



# **NORTHERN COASTAL GROWTH CORRIDOR COMMUNITY FACILITIES PLAN**

***November 2020***

37000 (20/394999)

# CONTENTS

1.	INTRODUCTION .....	3
1.1	Methodology .....	3
2.	CONTEXT .....	4
2.1	Population and Demographics.....	4
2.2	Other Areas Impacting on the Project Area .....	6
2.3	Relevant Existing Community Facilities and Significant POS.....	7
2.4	Issues Impacting on Community Infrastructure Provision .....	8
2.5	District Structure Plan Implications.....	9
2.6	Community Facility Hierarchy .....	9
2.7	Standards of Provision.....	10
3.	FACILITY PROVISION PRINCIPLES & CONSIDERATIONS .....	12
3.1	General Principles.....	12
3.2	Community Centres.....	12
3.3	Youth.....	13
3.4	Aged.....	13
3.5	Libraries.....	13
3.6	Performing Arts Centres .....	13
3.7	Art Galleries & Exhibition Centres.....	14
3.8	Surf Life Saving Clubs.....	14
3.9	Indoor Recreation Centres .....	15
3.10	Aquatic Centres.....	15
3.11	Regional & District Public Open Space.....	16
3.12	Hard Courts .....	16
4.	COMMUNITY FACILITY PROVISION .....	18
4.1	Existing Level of Provision.....	18
4.2	Catchments and Barriers.....	20
4.3	Provision Models.....	20
4.4	Proposed Facility Provision for Northern Growth Corridor .....	21
4.5	Neighbourhood Level Facility Provision .....	25
5.	FACILITY STAGING AND IMPLEMENTATION .....	26
5.1	Proposed Staging .....	26
5.2	Facility Implementation .....	26
5.3	Facility Cost Estimates.....	27
	ATTACHMENT 1 – Suburb-by-Suburb Projected Growth – Demographics Characteristics..	29
	ATTACHMENT 2 – Existing Community Facilities and Catchments (Merged).....	37
	ATTACHMENT 3 – Northern Coastal Growth Corridor Centre Names .....	38
	ATTACHMENT 4 – Spatial Requirements for Sporting Infrastructure .....	39
	ATTACHMENT 5 - Comparative Benchmarks.....	49
	ATTACHMENT 6 – Additional Community Facilities and Definitions.....	52
	ATTACHMENT 7 – Suburb Specific Recommendations.....	54
	ATTACHMENT 8 – Facility Provision .....	61
	ATTACHMENT 9 – Facility Requirements and Composition (Proposed).....	62
	ATTACHMENT 10 – Facility Provision Timeline.....	84
	ATTACHMENT 11 – Facility Models .....	85
	ATTACHMENT 12 – Facility Costs Timeframe.....	93

## FIGURES AND TABLES

Item	Detail	Page
Figure 1	Projected Population Growth in the NCGC and Surrounding Suburbs	6
Figure 2	Population – Surrounding Suburbs	8
Figure 3	Growth Corridor Location and Broad Catchment	9
Table 1	POS Hierarchy by level, description and broad catchment (Source: DLGSC)	11
Table 2	Comparison of Standards of Provision – 2012 Report to Parks and Leisure Australia (WA) – Community Facility Guidelines.	11
Table 3	Facility Requirements	22
Table 4	Facility Provision Comparison	22
Table 5	Facility Provision Beyond 2019 Review Horizon (+2041)	23
Table 6	Facility Provision Rationale	23
Table 7	Facility Provision Proposed Locations	24
Table 8	Facility Timeframes	26
Table 9	Facility Cost Estimates	27
Table 10	Estimated Facility Provision Cost	28

**Facility Provision Beyond 2019 Review Horizon (+2041)**

## 1. INTRODUCTION

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

This report outlines the extent of community infrastructure (including built facilities and public open space) required within the NCGC of the City of Wanneroo to meet the needs of the current and future population through to 2041 (and beyond). The recommendations made within this report are the result of the review undertaken of the 2012 North Coast Growth Corridor Community Facilities Plan.

The intent of the Plan is to provide an evidence base, which will assist Council in their decision making process in regards to the funding and timing of the identified projects. In this regard, the Plan will also inform Council and Land Owners within the NCGC in the development and agreement of future Developer Contribution Plans. Consequently, the Plan will be subject to ongoing review, in that the identified facility provision will continue to be assessed against updated demand analysis (being population projections, participation levels and land development timeframes).

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

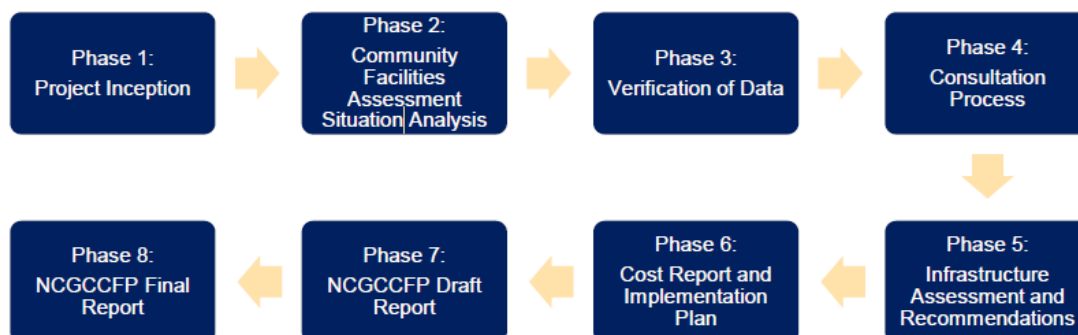
*“The structures and facilities which help communities and neighbourhoods to function effectively, including:*

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

This report focuses primarily on regional and district level facility needs within the northern growth corridor, including neighbourhood facility requirements where appropriate and noting that local needs will be determined as part of the local structure planning process and where required considered within the City's Long Term Financial Plan. In doing so it is noted that the focus of discussions with land owners in relation to developer contributions will focus primarily on district level provision, including district level provision that forms part of a larger regional facility.

### 1.1 Methodology

In 2019, the City appointed Dave Lanfear Consulting (**the Consultant**) to undertake the review of the 2012 Northern Coastal Growth Corridor Community Facilities Plan (**the Review**). The methodology undertaken for the Review process was as follows:



In undertaking the Review, future facility provision requirements were determined based on population projections, participation data and the integration of Standards of Provision. The resulting Review document has been used as technical document in support of this report.

This report is not intended to be a comprehensive or final community facility needs analysis. The Review document has provided an initial (and detailed) assessment of need, nothing that future facility development resulting from this report will need to undertake separate Needs and Feasibility Studies.

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

## 2. CONTEXT

The NCGC is divided into four distinct areas:

- Alkimos;
- Eglinton;
- Yanchep; and
- Two-Rocks

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

### 2.1 Population and Demographics

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

The areas subject to this report (Alkimos, Eglinton, Yanchep and Two Rocks) are, however, also impacted upon by the emerging populations of the suburbs of Jindalee, Butler and Neerabup - Pinjar - Nowergup – Carabooda.

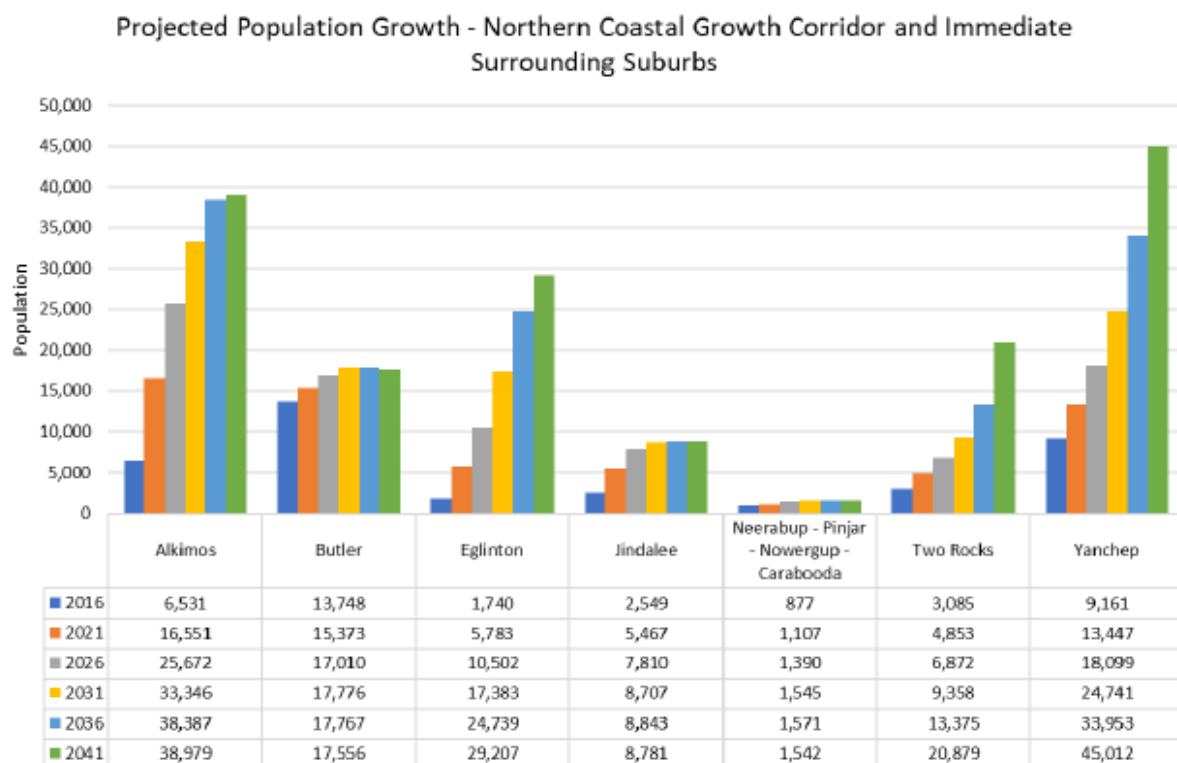
In considering future facility requirements, it is important to have a detailed understanding of what the demographics mean on a suburb-by-suburb basis within the NCGC and

surrounding areas, as this directly impacts on the type and level of community facilities (and services) which is required to be provided over the life of this Plan. Detailed suburb implications have been included within **Attachment 1**.

Figure 1 below, identifies on a suburb-by-suburb basis, the key demographic characteristics within the NCGC, with the following key points noted;

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

It should be noted that the current population within the NCGC is 17% of the total City of Wanneroo population whereas in 2041 it will be 40% of the City's population (projected at 134,077 out of a total population of 412,996). The NCGC accounts for approximately 50% or above of new residents within the City during the period to 2041 and is therefore the most significant influence on the development of new community infrastructure and its location, given that the area is currently only sporadically developed. **Attachment 1** highlights the critical demographic and construction implications for the NCGC. Each suburb referenced, however, should not be seen in isolation as in the case of most areas the catchments for community facilities will extend beyond the estate boundaries. Therefore, a balanced approach needs to be considered in assessing what the overall implications of the emerging development will be.



**Figure 1 – Projected Population Growth in the NCGC and Surrounding Suburbs**

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

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

Population demographics have a less of an impact on the provision of community facilities at a district and regional level, to that of a neighbourhood level, as the majority of these facilities are flexible and multipurpose in nature. It is envisaged that any specific response to a demographic need would likely occur at a local level.

A demographic analysis has been included in the Review, and will serve as a reference point in future planning.

## ***2.2 Other Areas Impacting on the Project Area***

The suburbs of Butler and Jindalee have been included within the population and demographic assessment included within Section 2.1 of this report. The population of the remaining suburbs immediately south of the project area was also investigated to determine the potential impact on the facilities proposed within the growth corridor.



It is projected that these suburbs will encounter a similar population growth rate as the rest of the City of Wanneroo. Figure 2 demonstrates the estimated population increase of 18,133 residents within the area by 2041

	2016	2021	2026	2031	2036	2041
Butler*	13,748	15,373	17,010	17,776	17,767	17,556
Clarkson	13,459	13,811	14,244	16,063	18,022	18,605
Jindalee*	2,549	5,467	7,830	8,707	8,843	8,781
Merriwa	5,670	5,911	6,061	6,076	6,085	6,069
Mindarie - Tamala Park	7,777	7,858	8,292	8,872	9,356	9,344
Quinns Rocks	9,113	9,319	9,390	9,404	9,396	9,415
Ridgewood	4,815	4,974	5,516	5,661	5,573	5,494
	57,131	62,713	68,343	72,559	75,042	75,264

**Figure 2 – Population – Surrounding Suburbs**

\*Butler and Jindalee based on figures provided in the review. Other suburbs correct as of 14/9/20

The Alkimos Regional Centre will consist of a variety of regional level facilities that will service a catchment area of approximately 10km radius. This 10km catchment area will reach to cover existing communities at Clarkson and Mindarie. The potential catchment population for these facilities is estimated to be 134,077 including the projected population of the suburbs south of the project area.

## 2.3 Relevant Existing Community Facilities and Significant POS

Figure 3 shows a broad 10km catchment from the centre and the southern edge of the NCGC. It clearly illustrates that the corridor itself has limited urban development and would therefore not have an existing stock of community facilities capable of servicing the future needs of the growth corridor. The catchment from the southern edge of the corridor extends to cover the Quinns/Butler district that may have some facilities that will service the southern areas of the growth corridor.



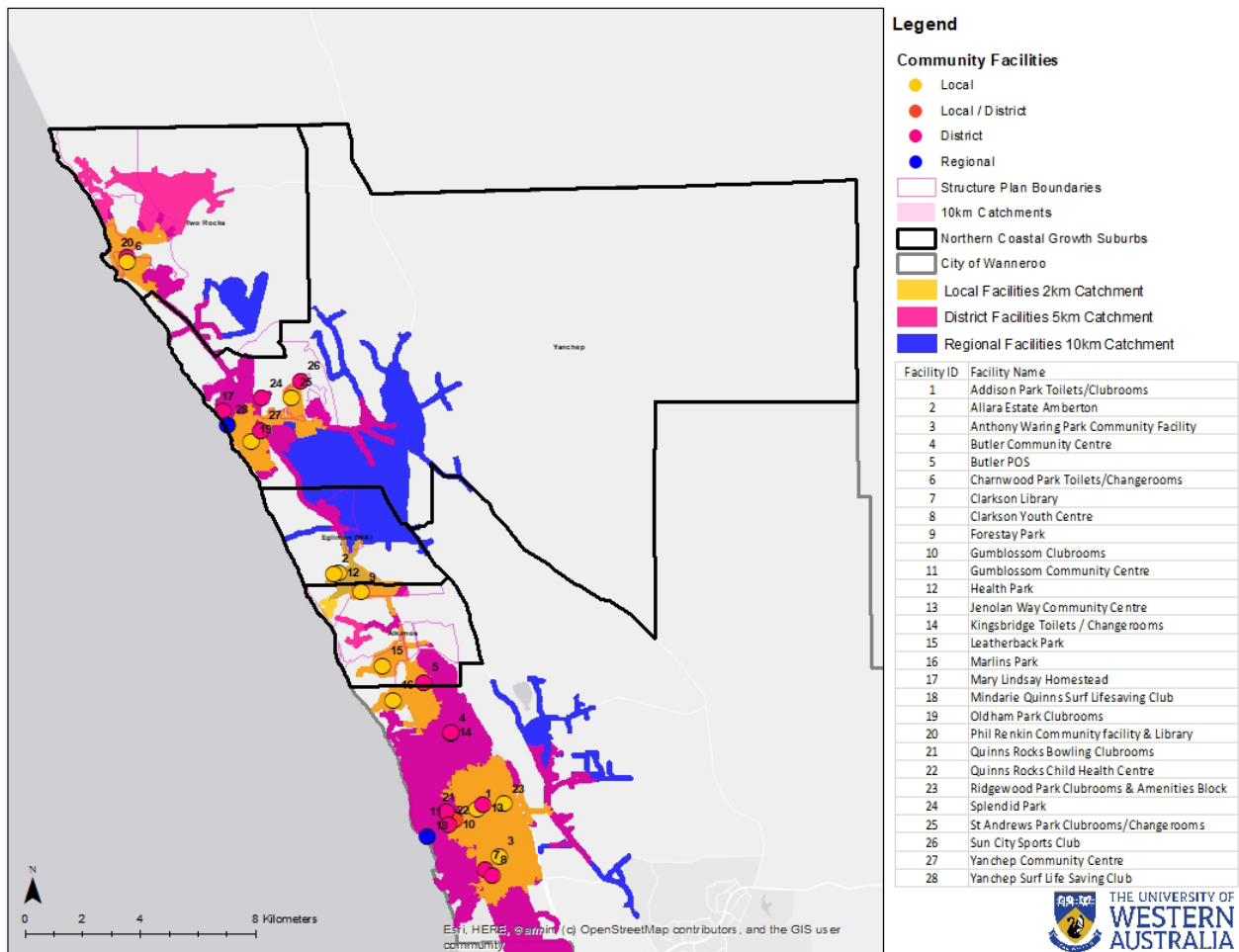


Figure 3: Growth Corridor Location and Broad Catchment

A list of significant existing facilities within the catchment illustrated in Figure 2 has been included within **Attachment 2**.

## 2.4 Issues Impacting on Community Infrastructure Provision

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

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

- Rapid and significant population growth and the need to provide community infrastructure to support new development;
- Some of the communities being planned for do not currently exist and there is a need to understand the impacts of future growth (through population projections) on future infrastructure requirements;
- The significant cost of providing community infrastructure for a rapidly growing urban area and the implied responsibility on local government to fund the majority of this infrastructure;

- A large number of local structure plans lodged with the City. These plans are proposing certain levels of community infrastructure that are currently not quantified with regard to regional infrastructure provision and wider community needs; and
- Existing communities south of the project area may impact on the demand for new facilities in the growth corridor and this impact needs to be carefully considered.

## **2.5 District Structure Plan Implications**

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

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

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

**Attachment 3**, taken from the 2011 Community Facilities Plan, provides nominal names for each of the centres for reference.

## **2.6 Community Facility Hierarchy**

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

As a result of the Review, the definitions listed within the 2012 Community Facilities Plan have been updated to reflect those which have been adopted by the Department of Local Government Sport and Cultural Industries (DLGSCI). This has been reflected in Table 1 below, and includes key aspects of the definitions used in the 2012 plan.

Level	Description	DLGCS Catchment	2011 Catchment
<b>Regional</b>	Regional Open Space (ROS) serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.	Size is variable and dependent on function	Catering for 50,000+ people or more with a catchment radius that extends across two or more districts (10km+).
<b>District</b>	Be located central to the catchment to maximise accessibility. Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising the dog, social gatherings and individual activities	5ha to 15+ha Within 2 kilometres or 5-minute drive	catering for 20,000 – 30,000 people, with a catchment radius of 5-10km that encompasses several local or neighbourhood centres
<b>Neighbourhood</b>	Neighbourhood open space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.	1ha to 5ha Be central to surrounding neighbourhoods	Local: Small to medium scale facilities that primarily meet the needs of the immediate surrounding community.
<b>Local</b>	Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space.	0.4ha to 1ha Within 400 metres or 5-minute walk	

**Table 1: POS Hierarchy by level, description and broad catchment (Source: DLGSC)**

## 2.7 Standards of Provision

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

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

The Review considered the existing Standards of Provision used in the 2012 Community Facilities Plan against the current industry benchmark within Western Australia, being the Parks and Leisure Australia (WA) (PLA) – Community Facility Guidelines (CFG). Table 2 provides a comparison between the 2012 standards and the recommended standards against the CFG.

FACILITY	RATIO	
	2012 Plan	Review Recommendations
<b>Regional</b>		
Multipurpose Hard Courts (6-10 Courts)	1:35,000	1:35,000
Public Open Space (Active)	1:50,000	1:50,000
Library	1:60,000	1:60,000 - 90,000
Indoor Recreation Centre (3-6 Courts)	1:75,000	1:75,000
Community Centre	1:100,000	1:100,000
Aquatic Centre	1:120,000	1:120,000
Art Gallery	1:150,000	Part of Regional Community Centre
Performing Arts	N/A	1:150,000 is listed as the PLA Guidelines, noting that this is not listed in the Review of the 2012 Plan as a specific ratio. Potentially collocated with regional community facility.

Beach Activity Nodes	N/A	Need is dictated by accessibility and attractiveness of the beach while also having regard to associated supporting commercial activity.
Surf Life Saving Club	N/A	Need is dictated by accessibility and attractiveness of the beach and incorporated with a planned approach associated with key beach activity nodes.
<b>District</b>		
Public Open Space (Active)	1:25,000	1:25,000
Multipurpose Hard Courts (2 courts)	1:25,000	1:4,000
Indoor Recreation Centre (1-2 Courts)	1:30,000	The need for indoor recreation centres of 1-2 courts is generally considered to be inappropriate in all circumstances except on a school site where community access should be secured by agreement. For the purposes of this report, preferred provision for these facilities will be 2 -3 courts.
Community Centres	1:35,000	1:35,000
Library	1:35,000	1:35,000
Art Gallery	1:47,500	As per Regional.
Beach Activity Nodes	N/A	As per Regional
Surf Life Saving Outpost	N/A	As per Regional
<b>Local</b>		
Community Centres	1:7,500	1:7,500
Public Open Space (Active)	1:7,000	Generally, at a local level the provision of individual oval and rectangular sports spaces provides limited opportunity to develop a sport. The larger space and incorporation within a district or regional level facility should be encouraged to support the viability of organised sporting entities. One oval or rectangular pitch facility with minimal supporting infrastructure is useful as a satellite site to service a larger club with known constraints. For planning purposes and the purposes of this report, the ration of 1:7,000 will continue to be used.

**Table 2: Comparison of Standards of Provision – 2012 Community Facilities Plan to Parks and Leisure Australia (WA) – Community Facility Guidelines.**

The recommended standards listed above are the basis of the Review's recommended facility provision. **Attachment 4** provides the full community facility classification detail relevant to Table 2, as well as further detail on the classification of additional community facilities captured within the CFG but not in the 2012 report. Additional detail in relation to comparative benchmarks and additional community facility standards and definitions can be found in **Attachments 5 and 6**.

### 3. FACILITY PROVISION PRINCIPLES & CONSIDERATIONS

As a part of the Review process, the facility provision principles from the 2012 Community Facility Plan were revised and found to still be relevant in respect to the planning and development of community facilities. As such, they have been taken into consideration when identifying community facility requirements for the NCGC:

#### 3.1 General Principles

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

#### 3.2 Community Centres

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

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

##### Provision Principles

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

rooms, youth breakaway areas, senior's activity room). Higher order facilities are more likely to have specific use areas.

### **3.3 Youth**

- The facility needs of the youth population can primarily be met through multipurpose buildings that incorporate needs of youth. Some sole use areas will be required, noting that the City's primary mode of service delivery is through outreach services targeted in areas of high youth activity.
- Multipurpose buildings with a youth focus should be co-located with POS or outdoor recreation facilities to enhance the functionality of the facility and maximise the potential for the development of complementary facilities (e.g. wheeled sports facilities) and delivery of youth programs.

### **3.4 Aged**

- Purpose built facilities are generally not required as needs of the older population can be met with multipurpose facilities, although some consideration will be required for user needs in facility design.
- Location close to shops, services and public transport is critical.

### **3.5 Libraries**

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

#### Provision Principles

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

### **3.6 Performing Arts Centres**

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



### Provision Principles

- Purpose built performing arts centres should only be provided at a regional level and preferably located within a city centre zone. They may form part of a cultural hub along with libraries, art galleries and community centres. Consideration may also be given to the provision of performing arts centres within a public or private school subject to a shared-use agreement.
- District facilities should be located as part of a high school complex as the majority of use will be generated by the school.
- Both regional and district level facilities are not considered to be the funding or management responsibility of local government, although the City may, at its discretion, contribute in some way to their provision to secure community access.

## **3.7 Art Galleries & Exhibition Centres**

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

### Provision Principles

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

## **3.8 Surf Life Saving Clubs**

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

### Provision Principles

- Surf life Saving Clubs including storerooms, administration space and club facilities should generally be located at regional beaches, with smaller outpost facilities distributed at district beaches or other beaches of significance where required to support on beach or mobile beach patrols.
- Key considerations for the location of surf life saving facilities include
  - Location within a coastal nodal development;
  - Location that provides effective beach presence and surveillance opportunities, and is based on a formal risk assessment of the beach;
  - Location within close proximity to major swimming beaches;



- Central location to local (and wider) population catchments; and
  - Consideration of mobile beach patrols to enable beach safety services to extend north and south of the actual club location.
- Surf Life Saving Clubs may be co-located with community centres, public change rooms and toilet facilities where appropriate to create a community hub for beach visitors and the wider community.

### **3.9 Indoor Recreation Centres**

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

#### Provision Principles

- Purpose built indoor recreation centres should be provided at a regional level to maximise catchment and client base.
- Regional recreation centres should be co-located with aquatic centres where a need has been identified.
- District facilities (generally 2 to 3 courts) should be provided as part of a multipurpose community centre or co-located with school facilities. In these cases, the school facility is upgraded to meet the standard required for community use.

### **3.10 Aquatic Centres**

Aquatic Centres are generally indoor facilities incorporating multiple lap and leisure pools and associated facilities (warm water pools, spas, saunas) for swimming and other aquatic pastimes. 25m pools are considered the standard provision with some larger facilities (at a regional level) incorporating 50m pools for competition and a variety of leisure pools and activity splash pools to maximise the type of activity that may take place. Aquatic centres often incorporate a variety of 'dry' facilities such as sports courts, gymnasiums and function rooms to increase the viability of the centre.

#### Provision Principles

- Given their significant capital and operating cost, aquatic centres should be provided at a regional level to maximise their catchment and client base.
- Should be located within (or adjacent to) a major activity centre or as part of a regional sporting complex. Proximity to major roads and (if possible) public transport is essential.
- Aquatic Centres (indoor or outdoor) should ideally be co-located with indoor (dry) recreation centres to maximise access and visitation whilst optimising management and operational costs.
- Aquatic centres may be co-located with higher order education facilities such as universities, provided that community access is maintained at all times.

### **3.11 Regional & District Public Open Space**

Regional Open Spaces comprise of major sporting facilities accommodating a high standard of formal sport. Regional level sports spaces may accommodate high-level sport organised by respective Regional or State Sporting Associations. As a result, there may be a requirement to ensure high-standard playing surfaces and amenities are available. In addition to multiple sports spaces (playing fields) or hard courts for various sports, Regional Open Spaces may also incorporate outdoor spaces such as a terraced/mounded viewing areas, large playgrounds, passive green areas, shade, picnic tables, seating and BBQ areas. Regional Open Spaces may also provide a venue for major community events and festivals.

#### Provision Principles

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

### **3.12 Hard Courts**

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

#### Provision Principles

- Hard courts should generally be designed and marked to accommodate multiple uses (tennis, netball, basketball as a minimum).
- Regional complexes should consist of 10 or more hard courts and may have sole purpose line marking (for tennis or netball) to facilitate a high level of competition. Regional court complexes should be located within regional or district public open space.

- District hard court complexes (6-10 courts) should be located within district public open space or co-located with high schools.
- Hard courts should not be provided as stand-alone facilities unless co-location options have been fully explored and exhausted.

**Attachment 4** provides further detail on facility and associated spatial requirements.

## 4. COMMUNITY FACILITY PROVISION

The future community facility requirements outlined in this Plan are based on the outcomes of the Review process. This has been undertaken using population projections, participation rates (where applicable) and Standards of Provision, with the final requirements determined as a result of a detailed analysis of existing provision, planned provision, facility catchments and natural barriers.

### 4.1 Existing Level of Provision

A review of facilities across the wider City of Wanneroo gives insight into the pattern of existing facility provision that may be considered when determining future provision in the NCGC. **Attachment 2** illustrates the spread of various facilities in the broader region.

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

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

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

The facility should therefore be retained in the interim until a district level facility when its condition or population dictates.

- Yanchep Surf Life Saving Club

The new facility was constructed in 2017, which houses the Yanchep Surf Life Saving Club and serves as the Regional Facility in the area. While there is room to expand the facility (second storey), it is not an upgrade that has been considered by this report.

- Gumblossom Community / Recreation Centre

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

- Quinns Mindarie Surf Life Saving Club

The Quinns Mindarie Surf Life Saving Club currently services the coastal area north of Mindarie - primarily Quinn's beach and surrounds. Mindarie Marina restricts the Club's activities expanding further south while the area to the north is now developed and has beach access to the general public. The Club will need to service the area of Jindalee once this is developed, however it is likely to be beyond the capacity of the club to patrol beaches further north into the growth corridor.

An additional surf life saving facility will therefore be required in the NCGC, specifically at Alkimos.

- Splendid Park, Yanchep

This large district open space consists of two senior sized sporting ovals, two multipurpose courts, sports amenities building and skate facility (along with supporting infrastructure). This facility is considered integral to the current requirements in Yanchep, and its existence serves the current population. As outlined in the report, further sporting infrastructure will be required, with the next planned facility to commence planning within the next 10 years.

- Heath Park, Eglinton.

Currently, the facility only has one senior sized sporting oval, which is currently split into two rugby league fields. The City will be constructing a sports amenities building in the near future (circa 2022/23), with a second senior sized oval planned to be delivered by the developer within a 3 to 5 year horizon. The additional oval will serve the population, though the faster population growth rate in the Alkimos/Eglinton area dictates planning for a regional open space in the near future.

- Halesworth Park

The facility has recently commenced construction, with the southern oval construction anticipated to be completed in February 2021, and the northern oval to be available for May 2021. The supporting sports amenities buildings are anticipated to be ready for use in 2022. This facility will form a large, district level site that will be shared with Alkimos College. At this stage, the sporting provision is yet to be finalised, though the multi-purpose use of the site will be encouraged.

The assessment of existing facility provision (within the NCGC and adjoining southern suburbs) found the following:

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

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

- Performing arts

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

## **4.2 Catchments and Barriers**

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

Community Buildings:

- Neighbourhood Facilities - 1km to 2km;
- District Facilities - 2km up to 5km;
- Regional Facilities - 5km to 10km plus

Public Open Space and Sporting Infrastructure;

- Neighbourhood Facilities - 800m to 1km;
- District Facilities - 2km (to 5km);
- Regional Facilities - 5km to 10km plus

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

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

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

## **4.3 Provision Models**

The Review considered current trends in community facility provision models and noted that over the past decade there has been a number of different models, which have evolved, based on the service delivery requirements. The models have been substantially based on the provision of Children and Family Services, Aged Care Services, Neighbourhood Community Centre provision and Community Hubs.

While the provision model should always support the intended service delivery, for the purposes of this Plan the preferred approach for future community facility provision is that of the Community Hub.

A Community Hub is seen as being a facility, which serves a wide catchment at a district or neighbourhood level, a would provide:

- For the functional needs of communities (e.g. education, community services, recreation and open space etc);
- A focal point for community life by offering a diverse range of activities and encouraging greater interaction and cohesion between residents and service providers;
- For the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation. Libraries have evolved to become lifelong learning centres providing access to a range of community office space, civic functions, lifelong learning opportunities, meeting spaces and computer use. Many include integrated City services across a range of cultural and community development areas;
- Residents with the opportunity to more easily and freely access services and participate in community activities;
- Co-location and integration of facilities to optimise the use of land and supporting infrastructure such as car parks and pavilions, reduce car travel, alignment to public transport hubs and encourage social interaction; and
- Reduced maintenance requirements and increasing sustainability by reducing the extent of built infrastructure and servicing costs. In addition, it provides the opportunity to reduce environmental impact by consolidating use and the avoidance of extensive built footprints serving single user groups.

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

Provision of sport and recreation facilities will continue to be based on the hub model, being the co-location of sporting fields, hard courts, sports amenities buildings etc, and on a joint development and dual use basis with education institutions, in particular the Department of Education. This is an affective model for the provision of these facilities, as well as performing arts facilities, and will be a key focus in the future delivery of community facilities identified within the Plan and supporting Review document.

Specific consideration should also be given to the changing provision models for libraries. Traditionally, these facilities have been developed on a stand-alone basis, however libraries are, and will continue to form an essential part of community hubs (particularly at a regional level). At a district level, there will be increasing opportunities within the NCGC for the delivery of these facilities via a 'shop front' model based within commercial precincts.

#### ***4.4 Proposed Facility Provision for Northern Growth Corridor***

The final level of proposed facility provision, based on the analysis of population projections, participation rates and facility provision standards undertaken as a part of the Review (**Attachment 7**), is outlined in Table 3, below.



	Ratio	Alkimos	Eglinton	Total	Two Rocks	Yanchep	Total
<b>Regional</b>							
Community Centre	1:100,000	1		1		1	1
Indoor Recreation Centre (3-6 Courts)	1:75,000	1		1		1	1
Library	1:60,000	1		1		1	1
Arts and Cultural Centre	1:150,000			0		1	1
Public Open Space (Sports Spaces)	1:50,000	1		1		1	1
Multipurpose Hard Courts (inc. Netball)	1:35,000	1		1		1	1
Aquatic Centre / Indoor Recreation Centre	1:120,000			0		1	1
Surf Life Saving Club	N/A	1		1			0
<b>District</b>							
Community Centre	1:35,000	2	1	3	1	3	4
Indoor Recreation Centre (2-3 Courts)	1:30,000		1	1	1		1
Library	1:35,000		1	1	1		1
Arts and Cultural Centre	N/A	1	1	2	1	0	1
Public Open Space (Sports Spaces)	1:25,000	1	1	1	1	1	2
Multipurpose Hard Courts (inc. Netball)	1:25,000		1	1	1		1
Tennis Courts	N/A	1	1	2	1		1
Aquatic Centre / Indoor Recreation Centre	N/A	1		0			0
Surf Life Saving Club	N/A			0			0

**Table 3 – Facility Requirements**

Notes - \* Netball hard courts

Table 4 provides a comparison between the proposed facility provisions outlined in the 2012 Plan to that proposed as a result of the Review. This is based on a planning horizon of up to 2041, which is the extent of the Review.

	Alkimos Eglinton (2012)	Alkimos Eglinton (2019)	Alkimos Eglinton Change	Yanchep Two Rocks (2012)	Yanchep Two Rocks (2019)	Yanchep Two Rocks Change	NCGC CFP Difference (2019 - 2012)
<b>Regional</b>							
Community Centre	1	1	0	1	1	0	0
Indoor Recreation Centre (3-6 Courts)	1	1	0	0	1	1	1
Library	1	1	0	1	1	0	0
Public Open Space (Sports Spaces)	1	1	0	1	1	0	0
Multipurpose hard courts (inc. Netball)	1	1	0	1	1	0	0
Aquatic Centre	0	0	0	1	1	0	0
Surf Life Saving Club	1	1	0	1	0*	0	0
<b>District</b>							
Community Centre	2	2	0	2	3	1	1
Indoor Recreation Centre (2-3 Courts)	1	1	0	0	1	1	1
Library	2	1	-1	1	1	0	-1
Arts and Cultural Centre	0	2	2	0	1	1	3
Aquatic Centre	0	1	1	0	0	0	1
Public Open Space (Sports Spaces)	2	2	0	2	2	0	0
Multipurpose hard courts (inc. Netball)	1	1	0	2	2	0	0
<b>Totals</b>	<b>14</b>	<b>17</b>	<b>2</b>	<b>13</b>	<b>16</b>	<b>4</b>	<b>6</b>

**Table 4 – Facility Provision Comparison**

\*Note – the Yanchep Surf Club has been completed and therefore not included in the analysis.

The planning horizon of the 2012 Plan extended to 2061. Table 5, identifies those facilities listed within the 2012 Plan which fall beyond the 2041 horizon of the Review. As can be seen, there is an additional 17 facilities, all of which are in Yanchep/Two Rocks. For the purpose of the Review, all of these facilities are considered to be required and should be included within future community facility planning requirements within the NCGC.

	Y/TR (2012 Plan) Post 2041*
<b>Regional</b>	
Community Centre	0
Indoor Recreation Centre (3-6 Courts)	1
Library	1
Public Open Space (Sports Spaces)	2
Multipurpose hard courts (inc. Netball)	1
Aquatic Centre	0
Surf Life Saving Club	0
<b>District</b>	
Community Centre	3
Indoor Recreation Centre (2-3 Courts)	1
Library	0
Arts and Cultural Centre	0
Aquatic Centre / Indoor Recreation Centre	0

Public Open Space (Sports Spaces)	3
Multipurpose hard courts (inc. Netball)	5
<b>Totals</b>	<b>17</b>

**Table 5: Facility Provision Beyond 2019 Review Horizon (+2041)**

Key points of difference in proposed facility provision and supporting rationale is outlined within Table 6, as follows:

Facility Type	Difference from 2012 Plan to Review	Supporting Rationale
<b>Regional</b>		
Community Centre	No change – facility provision remains the same	
Indoor Recreation Centre (3-6 Courts)	No change – facility provision remains the same, though the facility in Yanchep / Two Rocks has been brought forward. Alkimos facility proposed to be co-located with district Aquatic Center.	Based on adjusted population demographics, trends and facility provision guidelines
Library	No change. Facility provision remains the same, though another facility may be required past 2041	
Public Open Space (Sports Spaces)	No change – facility provision remains the same	
Multipurpose hard courts (Inc. Netball)	No change – facility provision remains the same	
Aquatic Centre	Additional facility has been identified in Alkimos, and Yanchep facility has been brought forward from 2042 to 2037	Based on recently completed Needs and Feasibility Assessment (2019) and subsequent Business Case (2020)
Surf Life Saving Club	Future provision of facility in Alkimos remains the same, with the Yanchep Surf Life Saving Facility constructed in 2017.	
<b>District</b>		
Community Centre	Two facilities were identified in each zone in 2012 plan. An additional facility in each zone has been identified	Based on adjusted population figures.
Indoor Recreation Centre (2-3 Courts)	No change – facility provision remains the same, though the facility in Yanchep / Two Rocks has been brought forward	Based on adjusted population demographics, trends and facility provision guidelines
Library	Two libraries were recommended in Alkimos/Eglinton and 1 in Yanchep/Two Rocks for by 2012 report. This has been updated	The provision of a Regional Library (plus one district library) in Alkimos has been determined to be adequate provision for the area. Yanchep/Two Rocks remains the same.
Arts and Cultural Centre	These have been added as part of the 2019 review.	
Public Open Space (Sports Spaces)	No change – facility provision remains the same.	
Multipurpose hard courts (Inc. Netball)	The number of facilities shows a decrease in provision in both zones.	The size and composition of the proposed District and Regional Open Spaces will make up for the shortfall

**Table 6 – Facility Provision Rationale**

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

Centre	Facility
<b>Alkimos / Eglinton</b>	
Alkimos South Coastal Village	Alkimos Surf Life Saving Club
Alkimos Secondary Centre	Alkimos Regional Community Centre / Library
Alkimos Secondary Centre	Alkimos District Community Centre 1
Alkimos Central	Alkimos Aquatic and Recreation Centre
Alkimos Parks and Recreation Reserve	Alkimos District Open Space
Alkimos Parks and Recreation Reserve	Alkimos Regional Open Space
Eglinton District Centre	Eglinton District Community Centre / Library
North Eglinton District Centre	North Eglinton Indoor Recreation Centre
Alkimos Secondary Centre	
North Eglinton (in proximity to Eglinton District Centre)	Eglinton District Open Space
North Eglinton (in proximity to Eglinton District Centre)	Eglinton Tennis Courts
<b>Yanchep / Two Rocks</b>	
North Yanchep Activity Centre	Yanchep Regional Open Space
Two Rocks Coastal Centre	Two Rocks District Community Centre / Library
Yanchep Metropolitan Centre	Yanchep District Community Centre
Yanchep Metropolitan Centre	Yanchep Aquatic and Recreation Centre
Yanchep Metropolitan Centre	Yanchep Regional Community Centre / Library
North Yanchep Activity Centre	Two Rocks Indoor Recreation Centre
North West of Strategic Regional Centre	Two Rocks District Open Space
North Yanchep Activity Centre	North Yanchep Open Space
North Yanchep Activity Centre	North Yanchep District Community Centre

**Table 7 – Facility Provision Proposed Locations**

**Attachment 8** provides a further breakdown of how the proposed facility provision identified above relates to the individual facility components identified as a result of the Review process. **Attachment 9** provides a more detailed overview of the composition of each of the proposed facilities, resulting from the Review process, noting that some of the proposed facilities have been co-located.

## 4.5 Neighbourhood Level Facility Provision

The Review has identified the need to provide a range of neighbourhood level facilities. These include the following:

- Community Centres;
- Sports and Recreation Spaces;
- Skate Parks and BMX facilities; and
- Multi-use hard courts;

There are also a number of other facilities identified, including lawn bowls, tennis clubs, and Men's (or community Sheds).

These facilities will be considered outside of the Plan and related DCPs, with neighbourhood facility provision to be considered at the local structure planning level. These facilities will be

captured within the City's Community Facility Planning Framework and Long Term Financial Plan, where appropriate.

## 5. FACILITY STAGING AND IMPLEMENTATION

### 5.1 Proposed Staging

The proposed facility staging has been outlined in Table 8 and is based on the outcomes of the Review process.

An overview of proposed facility provision timeframes has been included within **Attachment 10**. Each facility has been given a minimum four year planning, design and construction period, with larger facilities (Regional) being provided a five year project timeframe. Within each facility development period, the green area represents the commencement of facility development planning, and the blue indicating the close of construction. It should be noted that the proposed staging is based on the Review process and not on current or envisaged land development timeframes.

	Year Commence	Year Complete
<b>Regional</b>		
Alkimos Regional Community Centre/Library	2022	2027
Alkimos Regional Open Space	2023	2029
Alkimos Surf Life Saving Club	2025	2030
Yanchep Regional Open Space	2026	2031
Yanchep Aquatic and Recreation Centre	2032	2037
Yanchep Regional Community Centre/Library	2032	2036
<b>District</b>		
Alkimos Aquatic and Recreation Centre	2021	2025
Alkimos District Community Centre 1	2024	2029
North Eglinton Indoor Recreation Centre	2025	2029
Alkimos District Open Space	2025	2030
Two Rocks District Community Centre/Library	2027	2031
Eglinton District Community Centre/Library	2028	2032
Yanchep District Community Centre	2029	2033
Eglinton District Open Space	2031	2036
Eglinton Hardcourts (Tennis)	2031	2036
North Yanchep Open Space	2036	2041
Two Rocks District Open Space	2038	2043
Two Rocks Indoor Recreation Centre	2038	2043
North Yanchep District Community Centre	2041+	2045+

**Table 8 – Facility Timeframes**

### 5.2 Facility Implementation

The proposed facility provision outlined within this Plan is based on a combination of population based Standards of Provision, participation levels (where applicable) and envisaged land development timeframes (where available). Proposed staging timeframes have been identified for each facility with initial cost estimates.

As noted within the Introduction to this document, the intent of the Plan is to provide an evidence base to inform future decision making by Council in relation to facility delivery and in the development of future Developer Contribution Plans.

As a result, and in addition to the information provided in support of the proposed facility staging, implementation of an identified facility will be dependent on consideration of the following criteria;

- City of Wanneroo Long Term Financial Plan funding capacity;
- Developer Contribution Plan funding availability;
- Availability of other external funding sources (i.e. grants, State/Federal government funding);
- Land availability for facility development; and
- Community Facility Provision Triggers (i.e. achievement of a prescribed % of development within a facility's catchment or defined subdivisional area).

### 5.3 Facility Cost Estimates

As per the 2012 Plan, a costing exercise was undertaken to provide an estimated cost of the proposed facilities identified in the Community Facilities Plan. The cost estimates are based on standard facility models prepared by the City (**Attachment 11**) for each of the facilities, which are based existing facilities where possible and adjusted to reflect best practice where appropriate. These models have been taken from the 2012 Plan

Table 9 shows the costs estimates utilised for this report in 2019 dollars. They consist of construction and relevant contingencies for planning, design and construction. Separate costs are shown for Alkimos Eglinton and Yanchep Two Rocks as different land values apply in each area. Unless otherwise noted, the costs within the table below are from the Review, with the exception of Alkimos / Eglinton District facilities, which are as per the annual DCP cost review.

	Alkimos / Eglinton	Yanchep / Two Rocks	Notes
<b>Regional</b>			
Community Centre	\$7,202,090.00	\$5,069,000.00	
Indoor Recreation Centre (3-6 Courts)	\$26,675,380.00	\$20,263,410.00	
Library	\$12,049,835.00	\$12,049,835.00	
Public Open Space (Sports Spaces)	\$27,604,499	\$27,604,499	As per 2012 plan
Multipurpose Hard Courts (inc. Netball)	\$4,145,637.00	\$2,737,260.00	Alkimos Eglinton as per 2012 Plan
Aquatic Centre / Indoor Recreation Centre	N/A	\$82,970,625.00	
Surf Life Saving Club	\$4,909,113.00	N/A	
<b>District</b>			
Community Centre	\$5,637,158.00	\$3,836,000.00	
Indoor Recreation Centre (2-3 Courts)	\$10,920,094.00	\$10,118,957.00	
Library	\$7,358,419.00	\$6,791,090.00	
Aquatic Centre / Indoor Recreation Centre	\$60,600,000.00	N/A	As per CoW Needs and Feasibility Assessment 2019/20
Public Open Space (Sports Spaces)	\$6,862,996.00	\$10,787,631.00	Alkimos/Eglinton Includes Open Space and Pavilion. Yanchep/Two Rocks as per 2012 Plan
Multipurpose Hard Courts (inc. Netball)	\$2,954,988.00	\$1,539,880.00	

**Table 9 – Facility Cost Estimates**

Table 10 below outlines the estimated cost of the regional and district level facility provision over the 21 year of the Plan, showing also the current estimated extent of municipal, DCP and proposed grants or external funding. Neighbourhood community facility provision is to be addressed as a part of the normal budget process.

Suburb	Total	Municipal	DCP	Grants/ External Funding
<b>Regional</b>				
Alkimos	\$44,563,447	\$28,295,915	\$12,267,532	\$4,500,000
Eglinton	\$0	\$0	\$0	\$0
Two Rocks	\$0	\$0	\$0	\$0
Yanchep	\$122,624,959	\$113,624,959	\$0	\$9,000,000
<b>Sub Total</b>	<b>\$167,188,406</b>	<b>\$141,920,874</b>	<b>\$12,267,532</b>	<b>\$13,500,000</b>
<b>District</b>				
Alkimos	\$76,055,142	\$35,027,624	\$26,027,518	\$17,000,000
Eglinton	\$33,733,655	\$0	\$33,733,655	\$5,700,000
Two Rocks	\$27,697,588	\$25,197,588	\$0	\$2,500,000
Yanchep	\$18,459,631	\$15,959,631	\$0	\$2,500,000
<b>Sub Total</b>	<b>\$155,946,016</b>	<b>\$76,184,843</b>	<b>\$59,761,173</b>	<b>\$27,700,000</b>
<b>Total</b>	<b>\$323,134,422</b>	<b>\$218,105,717</b>	<b>\$72,028,705</b>	<b>\$41,200,000</b>

**Table 10 – Estimated Facility Provision Cost**

The total Municipal funding identified within the Plan is \$223M, with \$141M being identified for regional facility provision and \$81M identified for district level provision.

The extent of regional facility municipal funding is driven by the provision of the Yanchep Aquatic and Recreation Centre (54% of municipal expenditure), Yanchep Regional Open Space and Yanchep Regional Community Centre and Library. This is noting that, at this point in time DCP funding does not apply to regional facilities. The current review of the State Planning Policy 3.6 – Developer Contributions for Infrastructure may provide an opportunity for DCP funds to apply to regional facilities.

In respect to district level facility provision, the extent of municipal funding is largely driven by the delivery of the Alkimos Aquatic and Recreation Centre (43% of municipal expenditure), the Two Rocks District Open Space and Two Rocks Indoor Recreation Centre. It should also be noted that the existing Yanchep Two Rocks Developer Contribution Plan does not currently extend to any of the district facilities identified in the table above.

As per the City's current Long Term Financial Plan (2020/21 to 2039/40), there is approximately \$83M of municipal funding identified for the provision of community facilities in the NCGC, based on the 2012 Plan. This leaves a current funding balance in the order of \$140M, which will form the focus of Administration's advocacy to Federal and State Government for funding support for community facility provision.

**Attachment 12** aligns individual facility provision costs with facility development timeframes.



## ATTACHMENT 1 – Suburb-by-Suburb Projected Growth – Demographics Characteristics

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

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

Suburb	Growth and Demographic Characteristics												Implications
	Projected Dwellings 2016 to 2041: (including percentage change):												
	2016		2021		2026		2031		2036		2041		
	2,630	0%	5,935	126%	8,870	50%	11,365	28%	13,291	17%	13,783	4%	
<b>Eglinton</b>	<ul style="list-style-type: none"> <li>Current Residents (2016): 1,672</li> <li>Net migration is the single biggest influence on population change until 2036 when the natural increase in local birth rate takes over.</li> <li>Residential development forecasts assume the number of dwellings in Eglinton will increase by an average of 388 dwellings per annum to 10,423 in 2041.</li> <li>The most significant population change is between 2027 to 2036. The population growth up to this point is generally focused on providing for district level infrastructure and below to service the growing population.</li> <li>Average household size is estimated to range from 2.84 in 2016 to 2.92 in 2041.</li> <li>Between 2016 and 2026, the age structure forecasts for Eglinton indicate a 636% increase in population under working age, a 1,224% increase in population of retirement age, and a 470% increase in population of working age.</li> <li>From 2027 to 2041 a 162% increase in population under working age, a 330% increase in population of retirement age, and a 180% increase in population of working age.</li> </ul> <p>Projected Dwellings per designated area:</p> <ul style="list-style-type: none"> <li>Amberton Estate - 2,363 dwellings (2013-2031)</li> <li>Allara - 2,634 dwellings (2016-2041)</li> <li>Eglinton District Centre - 520 dwellings (2021-2033)</li> <li>Eglinton Hill - 870 dwellings (2022-2041)</li> <li>Eglinton Marina - 2,532 dwellings (2023-2041)</li> <li>South Yanchep - 600 dwellings (2026-2038)</li> </ul>												<ul style="list-style-type: none"> <li>The demand for community infrastructure to meet the emerging population becomes more critical between 2027 and 2036 where it will become more critical to keep pace with anticipated growth.</li> <li>The high levels of children and younger working families indicates a high demand for organised club sporting infrastructure, youth and family services which provide developmental and support opportunities for children.</li> <li>Core infrastructure areas will be Amberton Estate, Allara (both currently in development), and Eglinton Marina which will become the main population centres.</li> <li>It is to be noted that the percentage of population at retirement age is consistently tracking high and re-enforces the need to cater for an ageing demographic in and around the Eglinton suburb.</li> </ul>

Suburb	Growth and Demographic Characteristics										Implications																											
	<ul style="list-style-type: none"><li>Eglinton Remaining Urban Development Land - 895 dwellings (2029-2041)</li></ul> <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table><tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr><tr><td>733</td><td>0%</td><td>2,195</td><td>200%</td><td>3,813</td><td>74%</td><td>6,078</td><td>59%</td><td>8,712</td><td>43%</td><td>10,423</td><td>20%</td></tr></table>												2016		2021		2026		2031		2036		2041		733	0%	2,195	200%	3,813	74%	6,078	59%	8,712	43%	10,423	20%		
2016		2021		2026		2031		2036		2041																												
733	0%	2,195	200%	3,813	74%	6,078	59%	8,712	43%	10,423	20%																											
Two Rocks	<ul style="list-style-type: none"><li>Current Residents (2016): 2,988</li><li>Residential development forecasts assume the number of dwellings in Two Rocks will increase by an average of 233 dwellings per annum to 7,159 in 2041.</li><li>Net migration is the single biggest influence on population change. From 2032 to 2041 the net migration is at its highest with the most substantial growth occurring in the last 5 years.</li><li>Relatively slow population growth up to 2031 will be generally focused on providing for district level infrastructure and below to service the relatively small coastal population.</li><li>Relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front.</li><li>Average household size is estimated to range from 2.71 in 2016 to 3.18 in 2041.</li><li>Between 2016 and 2026, the age structure forecasts for Two Rocks indicate a 189% increase in population under working age, a 33% increase in population of retirement age, and a 128% increase in population of working age.</li><li>From 2027 to 2041 a 220% increase in population under working age, a 112% increase in population of retirement age, and a 211% increase in population of working age.</li></ul> <p>Projected Dwelling per designated area:</p> <ul style="list-style-type: none"><li>Two Rocks Long Term Residential - 500 dwellings (2037-2041)</li><li>Breakwater Estate - 209 dwellings (2012-2026)</li><li>The Reef - 425 dwellings (2012-2041)</li><li>Atlantis Beach - 2,460 dwellings (2016-2041)</li></ul>														<ul style="list-style-type: none"><li>The critical time period for the development of community infrastructure is likely to be after 2031, with almost 6,000 residents expected to migrate to the area, in addition to the 1,789 births during the period.</li><li>Land is required to be identified and secured now, in advance of anticipated growth in order that the structuring and functionality can be planned in advance of development.</li><li>The demographic changes in Two Rocks indicate a greater involvement of young families, where traditionally it has catered for seniors/retirees. The close proximity of the new city centre at Yanchep will provide the employment requirements to service the growing population.</li><li>The main focal points for community infrastructure will be in the population centres of Atlantis Beach, Two Rocks District Centre and East Two Rocks.</li></ul>																							

Suburb	Growth and Demographic Characteristics	Implications																								
	<ul style="list-style-type: none"><li>The Spot development - 44 dwellings (2019-2027)</li><li>Two Rocks District Centre - 840 dwellings (2020-2041)</li><li>East Two Rocks - 865 dwellings (2021-2041)</li><li>North Two Rocks - 510 dwellings (2035-2041)</li><li>Low level of Infill development (0-7 dwellings per annum)</li><li>Low level of Two Rocks Upcoding development (0-10 dwellings per annum)</li></ul> <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table><tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr><tr><td>1,326</td><td>0%</td><td>1,816</td><td>37%</td><td>2,470</td><td>36%</td><td>3,264</td><td>32%</td><td>4,619</td><td>42%</td><td>7,159</td><td>55%</td></tr></table>	2016		2021		2026		2031		2036		2041		1,326	0%	1,816	37%	2,470	36%	3,264	32%	4,619	42%	7,159	55%	
2016		2021		2026		2031		2036		2041																
1,326	0%	1,816	37%	2,470	36%	3,264	32%	4,619	42%	7,159	55%															
Yanchep	<ul style="list-style-type: none"><li>Current Residents (2016): 8,869</li><li>Throughout the 2017 to 2041 period the net migration is the single most determining growth factor with a gradual increase in every five-year block.</li><li>Relatively fast population growth will require greater attention to the identification of land and the staging of community facility development in advance of anticipated growth. This puts greater pressure on local government finances and the ability to secure appropriate levels of DCP investment up-front</li><li>Average household size is estimated to range from 2.79 in 2016 to 2.66 in 2041.</li><li>Between 2016 and 2026, the age structure forecasts for Yanchep indicate a 99% decrease in population under working age, a 110% increase in population of retirement age, and a 104% decrease in population of working age.</li><li>From 2027 to 2041 a 138% increase in population under working age, a 180% increase in population of retirement age, and 146% increase in population of working age</li></ul> <p>Residential development forecasts assume the number of dwellings in Yanchep will increase by an average of 563 dwellings per annum to 17,722 in 2041.</p>	<ul style="list-style-type: none"><li>Due to the strong anticipated growth in developing the City of Wanneroo's second City, pressure exists now to establish the appropriate level of neighbourhood, district and regional level provision which is aligned to the transport networks and key activity nodes and centres.</li><li>The current residential population is well serviced with the provision of the new District Sports Centre, but this will need to be enhanced by accessibility to additional functional sporting infrastructure. It is likely that indoor and outdoor court space will be in high demand and ideally Yanchep would be the location of a regional aquatic and dry-side centre aligned to an expanded regional sporting precinct.</li></ul>																								

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



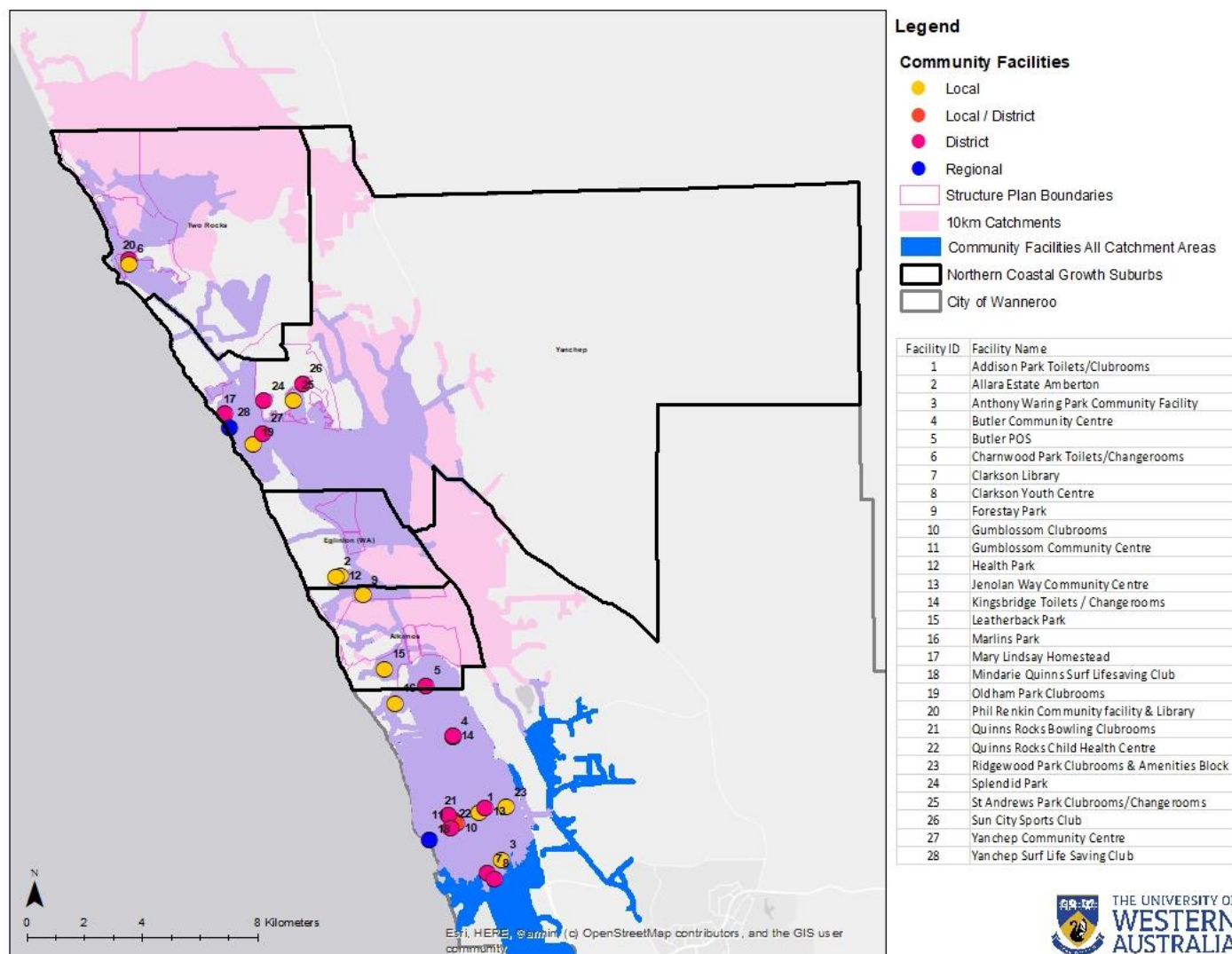
Suburb	Growth and Demographic Characteristics	Implications																								
	<ul style="list-style-type: none"><li>From 2027 onwards the net migration will be tracking in a negative direction which indicates a community which is ageing in place and generally with established family units.</li>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

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

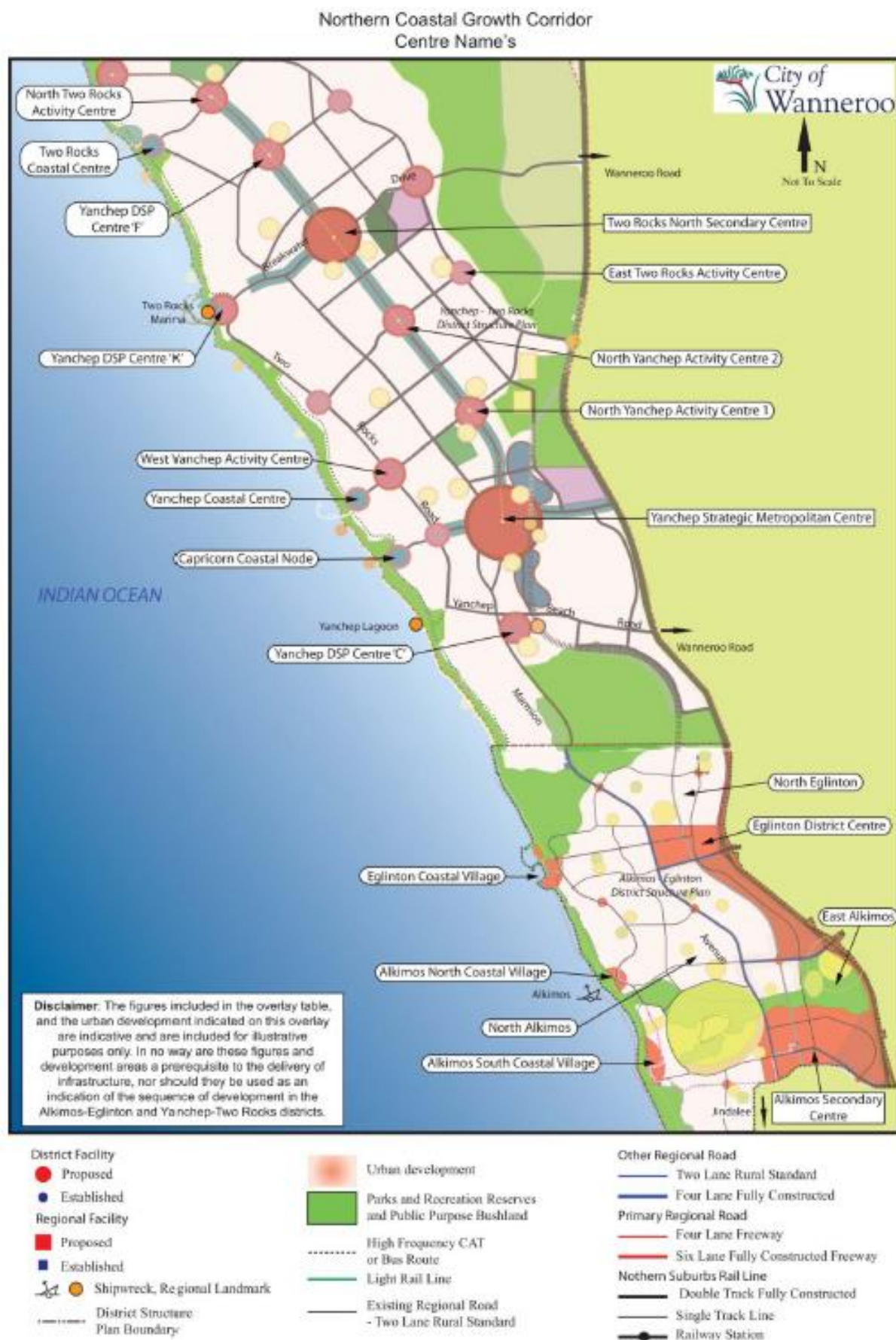


Suburb	Growth and Demographic Characteristics	Implications																								
	<ul style="list-style-type: none"><li>Between 2016 and 2026, the age structure forecasts for the combined suburbs indicate a 129% increase in population under working age, a 70% increase in population of retirement age, and a 56% increase in population of working age.</li><li>From 2026 to 2041 a 5% increase in population under working age, a 28% increase in population of retirement age, and 10% decrease in population of working age. Indicates a gradually ageing in place demographic.</li></ul> <p>Projected Dwellings per designated area:</p> <ul style="list-style-type: none"><li>East Wanneroo rural residential land - 245 dwellings (2015-2033)</li></ul> <p>Projected Dwellings 2016 to 2041: (including percentage change):</p> <table><tr><th colspan="2">2016</th><th colspan="2">2021</th><th colspan="2">2026</th><th colspan="2">2031</th><th colspan="2">2036</th><th colspan="2">2041</th></tr><tr><td>312</td><td>0%</td><td>384</td><td>23%</td><td>474</td><td>23%</td><td>529</td><td>11%</td><td>545</td><td>3%</td><td>545</td><td>0%</td></tr></table>	2016		2021		2026		2031		2036		2041		312	0%	384	23%	474	23%	529	11%	545	3%	545	0%	<p>Indicates a community ageing in place and requiring access to social meeting places / activities to support physical and mental health and wellbeing. This, however, is best provided through multi-functional community centres and spaces.</p>
2016		2021		2026		2031		2036		2041																
312	0%	384	23%	474	23%	529	11%	545	3%	545	0%															

## ATTACHMENT 2 – Existing Community Facilities and Catchments (Merged)



### ATTACHMENT 3 – Northern Coastal Growth Corridor Centre Names



## ATTACHMENT 4 – Spatial Requirements for Sporting Infrastructure

Facility	Space Requirements (based on actual current facilities develop)
<b>Sports Space Provision</b>	
Sports Space (unrestricted)	<p>PLA WA Guidelines from 2012 indicate that sports space is ‘<i>Generic open space for the provision of grass sporting infrastructure that can be flexibly used to incorporate seasonal variations in sporting use. A minimum provision of 205m x 175m north to south (3.5ha) is advocated by PLA WA to meet the needs of the sporting community, and to maximise the financial viability and use of the infrastructure. The space must incorporate floodlighting to a minimum of Australian Sports Lighting Standards for training purposes. A facility will provide for a combination of oval and rectangular pitch provision with a shared pavilion and associated infrastructure. Sports will be identified based on local demand.</i></p> <p>The revised guidelines reference the need truly reflect local circumstances because of the ambiguity referenced in the ‘multiples of the standard’. The actual ‘pitch space of 3.5ha does not take into account ancillary infrastructure and there is a need to reflect such space requirements in each functional area. As a result, these have been identified individually below and further referenced in relation to neighbourhood, district and regional level provision.</p>
AFL – Oval with one clubhouse / changing room and nominal car parking area.	5ha or 50,000m <sup>2</sup> (Benchmark: Yanchep District Open Space)
Soccer – Rectangular pitch with one clubhouse / changing room and nominal car parking area.	1ha or 10,000m <sup>2</sup> (Benchmark: Yanchep District Open Space)
Cricket – Oval with one clubhouse (generally taken as the AFL oval size due to larger dimensions)	4ha or 40,000m <sup>2</sup> (Benchmark: Yanchep District Open Space)
Hockey – Rectangular pitch with clubhouse / changing room and nominal car parking area.	3ha or 30,000m <sup>2</sup> One synthetic and two grass pitches with clubhouse or three grass pitches (Benchmark: Whitfords Hockey Club)
Rugby – rectangular pitch with clubhouse / changing room and nominal car parking area.	1ha or 10,000m <sup>2</sup> (Benchmark: Kingsway Regional Sporting Complex)
Baseball – 2 diamonds and clubhouse facility (invariably two diamonds can be located on a shared AFL Oval space and	4.5ha or 45,000m <sup>2</sup> for two diamonds (Benchmark: Kingsway Regional Sporting Complex)

Facility	Space Requirements (based on actual current facilities develop)
are not always dedicated infrastructure).	
Tennis – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m <sup>2</sup> (Benchmark: Yanchep District Open Space)
Bowling – Each green and runoff with clubhouse / changing room and nominal car parking area.	0.5ha or 5,000m <sup>2</sup> (Benchmark: Wanneroo Sports and Social Club)
Athletics – Grass track infrastructure and ancillary throwing / jump pits.	4.5ha or 45,000m <sup>2</sup> (Benchmark: Kingsway Regional Sporting Complex)
Netball Courts – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m <sup>2</sup> (Benchmark: Yanchep District Open Space and Kingsway Regional Sporting Complex)
Basketball Courts – 4 x Indoor courts and nominal car parking area.	1ha or 10,000m <sup>2</sup> (Benchmark: Kingsway Regional Sporting Complex)
<b>Community Facility Provision</b>	
District Multi-functional Branch Library	This facility is not a stand-alone structure and is required to be integrated within existing community facilities and located within close proximity of mixed use activity centres. Ideally a district multi-functional branch library will form part of a district community centre which has good accessibility via public transport and dual use path links. Approximate floor area 8,500m <sup>2</sup>
Regional Multi-Functional Branch Library	This facility is not a stand-alone structure and is required to be integrated within existing regional level facilities within close proximity of activity centres. A regional multi-functional branch library will form part of a large district community centre or part of a regional community centre. Approximate floor area 17,000m <sup>2</sup>
Neighbourhood Community Centre:	A neighbourhood community centre is a small local level provision often integrated with neighbourhood or district open space where there is good accessibility on foot, by bicycle and public transport. It provides direct accessibility to meeting rooms, activity space within 2km of its catchment. Approximate floor area 1,600m <sup>2</sup>
District Community Centre	District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e.



Facility	Space Requirements (based on actual current facilities develop)
	family health, child health. Approximate floor area 5,330m <sup>2</sup>
Regional Community Centre:	<p>Regional Community Centres provide a multifunctional resource serving a catchment beyond 5km. The centre generally provides principally dedicated resources for the community ranging from family health and welfare, library, senior and youth space where the focus.</p> <p>The facilities will often include a regional library and a one-stop-shop for local government services. They will generally perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies</p> <p>The level of services will cross across district level activities but incorporate those higher level community services which focus on a broader catchment. Approximate floor area 8,760m<sup>2</sup></p>
Neighbourhood Park	<p>Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A neighbourhood park may incorporate a single rectangular sports pitch (i.e. less than 2ha) but predominantly is for broad recreational uses incorporating community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating, extensive dual use path links and small amphitheatre and /or skate park / informal play. It is predominantly for a walking catchment of between 800 to 1km.</p>
District Park	<p>District open space and related facilities will generally draw people from a section of a community due to size, uniqueness, quality or activity focus. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A district park is predominantly recreational in nature (although may contain sporting spaces). A district park is normally between 5ha - 20ha in size and can perform a popular local venue for local community activities and events (i.e. local festivals, fetes, carols by candlelight, family gatherings and parties). The District Park incorporates large community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating extensive dual use path links and larger amphitheatre and /or skate park / BMX informal play areas. It is predominantly for a catchment of between 1km to 5km dependent on the extent of development incorporated within the park. The district level parks identified as principal event spaces need to be provided with a district level community centre and appropriate power and services to enable events to be facilitated relatively easily. Car parking will need to be provided on site and on the surrounding verge (formal or informal).</p>
Regional Park	Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is

Facility	Space Requirements (based on actual current facilities develop)
	<p>desirable. (Ref: PLA WA revised CFG 2019 guidance)</p> <p>A regional level park is in excess of 20 hectares but is predominantly larger providing a range of recreational opportunities for the local community and broader community beyond the City of Wanneroo. They should incorporate formal dual use path access to the site and formal / informal path access within the site. They may incorporate some sporting use as a component part of the whole site but are predominantly to service the recreational needs of a community. No recommendations are made in respect of a Regional Park within the NCGC Facility Plan due to the close proximity of national forest and national park access. It is considered that these existing parks fulfill the needs and residents of the City of Wanneroo currently and into the future having regard to recognised population growth.</p>
Neighbourhood Sports Space	<p>Neighbourhood Sports Space generally provide for up to one senior oval (up to 5 hectares although CoW LPP4.3 recognises space of up to 7 hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District Sports Space and existing club. Generally a neighbourhood sports space will not require anything other than a minimal level of built infrastructure (basic gender diverse changing room and public toilets). Sporting oval / rectangular space should be in a north south orientation.</p>
District Sports Space	<p>Generally in excess of 5 hectares and up to 20 hectares (in accordance with CoW LPP4.3) providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas. Where possible these facilities should be in a north-south orientation and the pavilion centrally located. Opportunities should exist to provide a mixture of children's play equipment, skate park / informal BMX dirt track and hard courts / multi-functional hard surfaces for a variety of sporting use. (benchmark – Yanchep District Open Space) All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays.</p>
Regional Sports Space	<p>Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre (6-8,000m<sup>2</sup>) with provision for a minimum of 20 outdoor courts is required. The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> <li>• A minimum of two AFL ovals</li> <li>• A minimum of two cricket ovals</li> <li>• A minimum of 4 diamonds for baseball/softball/T-ball</li> </ul>



Facility	Space Requirements (based on actual current facilities develop)
	<ul style="list-style-type: none"> <li>• A minimum of 2 rugby pitches</li> <li>• A minimum of 4 soccer pitches</li> <li>• A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface with associated fencing, when the need can be justified).</li> <li>• A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use).</li> <li>• A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked).</li> <li>• Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts.</li> <li>• An aquatic component – at regional level a 50m, 10 lane pool with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities.</li> <li>• Car parking and ancillary access and associated landscaping.</li> </ul> <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>
District Leisure Centre	<p>Typically a 1-2 court facility (for recreational basketball, netball, badminton, futsal and basketball). Incorporates meeting rooms / activity rooms, offices, storage, toilets and showers and located on or near to Public Open Space where multi-functional use can be achieved. For maximum functionality a three court facility (particularly for association use) is generally specified although local need will be the key determinant. A place housing local clubs and volunteer activities at a broader level where space may be allocated in accordance with an agreed booking process. When combined with other functional uses can be considered as viable ‘<i>District Community Centres</i>’ servicing a population range of 30,000 to 50,000 (Ref: PLA WA revised CFG 2019 guidance).</p> <p>Where need is proven this may be aligned to an aquatic space including a 25m pool with hydrotherapy / warm water pool, splash deck / water play area and associated wet changing facilities. A combination of group fitness, spin, gym and community activity rooms will be incorporated and often aligned to outdoor court space and Public Open Space.</p> <p>The facilities will often perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies. Approximate floor area 13,366m<sup>2</sup></p>
Regional Leisure Centre	<p>Large multi-functional sports facility (6-8 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co- located with regional playing fields to minimise management and operational costs. (Ref: PLA WA revised CFG 2019 guidance). In addition the close alignment with outdoor multi-functional court spaces should be considered to minimise duplication of provision and maximise potential usage across a range of sports and footfall.</p>

Facility	Space Requirements (based on actual current facilities develop)
	Indoor court space use could potentially have a focus for basketball subject to an agreement with a local Basketball WA affiliated association. Outdoor courts associated with use and indoor access potentially subject to negotiation with Netball WA. Approximate floor area 22,000m <sup>2</sup>
Neighbourhood Skate Park:	Formal skate park facility generally within established public open space. Their location and need must be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment. (Ref: PLA WA revised CFG 2019 guidance. Approximate space allocation would be between 750m <sup>2</sup> to 1,000m <sup>2</sup> . Approximate floor area including ancillary space if developed in isolation is 1,235m <sup>2</sup>
Neighbourhood BMX dirt track facility	Non racing tracks (informal), typically smaller and narrower than a BMX race track, designed for smaller catchments and budgets. Designed along the lines of BMX race track layouts, which encourage single direction riding. The provision of BMX dirt tracks and other surfaced wheel sports tracks areas often provided at a neighbourhood level fulfilling a demand by the local youth (Ref: PLA WA revised CFG 2019 guidance). Their location needs to be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment .Approximate space allocation would be between 700m <sup>2</sup> to 1,000m <sup>2</sup> . Approximate floor area including ancillary space if developed in isolation is 1,185m <sup>2</sup>
Neighbourhood multi-use synthetic surfaces	<p>Incorporates two types of multiple use surfaces (Ref: PLA WA revised CFG 2019 guidance)</p> <ul style="list-style-type: none"> <li>Multi-use synthetic surfaces for multiple sporting activities including tennis, netball, hockey, football, cricket and basketball where the provision of grass ovals and court space is compromised by inadequate space, supply or capacity to accommodate local sporting need.</li> <li>Multi-use games areas (MUGA). The provision of hard court surfaces for a variety of sporting uses which are multi- marked to accommodate a range of informal sporting activity, including typically a mixture of the sports of basketball, tennis, netball, small-sided soccer, roller hockey and other casual sporting use. Typical sizes for multi-use games areas will vary but typically are between 595m<sup>2</sup> and 684m<sup>2</sup> to accommodate all sports markings. They can however be smaller to accommodate half court and 1/3<sup>rd</sup> court usage and would need to be determined at the local level dependent on space availability and need. Approximate floor area including ancillary space if developed in isolation is 1,005m<sup>2</sup></li> </ul>
District Basketball Courts	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land should

Facility	Space Requirements (based on actual current facilities develop)
	<p>be considered where possible.</p> <p>For indoor courts the multi-use court provision should be the main consideration, but it is recognised a number of indoor facilities are focused on the delivery of basketball. Such facilities should where possible include outdoor netball and basketball courts within close proximity. This will permit greater flexibility for indoor court use by multiple different sporting users. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 10,496m<sup>2</sup></p>
Regional Basketball Courts	<p>A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts.</p> <p>For indoor courts the guideline should reference that it does not necessarily include multi-use court provision, but facilities which are principally focused on the delivery of basketball. These may include outdoor netball and basketball courts within close proximity, or the use of indoor courts by other sports when not utilised by basketball. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 23,792m<sup>2</sup></p>
District Netball Courts	<p>Indoor and/or outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts. Provision of 4 courts (preferably more) with potential access to indoor court space would meet the needs of a district club. (Ref: PLA WA revised CFG 2019 guidance). It ideally should be located adjacent to a district / regional recreation centre. Approximate floor area 5,546m<sup>2</sup></p>
Regional Netball Courts	<p>Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts (Ref: PLA WA revised CFG 2019 guidance). Development for an Association requires consolidation of at least 16 courts on one site (preferably 20) for the purpose of running league matches and festivals. Development for a Regional Competition venue is likely to require provision of 20 hard courts of which 8 could be multi-marked. It ideally should be located adjacent to a district / regional recreation centre where access to a minimum of 4 indoor courts can be provided. Approximate floor area 31,647m<sup>2</sup></p>
District Lawn Bowls Club	<p>Square flat grassed or synthetic surface of 40m by 40m surrounded by a ditch. (Ref: PLA WA revised CFG 2019 guidance). The facilities consist of no more than one to two synthetic bowling green surfaces and clubhouse facility which should be capable of being used for other sporting or community recreational / social meeting and activities. Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. This is to be further developed by the City through the completion of a bowls facility needs analysis which will take into account current participation rates and changing club profiling. Approximate floor area 5,200m<sup>2</sup></p>
District Tennis Club	<p>Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Club facilities of four or</p>

Facility	Space Requirements (based on actual current facilities develop)
	more courts of a similar surface rather than stand-alone single, double or triple court facilities. Orientation of courts ideally should be north-south. It is recommended that the 8 court club facility performs the requirement of a district level club (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. Approximate floor area 6,216m <sup>2</sup>
Regional Tennis Club	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Orientation of courts ideally should be north-south. (Ref: PLA WA revised CFG 2019 guidance). It is recommended that a 12-16 court facility perform the requirement of a regional level facility. Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will facilitate grant funding submissions as the need for infrastructure arises. Approximate floor area 19,314m <sup>2</sup>
District Youth Centre / Youth Space	A centre which provides advisory support for young people and incorporates space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs. Main age range catered for would be 12-25 years. The provision should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS (Ref: PLA WA revised CFG 2019 guidance). A district level provision would consist of localised programs and individual support requiring dedicated youth specific activity rooms, one to one consulting rooms and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 200 and 250m <sup>2</sup> of internal meeting room and activity space with access to indoor courts and external youth areas.
Regional Youth Centre / Youth Space	As with the district youth centre, the facility provides advisory support for young people and incorporates space for a youth worker, employment training programs, drop in areas, formal areas and outreach programs. Main age range catered for would be 12-25 years. The provision should not be a dedicated facility in its own right, but be located within a regional centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS. A regional level provision would consist of an increased level of state government advice and support, integrated with broader family services requiring dedicated youth specific activity rooms, one to one consulting rooms for family and youth support and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 300 and 400m <sup>2</sup> of internal meeting room and activity space with access to indoor courts and external youth areas.
District Community and Performing Arts	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The extent of development will need to

Facility	Space Requirements (based on actual current facilities develop)
	<p>ensure sufficient community access at all times if part of a shared use agreement and incorporate appropriate rehearsal, changing, ticketing/booking, reception, stage loading, acoustics and equipment storage as identified in the detailed specification at Appendix G.</p> <p>This also needs to be subject to the development of a business case to justify local government investment (Ref: PLA WA revised CFG 2019 guidance). It is anticipated that the seating capacity for such infrastructure is approximately 200 (ref: Don Russell and Kalamunda Performing Arts Centre, City of Gosnells) and specifically targeted at local drama / performances / events. Approximate floor area 5,200m<sup>2</sup></p>
Regional Community and Performing Arts Centre	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The facility composition will require sufficient changing, ticketing/booking, reception, stage loading, acoustics and equipment storage as identified in the detailed specification at Appendix G. A focal point will be on attracting performances which are likely to attract state and national performances,</p> <p>This also needs to be subject to the development of a business case to justify local government investment. It is anticipated that the seating capacity for such infrastructure would be approximately 400 plus (ref: Examining Perth's Performing Arts Infrastructure – Committee for Perth) and specifically targeted at events associated with drama / performances / concerts which would potentially attract national and international performers. Approximate floor area 9,600m<sup>2</sup></p>
District Arts and Cultural Centre	<p>For the purpose of learning, exhibiting and developing community arts and cultural activities. (Ref: PLA WA revised CFG 2019 guidance). These facilities are essentially small spaces within district or regional level community centres which may be adapted for local artists to perform or display their collection, requiring adequate security/control, lighting, display space, reception in accordance with the detailed specification at Appendix G. Approximate floor area 1,160m<sup>2</sup></p>
District Men's (Community) Shed	<p>A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room varying from 200m<sup>2</sup> to 1,000m<sup>2</sup>.</p> <p>More recently there has been a move to develop women's sheds in isolation or as a combined centre. These are likely to emerge over the coming decade if it follows the same growth as the Men's Shed movement. (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will provide assistance to groups as per its existing policy position. Approximate floor area including ancillary space if developed in isolation is 1,110m<sup>2</sup></p>

Facility	Space Requirements (based on actual current facilities develop)
Regional Surf Life Saving Club	<p>Dedicated surf life saving venues specifically for beach rescue, training, competition and nippers development activity. They generally consist of large ground floor storage areas for equipment with direct access onto the beach. They also include ancillary training, office and meeting rooms. An integrated or detached unobstructed watch tower is essential together with good internet / radio reception. A dedicated gym for membership use is provided to support training activities and membership development. Wherever possible the club infrastructure should be capable of providing for other ocean based sporting / recreational use which requires adaptable storage and controlled access in accordance with the detailed specification at Appendix G. Approximate floor area including ancillary space if developed in isolation is 11,885m<sup>2</sup></p>

## ATTACHMENT 5 - Comparative Benchmarks

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
<b>Regional</b>			
Multipurpose Hard Courts (6-10 Courts)	1:35,000	<p>Netball and Basketball Courts: 1:3,000 – 4,000 (outdoor) for training purposes.</p> <p>10-12 outdoor courts minimum for an association (Netball)</p> <p>4-8 indoor courts – Regional/Sub-regional (Basketball)</p> <p>8 court club facility minimum for a population of 1:15,000 – 1:30,000 (Tennis)</p>	The population comparison indicates a provision of 1:35,000 would be reasonable and consistent with PLA guidelines.
Public Open Space (Active)	1:50,000	Regional: 1:250,000 plus various population trigger points for specific sports facilities from 1:3,000 to 1:20,000 depending on the sport identified	The population comparison indicates a provision of 1:50,000 would be reasonable and relatively consistent with PLA guidelines having regard to regional level active POS infrastructure which would incorporate a variety of oval and rectangular facilities. It is consistent with the Classification Framework for Public Open Space 2012
Library	1:60,000	<p>1:50,000 – 150:000 Regional</p> <p>All subject to a business case</p>	Library provision at a regional level of 1:60,000 to 1:90,000 would be reasonable based on industry benchmarking.
Indoor Recreation Centre (3-6 Courts)	1:75,000	1:50,000 – 100,000 Regional (3 courts plus)	<p>The provision of 1:75,000 is a reasonable level of provision with a younger demographic demanding a lower trigger point from 1:50,000 onwards.</p> <p>For Association (Basketball) provision ideally a four-court facility should be developed to meet competition and training requirements. This should also have the capacity to develop to an eight court facility if located at a regional site based on current benchmarking in Metropolitan Perth and Regional WA (i.e. Ray Owen Reserve in the City of Kalamunda, MARC in the City of Mandurah and ALAC within the City of Albany).</p>
Community Centre	1:100,000	Not Referenced	The population trigger point is reasonable for regional level provision which should be multi-functional in nature and service a variety of community groups (including seniors, youth, family and child health, play groups, arts and craft etc.)



Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
Aquatic Centre	1:120,000	1:250,000 (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure).	A trigger point of between 1:120,000 and 1:150,000 would be reasonable with a younger demographic dictating a population trigger point at the low point. Further analysis of aquatic level provision is provided below, based on potential footfall and required bather space.
Art Gallery	1:150,000	50,000 to 150,000 (Arts and Cultural Centre)  Any proposal supported with a well-researched business case addresses the specific need	Art Galleries ideally should be part of a multi-functional community and cultural centre where the use of available space can be maximised. They could also be part of a Regional Community Centre.
Beach Activity Nodes	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach while also having regard to associated supporting commercial activity. Ideally the activity nodes will be required to be supported by Surf Life Saving Infrastructure, including satellite outreach posts.
Surf Life Saving Club	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach and incorporated with a planned approach associated with key beach activity nodes.
<b>District</b>			
Public Open Space (Active)	1:25,000	1:15,000 – 25,000	The population comparison dictating a 1:15,000 – 25,000 is reasonable and will be influenced by age demographic associated with likely sporting club participation. It is consistent with the Classification Framework for Public Open Space 2012
Multipurpose Hard Courts (2 courts)	1:25,000	1:3,000 – 4,000 (outdoor) Basketball and Netball  1: 30,000 to – 50,000 District of 1-2 courts	It is likely that the provision of outdoor court space at a level of 1:3,000 – 4,000 (outdoor) Basketball and Netball is reasonable and ideally should be located on or within close proximity to shared use school sites, where available.  For tennis infrastructure there is a need to ensure a consolidated level of hard court provision and limit 2 court infrastructure to multi-use games areas (i.e. a combination of tennis, basketball, netball and other hard court activities). Dedicated club court provision should be 8 courts and incorporated with district level or regional level infrastructure.
Indoor Recreation Centre (1-2 Courts)	1:30,000	1: 30,000 to – 50,000 District of 1-2 courts	The need for indoor recreation centres of 1-2 courts is generally considered to be inappropriate in all circumstances except on a school site where community access should be secured by agreement.

Facility	2011 Plan	PLA Guidelines 2019 amendments	Recommendations
Community Centres	1:35,000	1:15,000 – 25,000	It is likely that a population trigger of 1:35,000 is more realistic having regard to other multi-functional provision which has the potential to offset the demand for meeting room space (i.e. sporting clubrooms with function areas and shared use of school infrastructure). It is to be noted that not all of the City of Wanneroo pavilions currently have a multipurpose room. These are to be developed where a case is merited and to enhance co-location / multi-functional use opportunities.
Library	1:35,000	1:15,000 – 30,000	The provision of 1:35,000 at a district level is reasonable if combined with other uses. Care should be taken to ensure such facilities / learning centres are aligned where possible to district community centres.
Art Gallery	1:47,500	1:50-150,000 (performing arts) 50,000 to 150,000 (Integrated within a District Centre). Any proposal supported with a well-researched business case addresses the specific need	As with art galleries at a regional level the need for dedicated display space is not necessarily required based on emerging trends but should be part of a multi-functional community facility which could also provide for performing arts and / or other community uses.
Beach Activity Nodes	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach while also having regard to associated supporting commercial activity.
Surf Life Saving Outpost	N/A	N/A	Need is dictated by accessibility and attractiveness of the beach.
<b>Local (CFG benchmark and DLGSC framework references neighbourhood provision)</b>			
Community Centres	1:7,500	1:7,500	The provision of 1:7,500 at a local level is reasonable if combined with other uses.
Public Open Space (Active)	1:7,000	Not Referenced	Generally, at a local level the provision of individual oval and rectangular sports spaces provides limited opportunity to develop a sport. The larger space and incorporation within a district or regional level facility should be encouraged to support the viability of organised sporting entities. One oval or rectangular pitch facility with minimal supporting infrastructure is useful as a satellite site to service a larger club with known constraints.

## ATTACHMENT 6 – Additional Community Facilities and Definitions

Facility	Definition	Recommended Trigger Points
<b>Youth Centre/Youth Space</b>	A centre providing leisure activities and advisory support for young people normally accommodated in a generic neighbourhood community centre.	1:20,000-1:30,000 – District level or within a multi-functional neighbourhood /local community centre.
<b>Skate Park</b>	Formal skate park facility generally within established public open space.	1:150,000 to 1:200,000 – Regional facility 1:10,000 – 25,000 – District facility 1:5,000-10,000 – Local facility
<b>BMX dirt track facility</b>	Designed along the lines of BMX race track layouts, which encourages single direction riding.	1:10,000-30,000 – District level facility
<b>BMX facility (formal bitumen track)</b>	Dedicated track for specific BMX activity generally and for club / state competition. Should be located adjacent to other wheeled sports activities, where possible.	1:50,000 plus – Regional
<b>Community and Performing Arts</b>	Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. Ideally located on a school site and subject to a shared use agreement.	1:150 – 250,000 – Regional level facility 1:50-150,000 – District level facility
<b>Regional Sports Facility (including aquatics)</b>	Large multi-functional sports facility (6/7 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure). Should be co-located with regional playing fields to minimise management and operational costs	1:250,000
<b>Sports Space (Various configurations)</b>	AFL ovals* Rugby Union/League Diamond pitch sports  Soccer pitches Cricket ovals Athletics (grass and synthetic) Hockey pitches (grass* and synthetic)	3: 15,000 Area/location specific 1:8,000 – 10,000 – youth 1:15,000 – 20,000 – adult 1:3,000 to 4,000 1:8,000 – 10,000 1:250,000 plus (synthetic) 1:75,000 (synthetic)
<b>Multi-use synthetic surfaces</b>	Various synthetic surfaces which may be used for soccer, hockey and, rugby (training and casual play).	Area/location specific.
<b>Lawn Bowls</b>	PLA WA seeks to develop infrastructure in accordance with the recommendations contained within the WA State Strategic Facilities Plan for Lawn Bowls.	The PLA WA guidelines are likely to be amended to reduce provision to an identified local need due to diminishing participation rates. It may not be a core

Facility	Definition	Recommended Trigger Points
		responsibility of the City to deliver such infrastructure which can be provided as a commercial club entity.
<b>Cycling facility</b>	Shared use / dual use tracks and trails for informal recreation and site connectivity.	Integrated with tracks and trails

## ATTACHMENT 7 – Suburb Specific Recommendations

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
<b>Alkimos</b>						
<b>a.</b> Regional multi-functional branch library: Development of one regional level branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC. (Review – not for all facilities cost for floor area only – 2012 had 17661 and 2,923m <sup>2</sup> – need to take into account comments on floor size)	2026	Alkimos Secondary Centre	1,200	City of Wanneroo / DCP	\$12.49M Facility Build only	Community Consultation and user feedback. Ongoing reporting requirements
<b>b.</b> Neighbourhood Community Centre: Development of up to four neighbourhood Community Centres. Alignment to pavilion and active reserves is preferable.	2020 2025 2031 2034	East Alkimos and Alkimos Secondary Centre	350	City of Wanneroo	4 x \$2.5M	Community Consultation and user feedback. Ongoing reporting requirements
<b>c.</b> District Community Centre (including youth and seniors' provision): Development of two multi-functional District Community Centres.	2029 2034	Alkimos Secondary Centre	700	City of Wanneroo / DCP / Grant Assistance	2 x \$3.7M	
<b>d.</b> Regional Community Centre: Development of one regional community centre co-located with the branch library: As the secondary centre, the facility is required to service the needs of the growing population to the south NCGC.	2026	Alkimos Secondary Centre	1,000	City of Wanneroo	\$7.2M	Community Consultation and user feedback. Ongoing reporting requirements Developer Engagement and Acceptance of DCP requirements
<b>e.</b> Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2023 2028 2032	East Alkimos	1ha - 5ha	City of Wanneroo	\$6.35M each (Total \$31,748M)	
<b>f.</b> Regional, or District or Neighbourhood Sports Space (to potentially incorporate sports identified below): <ul style="list-style-type: none"> <li>AFL ovals: 5 x senior AFL Ovals (25ha). Leatherback Park fulfils the need for one oval. Forestay Park facilitates the need for the second oval. A further three will need to be planned.</li> <li>Rugby Union/League: No provision deemed necessary.</li> <li>Diamond pitch sports: one diamond area (4.5ha) to service the needs of all diamond sports could be considered on one of the five local government provided ovals.</li> <li>Soccer pitches: Up to 10 rectangular pitches 10ha) provided within the broader structure planning area. Forestay Park has the capability of providing for two pitches, although use would be compromised by AFL activity.</li> <li>Cricket ovals (combined with AFL Ovals above) (4ha each).</li> <li>Hockey pitches: Up to five grass hockey pitches to be incorporated within the Regional Open Space (5ha)</li> </ul> 3 x District level infrastructure should be tied into the provision of formalised sports spaces. Leatherback Park and Forestay Park provide for district level sporting use.	TBD with alignment to District and Regional Park Development	East Alkimos	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Overall development cost of pitch and court infrastructure \$37.22M	
<b>g.</b> Regional Leisure Centre: The need for an indoor recreation centre has been identified with the provision of a six-court facility with potential to extend to eight courts (2ha). This should incorporate gym, programmable spaces for group and personal fitness, spin room, storage and site management and administration. This should be located within the Regional Sporting Precinct (POS) where shared services can be maximised. Sufficient space should be provided to accommodate a district level aquatic facility to offset the anticipated need for additional aquatic space post 2041.	2026	Alkimos Secondary Centre or East Alkimos	5,600 And Regional POS Space TBC	City of Wanneroo / DCP / Grant Assistance	\$50.1M (dry side only)	
<b>h.</b> Neighbourhood Skate Park: Up to 3 additional skate parks to be developed in strategic locations in accordance with a City	2021 2026	Various locations within or adjacent to district or neighbourhood POS	120	Grant Assistance	\$411k each	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
wide Strategy (to be developed) within district open space / regional sporting space, subject to consultation with youth representatives.	2036					
<b>i.</b> Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2021 2026 2041	Various locations within or adjacent to district or neighbourhood POS	260	Grant Assistance	\$342k each	
<b>j.</b> Aerobics/Fitness/ Gym: To be incorporated within the Regional Leisure Centre.	2026	Alkimos Secondary Centre	N/A	City of Wanneroo	N/A	
<b>k.</b> Neighbourhood multi-use synthetic surfaces: Up to 5 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2026 2029 2034	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / Grant Assistance	\$506.9k	
<b>l.</b> Regional basketball courts (indoor): Development of a six-court facility with potential to extend to 8 courts (within the Regional Sporting POS and as part of the Regional Leisure Centre). (2ha)	2026	Alkimos Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$26.675M each	
<b>m.</b> District netball courts (outdoor) Development of a four-court facility with options for multi-marked court infrastructure to service other court activities). (0.7ha)	2026		772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$1.539M	
<b>n.</b> District Lawn Bowls: Potentially one additional bowls club to service the needs of both Alkimos and Eglinton will be required, subject to a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha)	2024-26	East Alkimos	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	\$2.67M	
<b>o.</b> District tennis club Development of an eight-hard court district level tennis club facility has been identified as a facility which would meet the needs of the suburb. (1.4ha)	2024-26	East Alkimos	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	\$3.9M	
<b>p.</b> District Youth Centre/Youth Space: Potentially two youth centres are required to service Alkimos at the Regional Community Centre and District Community Centre.	2026	Alkimos Secondary Centre	N/A	City of Wanneroo / Grant Assistance	Incorporated with District and Regional Centres	
<b>q.</b> District Community and Performing Arts: To be provided within a public or private school and subject to a shared use agreement or as a part of the regional or district community centre.	TBD	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>r.</b> District Arts and Cultural Centre: To be provided within a public or private school and subject to a shared use agreement.	TBD – School Provision	Alkimos Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>s.</b> Regional Surf Life Saving Club: The current surf life saving club meets the needs of the Alkimos and NCGC community to full build out at a regional beach. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Alkimos South Coastal Village	N/A	N/A	N/A	
<b>Eglinton</b>						
<b>a.</b> District Level Multi-functional branch library: One district level branch library to service the immediate needs of Eglinton community will be required and co-located within a district level community facility.	2031	Eglinton District Centre	700	City of Wanneroo / DCP	\$6.79M	Community Consultation and user feedback. Ongoing reporting requirements
<b>b.</b> Neighbourhood Community Centres: Three neighbourhood community centres will be required to meet the needs of the local	2028 2034	North Eglinton	350	City of Wanneroo	3 x \$3.014M	



Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
community and should be determined on an 'as needs' basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2039					
<b>c.</b> District Community Centre (including youth and seniors' provision): One district level community centre will be required incorporating the multi-functional branch library, youth, seniors and associated services.	2031	Eglinton District Centre	700	City of Wanneroo / DCP / Grant Assistance	\$3.69M	
<b>d.</b> Neighbourhood Park: Heath Park currently provides a level of provision which will offset some of the need expressed in the research. A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Eglinton.	2023 2029 2034	North Eglinton	1ha - 5ha	City of Wanneroo	3 x \$6.165M	
<b>e.</b> District and Neighbourhood Sports Space to potentially incorporate sports identified below): <ul style="list-style-type: none"> <li>AFL ovals: 4 x senior AFL Ovals. (20ha)</li> <li>Rugby Union/League: Allara Estate, Amberton provides opportunities for rugby league and touch.</li> <li>Diamond pitch sports: One diamond area to service the needs of all diamond sports could be considered on one of the four local government provided ovals. (4.5ha)</li> <li>Soccer pitches: eight rectangular pitches to be provided. (8ha)</li> <li>Cricket ovals: (combined with AFL Ovals above). Allara Estate, Amberton provides reasonable cricket infrastructure opportunities. This will provide further opportunities with the development of a second oval.</li> <li>Hockey pitches: 3 x senior pitches (maximum). (3ha)</li> </ul> A minimum of 1 x District level sports space is required to provide an extensive club based infrastructure to service the suburb.	TBD with alignment to District Park Development	Eglinton District Centre North Eglinton	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Overall Sports Space cost of \$30.9M 1 x District Park at \$18.906M	
<b>f.</b> Neighbourhood Skate Park: Up to 3 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2025 2034 2041	Eglinton District Centre North Eglinton	120	Grant Assistance	\$411k each	
<b>g.</b> Neighbourhood BMX dirt track facility: Up to 2 co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2030 2041	Eglinton District Centre North Eglinton	260	Grant Assistance	\$342.5k each	
<b>h.</b> Neighbourhood multi-use synthetic surfaces: Up to 4 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2023 2028 2034 2041	Eglinton District Centre North Eglinton	600	City of Wanneroo / Grant Assistance	\$424.7k	
<b>i.</b> District basketball courts (indoor): Development of a 3 to 4 court facility. Consideration be given to the development of the facility on a shared use basis with the local secondary schools. (1ha)	2031	Eglinton District Centre North Eglinton	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$13.851M	
<b>j.</b> District netball courts (outdoor): Development of a six outdoor court facility to service local needs (potentially provided through a shared use agreement with local secondary schools). (1ha)	2031	Eglinton District Centre North Eglinton	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	Initial Cost TBC subject to shared use agreement with schools	
<b>k.</b> District tennis club: Development of a six court tennis club facility has been identified as serving the requirements of current and future growth. (1ha)	2034-36	North Eglinton	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	\$2.87M	
<b>l.</b> District Youth Centre/Youth Space: One youth centre / youth space is required to service Eglinton and should be incorporated within or adjacent to the District Community Centre.	2031	Eglinton District Centre North Eglinton	N/A	City of Wanneroo / Grant Assistance	Incorporated within District / Regional Centre	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
<b>m.</b> District Arts and Cultural Centre: To be incorporated as a neighbourhood / district level function within newly developing community centres. Should be flexible space, capable of being shared with other uses.	TBD – School Provision or community facility provision	North Eglinton	N/A	City of Wanneroo / Dept of Education	TBC - Incorporated within School provision	
<b>n.</b> District Men’s Shed Provision: The provision of a Men’s Shed would become more evident as the community ages in place. The provision of a Men’s Shed in close proximity to the main centre is likely to be required from 2026 onwards.	2036	North Eglinton	600	Grant Assistance	\$3.288M	
<b>o.</b> Regional Surf Life Saving Club: No additional provision is deemed necessary with the exception of temporary patrols facilitated from the Alkimos SLSC in locations deemed to require a small surf life saving beach presence at high beach use time.	N/A	N/A	N/A	N/A	N/A	
<b>Two Rocks</b>						
<b>a.</b> District multi-functional branch library One district level branch library to service the immediate needs of Two Rocks (to replace the existing Phil Renkin Centre Library).	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP	\$6.791M	
<b>b.</b> Neighbourhood Community Centre: Up to three neighbourhood community centres will be required to meet the needs of the local community and should be determined on an ‘as needs’ basis. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2036 2039 2041+	Two Rocks Coastal Centre and North Two Rocks Activity Centre	350	City of Wanneroo	3 x \$2.534M	
<b>c.</b> District Community Centre (including youth and seniors’ provision): The replacement of the Phil Renkin Centre will be required during the life of this plan. A multi-functional facility incorporating indoor court space, library, seniors, youth and place planning base should be considered.	2031	Two Rocks Coastal Centre	700	City of Wanneroo / DCP / Grant Assistance	\$3.699M	
<b>d.</b> Neighbourhood Park: A neighbourhood Park should be located within each estate and be walkable. Two additional neighbourhood parks will be required to service North Two Rocks and East Two Rocks.	2026 2033 2039	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	1ha - 5ha	City of Wanneroo	3 x \$6.165M	
<b>e.</b> District and Neighbourhood Sports Space (to potentially incorporate sports identified below): <ul style="list-style-type: none"> <li>AFL ovals: 3 to 4 AFL Ovals (15ha)</li> <li>Rugby Union/League: No provision deemed necessary</li> <li>Diamond pitch sports: Potential utilisation of one additional oval space (if four ovals are provided). (4.5ha)</li> <li>Soccer pitches: Overall provision of six rectangular pitches. (6ha)</li> <li>Cricket ovals: (combined with AFL Ovals above).</li> <li>Hockey pitches: A maximum provision of three rectangular hockey pitches. (3ha)</li> </ul> Charnwood Reserve has the potential to provide district level provision subject to implementation of the approved Master Plan. Two additional district parks (Active Reserves) will be necessary to facilitate the provision of the oval and rectangular space required.	TBD with alignment to District Park Development	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N’hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Total pitch costs of \$26,879M 2 x District Park at \$19.420M each	Community Consultation and user feedback. Ongoing reporting requirements
<b>i.</b> Neighbourhood Skate Park: Up to 2 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2026 2040	Various locations within or adjacent to district or neighbourhood POS	120	Grant Assistance	\$411k each	
<b>j.</b> Neighbourhood BMX dirt track facility: Up to 1 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2031	Various locations within or adjacent to district or neighbourhood POS	260	Grant Assistance	\$342.5k each	
<b>k.</b> Aerobics/Fitness/ Gym:	2031	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
Incorporated within district community centre.						
<b>l.</b> Neighbourhood multi-use synthetic surfaces: Up to 3 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed), subject to consultation with user groups and the local community.	2027 2037 2041	Various locations within or adjacent to district or neighbourhood POS	600	City of Wanneroo / Grant Assistance	\$506.9k	
<b>m.</b> District basketball courts (indoor): Development of a three court facility (potential replacement of Phil Renkin Centre with a dedicated two court facility and secured access to High School infrastructure). (0.5ha)	2031	Two Rocks North Secondary Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$10.118M	
<b>n.</b> District netball courts (outdoor): Development of a four-court facility (with options for multi-marked court infrastructure to service other court activities). (0.7ha)	2031	Two Rocks North Secondary Centre	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$1.539M	
<b>o.</b> District tennis club: Development of a four-court local tennis club facility which could be expanded to a six-court facility to cater for full build out. (0.7ha)	2038-2040	Two Rocks North Secondary Centre	Clubhouse: 200 Courts: 660 each (18m x 37m)	Grant Assistance	\$2.785M	
<b>p.</b> District Youth Centre/Youth Space: Two youth centres / youth space is required to service Two Rocks and East Two Rocks and should be incorporated within or adjacent to a District Community Centre.	2031	Two Rocks Coastal Centre and North Two Rocks Activity Centre and East Two Rocks Activity Centre	N/A	City of Wanneroo / Grant Assistance	Incorporated within District / Regional Centre	
<b>q.</b> District Community and Performing Arts: To be as part of district level community centre.	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>r.</b> District Arts and Cultural Centre: To be as part of district level community centre.	TBD – School Provision	Two Rocks North Secondary Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>s.</b> Regional Surf Life Saving Club: The Yanchep Beach Surf Life Saving Club provides sufficient coverage. No additional provision is deemed necessary with the exception of temporary patrols from Yanchep Beach SLSC.	N/A	N/A	N/A	N/A	N/A	
<b>Yanchep</b>						
<b>a.</b> Regional level: multi-functional branch library One regional level branch library is required: As the main NCGC Activity Centre, the facility will service the needs of the growing population in the north of the NCGC.	2036	Yanchep Metropolitan Centre	1,200	City of Wanneroo / DCP	\$12.049M	Community Consultation and user feedback. Ongoing reporting requirements.
<b>b.</b> Neighbourhood Community Centre: Yanchep Community Centre serves a purpose as a locally-accessible community centre. It will, however, not be readily converted to anything other than a neighbourhood level of provision. An additional four facilities should be provided within the suburb, meeting a local need. Opportunities may exist to partner with commercial service providers to offset the need to develop additional infrastructure.	2022 2027 2033 2038 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	350	City of Wanneroo	5 x \$2.397M	
<b>c.</b> District Community Centre (including youth and seniors' provision): Up to three additional district level community centres will need to be provided to meet the growing needs of the community to full build out. These could be aligned to District Open Space (active reserve) provision. Opportunities exist to combine the north and south DOS into one co-located facility subject to negotiation with developers.	2032 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	700	City of Wanneroo / DCP / Grant Assistance	3 x \$3.86M	
<b>d.</b> Regional Community Centre: Development of one regional community centre co-located with the branch library: As the primary centre, the facility is required to service the needs of the growing population to the north NCGC.	2036	Yanchep Metropolitan Centre	1,000	City of Wanneroo / DCP	\$5.069M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
<b>e.</b> Neighbourhood Park: An additional five Neighbourhood Park areas which provide a mixture of smaller satellite sporting spaces but predominantly passive and active areas for social connectivity and community gatherings.	2026 2031 2036 2041+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	1ha - 5ha	City of Wanneroo	5 x \$6.165M	
<b>f.</b> Regional, District or Neighbourhood Sports Space (to potentially incorporate sports identified below): <ul style="list-style-type: none"> <li>AFL ovals: 6 x senior AFL Ovals. Oldham Reserve provides for one of the ovals although limited to cricket and football with little athletics infrastructure. Splendid Park similarly provides for one oval at the district level for AFL. (30ha total)</li> <li>Rugby Union/League: Provision potentially incorporated within the Regional Sporting POS.</li> <li>Diamond pitch sports: Potential utilisation of one oval space on Regional Sporting POS. (4.5ha)</li> <li>Soccer pitches: Provision of six rectangular pitches. One soccer pitch (full size exists at St Andrews to offset this provision, but its future is uncertain), Splendid Park provides for two rectangular pitches at the district level. (4ha additional to current provision)</li> <li>Cricket ovals: (combined with AFL Ovals above). St Andrews provides for cricket and soccer but is compromised by bushland to the north and south and its future is uncertain. Splendid Park provides for one oval at the district level for cricket (shared with soccer).</li> <li>Hockey pitches: three potential grass hockey pitches (potential). (3ha)</li> </ul> District level infrastructure should be tied into the provision of formalised sports spaces. provide for district level sporting use. Splendid Park performs the first of three district level facilities which will be required to service the needs of the emerging population to 2041 and provide capacity for full build out	TBD with alignment to District and Regional Park Development 2 x District Provision required 2034 2040/41+	Yanchep Metropolitan Centre, North Yanchep Activity Centre and West Yanchep Activity Centre	5ha - 20ha Clubhouses and pavilions Regional: 900 District: 600 N'hood: 200	City of Wanneroo / DCP / Grant Assistance	Grass Oval Provision: \$1.25M Grass Rectangular Pitch Provision: \$750k Total cost of oval provision is \$33.147M 2 x District Parks at \$19.420 proposed	
<b>g.</b> Regional Leisure Centre: Yanchep is identified as the focal point for a regional wet and dry side facility to incorporate 1,200m <sup>2</sup> minimum of water space, gym, group fitness, four court facility and other ancillary use. As the major regional recreation centre servicing the NCGC, facility to be combined with regional sporting precinct.	2036	Yanchep Metropolitan Centre or within close proximity	12,600 Regional POS TBC	City of Wanneroo / DCP / Grant Assistance	\$82.97m Broader Precinct TBC	
<b>i.</b> Neighbourhood Skate Park: Up to 5 to be developed in strategic locations in accordance with a City wide Strategy (to be developed) within district open space / regional sporting space subject to consultation with youth representatives.	2021 2028 2033 2037 2041+	Various locations within or adjacent to district or neighbourhood POS	120	Grant Assistance	\$411k each	
<b>j.</b> Neighbourhood BMX dirt track facility: Up to 3 to be co-located with strategic positioning of skate park infrastructure within a contained wheeled sport precinct in accordance with a City wide Strategy (to be developed) and within a multi-functional district / neighbourhood open space.	2023 2033 2041	Various locations within or adjacent to district or neighbourhood POS	260	Grant Assistance	\$342.5k each	
<b>l.</b> Aerobics/Fitness/ Gym: To be incorporated within the Regional wet and dry Leisure Centre.	2036	Within Regional Recreation Centre	N/A	City of Wanneroo	N/A	
<b>m.</b> Neighbourhood multi-use synthetic surfaces: Up to 6 to be developed in strategic locations within district and neighbourhood open space in accordance with a City wide Strategy (to be developed) subject to consultation with user groups and the local community.	2021 2023 2029 2034 2038 2041	Various locations within or adjacent to district or neighbourhood PO	600	City of Wanneroo / Grant Assistance	\$506.9k	
<b>n.</b> Regional basketball courts (indoor): Development of a six-court facility with potential to expand to eight courts for full build out.	2026 2036	Yanchep Metropolitan Centre	782 each (34m x 23m incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$20.263M	

Facility Recommendation/Rationale	Date Required	Location	Potential Size (floor area in m <sup>2</sup> )	Funding	Indicative Capital or Funding Cost	Monitoring
(2ha) aligned to regional leisure centre						
<b>o.</b> Regional netball courts (outdoor): Development of an eight-court facility initially with the potential to develop a 16-court regional competition venue. (2. 6 ha)	2026 2036	Yanchep Metropolitan Centre	772 (36.15 x 21.35 incl runoff)	City of Wanneroo / DCP / Grant Assistance	\$2.737	
<b>p.</b> District Lawn Bowls: One bowls club to service the needs of both Yanchep and Two Rocks will be required subject to the outcome of a 2020 strategic review of bowls infrastructure across the City. (Up to 1ha).	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Green (1) (31m x 40m)	Grant Assistance	\$2.671M	
<b>q.</b> District and Potential Regional Tennis Club: Development of an 8-court district tennis club facility which could be expanded to a 12-court facility to cater for full build out and provision of a large community / regional centre. (2ha)	2034-36	North Yanchep Activity Centre	Clubhouse: 400 Courts: 660 each (18m x 37m)	Grant Assistance	\$3.918M	
<b>r.</b> District Youth Centre/Youth Space: Potentially two youth centres are required to service Yanchep at the Regional Community Centre and District Community Centre.	2036	Yanchep Metropolitan Centre and North Yanchep Activity Centre	N/A	City of Wanneroo / Grant Assistance	Incorporated within District / Regional Centre	
<b>s.</b> District Community and Performing Arts: To be provided as a part of district/regional arts and cultural centre.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>t.</b> District and potential Regional Arts and Cultural Centre: The current arts space at Mary Lindsay Homestead fulfils the need within Yanchep for a low level arts facility. This could be supplemented by a larger multi-functional facility within the Yanchep Regional Centre to cater for NCGC performing arts and local artistry display needs.	TBD – School Provision	Yanchep Metropolitan Centre	N/A	City of Wanneroo / Dept of Education	Initial Cost TBC subject to shared use agreement with schools	
<b>u.</b> District Men’s (Community) Shed Provision: The provision of a Men’s Shed would become more evident as the community ages in place. With the projected population growth in Yanchep, the likely timescale for a facility of this nature is 2036 onwards.	2038	North Yanchep Activity Centre	600	Grant Assistance	\$3.288M	
<b>v.</b> Regional Surf Life Saving Club: The current surf life saving club will meet the needs of the Yanchep and NCGC community to full build out. No additional provision is required with the exception of extended beach patrols at activity nodes.	N/A	Yanchep Lagoon	N/A	N/A	N/A	

## ATTACHMENT 8 – Facility Provision

		Community Buildings														Sport Facilities						Other Facilities*						
		Library (R)	Library (D)	Community Centre (M)	Community Centre (D)	Community Centre (R)	Leisure Centre (R)	Aerobics / Fitness / Gym	Indoor Basketball Courts (R)	Indoor Basketball Courts (D)	Outdoor Netball Courts (R)	Outdoor Netball Courts (D)	Tennis Club (D)	Youth Centre (D)	Surf Lifesaving Club (R)	Senior (Adult) Ovals	Rectangular Pitches	Hockey	Indoor Courts	Netball Courts	Tennis Courts	Skate Park	BMX	Park (M)	Multi-Use Synthetic Space	Men's Shed (D)	Performing Arts (D)	Arts and Cultural Centre (D)
Required as per review	Alkimos	1		4	2	1	1	1	1			1	1	1	1	5	10	3	8	4	8	3	3	3	5		1	1
	Eglinton		1	3	1					1		1	1	1		4	8	3	4	6	6	3	2	3	4	1		1
	Two Rocks		1	3	1					1		1	1	1		4	6	3	3	4	4	2	1	3	3		1	1
	Yanchep	1		5	2	1	1	1	2		1		1	1		6	6	3	3	4	8	5	3	4	6	1	1	1
	Total	2	2	15	6	2	2	2	2	3	2	1	3	4	4	1	19	30	12	18	18	26	13	9	13	18	2	3
Proposed facility (and included components)	Alkimos Surf Life Saving Club													1														
	Alkimos Regional Community Centre	1				1																						
	Alkimos District Community Centre 1				1								1															
	Alkimos Aquatic and Recreation Centre						1	1	1										7									
	Alkimos Regional Open Space			4							1		1			2	8	4		10	4							
	Alkimos District Open Space			1												2					4							
	Yanchep Regional Open Space			4								1	1			4	8	4		6	6							
	Eglinton District Community Centre		1		1									1														
	Two Rocks District Community Centre		1		1									1														
	North Eglinton Indoor Recreation Centre									1									3									
	Alkimos District Community Centre 2				1																							
	Yanchep District Community Centre				1									1														
	Eglinton District Open Space			1								1				2	3			2								
	Yanchep Aquatic and Recreation Centre						1	1	1										8									
	Yanchep Regional Community Centre	1				1																						
	Eglinton Mens Shed																									1		
	Eglinton Hardcourts (Tennis)			1									1								4							
	Yanchep Mens Shed																									1		
	Two Rocks Indoor Recreation Centre									1	1								3									
	Two Rocks District Open Space			1												2												
	North Yanchep Open Space			2								1	1				3			2	4							
	North Yanchep District Community Centre				1																							
Total		2	2	14	6	2	2	2	3	2	1	3	4	4	1	12	22	8	21	20	22	0	0	0	0	2	0	0
Total unaccounted for		0	0	1	0	0	0	0	0	0	0	0	0	0	0	7	8	4	3	2	4	13	9	13	18	0	3	4
														Existing Sporting Facilities	Alkimos	2					*These facilities are subject to further review							
															Eglinton		4											
															Two Rocks		1		1									
															Yanchep	3	3			2								2
															Total	5	8	0	1	2								2
															2	0	4	4	4	2								



## ATTACHMENT 9 – Facility Requirements and Composition (Proposed)

### Community Centres

#### Neighbourhood Community Centres

The Community Facilities Plan (CFP) has indicated there is a future requirement for 15 neighbourhood level facilities in the NCGC. According to the report (p 103), the facilities can be located at Active sporting reserves. As long as the planned POS includes pavilions with activity rooms and meeting spaces (circa 350sqm) this will fulfil the requirements for these facilities.

It should be noted there are already three community centres in the corridor – Yanchep CC, Phil Renkin Centre and the soon to be completed pavilion at Leatherback Park, Alkimos. It is also notable that the pavilions at both Oldham Park and Splendid Park serve the purposes of Neighbourhood Community Centres.

#### Alkimos Regional Community Centre / Library

Project Name	Alkimos Regional Community Centre / Library
Location	Alkimos Secondary Centre
Items include from CFP	1 x Regional Community Centre (2026) 1 x Regional Library (2026)
Total Size Required	<p><b>Community Centre</b> Internal - 1,510m<sup>2</sup> External – 7,250m<sup>2</sup> Total – 8,760m<sup>2</sup></p> <p><b>Library</b> Internal – 2,923m<sup>2</sup> External – 14,738m<sup>2</sup> Total – 17,661m<sup>2</sup></p> <p><b>Total</b> Total Internal – 4,433m<sup>2</sup> Total External* - 21,988m<sup>2</sup> Total Space – 26,421m<sup>2</sup></p> <p>*The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2022/23
Construction Conclude	2026/27
Cost Comparison	<p><b>2019</b> Regional Community Centre - \$7,202,090 Regional Library - \$12,049,835</p> <p><b>2012</b> Regional Community Centre - \$8,928,939 Regional Library - \$19,583,167</p> <p><b>DCP</b> Library Secondary Centre - \$7,358,419</p>
Cost Recommendation for LTFP (DCP	\$12,049,835 ( <b>\$7,358,419</b> )

Contribution)	
Notes	<p><u>Regional Community Centre</u> Regional Community Centres provide a multifunctional resource serving a catchment beyond 5km. The centre generally provides principally dedicated resources for the community ranging from family health and welfare, library, senior and youth space where the focus.</p> <p>The facilities will often include a regional library and a one-stop-shop for local government services. They will generally perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies The level of services will cross across district level activities but incorporate those higher level community services which focus on a broader catchment.</p> <p><u>Regional Library</u> A Regional Library facility is not a stand-alone structure and is required to be integrated within existing regional level facilities within close proximity of activity centres</p>
2012 Comparison	According to the 2012 CFP, there are two District Community Centres proposed in stages 4 (2027-2031) and 5 (2032 – 2036). The first facility (Stage 4) would later be upgraded to a Regional Facility in Stage 7 (2042 to 2046). Bringing the Regional Facility forward will allow provide for the District and Regional facility requirements.

### Alkimos District Community Centre (1)

Project Name	Alkimos District Community Centre (1)
Location	Alkimos Secondary Centre
Items include from CFP	1 x District Youth Centre (2026) 1 x District Community Centre (2029)
Total Size Required	Total Internal – 1,039m <sup>2</sup> Total External - 4,296m <sup>2</sup> Total Space – 5,335m <sup>2</sup>  This would include provision of Youth Centre equivalent (200 - 250m <sup>2</sup> )
Planning Commence	2024/25
Construction Conclude	2028/29
Cost Comparison	<b>2019</b> District Community Centre - \$3,700,000  <b>2012</b> District Community Centre - \$5,641,538  <b>DCP</b> Community Centre District – \$5,637,158
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$5,637,158 ( <b>\$5,637,158</b> )
Notes	District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational

	<p>sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health.</p> <p>A District Youth Centre should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS.</p>
2012 Comparison	<p>Two District Community Centres were proposed for Alkimos/Eglinton in stages 4 (2027-2031) and 5 (2032 – 2036). The original intent for first facility (Stage 4) would be later upgraded to a Regional Facility in Stage 7 (2042 to 2046).</p>

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### Eglinton District Community Centre / Library

Project Name	Eglinton District Community Centre / Library
Location	Eglinton District Centre
Items include from CFP	1 x District Community Centre (2031) 1 x District Library (2031) 1 x District Youth Centre (2031)
Total Size Required	<p><b>Community Centre</b> Internal - 1,039m<sup>2</sup> External – 4,296m<sup>2</sup> Total – 5,335m<sup>2</sup></p> <p>This would include provision of Youth Centre equivalent (200 - 250m<sup>2</sup>)</p> <p><b>Library</b> Internal – 1,450m<sup>2</sup> External – 7,296m<sup>2</sup> Total – 8,746m<sup>2</sup></p> <p><b>Total</b> Total Internal – 2,489m<sup>2</sup> Total External* - 11,592m<sup>2</sup> Total Space – 14,801m<sup>2</sup></p> <p>*The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2028/29
Construction Conclude	2031/32
Cost Comparison	<p><b>2019</b> District Community Centre - \$3,699,000 District Library - \$4,384,000 District Youth Centre – Not Indicated (Included in District Community Centre)</p> <p><b>2012</b> District Community Centre - \$5,641,538 District Library - \$8,429,518 District Youth Centre – Not Indicated</p> <p><b>DCP</b> Community Centre District – \$5,637,158 Library District – \$7,358,419</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$12,995,577 ( <b>\$12,995,577</b> )
Notes	<p>District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health.</p> <p>A District Youth Centre should not be a dedicated facility in its</p>

	<p>own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS.</p> <p>A District Library is not a stand-alone structure and is required to be integrated within existing community facilities and located within close proximity of mixed use activity centres. Ideally a district multi-functional branch library will form part of a district community centre.</p>
2012 Comparison	<p>Two District Community Centres were proposed for Alkimos/Eglinton in stages 4 (2027-2031) and 5 (2032 – 2036). The original intent for first facility (Stage 4) would be later upgraded to a Regional Facility in Stage 7 (2042 to 2046).</p>

### Yanchep Regional Community Centre / Library

Possible Name	Yanchep Regional Community Centre and Library
Location	Yanchep Metropolitan Centre
Items include from CFP	<p>1 x Regional Community Centre (2036)</p> <p>1 x Regional Library (2036)</p>
Total Size Required	<p><b>Community Centre</b> Internal - 1,510m<sup>2</sup> External – 7,250m<sup>2</sup> Total – 8,760m<sup>2</sup></p> <p><b>Library</b> Internal – 2,923m<sup>2</sup> External – 14,738m<sup>2</sup> Total – 17,661m<sup>2</sup></p> <p><b>Total</b> Total Internal – 4,433m<sup>2</sup> Total External* - 21,988m<sup>2</sup> Total Space – 26,421m<sup>2</sup></p> <p>*The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2032/33
Construction Conclude	2036/37
Cost Comparison	<p><b>2019</b> Regional Community Centre - \$5,059,000 Regional Library - \$12,049,835</p> <p><b>2012</b> Regional Community Centre - \$8,683,659 Regional Library - \$19,056,263</p> <p><b>DCP</b> Not listed in Current DCP</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$12,049,835 ( <b>No DCP</b> )

Notes	<p><u>Regional Community Centre</u> Regional Community Centres provide a multifunctional resource serving a catchment beyond 5km. The centre generally provides principally dedicated resources for the community ranging from family health and welfare, library, senior and youth space where the focus.</p> <p>The facilities will often include a regional library and a one-stop-shop for local government services. They will generally perform the role of the key base for emergency services for public information, emergency accommodation and respite in the face of natural disaster / public bush fire or other emergencies The level of services will cross across district level activities but incorporate those higher level community services which focus on a broader catchment.</p> <p><u>Regional Library</u> A Regional Library facility is not a stand-alone structure and is required to be integrated within existing regional level facilities within close proximity of activity centres</p>
2012 Comparison	A Regional Community Centre was proposed for Yanchep / Two Rocks in Stage 5 (2032 – 2036). This facility complements that recommendation.

### Yanchep District Community Centre

Project Name	Yanchep District Community Centre
Location	Yanchep Metropolitan Centre
Items include from CFP	1 x District Community Centre (2032) 1 x District Youth Centre (2032)
Total Size Required	<p><b>Community Centre</b> Internal - 1,039m<sup>2</sup> External – 4,296m<sup>2</sup> Total – 5,335m<sup>2</sup></p> <p>This would include provision of Youth Centre equivalent (200 - 250m<sup>2</sup>) *The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2029/30
Construction Conclude	2032/33
Cost Comparison	<p><b>2019</b> District Community Centre - \$3,836,000 District Youth Centre – Not Indicated (Included in District Community Centre)</p> <p><b>2012</b> District Community Centre - \$5,641,538 District Youth Centre – Not Indicated</p> <p><b>DCP</b> Not listed in Current DCP</p>
Cost Recommendation for LTFP (DCP Contribution)	\$3,836,000 (No DCP)



Notes	<p>District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health.</p> <p>A District Youth Centre should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS.</p>
2012 Comparison	Two District Community Centres proposed in stage 3 (2022 - 2026) and three more in stages 8, 9 and 10 (2047 – 2061). This facility provision has been reassessed in 2019, and will not be required as early.

### North Yanchep District Community Centre

Project Name	North Yanchep District Community Centre
Location	North Yanchep Activity Centre
Items include from CFP	1 x District Community Centre (2041+)
Total Size Required	<p><b>Community Centre</b> Internal - 1,039m<sup>2</sup> External – 4,296m<sup>2</sup> Total – 5,335m<sup>2</sup></p> <p>*The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2041/42+
Construction Conclude	TBD
Cost Comparison	<p><b>2019</b> District Community Centre - \$3,836,000 District Youth Centre – Not Indicated (Included in District Community Centre)</p> <p><b>2012</b> District Community Centre - \$5,641,538 District Youth Centre – Not Indicated</p> <p><b>DCP</b> Not listed in Current DCP</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$3,836,000 ( <b>No DCP</b> )
Notes	District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health.

	<p>A District Youth Centre should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS.</p> <p>A District Library is not a stand-alone structure and is required to be integrated within existing community facilities and located within close proximity of mixed use activity centres. Ideally a district multi-functional branch library will form part of a district community centre.</p>
2012 Comparison	Two District Community Centres proposed in stage 3 (2022 - 2026) and three more in stages 8, 9 and 10 (2047 – 2061). This facility provision has been reassessed in 2019, and will not be required as early.

### Two Rocks District Community Centre / Library

Possible Name	Two Rocks Yanchep Regional Community Centre / Library
Location	Two Rocks Coastal Centre
Items include from CFP	1 x District Community Centre (2031) 1 x District Youth Centre (2031) 1 x District Library (2031)
Total Size Required	<p><b>Community Centre</b>  Internal - 1,039m<sup>2</sup>  External – 4,296m<sup>2</sup>  Total – 5,335m<sup>2</sup></p> <p>This would include provision of Youth Centre equivalent (200 - 250m<sup>2</sup>)</p> <p><b>Library</b>  Internal – 1,450m<sup>2</sup>  External – 7,296m<sup>2</sup>  Total – 8,746m<sup>2</sup></p> <p><b>Total</b>  Total Internal – 2,489m<sup>2</sup>  Total External* - 11,592m<sup>2</sup>  Total Space – 14,801m<sup>2</sup></p> <p>*The total external requirement will be reduced given the buildings will be completed together.</p>
Planning Commence	2027/28
Construction Conclude	2030/31
Cost Comparison	<p><b>2019</b>  District Community Centre - \$3,699,000  District Library - \$6,791,000  District Youth Centre – Not Indicated (Included in District Community Centre)</p> <p><b>2012</b>  District Community Centre - \$5,493,000  District Library - \$8,184,630  District Youth Centre – Not Indicated</p>

	<b>DCP</b> Not listed in Current DCP
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$6,791,000 ( <b>No DCP</b> )
Notes	<p>District Community Centres provides a multi-functional resource serving a wider 2km to 5km catchment within a community. The centre invariably provides a large activity space (for recreational sporting use, personal fitness, large group gatherings, youth and seniors activities. It also provides opportunities for a variety of community group meeting and activity rooms together with access for not-for-profit and state level family services to be provided (i.e. family health, child health.</p> <p>A District Youth Centre should not be a dedicated facility in its own right, but be located within a district centre and supplemented at the local level by access to youth meeting areas such as skate parks / informal BMX tracks / dedicated spaces within POS.</p> <p>A District Library is not a stand-alone structure and is required to be integrated within existing community facilities and located within close proximity of mixed use activity centres. Ideally a district multi-functional branch library will form part of a district community centre.</p>
2012 Comparison	Two District Community Centres proposed in stage 3 (2022 - 2026) and three more in stages 8, 9 and 10 (2047 – 2061). This facility provision has been reassessed in 2019, and will not be required as early.

### Eglinton Men's Shed

Project Name	Eglinton Men's Shed
Location	North Eglinton
Items include from CFP	Eglinton Men's Shed
Total Size Required	600m <sup>2</sup> to 1,000m <sup>2</sup>
Planning Commence	2031/32
Construction Conclude	2035/36
Cost Comparison	<p><b>2019</b> Men's Shed - \$3,288,000</p> <p><b>2012</b> Men's Sheds were not considered in 2012</p> <p><b>DCP</b> Not listed in Current DCP</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$3,288,000 ( <b>No DCP</b> )
Notes	<p>MENS SHEDS ARE NOT CURRENTLY INCLUDED ON THE CFP. They will be subject to further planning</p> <p>A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room.</p>

2012 Comparison	No Men's Sheds were considered in the 2012 report.
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### Yanchep Men's Shed

Project Name	Yanchep Men's Shed
Location	North Yanchep Activity Centre
Items include from CFP	Yanchep Men's Shed
Total Size Required	600m <sup>2</sup> to 1,000sqm
Planning Commence	2033/34
Construction Conclude	2037/38
Cost Comparison	<b>2019</b> Men's Shed - \$3,288,000  <b>2012</b> Men's Sheds were not considered in 2012  <b>DCP</b> Not listed in Current DCP
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$3,288,000 ( <b>No DCP</b> )
Notes	<p>MENS SHEDS ARE NOT CURRENTLY INCLUDED ON THE CFP. They will be subject to further planning</p> <p>A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room.</p>
2012 Comparison	No Men's Sheds were considered in the 2012 report.

## Leisure Centres

As identified in both the Report and the North Coast Aquatic Facility Assessment and Business Case, the timing for a large regional level facility is currently required in the Northern Corridor. All reports support the provision of two facilities, one in Alkimos, and one in Yanchep. As per the Business Case, the first facility should be located in Alkimos, with a second facility in Yanchep approximately 10 years after the first.

Both facilities would include the following aspects of the recommendations:

- Leisure Centre
- Aerobics/Fitness/Gym
- Indoor Basketball Courts

These facilities will service the above components in all four suburbs, with the Alkimos Facility servicing both Alkimos and Eglinton, with the Yanchep facility servicing both Yanchep and Two Rocks. It should be noted these are large facilities, and will attract users from a larger catchment than just the NCGC.

### Alkimos Aquatic and Recreation Centre

Project Name	Alkimos Regional Aquatic and Recreation Centre
Location	Alkimos Central
Items include from CFP	Regional Leisure Centre (including Aquatic Infrastructure) 7 x Indoor Basketball Courts* Aerobic / Fitness / Gym  *As per Business Case recommendations

Total Size Required	<b>Leisure Centre</b> Internal (Wet) – 4,486m <sup>2</sup> *Internal (Dry) – 6,739m <sup>2</sup> External – 35,248m <sup>2</sup> Total – 46,473m <sup>2</sup>  *Inclusive of four (4) courts
Planning Commence	2021/22
Construction Conclude	2025/26
Cost Comparison	<b>2019</b> Regional Leisure Centre - \$50,100,900 *Indoor Basketball Courts - \$26,675,380 Aerobics / Fitness / Gym included in Leisure Centre  <b>2012</b> Indoor Rec / Aquatic Centre - \$64,035,596 *Indoor Recreation Centre - \$24,924,180  *The final number of included courts will determine the cost  <b>DCP</b> Indoor Recreation Centre District – \$10,572,376
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$60,600,000 (as per Business Case recommendations) <b>(\$10,572,376)</b>
Notes	<b>Regional Leisure Centre</b> Large multi-functional sports facility (6-8 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure).  <b>Indoor Basketball Courts</b> A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts.
2012 Comparison	Both a regional and District indoor recreation Centre are indicated for Stage 6 (2037-2041). This facility incorporates elements of both, and brings forward to complement adjusted population figures (based on 2020 Business Case)

### North Eglinton Indoor Recreation Centre

Project Name	North Eglinton Indoor Recreation Centre
Location	North Eglinton District Centre
Items include from CFP (potential)	3 x Indoor Basketball Courts*  *As per current concept design
Total Size Required	Internal – 3,103m <sup>2</sup> External – 10,536m <sup>2</sup> *Total – 13,639m <sup>2</sup>  *Inclusive of four (4) courts
Planning Commence	2024/25
Construction Conclude	2028/29

Cost Comparison	<b>2019</b> Indoor Basketball Courts - \$13,851,440  <b>2012</b> Indoor Recreation Centre - \$13,209,953  *The final number of included courts will determine the cost  <b>DCP</b> Indoor Recreation Centre District - \$10,920,094
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$10,920,094 ( <b>\$10,920,094</b> )
Notes	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land should be considered where possible.
2012 Comparison	Both a regional and District indoor recreation Centre were indicated for Stage 6 (2037-2041). This facility supports the larger Aquatic Facility, providing the additional court space elements of both.

### Yanchep Aquatic and Recreation Centre

Possible Name	Yanchep Aquatic and Recreation Centre
Location	Yanchep Metropolitan Centre
Items include from CFP	Regional Leisure Centre (including Aquatic Infrastructure) 8 x Indoor Basketball Courts* Aerobic / Fitness / Gym
Total Size Required	<b>Leisure Centre</b> Internal (Wet) – 4,486m <sup>2</sup> *Internal (Dry) – 6,739m <sup>2</sup> External – 35,248m <sup>2</sup> Total – 46,473m <sup>2</sup> *Inclusive of four (4) courts
Planning Commence	2031/32
Construction Conclude	2036/37
Cost Comparison	<b>2019</b> Regional Leisure Centre - \$82,970,625 *Indoor Basketball Courts - \$20,263,410 Aerobics / Fitness / Gym included in Leisure Centre  <b>2012</b> Indoor Rec / Aquatic Centre - \$90,289,077  *The final number of included courts will determine the cost  <b>DCP</b> Not included in current DCP



Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$82,970,625 ( <b>No DCP</b> )
Notes	<p><b>Regional Leisure Centre</b> Large multi-functional sports facility (6-8 court facility, gym, aerobics, community meeting rooms, could be combined with aquatic infrastructure).</p> <p><b>Indoor Basketball Courts</b> A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts.</p>
2012 Comparison	The need for an aquatic facility in the area was identified as a requirement in stage 7 (2042-2046) in 2012, with another Regional and District Indoor Centre due in stage 10 (2057-2061). This facility will bring forward the regional aquatic facility, and will complement the district indoor rec centre in Two Rocks (to be developed five years later). There is additional provision recommended in the 2012 report for circa 2057. This will need to be revisited closer to the time.

### Two Rocks Indoor Recreation Centre

Project Name	Two Rocks Indoor Recreation Centre
Location	North Yanchep Activity Centre 1
Items include from CFP (potential)	3 x Indoor Basketball Courts
Total Size Required	Internal – 3,103m <sup>2</sup> External – 10,536m <sup>2</sup> *Total – 13,639m <sup>2</sup> *Inclusive of four (4) courts
Planning Commence	2038/39
Construction Conclude	2042/43
Cost Comparison	<p><b>2019</b> Indoor Basketball Courts - \$10,118,957</p> <p><b>2012</b> Indoor Recreation Centre - \$12,827,501</p> <p>*The final number of included courts will determine the cost</p> <p><b>DCP</b> Not included in current DCP</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$10,118,957 ( <b>No DCP</b> )
Notes	A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land

	should be considered where possible.
2012 Comparison	As per the above, this facility will complement the Regional Aquatic Facility planned for 2037. As per the 2012 report, there may be additional requirements for a similar facility later (circa 2055) – this will need to be reviewed at a later date.

## Sport Fields

	Alkimos	Eglinton	Total	Two Rocks	Yanchep	Total
Oval	5	4	9	4	6	10
Rectangular Pitches	10	8	18	6	6	12
Hockey	3	3	6	3	3	6
Indoor Courts*	8	4	12	3	4	7
Netball	4	6	10	4	4	8
Tennis	8	6	14	4	8	12

\*Indoor Courts to be incorporated into Leisure and Community Centres

### Alkimos / Eglinton Current Provision

Facility	Rectangular Fields	Ovals
Leatherback Park		1
Heath Park	4	
Forestay Park		1
<b>Total</b>	<b>4</b>	<b>2</b>

### Alkimos Regional Open Space

Project Name	Alkimos Regional Open Space
Location	Alkimos Parks and Recreation Reserve Area
Items include from CFP	2 x AFL/Cricket Ovals (Including Diamonds) 4 x Hockey (1 x synthetic) 8 x Rectangular (Rugby and Soccer) 8 x Netball / Tennis* 6 x Netball* 5 x Neighbourhood Community Centre 1 X District Tennis Club  *For the purposes of matching facility provision, this is considered as 10 Netball and 4 Tennis Courts total  All surfaces are Senior (Adult) sized unless otherwise indicated.
Total Size Required	Internal – 3,244m <sup>2</sup> External – 238,708m <sup>2</sup> Total* – 241,952m <sup>2</sup>  *Based on 2012 model. This will vary depending on available land parcel and required facilities
Planning Commence	2023/24
Construction Conclude	2028/29
Cost Comparison	<b>2019</b> Regional Open Space* - \$37,222,900 5 x Neighbourhood Community Centres (\$2,397,500) -

	<p>\$11,987,500</p> <p><b>2012</b> Regional Public Open Space - \$27,604,499</p> <p>*Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition</p> <p><b>DCP</b> Multipurpose Hardcourts District - \$2,954,988 Public Open Space District Pavilion - \$2,498,361 Public Open Space District Oval - \$4,364,635</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	<p>\$27,604,499</p> <p><b>(No DCP)</b></p>
Notes	<p>Regional sporting space is in excess of 20 hectares in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space.</p> <p>The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> <li>• A minimum of two AFL ovals</li> <li>• A minimum of two cricket ovals</li> <li>• A minimum of 4 diamonds for baseball/softball/T-ball</li> <li>• A minimum of 2 rugby pitches</li> <li>• A minimum of 4 soccer pitches</li> <li>• A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface with associated fencing, when the need can be justified).</li> <li>• A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use).</li> <li>• A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked).</li> <li>• Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts.</li> <li>• An aquatic component – at regional level a 50m, 10 lane pools with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities.</li> <li>• Car parking and ancillary access and associated landscaping.</li> </ul> <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>
2012 Comparison	<p>There were no regional open spaces indicated in the 2012 plan for the Alkimos/Eglinton area. There were 2 District Open Spaces, set for stages 3 (2022-2026) and Stage 5 (2032-2036). As the previous plan did not consider the need for neighbourhood spaces, this facility will provide adequate coverage for most of the area, complemented by existing</p>

	facilities and an additional district space in Eglinton.
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### Alkimos District Open Space

Project Name	Alkimos District Open Space
Location	Alkimos Parks and Recreation Reserve Area
Items include from CFP	2 x Senior Ovals 4 x Hardcourts 1 x Neighbourhood Community Centre
Total Size Required	Internal – 968m <sup>2</sup> External – 96,269m <sup>2</sup> Total* – 97,237m <sup>2</sup>  *Based on 2012 model. This will vary depending on available land parcel and required facilities
Planning Commence	2024/25
Construction Conclude	2029/30
Cost Comparison	<b>2019</b> Regional Open Space* - \$37,222,900 Neighbourhood Community Centre - \$2,397,500  <b>2012</b> Regional Public Open Space - \$10,787,631  *Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition,  <b>DCP</b> Public Open Space District Pavilion - \$2,498,361 Public Open Space District Oval - \$4,364,635 Multipurpose Hard Courts District - \$2,954,988
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$9,817,984 ( <b>\$9,817,984</b> )
Notes	Generally in excess of 5 hectares and up to 20 hectares, providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas.
2012 Comparison	This facility will replace the proposed district facility slated for Stage 5 (2032-2036) in the original plan.

### Eglinton District Open Space

Project Name	Eglinton District Open Space
Location	North Eglinton (in proximity to Eglinton District Centre)
Items include from CFP	2 x Senior Ovals 3 x Rectangular fields 2 x Netball Courts 4 x Tennis Courts 1 x Neighbourhood Community Centre
Total Size Required	Internal – 968m <sup>2</sup> External – 96,269m <sup>2</sup> Total* – 97,237m <sup>2</sup>  *Based on 2012 model. This will vary depending on available

	land parcel and required facilities
Planning Commence	2031/32
Construction Conclude	2035/36
Cost Comparison	<p><b>2019</b> Regional Open Space* - \$37,222,900 Neighbourhood Community Centre - \$2,397,500</p> <p><b>2012</b> Regional Public Open Space - \$10,787,631</p> <p>*Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition,</p> <p><b>DCP</b> Public Open Space District Pavilion - \$2,498,361 Public Open Space District Oval - \$4,364,635 Multipurpose Hard Courts District - \$2,954,988</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	<p>\$6,862,996</p> <p><b>(Public Open Space District Pavilion - \$2,498,361 Public Open Space District Oval - \$4,364,635 Total - \$6,862,996)</b></p>
Notes	Generally in excess of 5 hectares and up to 20 hectares, providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas.
2012 Comparison	This facility will replace the proposed district facility slated for Stage 5 (2032-2036) in the original plan.

### Eglinton District Hardcourts (Tennis)

Project Name	Eglinton District Hardcourts (Tennis)
Location	TBD
Items include from CFP (potential)	4 x Tennis Courts 1 x Neighbourhood Community Centre equivalent
Total Size Required	6,216m <sup>2</sup>  As per 2019 Report
Planning Commence	2031/32
Construction Conclude	2035/36
Cost Comparison	<p><b>2019</b> Tennis Club - \$2,870,150</p> <p><b>2012</b> Not Identified</p>
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$2,954,988 ( <b>\$2,954,988</b> )
Notes	Rectangular synthetic surface preferred 23.77m by 10.97m with 6.4m depth of baseline. Club facilities of four or more courts of a similar surface rather than stand-alone single, double or triple court facilities. Orientation of courts ideally should be north-south. It is recommended that the 8 court club facility performs the requirement of a district level club.

2012 Comparison	Tennis Clubs were not part of the 2012 plan specifically.
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There are three current ovals in Alkimos and Eglinton:

- Leatherback Park (A) – One oval
- Forestay Park (E) – One Oval
- Heath Park (E) – Two Ovals (one now, one future).

The provision of a pavilion at Leatherback Park (Due for completion in 2020) accounts for one Neighbourhood Community Centre. The provision of a similar facility at Forestay Park and a larger facility at Heath Park will account for two more Neighbourhood Community Centres. As a result there are three more required (two by 2034 and one by 2039).

These three reserves also account for four ovals, or eight rectangular fields.

### Yanchep / Two Rocks Current Provision

Facility	Rectangular Fields	Ovals
Oldham Park		1
Splendid Park	3	1
St Andrews Park		1
Charnwood Park	1	
<b>Total</b>	<b>4</b>	<b>3</b>

### Yanchep Regional Open Space

Project Name	Yanchep Regional Open Space
Location	North Yanchep Activity Centre 1
Items include from CFP (potential)	4 x Adult Ovals (including Diamonds) 4 x Hockey (1 x synthetic) 8 x Rectangular (Rugby and Soccer) 4 x Netball / Tennis* 4 x Netball 4 x Tennis 4 x Neighbourhood Community Centre 1 x District Tennis Club  *For the purposes of matching facility provision, this is considered as 6 Netball and 6 Tennis Courts total
Total Size Required	Internal – 3,244m <sup>2</sup> External – 238,708m <sup>2</sup> Total* – 241,952m <sup>2</sup>  *Based on 2012 model. This will vary depending on available land parcel and required facilities
Planning Commence	2026/27
Construction Conclude	2030/31
Cost Comparison	<b>2019</b> Regional Open Space* - \$33,147,500 5 x Neighbourhood Community Centres (\$2,397,500) - \$11,987,500  <b>2012</b> Regional Public Open Space - \$27,604,499



	*Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition,
Cost Recommendation for LTFP (DCP Contribution)	\$27,604,499 (No DCP)
Notes	<p>Regional sporting space is in excess of 20 hectares in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space.</p> <p>The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> <li>• A minimum of two AFL ovals</li> <li>• A minimum of two cricket ovals</li> <li>• A minimum of 4 diamonds for baseball/softball/T-ball</li> <li>• A minimum of 2 rugby pitches</li> <li>• A minimum of 4 soccer pitches</li> <li>• A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface with associated fencing, when the need can be justified).</li> <li>• A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use).</li> <li>• A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked).</li> <li>• Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts.</li> <li>• An aquatic component – at regional level a 50m, 10 lane pool with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities.</li> <li>• Car parking and ancillary access and associated landscaping.</li> </ul> <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>
2012 Comparison	According to the 2012, Regional Open Spaces were planned for Yanchep/Two Rocks in Stage 4 (2027-2031), Stage 7 (2042-2046) and Stage 10 (2057-2061). This facility captures the first of these

### Two Rocks District Open Space

Project Name	Two Rocks District Open Space
Location	North West of Strategic Regional City Centre
Items include from CFP	2 x Senior Ovals 1 x Neighbourhood Community Centre
Total Size Required	<p>Internal – 968m<sup>2</sup>  External – 96,269m<sup>2</sup>  Total* – 97,237m<sup>2</sup></p> <p>*Based on 2012 model. This will vary depending on available land parcel and required facilities</p>

Planning Commence	2038/39
Construction Conclude	2042/43
Cost Comparison	<p><b>2019</b> Regional Open Space* - \$37,222,900 2 x Neighbourhood Community Centre (\$2,397,500 each) - \$4,795,000</p> <p><b>2012</b> District Public Open Space - \$10,787,631 *Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition,</p>
Cost Recommendation for LTFP (DCP Contribution)	\$10,787,631 (No DCP)
Notes	Generally in excess of 5 hectares and up to 20 hectares, providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas.
2012 Comparison	This facility will replace the proposed district facility slated for Stage 8 (2047-2051) in the original plan. It will allow for a greater spread of facility provision.

### North Yanchep District Open Space

Project Name	North Yanchep District Open Space
Location	North Yanchep Activity Centre
Items include from CFP (potential)	3 x Rectangular fields 2 x Netball Courts 4 x Tennis Courts District Tennis Club 2 x Neighbourhood Community Centre
Total Size Required	Internal – 968m <sup>2</sup> External – 96,269m <sup>2</sup> Total* – 97,237m <sup>2</sup>  *Based on 2012 model. This will vary depending on available land parcel and required facilities
Planning Commence	2036/37
Construction Conclude	2040/41
Cost	<p><b>2019</b> Regional Open Space* - \$37,222,900 2 x Neighbourhood Community Centre (\$2,397,500 each) - \$4,795,000</p> <p><b>2012</b> District Public Open Space - \$10,787,631  *Total for Regional, District and Neighbourhood Sports Space. Dependent on final size and composition,</p>
Cost Recommendation for LTFP (DCP Contribution)	\$10,787,631 (No DCP)
Notes	Generally in excess of 5 hectares and up to 20 hectares, providing for a multiple sporting use including up to 2 ovals (AFL

	size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas.
2012 Comparison	Beyond the Splendid Park facility (provided in 2017), there are four more District Open Spaces, the earliest of which is Stage 6 (2037-2041). This facility will support this provision.

## Surf Life Saving Clubs

### Alkimos Surf Life Saving Club

Project Name	Alkimos Surf Life Saving Club
Location	Alkimos South Coastal Village
Items include from CFP (potential)	Regional Surf Life Saving Club
Total Size Required	Internal – 1060m <sup>2</sup> External – 10,471m <sup>2</sup> Total – 11,531m <sup>2</sup>
Planning Commence	2024/25
Construction Conclude	2029/30
Cost Comparison	<b>2019</b> No costs provided  <b>2012</b> Alkimos Surf Life Saving Club - \$6,920,676  <b>DCP</b> Surf Life Saving Club - \$4,909,113
Cost Recommendation for LTFP ( <b>DCP Contribution</b> )	\$4,909,113 ( <b>\$4,909,113</b> )
Notes	Dedicated surf life-saving venues specifically for beach rescue, training, competition and nippers development activity. They generally consist of large ground floor storage areas for equipment with direct access onto the beach. They also include ancillary training, office and meeting rooms. An integrated or detached unobstructed watch tower is essential together with good internet / radio reception. A dedicated gym for membership use is provided to support training activities and membership development.
2012 Comparison	A Surf Life Saving Club was indicated as a requirement in the 2012 plan in Stage 3 (2022-2026). As such this project has been listed for that period.

## Schools Provision

Should the above-mentioned facilities be provided, the City will need to liaise with the Department of Education to facilitate the provision of the following:

Facility Type	Number	Location
Ovals (AFL Adult)	2	Eglinton
Hockey Fields	4	Eglinton (2) Tow Rocks (2)

Indoor Courts	2	Alkimos Eglinton
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If the above facilities are provided across four sites (one in Eglinton and three in Yanchep/Two Rocks), a neighbourhood community centre equivalent facility could be collocated on the site to address the shortfall in this provision.

In addition, as indicated in the report, the City will need to engage with schools regarding the future provision of both Art and Culture Centres, and Performing Arts Facilities.

## Other Facilities

As per the report, there are several facilities that have been identified as a requirement, but have not been indicated in the above projects. These facilities include:

1. Multi-Use Synthetic Surfaces
2. Skate Parks
3. BMX / Dirt Tracks
4. Lawn Bowls Clubs

The City is currently developing its Community Facility Planning Framework, which will outline the Standards of Provision and the planning principles for public open space and community buildings.

The Framework, and resulting standards will ensure planning is:

- Evidence Based – demonstrates an understanding of the key drivers that impact the planning, delivery and use of community facilities;
- Best Practice – incorporates qualitative measures for facility planning against industry benchmarks; and
- Community Focused – understands the community and how they use facilities.

The document will implement planning principles to ensure:

- Equitable Provision – all residents have access to a variety of high quality community facilities within a reasonable catchment;
- Sustainability – a balance between environmental, economic and social outcomes with consideration of operational sustainability;
- Flexibility of Use – facilities that can cater for a variety of uses and level of skill, for current and future populations; and
- Quality Provision – durable construction to minimise damage and well maintained to make facilities safe, welcoming and create a sense of place.

This Framework will ensure an adequate spread of these facilities across the northern corridor. It is the intent to add these facilities to the above projects, once the number of facilities has been determined.

As per the review, the number of facilities that may be required is outlined in the table below:

	Alkimos	Eglinton	Total	Two Rocks	Yanchep	Total
Skate Parks	3	3	6	2	5	7
BMX	3	2	5	1	3	4
Multi-Use Synthetic	5	4	9	3	6	9
Performing Arts	1	1	2	1	1	2
Men's Sheds		1	1		1	1

## ATTACHMENT 10 – Facility Provision Timeline

Facility	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2041+
<b>Alkimos / Eglinton</b>																							
Alkimos Aquatic and Recreation Centre																							
Alkimos Regional Community Centre / Library																							
Alkimos Regional Open Space																							
Alkimos District Community Centre 1																							
Alkimos Surf Life Saving Club																							
Alkimos District Open Space																							
North Eglinton Indoor Recreation Centre																							
Eglinton District Community Centre / Library																							
Eglinton District Open Space																							
Eglinton District Hardcourts (Tennis)																							
<b>Yanchep / Two Rocks</b>																							
Yanchep Regional Open Space																							
Two Rocks District Community Centre / Library																							
Yanchep District Community Centre																							
Yanchep Regional Community Centre / Library																							
Yanchep Aquatic and Recreation Centre																							
North Yanchep Open Space																							
Two Rocks Indoor Recreation Centre																							
Two Rocks District Open Space																							
North Yanchep District Community Centre																							

## ATTACHMENT 11 – Facility Models

The below models are based on the original 2012 NCGC CFP. These should be used as a guide only, and further assessment will be required for each facility.

All figures m<sup>2</sup>.

### Regional Library

Room/Space	Size
<b>Internal</b>	
Entrance / Foyer Area	100
Administration and Office Area	230
Collection Area	1200
Storage	200
Group Study Areas	70
Children Story Telling Area	40
Meeting Room 1	45
Meeting Room 2	45
Toilets	85
End of trip facilities	10
Staff Room	60
Training Room	75
Reading Area	40
Specialist Genre Room	55
Toy Library	15
Café	150
Books on Wheels Service	12
Multipurpose Space	200
Circulation Space	291
<b>Total Internal</b>	<b>2923</b>
<b>External</b>	
Verandas	196
Landscaping	5250
Car / Bus Parking (250 bays)	7000
Bike parking & Lockers (21)	42
External paving	2250
<b>Total External</b>	<b>14738</b>
<b>TOTAL</b>	<b>17661</b>

### District Library

Room/Space	Size
<b>Internal</b>	
Entrance / Foyer Area	85
Administration and Office Area	60

Collection Area	800
Storage	130
Meeting Room	40
Toilets	50
End of trip facilities	10
Staff Room	30
Bin Store	10
Interview Room	12
Café	100
Circulation Space	123
<b>Total Internal</b>	<b>1450</b>
<b>External</b>	
Verandas	25
Landscaping	2625
Car / Bus Parking (125 bays)	3500
Bike parking & Lockers (11)	21
External paving	1125
<b>Total External</b>	<b>7296</b>
<b>TOTAL</b>	<b>8746</b>

## Regional Community Centre

Room/Space	Size
<b>Internal</b>	
Entrance/Foyer	70
Main Hall	300
Minor Hall	100
Activity Room	80
Meeting Room 1	60
Meeting Room 2	60
Meeting Room 3	60
Meeting Room 4	60
Public Toilets	60
End of trip facilities	10
Administration and Office Area	40
Crèche (Toilet / wet areas / 3x3 Quiet Room)	75
Storage	200
Kitchen	80
Multipurpose Spaces	100
Agency Space	50
Circulation	105
<b>Total Internal</b>	<b>1510</b>
<b>External</b>	
Landscaping (Inc. Playground)	2520



Verandas	268
Car / Bus Parking (120 bays)	3360
Bike parking & Lockers (11)	22
External paving	1080
<b>Total External</b>	<b>7250</b>
<b>TOTAL</b>	<b>8760</b>

### District Community Centre

Room/Space	Size
<b>Internal</b>	
Entrance/Foyer	40
Main Hall	200
Kitchen 1	30
Activity Room 1 / Wet Area	80
Sole Use area (Youth or Aged Care)	250
Activity Room 2	30
Kitchen 2	15
Offices (2)	25
Storage	100
Toilets	25
Changeroom 1	60
Changeroom 2	60
Public Toilets	25
Kiosk	20
Storage	20
Circulation	59
<b>Total Internal</b>	<b>1039</b>
<b>External</b>	
Playground	20
Landscaping	1470
Verandas	221
Car / Bus Parking (70 bays)	1960
Bike parking & Lockers (17)	15
External paving	630
<b>Total External</b>	<b>4296</b>
<b>TOTAL</b>	<b>5335</b>

### Regional Leisure Centre

Room/Space	Size
<b>Internal (Dry)</b>	
4 Indoor Multipurpose Sports Courts	4054
Meeting Room x3 (includes tea/coffee space)	105

Gymnasium	650
Aerobics Room	200
Spin Room	100
Crèche	100
Function room	300
Multipurpose Space	300
Kiosk (including kitchen)	90
Change rooms x4	150
Staff Room	60
Staff Change room x 2 (male and female)	30
Public Toilets	20
Foyer	50
Storage	300
Administration / Office Area & Reception	200
First Aid Room (dry)	20
Cleaners Store	10
<b>Internal (Wet)</b>	
Indoor Leisure Pool (Inc. beach entry & water features)	350
Indoor Hydrotherapy Pool	195
Concourse	1200
Seating/grandstand	225
Learn to Swim and 25m Indoor Lane Pool (12 lane)	750
Splash Pad	120
4 Lane outdoor 25m Dive Pool + water polo (deep)	200
Seating/grandstand to outdoor pool	150
Sauna (dry or wet)	12
Spa	20
Pool Office	20
On deck observation post	15
Change rooms M/F/Family & disabled (including toilets & disabled, lockers) x2	75
Staff change rooms	25
First Aid Room (wet)	20
Storage (aqua equip, swim school)	150
Storage (Plant & Equipment)	250
Swim school office	20
Plant Room	300
Cleaners Store	10
Circulation / Engineering Services / CC TV space	379
<b>Total Internal</b>	<b>11225</b>
<b>External</b>	
Playground	20
Landscaping (Inc. Playground)	10500
Verandas	574
Car / Bus Parking (500 bays)	19000
Bike parking & Lockers (87)	174

External paving	5000
<b>Total External</b>	<b>35248</b>
<b>TOTAL</b>	<b>46473</b>

### District Recreation Centre

Room/Space	Size
<b>Internal (Dry)</b>	
2 Indoor Multipurpose Sports Courts	2120
Meeting Room x2 (includes tea/coffee space)	60
Crèche	65
Activity Room	130
Change rooms x4	150
Foyer and Reception	60
Storage	200
Administration / Office Area & Reception	75
First Aid Room	20
Cleaners Store	10
Circulation / Engineering Services / CC TV space	213
<b>Total Internal</b>	<b>3103</b>
<b>External</b>	
Playground	20
Landscaping (Inc. Playground)	3150
Verandas	140
Car / Bus Parking (150 bays)	5700
Bike parking & Lockers (23)	46
External paving	1500
<b>Total External</b>	<b>10536</b>
<b>TOTAL</b>	<b>13639</b>

### Regional Public Open Space

Room/Space	Size
<b>Internal</b>	
<b>Clubrooms 1</b>	
Change rooms (including toilets) x 4	250
Public Toilets	25
Major Hall	300
Kitchen / servery / mop sink	75
Grandstand seating	500
Storage	100
2x Office / meeting / board room	60
First Aid Room	15
Umpire Room	10

Cleaners store	4
<b>Clubrooms 2</b>	
Change rooms (including toilets) x 4	250
Public Toilets	25
Kitchen / servery / mop sink	40
Storage	100
2x Office / meeting / board room	60
First Aid Room	15
Umpire Room	10
Cleaners store	4
<b>Clubrooms 3</b>	
Change rooms (including toilets) x 4	250
Public Toilets	25
Kitchen / servery / mop sink	40
Storage	100
2x Office / meeting / board room	60
First Aid Room	15
Umpire Room	10
Cleaners store	4
Toilet Block (Male / Female)	10
Circulation Space	887
<b>Total Internal</b>	<b>3244</b>
<b>External</b>	
6x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	168156
6 x Cricket Nets	600
Baseball Bat cage	10
Athletics - throwing circles, jump pits and run ups	3000
Turf Pitch	Inc.
Turf Nets	600
Purpose built sporting areas	10000
Gardening / Clay Shed	Inc.
Floodlighting	Inc.
Regional Playground	10000
Dog Exercise Park / Passive Recreation Space	10000
Irrigation	Inc.
Path Network w/ exercise equipment	2388
* Landscaping	21886
Vegetation retention / revegetation of conservation areas	Inc.

* Car / Bus Parking	9490
* Bike parking & bike lockers	70
* External paving	1461
Verandas	1047
<b>Total External</b>	<b>238708</b>
<b>TOTAL</b>	<b>241952</b>

## District Open Space

Room/Space	Size
<b>Internal</b>	
<b>Clubrooms</b>	
Change rooms (including toilets) x 4	250
Public Toilets	26
Minor Hall / Social Area	180
Kitchen / servery / mop sink	40
Office	30
First Aid Room	15
Umpire Room	10
Cleaners store	4
Store	100
Circulation Space	313
<b>Total Internal</b>	<b>968</b>
<b>External</b>	
2x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	54000
1x Rugby / Soccer playing field	12000
2x Multipurpose Hard Courts (Basketball, tennis & netball)	1848
4x Cricket nets	400
Floodlighting	Inc.
Playground	5000
Dog Exercise Park	5000
Irrigation	Inc.
Path Network w/ exercise equipment	1194
vegetation retention & revegetation of conservation space	Inc.
* Landscaping	10943
* Car / Bus Parking	4745
* Bike parking & bike lockers	39
* External paving	731
Verandas	369
<b>Total External</b>	<b>96269</b>
<b>TOTAL</b>	<b>97237</b>

## Surf Life Saving Club

Room/Space	Size
<b>Internal</b>	
Lookout Tower	9
Club Administration	30
Beach Patrol Office	9
Meeting Room	20
Minor Hall / Social Area	60
Kitchen	30
Public Toilets and change rooms	74
Club Changerooms / Toilets x2	104
Storage Area	30
Equipment Storeroom	335
First Aid Room	30
Gymnasium	100
Function Area	200
Disability beach access	Inc.
Vehicular Beach access	Inc.
Circulation / Engineering Services / CC TV space	29
Total Internal	1060
<b>External</b>	
Landscaping	3150
Delivery Dock / Unloading Area	Inc.
Verandas	105
Car / Bus Parking	5700
Bike parking & bike lockers	16
External paving	1500
<b>Total External</b>	<b>10471</b>
<b>TOTAL</b>	<b>11531</b>

## ATTACHMENT 12 – Facility Costs Timeframe

Facility	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2041+
<b>Alkimos / Eglinton</b>																							
Alkimos Aquatic and Recreation Centre			\$60,600,000																				
Alkimos Regional Community Centre / Library			\$12,049,835																				
Alkimos Regional Open Space			\$27,604,499																				
Alkimos District Community Centre 1			\$5,637,158																				
Alkimos Surf Life Saving Club			\$4,909,113																				
Alkimos District Open Space			\$9,817,984																				
North Eglinton Indoor Recreation Centre			\$10,920,094																				
Eglinton District Community Centre / Library			\$12,995,577																				
Eglinton District Open Space			\$6,862,996																				
Eglinton District Harcourts (Tennis)			\$2,954,988																				
<b>Total Alkimos / Eglinton</b>		<b>\$105,891,492</b>			<b>\$38,642,768</b>						<b>\$9,817,984</b>				<b>\$0</b>						<b>\$0</b>		<b>\$154,352,244</b>
<b>Yanchep / Two Rocks</b>																							
Yanchep Regional Open Space			\$27,604,499																				
Two Rocks District Community Centre / Library			\$6,791,000																				
Yanchep District Community Centre			\$3,836,000																				
Yanchep Regional Community Centre / Library			\$12,049,835																				
Yanchep Aquatic and Recreation Centre			\$82,970,625																				
North Yanchep Open Space			\$10,787,631																				
Two Rocks Indoor Recreation Centre			\$10,118,957																				
Two Rocks District Open Space			\$10,787,631																				
North Yanchep District Community Centre			\$3,836,000																				
<b>Total Yanchep / Two Rocks</b>		<b>\$0</b>			<b>\$38,231,499</b>						<b>\$95,020,460</b>				<b>\$31,694,219</b>						<b>\$3,836,000</b>		<b>\$168,782,178</b>
<b>Total NCGC</b>		<b>\$105,891,492</b>			<b>\$76,874,267</b>						<b>\$104,838,444</b>				<b>\$31,694,219</b>						<b>\$3,836,000</b>		<b>\$323,134,422</b>