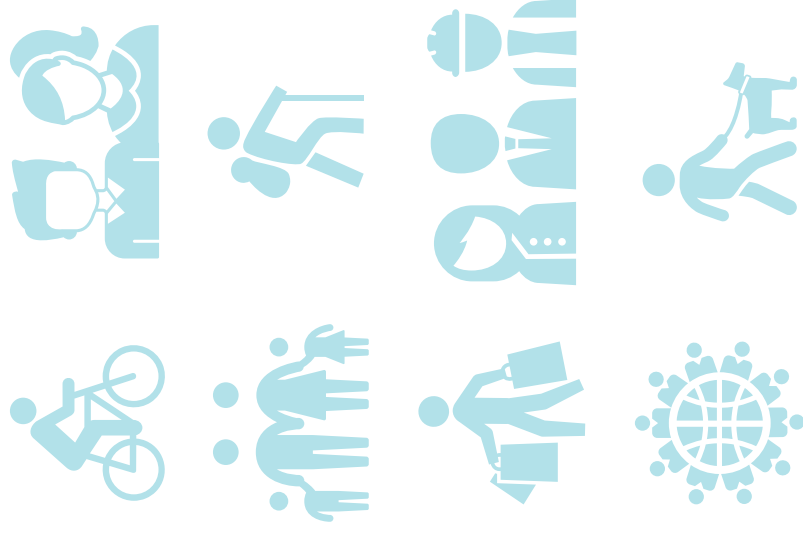
## Future Users

To support the development of a successful place, it is important to understand the expected future users of the area.

State Planning Policy 4.2 identifies Alkimos as a Secondary City Centre. Built around a transport interchange, Alkimos Central will attract a wide community of users not just living and working in the area but also visiting the area to take advantage of the transport connections, retail and leisure offers associated with a centre of its size.

The demographic predictions for Alkimos Central in 2035 describe a population of growing families and young professionals. Based on this, and the characteristics of the surrounding communities, proposed land uses, stakeholders and lifestyle, a number of specific groups are likely to be living in, working in or visiting the area and using the local amenities, including:

- Residents of Alkimos Central
- Residents of neighbouring residential estates
- Local workforce
- Commuting workforce
- Public transport users
- Parents and young families
- Teens
- Students – primary, secondary, tertiary
- Joggers, cyclists, exercise groups, dogwalkers
- Shoppers
- Nature and recreation tourists
- Cultural and community groups
- People with special needs
- Health workers, people seeking personal care and health needs





# Summary of issues and insights

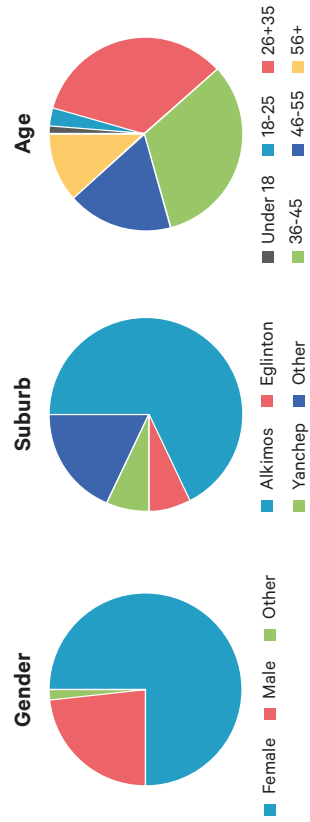
In October and November 2019, DevelopmentWA and **element** ran a program of stakeholder and community engagement to find out what future users of Alkimos Central would like to see and value in the region's future city centre. Feedback was received on a range of topics, summarised into six key themes.

1. Connectivity
2. Public amenities
3. Community
4. Entertainment
5. Design quality
6. Employment

This engagement has provided a starting point for further conversations with the wider community and stakeholders and is assisting DevelopmentWA with their structure planning for Alkimos Central.

Stakeholder discussions	Gateway Expo stall	'Have Your Say' community survey	Community leaders focus group
Engagement: 8	Engagement: 67 Reach: ca. 140	Engagement: 118 Reach: 205	Engagement: 10

'Have Your Say' community survey - participant profile:



Summary of issues and insights:

Topic	Feedback
<b>Connectivity</b>	<ul style="list-style-type: none"> <li>• Pedestrian and cycle friendly</li> <li>• Good public transport connections</li> <li>• Easy access within and to the city centre</li> <li>• Fully accessible to all</li> </ul>
<b>Public amenities</b>	<ul style="list-style-type: none"> <li>• Range of community services and facilities to cater for the local population</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>• Destination for events and Community connection</li> <li>• Sense of safety and security</li> </ul>
<b>Entertainment</b>	<ul style="list-style-type: none"> <li>• Variety of attractions and activities for all ages</li> </ul>
<b>Design Quality</b>	<ul style="list-style-type: none"> <li>• Considered urban design</li> <li>• tree-lined streets</li> <li>• wide footpaths</li> <li>• all-weather use</li> <li>• Art, nature and interesting architecture and landscape features</li> </ul>
<b>Employment</b>	<ul style="list-style-type: none"> <li>• Options across a variety of sectors</li> </ul>

# Community needs assessment

## Northern Coastal Growth Corridor Community Facilities Plan (NCGC CFP), 2020

The northern coastal growth corridor (NCGC) of the City of Wanneroo extends north along the coast from Butler through to Two Rocks, made up of the areas of Alkimos, Eglinton, Yanchep and Two Rocks. The City of Wanneroo's NCGC Community Facilities Plan (CFP) describes a phased provision of community facilities required in each of the precincts within the growth corridor to meet the needs of the current and future population through to 2041 and beyond.

The NCGC CFP provides an evidence base to assist the Council in their decision-making process in regards to the funding and timing of identified community facilities projects. The identified facility provision has been based on forecast demographics, PLA WA's Community Facility Guideline, projected demand and assessment profiling in consultation with Sport Australia and other sports associations. Common to both the NCGC CFP and the City of Wanneroo Strategic Community Plan 2017/18 –2026/27 is the vision that they are:

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

The NCGC CFP identifies opportunities to develop community infrastructure (facilities and services) for the community at a regional and district level to ensure their use can be maximised and funded appropriately. Community infrastructure is defined as per State Planning Policy 36 – Development Contributions for Infrastructure:

- Sporting and recreational facilities
- Community centres
- Child care and after school centres
- Libraries and cultural facilities and other services for which development contributions may reasonable be requested having regard to the objectives, scope and provisions of the policy.

The recommendations for the provision of facilities for Alkimos Central and the Alkimos region are set out in the following table:

<b>Regional Level Facilities</b>	A regional leisure centre to serve the suburbs of Alkimos and Eglinton including aquatic infrastructure, plus seven basketball courts, aerobic, fitness and gym studios.	Alkimos Aquatic and Recreation Centre (AARC) in Alkimos Central (estimated delivery 2021-25)
<b>Regional Level Open Space</b>	2 x AFL/cricket ovals 4 x hockey fields, including one synthetic 8 x netball/tennis courts 6 x netball courts 1 x district tennis club	Open space provided within the Alkimos parks and recreation reserve area (2023-29)
<b>District Level Open Space</b>	2 x senior ovals 4 x hardcourts 3 x skate parks 3 x BMX/dirt tracks 5 x multi-use synthetic surface	Open space provided within the Alkimos parks and recreation reserve area (2025-30)

<b>District Level Facilities</b>	1 x performing arts facility 5 x neighbourhood community centre 2 x indoor courts	Provided within the Alkimos region. Arts facility and indoor courts may be provided within schools. (2024-29)
<b>Other facilities</b>	Alkimos regional community centre/library Surf Life Saving Club	Alkimos Secondary Centre (2022-27) Alkimos South Coastal Village (2025-30)

Extract from Attachment 10 – Facility Provision Timeline

## City of Wanneroo North Coast Aquatic and Recreation Centre Needs and Feasibility Study, February 2020

In February 2020 the City of Wanneroo Council considered a Feasibility Study for the provision of a regional aquatic and recreation centre for the north coast region. The report identified three sites considered as having potential for the North Coast Aquatic & Recreation Centre (NCARC): the Yanchep Metropolitan Centre, Alkimos Secondary Centre and Two Rocks North Secondary Centre. The results of the report analysis indicated that the Alkimos Secondary Centre was a more preferable site subject to a detailed business case being developed.

The NCARC would include (proposed over 4 stages):

**Stage 1:**

- 25m x six lane program pool
- Young children's leisure pool
- Four court sports hall

**Stage 2:**

- Splash pad
- Warm water program pool
- Spa pool

**Stage 3:**

- Leisure pool
- 25m x 10 lane lap pool
- Show court with retractable seating
- Possible creche

**Stage 4:**

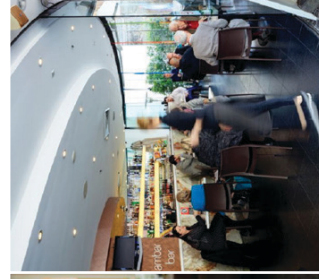
- Health and fitness suite
- Sauna and steam room
- Multi-purpose function, activity and meeting spaces



## Summary of community needs

The future community of Alkimos Central will encompass a wide range of ages and interest groups. The following table collates the anticipated values for the predicted community demographic, including felt, comparative and normative needs gathered from research, supporting plans, strategies and community and stakeholder engagement.

Local residents and workers	Families with young children and people with special needs	Teens / young adults / local students	Cyclists / joggers / walkers / exercise groups /dog-walkers
<ul style="list-style-type: none"> <li>Convenience / specialty stores and supermarket</li> <li>Flexible opening hours</li> <li>Food &amp; beverage</li> <li>'Alfresco living' with shady streets, local public art and water features</li> <li>Green environment</li> <li>Creative kids' activities</li> <li>Entertainment: music, art, movies</li> <li>"Bring the beach vibe inland" – integrating the local landscape</li> <li>Indoor meeting spaces</li> <li>Meeting places to pass the time</li> <li>Gym / exercise equipment</li> <li>"Interesting design" of architecture</li> <li>Civic facilities – library, courts, police</li> <li>Schools and medical centres/hospital</li> </ul>	<ul style="list-style-type: none"> <li>Free attractions for kids</li> <li>Weekend community events / school holiday activities</li> <li>Interesting weekend activities</li> <li>Quiet and fully accessible places to feed / change / relax</li> <li>Affordable but quality food</li> <li>Fully accessible urban realm</li> <li>"Make Alkimos the most inclusive city in Perth"</li> <li>Aquatic facilities (waterpark)</li> <li>Indoor recreation centre</li> </ul>	<ul style="list-style-type: none"> <li>Free/low cost entertainment</li> <li>Popular culture</li> <li>Technology and gaming</li> <li>Places to hang out after school</li> <li>Places to meet friends with no parents around</li> <li>Safety and security</li> <li>Affordable food options</li> <li>Convenience store</li> <li>Interesting recreation activities</li> <li>Teen-centric facilities and activities</li> <li>Performance spaces</li> <li>Lighting and soundscapes</li> <li>Areas to study</li> </ul>	<ul style="list-style-type: none"> <li>Regional scale community / leisure spaces: recreation centres, aquatic park</li> <li>Interesting scenery</li> <li>Clear footpaths and cycleways</li> <li>Pausing points with views</li> <li>Challenging BMX / cycle course</li> <li>Pre/post work out spaces to stretch</li> <li>Post work out cafés/take away food</li> <li>Ease of access</li> <li>Safe off-lead dog walking areas</li> <li>Dog walking facilities / dog park</li> <li>Urban gym equipment</li> <li>End of trip facilities</li> <li>Secure cycle parking</li> <li>Bicycle repair workshop</li> </ul>
<b>What they value</b>			



Small businesses	Commuters, public transport users & visitors from the wider region	Cultural, environmental and community groups
<p><b>What they value</b></p> <ul style="list-style-type: none"> <li>• Meeting spaces</li> <li>• Local advertising opportunities</li> <li>• Incentives to attract white collar workers and 'first-movers'</li> <li>• Fostering of local entrepreneurial spirit</li> <li>• Premises for light industry activity</li> <li>• Attract blue-collar jobs</li> <li>• Networking opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Clear transport connections</li> <li>• Secure cycle parking</li> <li>• Car parking</li> <li>• Easy connections to local retail and recreation facilities</li> <li>• "Make not driving fun", encourage walking and cycling through safe streets &amp; smooth connections</li> <li>• Create a unique local offer to encourage visitors</li> </ul>	<ul style="list-style-type: none"> <li>• Community spaces for meetings and events</li> <li>• Outside event spaces</li> <li>• Cultural signage and artworks</li> <li>• Fostering of Green Star's environmental sustainability principles</li> <li>• Cultural learning</li> <li>• Build on the eco-coaching services</li> <li>• Community gardening activities</li> <li>• Animal rescue centre</li> <li>• Opportunities to learn about history and sustainability</li> </ul>



# Community partners and key stakeholders

A number of key stakeholders have been identified in the Alkimos region that can be drawn on to support delivery of the Alkimos Central CDP. They include DevelopmentWA's future development partner, the City of Wanneroo, PTA/METRONET and State Government agencies with a service delivery focus.

The local community, established community groups and organisations across the Alkimos region and wider City of Wanneroo will provide supporting social infrastructure for the growing community of Alkimos Central.

As a greenfield development, there is a clean canvas to establish social, sports, cultural and recreation clubs as desired by the emerging community. Existing clubs now running in Alkimos Beach and Alkimos Vista will benefit from access to the new facilities in Alkimos Central to enlarge or improve their offer. The steering influence will be to create a sustainable CDP that can be activated in stages, steadily building up the community infrastructure within a clear governance structure.

Established community groups and organisations across the Alkimos region	Established organisations and initiatives across the City of Wanneroo	Other partners:
<ul style="list-style-type: none"> <li>Alkimos Beach Surf Life Saving Club</li> <li>Alkimos Beach Progress Association</li> <li>Sprout Hub</li> <li>Trinity at Alkimos Residents Association</li> <li>Alkimos Business Collective</li> <li>Alkimos Pop-up Library</li> <li>Alkimos Primary School</li> <li>Alkimos Beach Primary School</li> <li>Alkimos Baptist College</li> <li>Alkimos College (opened 2020)</li> <li>Amelia's Baby Massage</li> <li>Makerspace</li> <li>Earthcare Recycling</li> <li>Eden's Harvest workshops</li> </ul>	<ul style="list-style-type: none"> <li>Art TNT</li> <li>Bushfire Awareness</li> <li>Business Station</li> <li>Business Foundations</li> <li>Corporation Business Local program</li> <li>CoW Advocacy &amp; Economic</li> <li>CoW Libraries Development Team</li> <li>Keiki Early Learning Centre (Trinity)</li> <li>NDIS providers (e.g. APM, Rocky Bay)</li> <li>North Coastal Women's Shed</li> <li>Public Art Safari</li> <li>Small Business Development</li> <li>Teen Biz Base (Joonlalup)</li> <li>Wangara Greens recycling</li> <li>Wanneroo Business Association</li> <li>Wanneroo Regional Museum</li> </ul>	<ul style="list-style-type: none"> <li>Australia Small Business Assistance Scheme (Federal)</li> <li>SpacetoCo (Platform to use under-utilised space)</li> <li>Australian Men's Shed Association</li> <li>Repair Café</li> <li>eWaste at Tamala Park</li> </ul>

**Part 02:**  
**Community development framework**





# CDP themes

The Alkimos Central CDP aims to create opportunities for an authentic and engaged community to unfold.

The CDP framework is aligned with the Green Star Communities Principles, with a focus on enhanced liveability and strong governance. It has been informed by the project's Place Vision, Place Pillars, demographic profiling and the community needs assessment and sets out a number of considered strategies for:

- the activation of key focal points within the staged development of the precinct
- community capacity building
- stakeholder engagement and communications, and
- governance & management

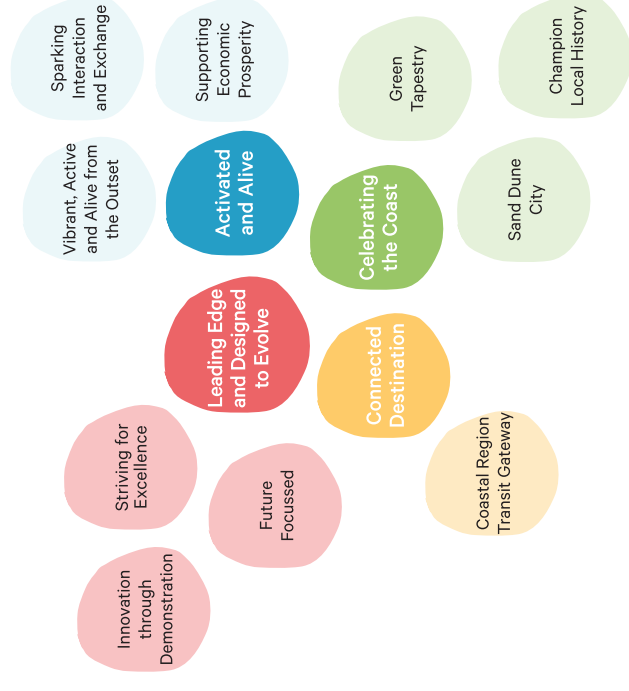
In fulfilling the requirement for the Green Star rating tool, the CDP defines clear objectives and informs the Town Centre Activation Plan and the future CDIP (to be developed) which will:

- outline actions and initiatives for implementation of the CDP including roles for community development resources and community groups
- propose timing and budget allowance where applicable
- provide an overview of how the CDP will be monitored, evaluated and updated, and how often

## CDP Themes

The CDP is structured to deliver the project's Place Pillars:

1. A community that is "activated and alive" from the outset, supporting economic prosperity and encouraging clever collaboration.
2. A community that is "leading edge and designed to evolve", focuses on the future, encourages innovation through demonstration and strives for excellence: in sustainability, design and technology.
3. A community known for "celebrating the coast" and championing local history through a tapestry of connected green spaces, cultural activities and sand dune inspired places.
4. A "connected destination" built on the coastal region transit gateway that connects the surrounding communities.



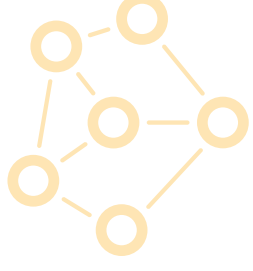
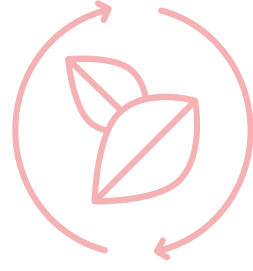
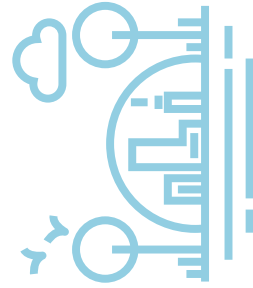
## Outline of Community Development Framework: Pillars, Strategies and Community Initiatives

<b>PILLAR 1: ACTIVATED &amp; ALIVE</b>	
<b>STRATEGY 1.1: Vibrant, Active and Alive from the Outset</b>	
<b>Vision</b>	<b>Initiative</b>
<b>1.1.1 Activated from the Outset (Precinct opening)</b>	<ul style="list-style-type: none"> <li>a. Engage a Community Development Officer</li> <li>b. Form a Community Reference Group</li> <li>c. Deliver a Community Engagement and Communications Strategy</li> </ul>
<b>1.1.2 A city that welcomes and supports all members of the community</b>	<ul style="list-style-type: none"> <li>a. Provide resident and business welcome events / communications</li> <li>b. Develop and distribute a Community Users' Guide</li> <li>c. Create an energised urban realm</li> <li>d. Foster an inclusive, social and connected community</li> </ul>
<b>1.1.3 A city that promotes an active and healthy lifestyle</b>	<ul style="list-style-type: none"> <li>a. Support the community in achieving wellbeing and a healthy lifestyle</li> <li>b. Encourage the community to walk, run and be fit in the public realm</li> <li>c. Promote cycling as a leisure and transport choice</li> <li>d. Provide engaging and stimulating play and stay for children and youth</li> <li>e. Promote an active lifestyle for all ages and abilities</li> </ul>
<b>1.1.4 A safe place to be</b>	<ul style="list-style-type: none"> <li>a. Deliver safe, activated spaces day and night</li> </ul>
<b>STRATEGY 1.2: Supporting Economic Prosperity</b>	
<b>Vision</b>	<b>Initiative</b>
<b>1.2.1 A city that encourages self-sustaining employment</b>	<ul style="list-style-type: none"> <li>a. Support local businesses</li> </ul>
<b>STRATEGY 1.3: Sparking interaction and exchange</b>	
<b>Vision</b>	<b>Initiative</b>
<b>1.3.1 A Connected Community</b>	<ul style="list-style-type: none"> <li>a. Set up central &amp; satellite community hubs to support residents and businesses</li> <li>b. Connect generations through social integration</li> <li>c. Establish a volunteer network</li> </ul>
<b>1.3.2 Clever Collaboration</b>	<ul style="list-style-type: none"> <li>a. Support the setting up of social and interest groups</li> <li>b. Foster an educated community</li> </ul>

<b>PILLAR 2: LEADING EDGE &amp; DESIGNED TO EVOLVE</b>	
<b>STRATEGY 2.1: Future Focused</b>	
<b>Vision</b>	<b>Initiative</b>
<b>2.1.1 Plan for evolving community needs</b>	<ul style="list-style-type: none"> <li>a. Develop a clear governance structure to support the evolution of the community</li> <li>b. Ensure the development caters for the community's needs at every development stage</li> </ul>
<b>STRATEGY 2.2: Innovation through Demonstration</b>	
<b>Vision</b>	<b>Initiative</b>
<b>2.2.1 Demonstration development</b>	<ul style="list-style-type: none"> <li>a. Demonstrate excellence in: Sustainable design and construction</li> </ul>
<b>2.2.2 Best practice in water education, use and activation</b>	<ul style="list-style-type: none"> <li>a. Promote best practice in community and commercial water management</li> </ul>
<b>2.2.3 Smart City</b>	<ul style="list-style-type: none"> <li>a. Provide community access to WIFI</li> <li>b. Leverage smart technology systems to educate the community on sustainability and community development programs.</li> </ul>
<b>STRATEGY 2.3: Striving for Excellence</b>	
<b>Vision</b>	<b>Initiative</b>
<b>2.3.1 Sustainable, carbon neutral development</b>	<ul style="list-style-type: none"> <li>a. Demonstrate excellence in sustainable living</li> </ul>
<b>2.3.2 Design excellence</b>	<ul style="list-style-type: none"> <li>a. Promote sustainable living through peer to peer education</li> </ul>

## Outline of Community Development Framework: Pillars, Strategies and Community Initiatives

PILLAR 3: CELEBRATING THE COAST	
STRATEGY 3.1: Green Tapestry	
Vision	Initiative
<b>1 Network of coastal forest and greened pathways</b>	<ul style="list-style-type: none"> <li>a. Encourage community involvement in sustaining green infrastructure</li> <li>b. Position green infrastructure as a key influence on the sense of place</li> <li>c. Activate conservation reserves</li> </ul>
STRATEGY 3.2: Sand Dune City	
Vision	Initiative
<b>3.2.1 Celebrate the coastal location of the city</b>	<ul style="list-style-type: none"> <li>a. Encourage the community to embrace the nature of its coastal location</li> <li>b. Provide respite and retreat from the hostile coastal environment</li> </ul>
<b>3.2.2 Respect the sea</b>	<ul style="list-style-type: none"> <li>a. Foster safe sea education</li> </ul>
STRATEGY 3.3: Champion Local History	
Vision	Initiative
<b>3.3.1 Celebrate Whadjuk Noongar culture</b>	<ul style="list-style-type: none"> <li>a. Connect the community with the regional indigenous history</li> </ul>
<b>3.3.2 Heritage of emerging cultures</b>	<ul style="list-style-type: none"> <li>a. Connect the community with their ancestral community and cultural influences</li> </ul>



PILLAR 4: CONNECTED DESTINATION	
STRATEGY 4.1: Coastal Region Transit Gateway	
Vision	Initiative
<b>4.1.1 Celebrate the transport interchange</b>	<ul style="list-style-type: none"> <li>a. Promote the city centre as a gateway to Yanchep, Joondalup and Perth via public transport</li> </ul>
<b>4.1.2 Primary Destination for the Region</b>	<ul style="list-style-type: none"> <li>a. Promote the city as a regional destination for retail, business and leisure to attract local &amp; regional tourism</li> <li>b. Promote the city centre as a regional destination and gateway for sustainable living</li> <li>c. Advocate for a health and social services hub to support residents and businesses</li> <li>d. Advocate for a regional animal/wildlife rescue centre</li> </ul>



# Community strategies and initiatives

PILLAR/STRATEGY/ VISION	Initiative	Proposed actions	Plans, programs and outputs required to deliver initiative	Partnership opportunities to support DevelopmentWA	Physical Infrastructure to support activation / connectedness	Green Star category					
						LIVE	ECON. PROSP.	ENV. RESP.	INNOV.	GOV.	
e.g.: A city that is... A community that is...							e.g.: community centre, parks & playground, display village				
<b>PILLAR 1: ACTIVATED &amp; ALIVE</b>											
<b>STRATEGY 11: Vibrant, Active and Alive from the Outset</b>											
11.1 Activated from the Outset	a. Employ a Community Development Officer (CDO)	<ul style="list-style-type: none"> <li>Establish position for CDO to take lead on identified initiatives</li> <li>Refine CDIP to determine scope, role, partnership opportunities etc</li> </ul>	<ul style="list-style-type: none"> <li>City of Wameroo and development partners</li> </ul>	<ul style="list-style-type: none"> <li>Office space - potential to locate within Town Square Central Community and Entertainment Hub</li> </ul>	✓						
		<ul style="list-style-type: none"> <li>Invite community leaders from established groups across region (e.g. residents associations, Alkimos Surf Life Saving, Sprout Hub, Alkimos Business Collective) to form CRG</li> <li>Arrange two-monthly/quarterly meetings to discuss issues, opportunities, development updates, potential to partner in delivery of community development initiatives</li> </ul>	<ul style="list-style-type: none"> <li>City of Wameroo</li> <li>Established local community - eg residents associations, Alkimos Surf Life Saving, Sprout Hub, Alkimos Business Collective</li> </ul>	<ul style="list-style-type: none"> <li>Community meeting rooms</li> </ul>	✓						
		<ul style="list-style-type: none"> <li>Ensure a strategic level of engagement and communication tactics are tailored and implemented throughout the lifecycle of the project</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing program of activities and engagement opportunities</li> </ul>		✓						
11.2 A city that welcomes and supports all members of the community	a. Provide resident and business welcome events / communications	<ul style="list-style-type: none"> <li>Deliver quarterly/half-yearly community welcome days</li> <li>Run series of events to support community connections /belonging</li> <li>Publish monthly newsletter with development update and list of events</li> </ul>	<ul style="list-style-type: none"> <li>City of Wameroo</li> <li>Alkimos Business Collective</li> <li>Sprout Hub</li> </ul>	<ul style="list-style-type: none"> <li>Local Community Mini-Hubs - gathering spaces</li> <li>Sustainability Demonstration Hub - education spaces</li> </ul>	✓	✓	✓	✓	✓		
		<ul style="list-style-type: none"> <li>Describe the place's history, development precincts</li> <li>Outline facilities and infrastructure - commercial, civic, recreation, education etc</li> <li>Outline various community development initiatives - e.g. community groups, events and activities</li> <li>Outline guidelines/tips for sustainable living (built form, public realm, transport, operation/management etc)</li> </ul>	<ul style="list-style-type: none"> <li>Community Users' Guide</li> </ul>		✓	✓	✓	✓			
		<ul style="list-style-type: none"> <li>Hold regular events and activities (e.g. street markets, fairs, recreation activities) in high visibility, well-connected locations</li> </ul>	<ul style="list-style-type: none"> <li>Program of energising street-based events</li> </ul>	<ul style="list-style-type: none"> <li>City of Wameroo</li> <li>WA Mobile Food Vendors Association</li> <li>Sprout Ventures</li> <li>Befriend</li> </ul>	<ul style="list-style-type: none"> <li>Space for street market and activities- could be secondary use of a space, eg: weekday car park used for community events at weekends or evenings.</li> <li>Indoor/outdoor spaces within Town Square Central Community and Entertainment Hub / Community Mini-Hubs</li> </ul>	✓	✓	✓	✓	✓	
11.3 A city that fosters an inclusive community	d. Foster an inclusive community	<ul style="list-style-type: none"> <li>Provide mobile services and education programs, e.g. pre-school care, library</li> <li>Offer a range of supporting childcare and social services including youth activities, activities for pensioners</li> <li>Create a universal access plan</li> <li>Provide interesting free and low cost activities and spaces for teens to safely socialise</li> <li>Offer pet-friendly services to encourage wider audience</li> </ul>	<ul style="list-style-type: none"> <li>City of Wameroo</li> <li>Sprout, Ventures</li> <li>Australian Men's Shed Association</li> <li>North Coastal Women's Shed</li> </ul>	<ul style="list-style-type: none"> <li>Street furniture and pocket parks close to homes, retail and leisure facilities</li> <li>Shaded areas</li> <li>Play areas with seating</li> <li>Accessible facilities and pathways across the precinct</li> <li>Appealing play &amp; chill-out areas for older children and teens</li> <li>Ensure passive surveillance of play and seating areas</li> <li>Adaptable spaces that young people can personalise with artwork, light and/or sound</li> <li>Community spaces for small and large community gatherings / meetings</li> <li>Dog-walking areas</li> <li>Dog-friendly cafés</li> <li>Parks and play-areas</li> </ul>	✓	✓	✓	✓	✓		

PILLAR/STRATEGY/ VISION	Initiative	Proposed actions	Plans, programs and outputs required to deliver initiative	Partnership opportunities to support DevelopmentWA	Physical infrastructure to support activation / connectedness	Green Star category					
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e.g.: A city that is.... A community that is....											
11.3 A city that promotes an active and healthy lifestyle	a. Support the community in achieving wellbeing and a healthy lifestyle	<ul style="list-style-type: none"> <li>Deliver a series of group activities and education programs: fitness, wellbeing, connectedness, healthy eating etc.</li> <li>Provide information on health and wellbeing facilities and services</li> </ul>	<ul style="list-style-type: none"> <li>Fact sheets</li> <li>Program of activities</li> </ul>	City of Wanneroo HBF Fitness in the Park Live Longer, Live Stronger	<ul style="list-style-type: none"> <li>Areas for contemplation in parks and greenway infrastructure</li> <li>Smoke free public areas</li> <li>Walkable and accessible places for an aging/physically limited population</li> <li>Library</li> </ul>	✓	✓	✓	✓	✓	
	b. Encourage the community to walk, run and be fit in the public realm.	<ul style="list-style-type: none"> <li>Deliver a series of events and competitions to encourage cycling, walking and jogging: e.g. Park runs and Muddy walks</li> <li>Prioritise cycle and pedestrian crossings at intersections</li> <li>Deliver a program of activities</li> <li>Support safer street initiatives</li> </ul>	<ul style="list-style-type: none"> <li>Trail maps</li> <li>Program of events to encourage walking, cycling and jogging</li> </ul>	City of Wanneroo Park-Run Global Ltd Heart Foundation - Healthy Active by Design Neighbourhood Watch	<ul style="list-style-type: none"> <li>Clear walking and jogging tracks</li> <li>Outdoor gym equipment</li> <li>Interactive landscape design</li> <li>Abundant shade, landscaping and amenities</li> </ul>	✓	✓	✓	✓	✓	
	c. Promote cycling as a leisure and transport choice	<ul style="list-style-type: none"> <li>Deliver a series of safe cycling education programs</li> <li>Prioritise cycle and pedestrian crossings at intersections</li> <li>Provide end of trip facilities</li> <li>Cycling school bus</li> <li>Facilitate monthly repair café</li> <li>Link to Akimios cycling route</li> <li>Deliver a program of activities - e.g. Ride2Work Day, Your Move Schools program</li> </ul>	<ul style="list-style-type: none"> <li>Program of safe cycling and promote cycling activities</li> <li>Clear signage</li> </ul>	City of Wanneroo Department of Transport - Your Move WestCycle Ride2School	<ul style="list-style-type: none"> <li>Clear and safe cycle paths and pedestrian walkways</li> <li>Clear signage</li> <li>Abundant shade, landscaping and amenities</li> <li>Public toilets including showers</li> <li>Secure bicycle parking</li> <li>Clear signage</li> <li>Space for monthly repair café events</li> </ul>	✓	✓	✓	✓	✓	
	d. Provide engaging and stimulating play and stay for children and youth	<ul style="list-style-type: none"> <li>Involve community in design and construction of play spaces and activities for children and youth</li> <li>Offer a variety of entertainment options</li> <li>Provide free activities for social interaction</li> </ul>	<ul style="list-style-type: none"> <li>Engagement and design program to activate parks and play areas</li> </ul>	City of Wanneroo NaturePlay	<ul style="list-style-type: none"> <li>Parks and playgrounds</li> <li>Play streets</li> <li>Teen-friendly spaces: e.g. basketball courts, skate park, climbing wall, performance spaces, study area, lighting and sound system, movie projections</li> <li>Café cart or convenience store</li> <li>WiFi</li> </ul>	✓	✓	✓	✓	✓	
	e. Promote an active lifestyle for all ages and abilities	<ul style="list-style-type: none"> <li>Offer diverse fitness options in public open space</li> <li>Offer a variety of indoor and outdoor sports activities</li> <li>Create walkable and universally accessible places for the aging population</li> <li>Offer dementia-friendly spaces and facilities</li> <li>Ensure access for all</li> </ul>	<ul style="list-style-type: none"> <li>Program of fitness activities in POS</li> <li>Program of sports activities in recreation centre</li> </ul>	City of Wanneroo	<ul style="list-style-type: none"> <li>Landmark outdoor recreation hub (climbing, water play, exercise trail) and other outdoor facilities</li> <li>Outdoor gym equipment in parks</li> <li>Incidental play spaces along green corridors / streets</li> <li>Ramped access</li> <li>Sensory spaces</li> <li>Dementia friendly signage</li> </ul>	✓	✓	✓	✓	✓	
11.4 A safe place to be day and night	a. Deliver safe, activated spaces	<ul style="list-style-type: none"> <li>Deliver a program of community events that activate the street at day and night</li> <li>Educate residents and businesses as to safe night-time behaviours / practices</li> </ul>	<ul style="list-style-type: none"> <li>Community safety and crime prevention plan</li> </ul>	City of Wanneroo Residents' Associations Akimios Business Collective Heart Foundation - Healthy Active by Design	<ul style="list-style-type: none"> <li>Street lighting</li> <li>Passive surveillance through design</li> </ul>	✓	✓	✓	✓	✓	
<b>STRATEGY 1.2: Supporting Economic Prosperity</b>											
1.2.1 A city that encourages self- sustaining employment	a. Support local businesses	<ul style="list-style-type: none"> <li>Establish an economic incubator for emerging local businesses</li> <li>Deliver programs to support small business development: e.g. access to grants</li> <li>Provide shared services to support small business development, e.g. admin support</li> <li>Deliver a program of mentoring workshops</li> </ul>	<ul style="list-style-type: none"> <li>Program of business development workshops and events</li> </ul>	Sprout Ventures Local traders/business associations - Akimios Business Collective City of Wanneroo Business Station Business Foundations Small Business Development Corporation - Business Local program Other SBDC partners Australia Small Business Assistance Scheme (Federal Government grants) Wanneroo Business Association	<ul style="list-style-type: none"> <li>Co-working spaces - from pop-up to permanent</li> <li>Meeting spaces</li> </ul>	✓	✓	✓	✓	✓	

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e.g.: A city that is.... A community that is....							e.g.: community centre, parks & playground, display village				
<b>STRATEGY 1.3: Sparking interaction and exchange</b>											
1.3.1 A Connected Community	a. Set up central & satellite community hubs to support residents and businesses * More detail provided in Town Square Activation Plan	<ul style="list-style-type: none"> <li>Deliver a series of activation programs: fitness, social, cultural, health &amp; well-being</li> <li>Provide community services and programs - pop-up, temporary through to permanent</li> <li>Provide retail and business support programs - business planning, marketing etc.</li> <li>Encourage activation by community groups; playgroups, mothers' groups, youth groups, interest groups, support groups etc</li> </ul>	<ul style="list-style-type: none"> <li>Program of community events: fitness, social, cultural, health &amp; well-being</li> <li>Program of retail and business support events</li> <li>Outreach services: eg: library, playgroups, mothers' groups</li> </ul>	<ul style="list-style-type: none"> <li>Sprout Ventures</li> <li>Community groups</li> <li>City of Wanneroo</li> <li>Australian Men's Shed Association</li> <li>North Coastal Women's Shed</li> </ul>	<ul style="list-style-type: none"> <li>Flexible and adaptable design for early, temporary activation evolving into permanent community hub, may include:               <ul style="list-style-type: none"> <li>Library</li> <li>Meeting rooms</li> <li>Co-working spaces</li> <li>Play spaces</li> <li>Outdoor leisure/event space</li> <li>Community Shed</li> <li>Large outdoor event space</li> <li>Community shed</li> <li>Aged care facility</li> <li>Early years childcare facility</li> <li>Family-friendly pub/beer garden</li> </ul> </li> </ul>	✓	✓	✓	✓	✓	
		b. Connect generations through social integration	<ul style="list-style-type: none"> <li>Link generations through community sheds, schools and aged care facilities</li> <li>Set up intergeneration volunteering eg. youth visits to aged-care homes and elderly in the community; visits to schools by elderly people to share knowledge &amp; experiences</li> </ul>	<ul style="list-style-type: none"> <li>St. James Anglican School, Alkimos Beach Primary School and other local schools</li> <li>Schools</li> </ul>	<ul style="list-style-type: none"> <li>Aged care facilities</li> <li>Schools</li> </ul>	✓	✓	✓	✓	✓	✓
			c. Establish a volunteer network	<ul style="list-style-type: none"> <li>Establish a list of residents / businesses willing to donate time / resources to deliver initiatives</li> <li>Draw on network as opportunities arise - e.g. planting days, public art creation, events and festivals</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo</li> <li>Befriend</li> </ul>	<ul style="list-style-type: none"> <li>Community meeting spaces</li> </ul>	✓	✓	✓	✓	✓
1.3.2 Clever Collaboration	a. Support the setting up of social and interest groups	<ul style="list-style-type: none"> <li>Deliver a program of community events across the city</li> </ul>	<ul style="list-style-type: none"> <li>Program of community events across the city</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Community centre with flexible space</li> </ul>	✓	✓	✓	✓	✓	
		b. Foster an educated community	<ul style="list-style-type: none"> <li>Provide adequate primary, secondary and tertiary education facilities to support the growing population</li> <li>Provide adult education programs to support community interests</li> <li>Provide extra-curricular education programs to support the community interests</li> </ul>	<ul style="list-style-type: none"> <li>Community education programs: art, culture, sustainable living, safe swimming etc</li> </ul>	<ul style="list-style-type: none"> <li>Department of Education</li> <li>North Metropolitan TAFE</li> <li>Alkimos Surf Life Saving Club</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Schools</li> <li>Community spaces</li> </ul>	✓	✓	✓	✓	



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<b>PILLAR 2: LEADING EDGE &amp; DESIGNED TO EVOLVE</b>						
<b>STRATEGY 2.1: Future Focused</b>						
2.1.1 Plan for evolving community needs	<p><b>a. Establish a clear governance structure to support the evolution of the community</b></p> <ul style="list-style-type: none"> <li>Establish governance structure - including Project team, GDO, CRG, (future) Alkimos Central Residents and Business Association etc</li> <li>Publicise governance structure &amp; responsibilities</li> <li>Establish meeting schedule</li> </ul> <p><b>b. Ensure the development caters for the community's needs at every development stage</b></p> <ul style="list-style-type: none"> <li>Establish stakeholder and community focus groups</li> <li>Set up quarterly meetings for stakeholder and community focus groups</li> <li>Provide development updates - milestones, timelines</li> <li>Conduct liveability research</li> <li>Conduct customer journey surveys to understand attitudes / sentiment</li> <li>Deliver a flexible community program that adapts to the needs of changing demographics</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo and development partners</li> </ul>	<ul style="list-style-type: none"> <li>Residents' Associations (from surrounding estates prior to establishment of Alkimos Central Residents and Business Association)</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Community meeting room</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
<b>STRATEGY 2.2: Innovation through Demonstration</b>						
2.2.1 Demonstration development	<p><b>a. Demonstrate excellence in: Community Title, affordable living, low environmental impact living, alternative construction methods and waste-free living</b></p> <ul style="list-style-type: none"> <li>Build a demonstration hub to educate the community on ways of living that will be different in this exemplar sustainable development</li> <li>Ensure builder and resident engagement</li> <li>Community and builder education programs</li> <li>Provide educational material for anyone living or working in a Community Title development</li> </ul> <p><b>a. Promote best practice in community and commercial water management</b></p> <ul style="list-style-type: none"> <li>Provide eco-coaching service to educate residents on improved water use/management Incentives for good water management</li> <li>Partner with local schools to monitor and run competitions on domestic water use</li> <li>Incorporate water conservation education in a public art trail to encourage physical interaction</li> <li>Investigate building a demonstration home that uses alternative construction methods</li> <li>Investigate diverse housing typologies to better cater for the anticipated demographics</li> </ul>	<ul style="list-style-type: none"> <li>Community Users' guide</li> </ul>	<ul style="list-style-type: none"> <li>Builders / developers</li> <li>Housing Institute of Australia</li> <li>Property Council of Australia</li> <li>Master Builders Association</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Mix of housing for different household types, affordability, extendable homes etc</li> <li>Sustainability demonstration hub</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
2.2.2 Best practice in water education, use and activation	<p><b>a. Promote best practice in community and commercial water management</b></p> <ul style="list-style-type: none"> <li>Provide eco-coaching service to educate residents on improved water use/management Incentives for good water management</li> <li>Partner with local schools to monitor and run competitions on domestic water use</li> <li>Incorporate water conservation education in a public art trail to encourage physical interaction</li> <li>Investigate building a demonstration home that uses alternative construction methods</li> <li>Investigate diverse housing typologies to better cater for the anticipated demographics</li> </ul>	<ul style="list-style-type: none"> <li>Program of sustainable living education</li> </ul>	<ul style="list-style-type: none"> <li>Eco-coaching service provider</li> <li>Local schools</li> <li>Water Corporation</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Recycled water plant</li> <li>Water based public art</li> <li>Community spaces</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
2.2.3 Smart City	<p><b>a. Provide community access to WiFi</b></p> <ul style="list-style-type: none"> <li>Provide free access at designated WiFi hubs</li> </ul> <p><b>b. Leverage smart technology systems to educate the community on sustainability and community development programs.</b></p> <ul style="list-style-type: none"> <li>Deliver a program of sustainable living education resources</li> <li>Deliver a program of community events</li> </ul>	<ul style="list-style-type: none"> <li>Community Users' guide</li> <li>Education programs</li> <li>Supporting material and information</li> <li>Education programs for children, businesses and residents</li> <li>Calendar of market days</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo</li> <li>Local schools</li> <li>Builders</li> <li>Carabooda, Noweup and Neerabup food producers</li> </ul>	<ul style="list-style-type: none"> <li>WiFi infrastructure</li> <li>Interactive signage</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
<b>STRATEGY 2.3: Striving for Excellence</b>						
2.3.1 Sustainable, carbon neutral development	<p><b>a. Demonstrate excellence in sustainable living</b></p> <ul style="list-style-type: none"> <li>Provide educational material for the community to understand how to live in a Green Star development.</li> <li>Work with local primary and high school to educate the students about carbon neutral living (integrated with the delivery of the curriculum)</li> <li>Encourage best practice recycling and re-use through education programs, recycling and re-use hubs</li> <li>Support local food producers with a farmers' market and/or local fresh produce shops</li> </ul>	<ul style="list-style-type: none"> <li>Community Users' guide</li> <li>Education programs</li> <li>Supporting material and information</li> <li>Education programs for children, businesses and residents</li> <li>Calendar of market days</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo</li> <li>Local schools</li> <li>Builders</li> <li>Carabooda, Noweup and Neerabup food producers</li> </ul>	<ul style="list-style-type: none"> <li>Demonstration home</li> <li>Sustainability plan</li> <li>Renewable energy systems - solar, wind, geothermal etc</li> <li>Residential design guidelines</li> <li>Waste recycling facility</li> <li>Re-use hub</li> <li>Community spaces</li> <li>Market square</li> <li>Local fresh produce shops</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>
2.3.2 Design excellence	<p><b>a. Promote sustainable living through peer to peer education</b></p> <ul style="list-style-type: none"> <li>Deliver a program of activities engaging CRG / Alkimos Central Residents and Business Association to champion sustainable living to new residents and developers</li> <li>Deliver a program of eco-coaching activities</li> </ul>	<ul style="list-style-type: none"> <li>Community Reference Group</li> <li>Eco-coaching service provider</li> </ul>	<ul style="list-style-type: none"> <li>Community Reference Group</li> <li>Eco-coaching service provider</li> </ul>	<ul style="list-style-type: none"> <li>Community spaces</li> <li>Demonstration home</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> </ul>

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<b>PILLAR 3: CELEBRATING THE COAST</b>									
<b>STRATEGY 3.1: Green Tapestry</b>									
3.1.1 Network of coastal forest and greened pathways	a. Encourage community involvement in sustaining green infrastructure	<ul style="list-style-type: none"> <li>Hold community tree-planting/adopt a tree days</li> <li>Establish a tree-caring/orchard community group and community gardens network</li> <li>Develop a community garden management plan</li> <li>Establish a bushcare group to maintain the existing natural landscape features and encourage indigenous wildlife</li> </ul>	<ul style="list-style-type: none"> <li>Program of community gardening / bushcare day events</li> <li>Community garden management plan</li> </ul>	<ul style="list-style-type: none"> <li>Quinns Rock Environmental Group</li> <li>Community groups</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Community garden</li> <li>Educational signboards</li> <li>20000 trees and 20+% public open space</li> </ul>	✓	✓	✓	
	b. Position green infrastructure as a key influence on the sense of place	<ul style="list-style-type: none"> <li>Integrate educational boards on reserve trails to explain local flora, fauna, and bushcare principles</li> </ul>		City of Wanneroo	<ul style="list-style-type: none"> <li>Parks, trails and look-outs</li> <li>Educational signboards</li> <li>Dune Ridge Walk and 20+% public open space</li> </ul>	✓	✓	✓	
	c. Activate conservation reserves	<ul style="list-style-type: none"> <li>Encourage respectful recreational use of conservation reserves</li> <li>Integrate educational boards to explain the reserves' environmental significance</li> </ul>	<ul style="list-style-type: none"> <li>Program of conservation reserve activities</li> <li>Educational material</li> </ul>	<ul style="list-style-type: none"> <li>Quinns Rock Environmental Group</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Trails, look-outs</li> <li>Educational signboards</li> <li>Dune Ridge Walk and 20+% public open space</li> </ul>	✓	✓	✓	
<b>STRATEGY 3.2: Sand Dune City</b>									
3.2.1 Celebrate the coastal location of the city	a. Encourage the community to embrace the nature of its coastal location	<ul style="list-style-type: none"> <li>Encourage community interaction with the landscape through sand-based activities</li> <li>Deliver a program of demonstration projects to educate the community about the potential of renewable energies</li> <li>Foster the connection to the foreshore through recreational activities; infrastructure, add. Coastal Loop Walk</li> </ul>	<ul style="list-style-type: none"> <li>Program of dune-based play and fitness activities</li> <li>Maps</li> </ul>	<ul style="list-style-type: none"> <li>Bushcare group</li> <li>City of Wanneroo</li> <li>Eco-coaching service provider</li> <li>Synergy</li> </ul>	<ul style="list-style-type: none"> <li>Sand-based playscapes</li> <li>Natural landscape features</li> <li>Walking trails through the dunes</li> <li>Wind-activated / solar powered public art</li> <li>Wind / solar powered public infrastructure e.g. signage, power-bench</li> <li>Community spaces</li> <li>Dune Ridge Walk</li> </ul>	✓	✓	✓	
	b. Provide respite and retreat from the hostile coastal environment	<ul style="list-style-type: none"> <li>Deliver a program of activities that encourage the community to linger in the public spaces, sheltered from the coastal winds / sun</li> </ul>	<ul style="list-style-type: none"> <li>Program of activities</li> </ul>	City of Wanneroo	<ul style="list-style-type: none"> <li>Flexible urban spaces that can be adapted to different activities and inhabited like urban living rooms, e.g. through the rearrangement of street furniture</li> <li>Rent a hammock</li> <li>sheltered and/or sunken seating</li> <li>piped music or wind-sound sculptures</li> <li>moveable seating</li> <li>Dune Ridge Walk</li> </ul>	✓	✓	✓	
3.2.2 Respect the sea	a. Foster safe sea education	<ul style="list-style-type: none"> <li>Program of community events promoting water safety awareness</li> <li>Program of swimming lessons in Aquatic and Recreation Centre</li> <li>Schools programs to promote water safety for children (awareness programs and swimming lessons)</li> </ul>	<ul style="list-style-type: none"> <li>Swimming lesson program</li> </ul>	<ul style="list-style-type: none"> <li>ASLSC (Little Nippers at Alkimos Beach)</li> <li>Department of Education</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Community spaces</li> <li>Aquatic and Recreation Centre</li> <li>Schools</li> </ul>	✓	✓	✓	
	<b>STRATEGY 3.3: Champion Local History</b>								
3.3.1 Celebrate Whadjuk Noongar culture	a. Connect the community with the regional Indigenous history	<ul style="list-style-type: none"> <li>Deliver a program of interpretive cultural trails, using Whadjuk Noongar culture as a guiding design narrative across the site, eg. connect to the Lake Joondalup-Yanchep/Yaberoo/Budjara trail and existing trails at Alkimos Beach.</li> <li>Deliver a program of story-telling activities - e.g. Dreamtime, night-sky stories</li> <li>Provide signboards illustrating cultural stories</li> <li>Deliver a program of cultural events throughout the year celebrating Whadjuk Noongar food, dancing and storytelling - e.g. NADOC</li> <li>Provide cultural material in libraries / community spaces</li> <li>Promote cultural awareness through history projects and publications</li> </ul>	<ul style="list-style-type: none"> <li>Interpretive educational material</li> <li>Program of cultural events and activities celebrating the Whadjuk Noongar culture</li> <li>Heritage interpretation strategy</li> </ul>	<ul style="list-style-type: none"> <li>City of Wanneroo</li> <li>Local Indigenous groups eg. Kambarang Wanneroo and Districts Historical Society</li> <li>Sprout Ventures</li> <li>Mixed Media Makerspace</li> <li>CoW Rap Steering Advisory committee</li> </ul>	<ul style="list-style-type: none"> <li>Interactive signboards</li> <li>Community space</li> <li>Group gathering spaces within nature reserve</li> <li>Library</li> </ul>	✓	✓	✓	
	a. Connect the community with their ancestral community and cultural influences	<ul style="list-style-type: none"> <li>Deliver a program of festivals celebrating food, music, dancing and art of different cultures living in the region</li> <li>Provide cultural material in the library</li> <li>Promote cultural awareness through history projects and publications</li> </ul>	<ul style="list-style-type: none"> <li>Program of cultural events and activities celebrating the local community cultures</li> <li>Heritage interpretation strategy</li> </ul>	<ul style="list-style-type: none"> <li>Wanneroo and Districts Historical Society</li> <li>City of Wanneroo</li> </ul>	<ul style="list-style-type: none"> <li>Community space</li> <li>Outdoor event space</li> <li>Library</li> </ul>	✓	✓	✓	

PILLAR/STRATEGY/ VISION	Initiative	Proposed actions	Plans, programs and outputs required to deliver initiative	Partnership opportunities to support DevelopmentWA	Physical infrastructure to support activation / connectedness	Green Star category				
						LIVE	ECON. PROSP.	ENV. RESP.	INNOV.	GOV.
e.g.: A city that is.... A community that is....										
<b>PILLAR 4: CONNECTED DESTINATION</b>										
<b>STRATEGY 4.1: Coastal Region Transit Gateway</b>										
4.1.1 Celebrate the transport interchange	a. Promote the city centre as a gateway to Yanchep, Joondalup and Perth via public transport	<ul style="list-style-type: none"> <li>Deliver an education program to raise awareness of sustainable transit options - e.g. Your Move, Get on Board</li> <li>Promote (and incentivise) the take up of public transport eg: for journeys to work with Ride to Work days</li> <li>Encourage introduction of a car share scheme</li> </ul>	<ul style="list-style-type: none"> <li>Program of events to encourage use of public transport</li> </ul>	METRONET Public Transport Authority Department of Transport - Your Move	<ul style="list-style-type: none"> <li>Community signboards reporting public transport information, departure times</li> <li>Bicycle parking</li> <li>Easily accessible connections to bus stops and car/bicycle parking</li> <li>Car share parking spaces in prominent locations</li> </ul>	✓	✓	✓	✓	✓
	4.1.2 Primary Destination for the Region	<p>a. Promote the city as a regional destination for retail, business and leisure to attract local and regional tourism</p> <p>b. Promote the city centre as a regional destination and gateway to sustainable living</p> <p>c. Advocate for a health and social services hub to support residents and businesses</p>	<ul style="list-style-type: none"> <li>Create promotional material advertising the local offer as Alkimos Central grows</li> <li>Facilitate Buy Local Scheme</li> </ul> <ul style="list-style-type: none"> <li>Deliver a program of sustainable living events and activities that support the immediate and visiting community e.g.: markets, festivals</li> <li>Advocate for a trial of ServiceWA - community service support centre to offer all government services under one roof</li> </ul>	<ul style="list-style-type: none"> <li>Buy Local Scheme</li> <li>Program of sustainable living events and activities</li> </ul>	City of Wanneroo Local businesses	<ul style="list-style-type: none"> <li>Varied retail offer that provides attractions for all ages</li> <li>Destination leisure offer that provides activities for all ages</li> <li>Varied job opportunities in the city centre from a variety of sectors</li> </ul>	✓	✓	✓	✓
				City of Wanneroo Eco-coach	<ul style="list-style-type: none"> <li>Outdoor community spaces</li> <li>Sustainability demonstration hub</li> </ul>	✓	✓	✓	✓	✓
				Department of Finance (ServiceWA lead agency) State Government service delivery agencies - e.g. Department of Transport Australian Government services delivery agencies - e.g. Centrelink, Medicare City of Wanneroo	<ul style="list-style-type: none"> <li>ServiceWA or similar (see Bunbury pilot program for more information)</li> </ul>	✓	✓	✓	✓	✓
	d. Advocate for a regional animal/wildlife rescue centre	<ul style="list-style-type: none"> <li>Advocate for a regional animal rescue centre to support locally injured native animals</li> </ul>		City of Wanneroo Native Animal Rescue	<ul style="list-style-type: none"> <li>Wildlife rescue centre like Kanyana or Native Animal Rescue</li> </ul>	✓				✓

# Programming and activation

## Programming and Activation Objectives:

The strategic planning of programming and activation for Alkimos Central aims to meet the following objectives:

1. Inject vibrancy into the heart of the development from the outset through both infrastructure and programming.
2. Establish scalable activities that will bring benefits in the short term whilst planning for long term activation
3. Cluster activities and uses in key focal points across the district to bring maximum return for effort
4. Identify community capacity building strategies to promote community participation, build partnerships and encourage local ownership and decision making.
5. Empower the community to live an exemplar sustainable lifestyle.
6. Support the local economy through promotion and profiling of local businesses

Activating the site through events, facilities and activities will bring people together, providing opportunities to create connections with neighbours, and enhancing wellbeing through belonging and involvement.

Starting with small initiatives whilst the critical mass of residents onsite is building, programming should seek to leverage the transport interchange around the new Alkimos train and bus station and the open spaces, running and walking tracks and any other accessible amenity such as the bushland reserves. Due to the phased development of the district, the focal points will be activated and grow at different stages.

The community activation focal points identified are:

- Central Town Square and 'Community Hub' adjacent to the Alkimos Train Station
- Sports and recreation hub
- School & education opportunities
- Sustainability demonstration precinct
- Pocket parks
- Parabolic dune public open space



# Community activation focal points



- 1 TOWN SQUARE CENTRAL COMMUNITY & ENTERTAINMENT HUB**  
 Indoor, sheltered and outdoor spaces offering activities for diverse community groups – delivered in Phase 1. Facilities provided to encourage lingering and social interaction e.g.: café, shade, pedestrian and cycle connections, leisure, outdoor cinema screen, amphitheatre seating etc.
- 2 DESTINATION RETAIL & EMPLOYMENT HUB**  
 Local shops and businesses offering attractive variety for local regional population.
- 3 TOWN SQUARE MARKET PLACE**  
 Activate the city centre at weekends / weeknights e.g.: farmers markets, swap meets.
- 4 LOCAL COMMUNITY MINI-HUBS**  
 Local community rooms provide local neighbourhoods with spaces for meetings, activities, programs and events.
- 5 POCKET PARKS & PLAY POS**  
 Shaded areas of retreat close to residential developments for parents and toddlers, teens and elderly – ideally located close to community mini-hubs.
- 6 SCHOOL AND EDUCATION HUB**  
 Out of hours use of the school building as a community and education hub (requires partnership with Department of Education)
- 7 SUSTAINABILITY DEMONSTRATION HUB**  
 Delivered to support community's knowledge of and interest in sustainable living, community gardening, wildlife rehabilitation and bushcare.
- 8 SPORTS AND RECREATION HUB**  
 Destination specialist recreation centre to support the region eg: the proposed Alkimos Aquatic and Recreation Centre.
- 9 PARABOLIC DUNES POS**  
 Activation of the landscaped dunes to create walking, cycling, jogging, and culture & heritage trails.

# Community activation focal points

## Activation infrastructure which facilitates social engagement

Focal Point	Physical Infrastructure	Activities
<b>Local community mini-hubs</b>	<ul style="list-style-type: none"> <li>Community halls - meeting rooms, kitchens, storage</li> </ul>	<ul style="list-style-type: none"> <li>Meetings</li> <li>Informal social gatherings</li> <li>Social / recreation / cultural programs and classes</li> </ul>
<b>Destination retail &amp; employment hub</b>	<ul style="list-style-type: none"> <li>Variety of local shops and businesses</li> <li>Co-working spaces</li> <li>Business collective</li> </ul>	<ul style="list-style-type: none"> <li>Diverse retail experience</li> <li>Small business support services</li> <li>Employment for local population</li> </ul>
<b>Town square market place</b>	<ul style="list-style-type: none"> <li>Open space e.g. town square, temporary carpark, alfresco dining precinct</li> </ul>	<ul style="list-style-type: none"> <li>Street markets</li> <li>Night markets</li> <li>Farmers markets</li> <li>Swap meets</li> </ul>
<b>Town square and community hub</b>	<ul style="list-style-type: none"> <li>Indoor spaces for community use</li> <li>Covered space for gatherings and play</li> <li>Shaded outdoor space for relaxation and retreat</li> <li>Café, childcare facility, post office</li> <li>Engaging landscape features e.g. seating, play structures, entertainment screens, soft landscaping</li> <li>Bicycle parking</li> <li>Safe and attractive lighting</li> </ul>	<ul style="list-style-type: none"> <li>Early years play and childcare</li> <li>Rest &amp; retreat</li> <li>Outdoor cinema screenings</li> <li>Community festivals and events</li> <li>Repair café</li> <li>Safe cycling and walking to the retail/business hub</li> <li>Health and wellbeing classes e.g. yoga</li> </ul>
<b>Pocket parks &amp; play POS</b>	<ul style="list-style-type: none"> <li>Small green spaces within residential areas</li> <li>Provide shaded seating and play areas</li> <li>Public art and interpretation</li> </ul>	<ul style="list-style-type: none"> <li>Social connections</li> <li>Informal play</li> <li>Retreat for health &amp; wellbeing</li> </ul>
<b>School and education hub</b>	<ul style="list-style-type: none"> <li>School building classrooms and hall</li> <li>Recreation areas</li> </ul>	<ul style="list-style-type: none"> <li>Community education classes</li> <li>Health and fitness activities</li> </ul>
<b>Sustainability demonstration hub</b>	<ul style="list-style-type: none"> <li>Community gardens</li> <li>Sustainable living education centre</li> <li>Specialist animal rehabilitation centre</li> <li>Spaces for bushcare groups - equipment storage, nursery etc</li> <li>Meeting room &amp; kitchen</li> </ul>	<ul style="list-style-type: none"> <li>Bushcare education programs and gardening activities</li> <li>Animal rescue</li> </ul>
<b>Sports and recreation hub</b>	<ul style="list-style-type: none"> <li>Regional / district scale centre e.g. Aquatic and Recreation Centre</li> <li>Sports oval, pitch and courts</li> </ul>	<ul style="list-style-type: none"> <li>Fitness and fun water sports</li> <li>Sports club training and matches</li> </ul>
<b>Parabolic dunes POS</b>	<ul style="list-style-type: none"> <li>Landscaped dunes</li> <li>Footpaths and cycleways</li> <li>Public art and interpretation</li> </ul>	<ul style="list-style-type: none"> <li>Walking, cycling, jogging groups</li> <li>Culture trails</li> </ul>

# Community capacity building

## Community capacity building

The challenge for the development of Alkimos Central is its transition from a bushland, greenfield site into a vibrant, active, transport gateway that supports an empowered, resilient and sustainable community.

The CDP identifies community capacity building strategies at a high level, which will aim to promote community participation, build partnerships and encourage local ownership and decision making. These will be developed in more detail in the CDIP.

In addition, strategies for proactive and ongoing communication and engagement with residents are critical to keep them interested, engaged and actively participating. Updates should be shared through social media, the development website, local community newsletters and City of Wanneroo media channels.

## Formation of groups and networks

The region's established community associations and groups offer a support network for the emerging Alkimos Central community and should be invited to form an Alkimos Central Community Reference Group (CRG). As the development evolves and the local population grows, the CRG will transition into an Alkimos Central residents and business group – potentially using the 'Town Team' model as a guiding framework (see page 33 for more details). The Alkimos Vista Sprout Hub (formerly at Alkimos Beach) has been of notable success as a model for capacity building, and should be replicated at (or relocated to) Alkimos Central to provide opportunities for residents to come together and socialise from the outset, and to build economic capacity of local businesses and community groups.

Partnerships and collaborations with established organisations across the region – particularly at Alkimos Beach – will also be leveraged to kick start social connections, particularly those focused on health, recreation, inclusion and sustainability. These are detailed in the adjacent table.

## Funding community initiatives

Seed funding will be required from DevelopmentWA, and/or its development partner, in the first 10-15 years of development. This follows in the current Alkimos Beach and Alkimos Vista models (i.e. Seedling Fund). After this point, the community should be empowered sufficiently to seek out a range of other funding opportunities e.g. grants and funding available via local and State government, in-kind support from key partners and stakeholders, and by working closely with the City of Wanneroo.

Available grants that may be suitable for the community to access:

- City of Wanneroo - Community Funding Program (under review as of March 2020)
- Healthway (WA) - Health Promotion Grants and/or Sponsorship
- Lotterywest (WA) – various community grants
- Department of Local Government, Sport and Cultural Industries (WA) - Sporting and Recreation Facilities Fund, Culture and the Arts grants etc
- Department of Social Services (Commonwealth) – Volunteer Grants

## Potential Partnerships / Collaborations (in alphabetical order)

Alkimos Business Collective	Department of Education
Alkimos Surf Life Saving Club (including Little Nippers at Alkimos Beach)	Department of Finance (as ServiceWA lead agency)
Australia Small Business Assistance Scheme (Federal Government grants)	Department of Transport (e.g. Your Move program)
ARENA (Australian Renewal Energy Agency)	Developers / builders
Australian Government service agencies - e.g. Centrelink, Medicare	Eco-coaching service provider
Australian Men's Shed Association	HBF Fitness in the Park
Bushcare groups	Heart Foundation - Healthy Active by Design
Business Foundations	Housing Institute of Australia
Business Station	Local indigenous groups
Carabooda, Nowergup and Neerabup food producers	Local schools
City of Wanneroo	Master Builders Association
Council of the Ageing - Live Longer, Live Stronger program	METRONET

Mixed Media Makerspace	Small Business Development Corporation – Business Local program
NaturePlay	SpacetoCo: Platform to use under-utilised space
Neighbourhood Watch	Sprout Ventures
North Coastal Women's Shed	Synergy
North Metropolitan TAFE	Teen Biz Base (Joondalup)
Park Run Global Ltd	WA Mobile Food Vendors Association
Property Council of Australia	Wanneroo and Districts Historical Society
Public Transport Authority	Wanneroo Business Association
Quinns Rock Environmental Group	Water Corporation
Residents'/Progress Associations (from surrounding estates prior to establishment of an Alkimos Central residents and business group)	WestCycle
Ride2School Program	Western Power



# Community connectors

## Community connectors

The key community connections will change over the phased development of Alkimos Central shifting from a collaboration between the project development team and neighbouring community groups towards an independent community structure supported by the City of Wanneroo.

In the early years, the Alkimos Central Community Development Officer (CDO) will be the lynchpin between the project team (comprising representatives from DevelopmentWA and its development partner) key stakeholders, community groups and local residents (current and future). The CDO will lead implementation and management of the CDIP.

The project team will provide direction to and support the CDO with a coordinated approach to community development, sustainability and marketing, working to facilitate overall project objectives and community aspirations. The CDO will work in close partnership with the City of Wanneroo to deliver the CDP, leveraging opportunities for collaboration to enhance community outcomes at a regional level. They will reach out to existing local community groups, residents/progress associations, local businesses (including Sprout Hub) and other key interest groups to form an Alkimos Central Community Reference Group (CRG). The CRG will provide input and feedback on a range of issues, projects and opportunities that can be fed back to the project team and City of Wanneroo. This will maintain a strong community voice through the development phases and ensure key decisions are made with local preferences and needs in mind.

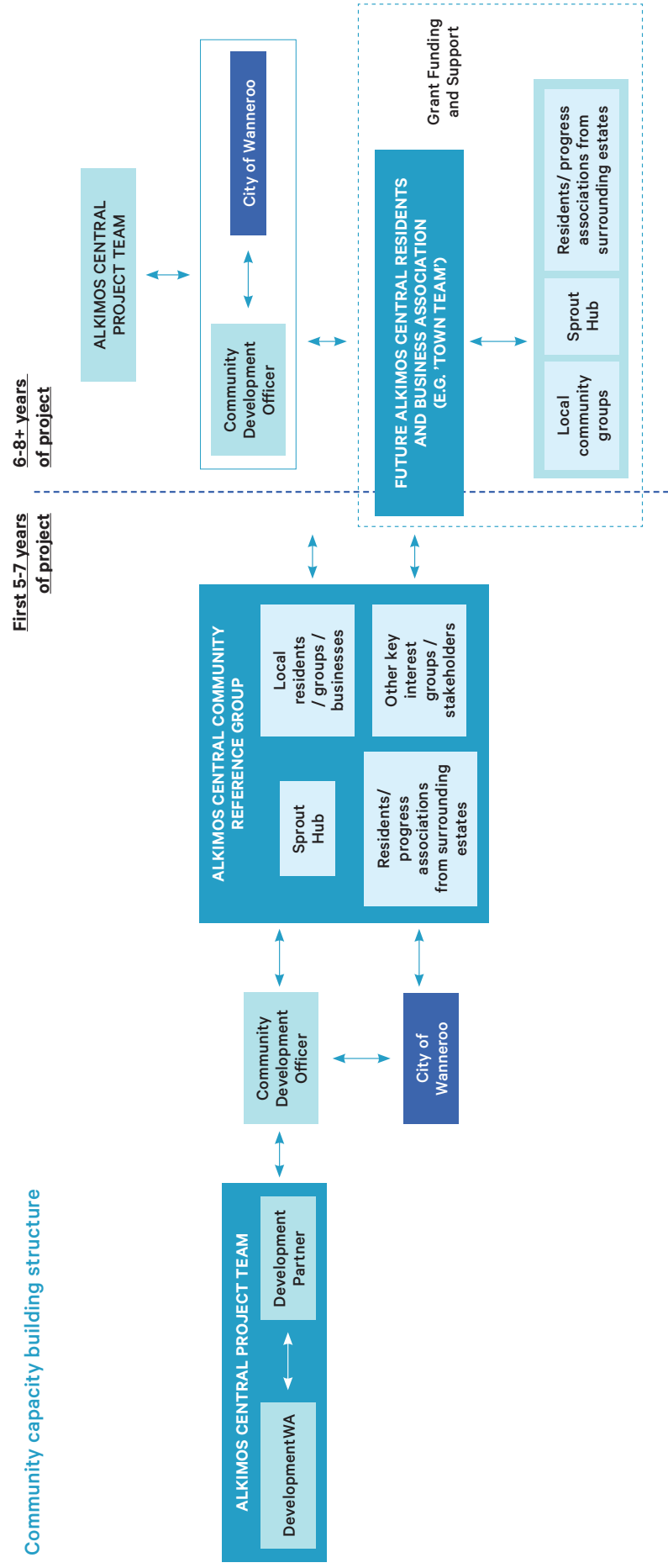
The CRG will also act as an important conduit to the emerging Alkimos Central community of residents, visitors, school students, workers and business owners. These people will be invited to sit on the CRG with the view to identifying and nurturing those with the skills, interest and capacity to take on local leadership roles over time.

As time progresses and community connections develop, identified community leaders will become the connectors in the community and supported and encouraged by the CDO and City of Wanneroo to form an incorporated association (as per resident associations, sporting clubs etc). There is potential for this association to adopt the structure of a 'Town Team' which includes membership of residents and businesses, in close collaboration with the local government authority.

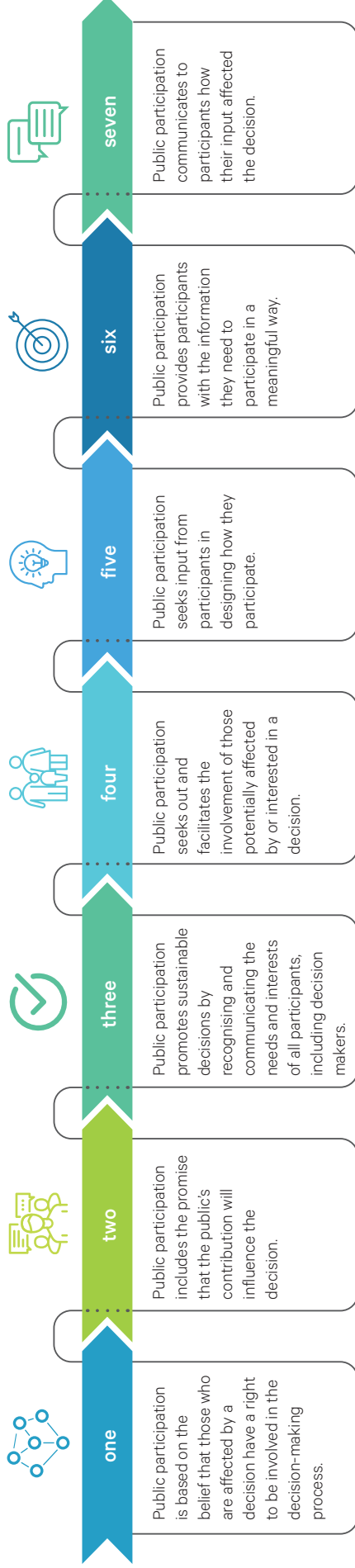
This association, and other emerging community groups, will be encouraged to access community grant programs as they work towards becoming self-sustaining. The CDO will continue to be on hand whilst the project is active, stepping back to a support role focused on communications, marketing and event management support, with a stronger leadership role for the City of Wanneroo over time.



Community capacity building structure



# Commitment to IAP2 Core Values for Public Participation



**DevelopmentWA are committed to IAP2's seven values of public participation and to proactively engage the community and stakeholders as the development evolves, keeping them Informed, Consulted and Involved, and providing opportunities to Collaborate.**

**01.** Ongoing communication and engagement to maintain an interested and engaged community, using a variety of communication channels eg: social media, local community newsletters, City of Wanneroo media channels and the development website. DevWA are committed to:

- i. Clearly communicate issues that may affect the community;
- ii. Advertise opportunities to be involved in the decision-making process;
- iii. Actively seek out those potentially affected by or interested in the decision;
- iv. Provide clear information to explain the context, interests and impact relating to the issue;
- v. Clearly communicate any decisions made and how the community has influenced them.

**02.** Capacity building to promote participation, build partnerships, encourage local ownership and decision making. DevWA are committed to:

- i. A Community Development Officer (CDO) will liaise between the project development team and the community (stakeholders, community groups, and local residents) to lead the implementation of the Community Development Plan.
- ii. The CDO will engage with the local community to set up and support a Community Reference Group (CRG) to represent and reach out to the wider community and interest groups.
- iii. The CRG will form the basis of the future Alkimos Central Residents and Business Association to ensure community stakeholders are represented at a high-level and have the ongoing opportunity to be involved in the decision-making process.



element.

# Alignment with Green Star accreditation

The CDP has been developed to align with the GBCA Green star – Communities assessment (current rating tool v1.1). Whilst the CDP specifically addresses components of the Green Star – Communities assessment criteria of Liveability and Governance, it also outlines a number of project initiatives that support assessment criteria within Economic Prosperity, Environment and Innovation (please refer to CDP Framework on page 31).

Through implementation of the initiatives and strategies outlined in the CDP, a total number of 12 points can be directly achieved. Full implementation of the CDP and built infrastructure will support achievement of an additional 8 points to support Healthy and Active Living targets and facilitate delivery of sustainable education. For more detail please see page 45.



Enhance liveability



Create opportunities for economic prosperity



Foster environmental responsibility



Encourage innovation



Demonstrate visionary leadership and strong governance

**12 points**

can be directly achieved by the CDP

**+8 points**

with full implementation of the CDP and built infrastructure

**How the Alkimos Central CDP meets the Liveability and Governance criteria is outlined in the following tables.**

Assessment Category	Governance	Pts
	<p>Sustainable communities are characterised by leadership and strong governance frameworks that are transparent, accountable and adaptable. They enable active partnerships to build capacity and achieve a shared vision and deliver stakeholder benefits.</p> <p><b>Aim:</b></p> <ul style="list-style-type: none"> <li>Establish coordinated and transparent approaches</li> <li>Commitment to implementation</li> <li>Engage with stakeholders</li> <li>Sustainable cultures and behaviours</li> <li>Encourage and reward innovation</li> </ul>	3
Credit Title	Green Star – Communities submission criteria met:	Pts
<b>3 Engagement</b>	<p><b>3.1 Stakeholder engagement strategy developed in accordance with specified requirements:</b></p> <ul style="list-style-type: none"> <li>Alignment with IAP2</li> <li>Commitment statement</li> <li>Engagement objectives</li> <li>Stakeholder analysis</li> <li>Project-specific stakeholder engagement</li> <li>Implementation plan</li> <li>Strategy evaluation process</li> <li>Developing a community vision</li> </ul> <p><b>3.2 Strategy Implementation</b></p> <ul style="list-style-type: none"> <li>Stakeholder engagement strategy prepared in accordance with 3.1 and activities carried out in accordance with the engagement report.</li> </ul>	3
<b>6. Sustainability Awareness</b>	<p><b>6.1 Community Users' Guide</b></p> <ul style="list-style-type: none"> <li>Commitment to develop and distribute community users' guide.</li> </ul> <p><b>6.2 Sustainability Education Facilities</b></p> <ul style="list-style-type: none"> <li>Provide sustainability education facilities</li> </ul>	1
<b>7. Community Participation and Governance</b>	<p><b>7.2 Community program management</b></p> <ul style="list-style-type: none"> <li>Community program will be managed, coordinated or organised by a community led entity.</li> </ul>	1*

Assessment Category	Enhance Liveability	Pts
	<p>Sustainable communities are liveable. They are diverse, affordable, inclusive and healthy; they enhance social interaction and ownership, are safe and caring and improve people's wellbeing.</p> <p><b>Aim:</b></p> <ul style="list-style-type: none"> <li>Provide diverse and affordable living with access to local services</li> <li>Create healthy, safe and secure communities</li> <li>Foster inclusiveness and cohesiveness</li> <li>Community adaptability</li> </ul>	2*
Credit Title	Green Star – Communities submission criteria met:	Pts
<b>9. Healthy &amp; Active Living</b>	<p><b>9.1 Active Lifestyle</b></p> <ul style="list-style-type: none"> <li>The development design promotes an active lifestyle</li> </ul> <p><b>9.2 Recreational Facilities</b></p> <ul style="list-style-type: none"> <li>The development design provides easy access to local park and at least one publicly accessible sports facility</li> </ul> <p><b>9.3 Healthy Places</b></p> <ul style="list-style-type: none"> <li>The development design is in line with holistic active and healthy living principles</li> </ul>	2*
<b>10. Community Development</b>	<p><b>10.0 Community Development Plan</b></p> <p><b>10.1 Community Development Officer – to be employed to implement the CDP for the project</b></p> <p><b>10.2 Community Group – to be established and contribute to the implementation of the CDP</b></p> <p><b>10.3 Community Events – free events to be facilitated and supported</b></p> <p><b>10.4 Community Information – to be made directly available and distributed to the community</b></p>	0 1 1 1
<b>12. Culture, Heritage &amp; Identity</b>	<p><b>12.2 Enhancing community culture, heritage and identity – through interpretive signage and community activities</b></p>	2*

\* Various CDP initiatives support achievement of these credits, however base infrastructure is required to achieve full credits

**Part 03:**  
**Community Development Implementation Plan**

## Part 3: Community Development Implementation Plan

### What comes next?

In line with requirements of the GBCA- Green Star – Communities criteria (10.0 Community Development), a Community Development Implementation Plan (CDIP) will be developed and approved to guide implementation of the initiatives set out in the CDP. The Community Development Framework (in Part 02) forms the basis of the CDIP. As the Alkimos Central project develops the cost and timescales for the delivery of each initiative can be added by DevelopmentWA, and ultimately by the Community Development Officer (CDO).

Due to the State Government's objective of activation from Day One of the Alkimos Central train station opening, a Town Centre Activation Plan will act as a precursor to the CDIP. It will provide detail regarding infrastructure, activation and management requirements for the central square and community hub adjacent the train station. The Town Centre Activation Plan will be the primary guiding document for community development and place activation in Alkimos Central until the CDIP is required once a critical mass of residents and businesses occupy the development.

To maintain relevance, the CDIP will be reviewed annually and will:

- Guide investment and partnerships to deliver community outcomes through the life of the development
- Detail actual initiatives and activities that will be delivered to community throughout the life of the project and beyond, articulating clear strategies for longevity of initiatives beyond the development cycle
- Ensure continuity of initiatives, the financial delivery model and the net community benefit to be gained by the initiative
- Outline place management and governance directions covering roles, partnerships, revenue and funding considerations, and
- Be maintained until the final community infrastructure and programs are handed over to the relevant authority or management entity.

The CDIP will integrate all strategic community development themes of the Community Development Framework into costed delivery models, updated as the development program and delivery partnership evolves.

To maintain a delivery focus, each initiative will be documented to incorporate the following:

- Description
- Objective/s
- KPI/s
- Space requirements
- Timing & frequency
- Cost – to project, external partner
- Longevity of the initiative
- Responsibility (delivery agent)

**element.**

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Level 18, 191 St Georges Tce, Perth, WA 6000

T. (08) 9289 8300 – E. [hello@elementwa.com.au](mailto:hello@elementwa.com.au)

[elementwa.com.au](http://elementwa.com.au)