

YANCHEP BEACH JOINT VENTURE



COMMUNITY FACILITIES NEEDS ASSESSMENT

15 November 2007

Project Details

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1 Executive Summary

Located approximately 60 kilometres north of Perth within the Yanchep district, the Yanchep Beach Joint Venture (YBJV) development will be a 7,370 lot mixed-use development, with an expected build-out population of approximately 18,130.

The land falls within the wider St Andrews planning area and includes the St Andrews City Centre. When developed, the St Andrews City Centre will be the main employment anchor for the north of the Perth metropolitan area, second in importance only to the Perth CBD.

The City of Wanneroo is experiencing high population growth rates, particularly in the Yanchep area. Consequently, the adequate and timely provision of community services and facilities is a key issue for the YBJV development.

To determine the best mix of local, district and regional community facilities for the project the developers have commissioned a Community Facilities Needs Assessment to inform the structure planning process.

This Community Facilities Needs Assessment is based on the results of a literature review, a demographic analysis, an audit of existing and planned facilities, a local and district level standards analysis and consultation with key stakeholders.

The results support the following identified needs for community infrastructure within the project area:

District and Regional Community Facilities:

- 1 x university: The opportunity to design the city centre as an Integrated University Town with university buildings interspersed with other retail, commercial and civic facilities is pivotal to the provision of regional and district community facilities. This approach will maximise the social and economic benefits that flow from integrating university and private sector facilities and services. It also paves the way for the joint provision of shared-use facilities including public library, performing arts and sports facilities, which will be key destinations within the city centre and contribute significantly to the formation of a cultural and civic heart for the region.
- 1 x TAFE facility: Facilities for non-trade TAFE courses should be located in the city centre, integrated with university buildings and other complementary retail, commercial and civic facilities. In addition, approximately four or five trade training workshops should be situated on a 2ha site within a commercial area or adjacent to the research and development (technology park) precinct.
- 1 x public high school: A 10ha site will be required for a public senior high school (yr 8 – yr 12) north of the St Andrews City Centre to accommodate students graduating from the 4 – 5 feeder primary schools in and around the northern half of the project area.

- 1 x hospital/health centre site: Preference is for a 12 hectare site located within walking distance to the train station/ public transport and in close proximity to university and hotel facilities.
- 1 district aquatic and recreation centre: A shared-use facility co-located with university sporting facilities and outdoor sports fields to create an exciting focal point for sports and physical activity within the city. Should be located within the city centre and in walking distance of public transport.
- 1 x regional library: Preference is for a shared-use library with the university, centrally located within the city centre and in close proximity to public transport. This facility should be a landmark within the city centre, contributing significantly to the civic heart of the region and facilitating interaction between students, business proprietors and residents.
- 1 x performing arts centre: A modern shared-use facility co-located with the university. The aim should be to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.

Local Community Facilities:

- 1 x public primary school with a shared-use junior sporting oval.
- 1 x private primary school.
- 1 x local active open space (10ha) with shared club house/ change room facility to accommodate local senior sporting activity. The preferred option is for a shared-use oval with the university.
- Shared-use sporting ovals with the public high school.
- 1 x multi-purpose local community centre sited on a 2,500m² community purpose site adjacent to a primary school.
- 1 x multi-purpose local community centre to accommodate senior citizens activities. This facility should be sited on a 5,000m² community purpose site and co-located with a community hub.
- 1 x shop front local community centre located in the city centre. Ideally, this facility should be sited on a 1,500m² community purpose site. It should be a two storey facility including an outpost for City of Wanneroo services, function rooms and multipurpose spaces.
- Shared-use outdoor sport courts for casual/informal use by local residents. The preferred option is for development of shared-use hard-courts with the university, and for community use of future primary and high school facilities.
- A variety of quality passive public open space including 9 landscaped local parks and urban civic spaces.

- Walking and cycle paths connecting key community facilities within the project area and to provide “through connections” to other district and regional destinations.
- 3 child care centre sites: located in community hubs close to primary schools and local community centres.
- 1 x child health centre site: incorporated within the hospital/ health centre site.
- 4 or 5 private health centre sites: located in community hubs.
- 1 x church site: located within the city centre.
- 1 x employment service/job network provider: located within the city centre.

Further research and community/stakeholder consultation will be required to confirm specific community facility requirements. This additional investigative work should be undertaken as part of a comprehensive facility planning process following structure plan approval.

2 Introduction

Yanchep Beach Joint Venture (YBJV) is preparing a local structure plan for 612 hectares of land in Yanchep, approximately 60km north of Perth. The project is expected to deliver 7,370 residential lots and, based on a projected average household size of 2.46 people per dwelling, will accommodate a population of 18,130.

The project area is bounded by Yanchep Beach Road in the south, the Marmion Avenue extension to the west, and the Mitchell Freeway Reserve in the east. The northern boundary is established in an existing approved plan of subdivision (WAPC 131632).

The land falls within the wider St Andrews planning area and includes the St Andrews City Centre. When developed, the St Andrews City Centre will be the main employment anchor for the north of the Perth metropolitan area, second in importance only to the Perth CBD. The structure plan for the City Centre will incorporate all those uses that have been designated as being part of the City Centre in the St Andrews District Structure Plan, including the railhead station for the northern suburbs rail line, a hospital, a university, a TAFE campus, and a mixed use employment precinct.

YBJV is now commencing structure planning for the project and as part of this, Creating Communities Australia has been commissioned to determine local, district and regional community facility requirements.

3 Methodology

The aim of this preliminary community facilities needs assessment is to determine the requirements for regional, district and local community facilities to service the future needs of the YBJV community.

Specific objectives are to:

- Identify existing and planned community facilities in the Yanchep district;
- Identify future requirements for regional, district and local community facilities in YBJV; and
- Analyse all the information gathered and identify preferred options for facility provision.

The needs assessment methodology incorporated the following tasks:

- Demographic analysis;
- Literature review;
- Audit of existing and planned community facilities;
- A review of facility provision standards;
- An analysis of integrated town universities;
- Consultation with key stakeholders; and
- Information analysis.

4 Demographic Analysis

In 2006 the City of Wanneroo had a permanent resident population of 117,409. With an annual growth rate of 5.18%, this population is expected to increase to 250,491 by the year 2021. The Two Rocks-Yanchep area has a growth rate of almost double that of the City of Wanneroo. At 11.04%, its population is expected to increase from 4,485 in 2006, to 21,563 in 2021. Following these figures, the Two Rocks-Yanchep area will account for almost 13% of the overall City of Wanneroo population growth between 2006 and 2021.

4.1 Population Age

The population growth of Two Rocks-Yanchep will be distributed evenly across the age groups (see figure One). However, looking at the predicted spread of population ages for the period 2006-2021, there will be a notable increase in the Two-Rocks Yanchep area in the age groups 0-9, and 25-34. There will be a decrease across each age group from 40-84, but the 85-and-over age group will increase.

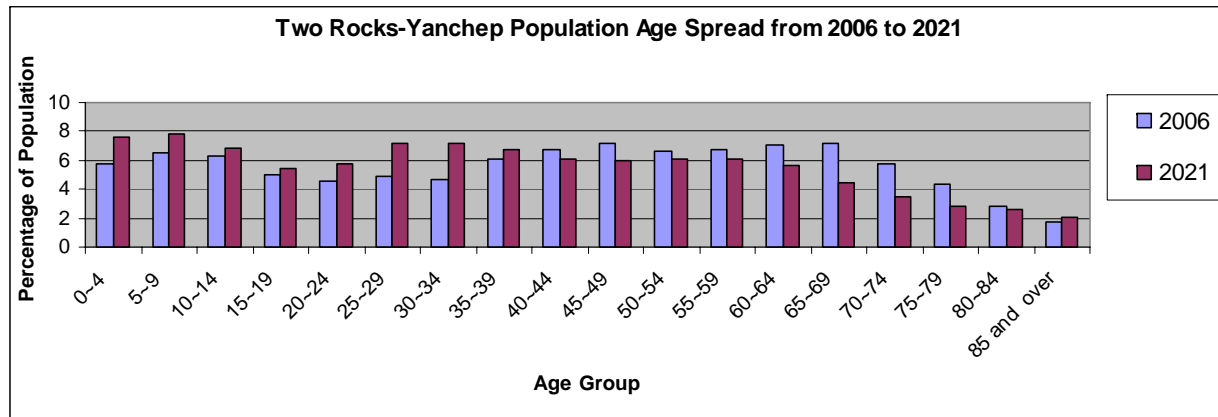


Figure One

4.2 Household Type

The average household size for the period 2006-2021 will increase from 2.29 to 2.46 (people per household). The greatest change in household types for this period will be an increase in the percentage of couple families with dependents from 23.9% to 29.4% of total population).

There will also be a significant decrease in the percentage of couple families with no children from 36.9% to 30.4 %.

At the same time, the number of lone person households will stay relatively stable with a minor decrease from 24.7% to 23.4%.

4.3 Ethnicity

In 2006, the majority of the population of Two Rocks-Yanchep (62.5%) were born in Australia. Overseas-born residents represent, in order: the United Kingdom, New Zealand, Germany, the Netherlands, Ireland, South Africa, the United States of America, Italy, Canada, Thailand and India, the Philippines, Poland, Papua New Guinea, Malaysia, and Indonesia.

4.4 Socioeconomic Profile

The median weekly individual income for Two Rocks-Yanchep was \$393 in 2006. This is well below the City of Wanneroo weekly average of \$491 and the State average of \$500 for the same year. Trends indicate that this income will increase over the coming years.

The majority of Two Rocks-Yanchep residents (70%) either owned their homes outright or were purchasing their homes with a mortgage in 2006.

4.5 Education

Levels of completed secondary education within Two Rocks-Yanchep (29%) were significantly lower than Wanneroo (40%) and the State (42.5%) for the year 2006 (see Figure Two).

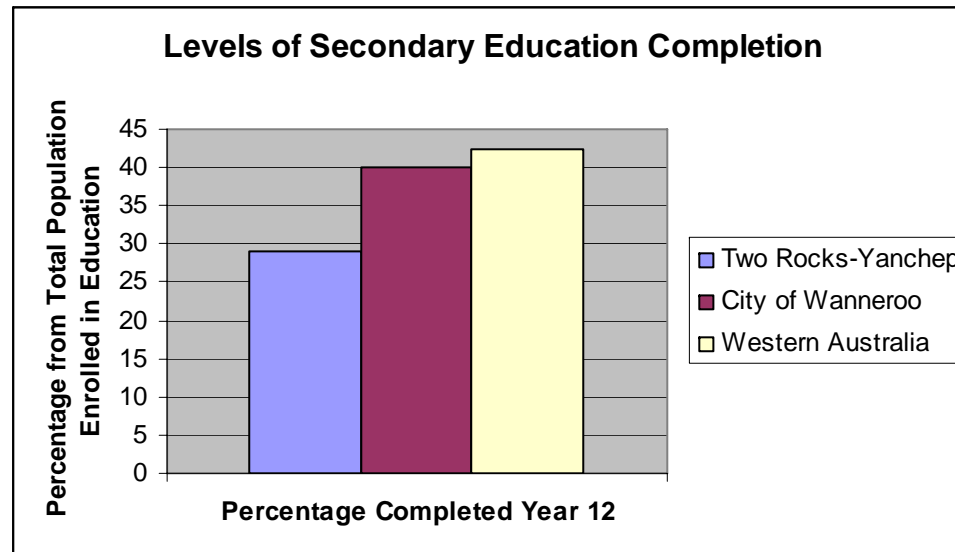


Figure Two

The Two Rocks-Yanchep residents had a lower rate of enrolment in university and technical education and a higher rate in primary school education when compared with State levels for 2006 (see Figure Three).

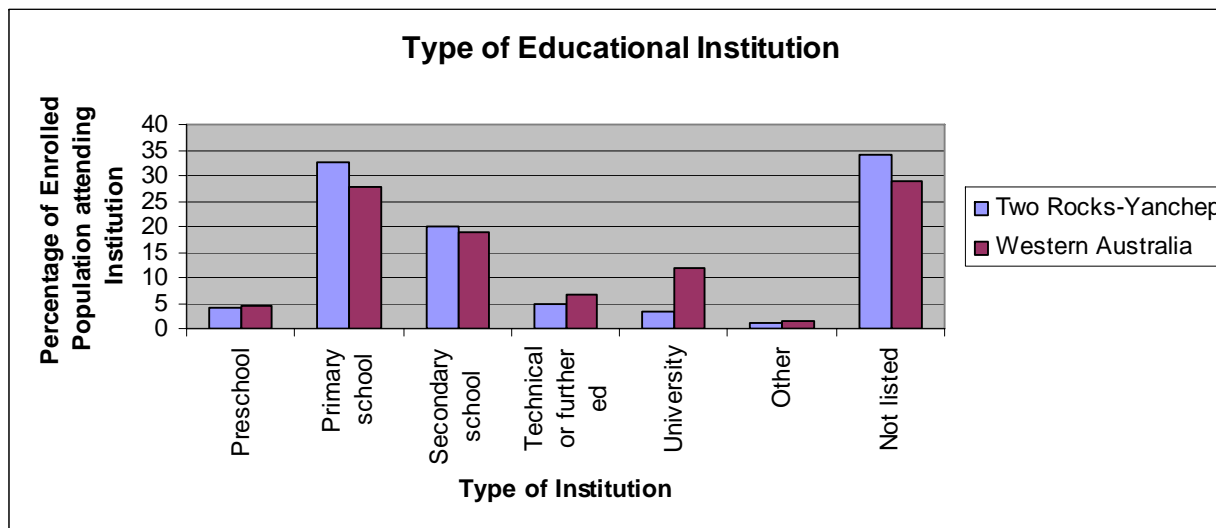


Figure Three

4.6 Neighbouring Developments

The Capricorn Village Joint Venture, developers of the neighbouring Capricorn development (to the west), will provide 3000 residential lots to the Two Rocks-Yanchep area. This project will include a retirement village with 200 independent units and 130 aged care beds. At full capacity, based on the household type forecast of 2.46 persons per household, this will account for 7,380 residents by 2021. The Capricorn project will also provide 2 primary schools, a medical facility, a hotel complex, a number of public open spaces, and a community purpose site.

The structure plan for the Capricorn project incorporates plans for 2280 new jobs with a self sufficiency rate of 72%. This will consist of mainly office-based employment in the areas of health and leisure, retail, education, and tourism.

To the south, Yanchep Estate (Lot 102) will provide a total of 508 lots, including 493 residential, 4 apartment, and 11 non-residential lots. Based on the household type forecast of 2.46 persons per household, this will account for 1250 residents by 2021. The development incorporates a district centre that will deliver residential, retail, commercial and business sites, with two sites reserved for community centres or institutions and a number reserved for public open spaces.

4.7 Summary

The most significant trend to emerge from the demographic data for the Two Rocks-Yanchep area is an increase in the number of young families living there.

As the population shifts from aged to young couple families with dependents over the next 15 years, residents will have a greater requirement for primary and secondary education, medical facilities, childcare facilities and playgrounds. As the 85-and-over age-group increases over the next 15 years, residents will require more aged-care services and facilities.

Level of income will play a major role in the future of the area. The level of income for the average individual in Two Rocks-Yanchep is well below the State average. The development of surrounding areas, including the Capricorn development and Yanchep Estate, has the potential to increase employment opportunities and disposable income levels.

5 CATCHMENT FOR YANCHEP DISTRICT

In determining the need for community facilities within the Yanchep Beach Joint Venture project area it is necessary to also consider the requirements and provision within the broader Yanchep district. For the purpose of this study, the Yanchep district incorporates the existing suburbs of Yanchep and St Andrews (ABS region of Yanchep), the recently completed Ocean Lagoon development, the approved structure plan for the Capricorn development and the planned developments of Yanchep Estate (lot 102) and South Yanchep.

The following table outlines the projected population for the Yanchep district. Population projections assume a residential rate of 2.46 people per lot/dwelling. This is based on the projected average household size for the period 2006 – 2021 at the time of the ABS 2006 census.

Locality	Population	Details
Yanchep (existing)	2,482	ABS 2006 Census
Ocean Lagoon	898	365 lots @ 2.46 ppl
Capricorn	7,380	3000lots @ 2.46 ppl
Yanchep Estates (lot 102)	1,250	580 lots @ 2.46 ppl
South Yanchep	3,198	1300 lots @ 2.46 ppl
Yanchep Beach Joint Venture	18,130	7,370 lots @ 2.46 ppl
Total Projected District Population	33,338	

Table One

6 LITERATURE REVIEW

The literature review serves to identify relevant research that may inform the community facilities needs assessment. The main documents identified include the St Andrews District Structure Plan, the Capricorn Community Facilities Plan and the South Yanchep preliminary community facilities needs assessment.

The key findings of the literature review that relate to this study are documented below

6.1 St Andrews District Structure Plan, Roberts Day Town Planning, April 2007

This District Structure Plan (DSP) provides a framework to guide the future development of the St Andrews project area over the next 50 years. When fully developed St Andrews will be home to some 155,000 people.

Key elements of the St Andrews DSP include:

- Existing settlements of Yanchep, Two Rocks, Sea Trees and the Sun City Golf Course Estate.
- Conservation and coastal reserves.
- Regional and district active open space.
- Green corridors to link to coast with Yanchep National Park.
- The St Andrews city centre that will be the economic and community core of the area. Estimated to accommodate around 23,500 jobs it will provide the majority of the high-end employment, education and community services. Importantly, the city centre will be linked to Perth CBD via an extension of the northern suburbs rail system.
- A range of other mixed use activity centres (regional, district and neighbourhood).
- Tourist activity centres.
- A mixed use transit corridor connecting the St Andrews City Centre with other key activity nodes.
- Residential neighbourhoods.
- Mixed use employment areas north and south of the St Andrews City Centre – linking business and education institutions.
- Industrial areas.

The St Andrews DSP identifies requirements for the following regional and district community facilities within the St Andrews City Centre:

- 1 public high school.
- 1 university.
- 1 tertiary education institution.
- 1 health campus (8ha).
- 1 district aquatic and recreation co-located with a high school.
- 1 regional library collocated with a tertiary provider or high school.
- 1 performing arts centre co-located with a tertiary provider or high school.

6.2 Capricorn Community Facilities Plan, Creating Communities Australia, May 2007

This community facilities plan outlines the proposed community facilities to be developed within Capricorn over the life of the project.

Permanent community facilities being proposed include:

- A multipurpose community and resource centre within the neighbourhood centre on Two Rocks Rd. This facility will provide meeting spaces, training rooms and offices for service delivery.
- Redevelopment and relocation of Yanchep Surf Life Saving Club to the Club Capricorn coastal node. This facility will include essential surf lifesaving club elements, social and administrative facilities for the club, and other public amenities. It may also incorporate commercial developments such as a café/restaurant and/or kiosk.
- Redevelopment of Mary Lindsay Homestead to provide a community arts centre. This facility could incorporate an art gallery, artist's studios, a local arts shop/ kiosk, administration facilities for local arts groups and other facilities for artist in residence programs, community art projects and design courses.
- A business incubator within the neighbourhood centre on Two Rocks Rd. This facility will accommodate facilities and services to assist new businesses looking to become established in Capricorn and the future St Andrews employment boulevard.
- A church sports centre is proposed within the neighbourhood centre on Two Rocks Road to accommodate spiritual worship and a range of activities for children and youth.

Timing of the provision of the abovementioned facilities is dependant on the timing of development plans for the Club Capricorn coastal node and the Capricorn village centre.

6.3 South Yanchep Preliminary Community Facilities Needs Assessment, Creating Communities Australia, June 2007

This preliminary community facilities needs assessment investigates the need for local community facilities within Landcorps' South Yanchep development. The results support the provision of the following facilities:

- A local active open space for local sporting activity. The preferred option is for a shared-use oval with the planned primary school.
- Two outdoor sports courts for casual/informal use. The preferred option is for community use of the future primary school facilities.
- Two local parks with amenities for passive recreation and family activities.
- A multipurpose community centre and sports pavilion (combined). The preferred option is for this facility to be co-located with the shared-use oval and the primary school. This facility would include a hall, a kitchen/ kiosk and two multipurpose meeting/activity rooms. There is also potential to incorporate an environmental workshop/ interpretive facility within the building.
- A childcare centre site within close proximity to the primary school.

7 AUDIT OF EXISTING AND PLANNED FACILITIES

An audit of existing and planned community facilities within the defined Yanchep district has been compiled (see Appendix 1). In order to present a comprehensive account of existing and planned facility provision, the audit includes local, district and regional facilities, some of which are located beyond the bounds of the study catchment (i.e. In Two Rocks).

The types of facilities in the audit includes community halls, active open space, local parks, sports courts and change room facilities, child care and infant health centres, libraries, recreation and aquatic centres and schools.

8 YANCHEP BEACH JOINT VENTURE STANDARDS EXERCISE

In determining needs for community facilities, standards should only be used as a guide, as they do not account for differences in existing cultural, economic and environmental conditions.

The following table outlines accepted facility provision standards used by many local governments for planning local and district community facilities, and indicates the likely requirements for the Yanchep Beach Joint Venture development:

Local/District Community Facility	Accepted Standard of Provision	Requirements for Yanchep Beach Joint Venture (est. pop 18,130)	Preferred Provision Strategy
Library	1 per 17,500	1-2	Joint-use facility with high school/ TAFE/ Uni. Located in city centre in close proximity to public transport.
Indoor Recreation Centre	1 per 25,000	1	Joint-use facility with high school/ Uni. Located in city centre in close proximity to public transport.
Public High School	1 per 18,000	2	Located centrally to feeder primary schools (5 per high school).
Private High School	1 per 30,000 – 60,000	1	
Public Primary School	1 per 4,000	8	Co-locate with community centres and public open space.
Private Primary School	1 per 12,000 – 33,000	1-3	Centrally located to residential areas.
Halls/ Community Centres	1 per 4,000	8	Co-locate with public primary schools to enable shared use. Include a community shop front with function rooms and multipurpose spaces in city centre.
		Requirements for Yanchep Beach Joint Venture (est. pop 18,130)	Preferred Provision Strategy
Local/ District Community Facility	Accepted Standard of Provision		
Active Ovals	1 per 3,500	5	Shared-use of public school ovals. Stand alone local active open space reserve.

Local/District Community Facility	Accepted Standard of Provision	Requirements for Yanchep Beach Joint Venture (est. pop 18,130)	Preferred Provision Strategy
Change rooms	1 per 5,000	3 - 4	A shared-use club house facility located on stand alone local active reserve.
Tennis Courts	1 per 1,000	18	Community use of school facilities.
Netball Courts	1 per 1,000	18	Community use of tertiary facilities.
Basketball Courts	1 per 1,000	18	Access to Yanchep Sports Club in Yanchep Estate (lot 102).
Cricket Wickets	1 per 3,000	6	
Local Park	1 per 2,000	9	Include amenity for family BBQ's, dog walking, and kick about spaces. Link to other key activity nodes using walking and cycle paths.
Playgrounds (district and local)	1 per 2,000	9	Cater for a range of age groups (i.e. toddler, junior primary, upper primary, junior high school).
Childcare Centre	1 per 5,000	3 - 4	Located in community hubs in close proximity to primary schools and local community centres.
Infant Health Clinic	1 per 12,000	1 - 2	Located within the health campus site.
Health/ Medical Centre (for private health professionals)	1 per 4,000	4 - 5	Located in city centre adjacent to health campus and in community hubs.
Church	1 per 10,000	1 - 2	Requires good access to major road network and city centre. Synergies with civic precinct.
Employment Service/ Job Network	1 per 15,000	1	Located within city centre retail precinct in close proximity to public transport.

Table Two

9 YANCHEP DISTRICT STANDARDS EXERCISE

To ensure facility provision takes account of regional and district needs, the same standards exercise was applied to the Yanchep district catchment, as defined in section 5.

The following table outlines the requirements for the Yanchep district catchment and the associated implications for the Yanchep Beach Joint Venture.

Local Community Facility	Accepted Standard of Provision	Requirements for Yanchep District – Total est. pop 33,338)	Preferred Provision Strategy
Library	1 per 17,500	1-2	-Regional shared-use facility proposed for YBJV city centre. -Suggest a shared-use district level library be considered with the future public high school in Yanchep Estate district centre.
Indoor Recreation Centre	1 per 25,000	1	-District aquatic and recreation facility in YBJV city centre, co-located with high school or tertiary provider (proposed).
Public High School	1 per 18,000	2	-Yanchep Estate district centre high school site (proposed). -YBJV high school site (proposed)
Private High School	1 per 30,000 – 60,000	1	-Capricorn private school site (proposed K-12)
Public Primary School	1 per 4,000	8	-Yanchep District High School to revert to a primary school. -Yanchep Sunningdale PS (proposed) -Yanchep Capricorn North (proposed) -Yanchep Capricorn South (proposed) -South Yanchep (proposed) -1 primary schools in YBJV (proposed). -2 primary schools immediately north of YBJV (proposed).

Local Community Facility	Accepted Standard of Provision	Requirements for Yanchep District – Total est. pop 33,338)	Preferred Provision Strategy
Private Primary School	1 per 12,000 – 33,000	1-3	-Capricorn private school site (proposed – K – 12) -1 private primary school site in YBJV (proposed)
Halls/ Community Centres	1 per 4,000	8	-Yanchep Community Centre (existing) -Capricorn Village Community Centre (proposed) -Mary Lindsay House (proposed) -Yanchep Surf Club redevelopment -South Yanchep Estate -2 community centres and 1 shop front facility in YBJV
District Active Open Space (4 – 6 ovals co-located)	1 per 20,000	1-2	-Proposed DAOS (30ha) located north of the YBJV project area (proposed)
Local Active Open Space (Single Ovals)	1 per 3,500	9-10	-St Andrews Park (existing) -Oldham Reserve (existing) -Capricorn North PS (proposed - shared use with DET) -Capricorn South PS (proposed - shared use with DET) -South Yanchep PS (proposed - shared use with DET) -Yanchep Sunningdale PS (proposed – shared use with DET) -1 primary schools in YBJV (proposed - shared use with DET) -2 high schools, 1 in Yanchep Estate district centre and 1 in YBJV (proposed - shared use with DET). -Stand alone local active open space (proposed shared use with tertiary provider)

Local Community Facility	Accepted Standard of Provision	Requirements for Yanchep District – Total est. pop 33,338)	Preferred Provision Strategy
Change rooms	1 per 5,000	6 - 7	-St Andrews Park (existing) -Oldham Reserve (existing) -South Yanchep PS (proposed - shared use with DET) -Yanchep Estate High School (proposed - shared use with DET) -YBJV High School (proposed shared use with DET) -Stand alone local active reserve in YBJV.
Tennis Courts	1 per 1,000	33	-Yanchep Sports Club (existing - 2 private tennis courts)
Netball Courts	1 per 1,000	33	-Capricorn North PS (2 proposed - shared use with DET)
Basketball Courts	1 per 1,000	33	-Capricorn South PS (2 proposed - shared use with DET) -South Yanchep PS (2 proposed - shared use with DET) -Yanchep Sunningdale PS (2 proposed – shared use with DET)
Cricket Wickets	1 per 3,000	11	-1 primary schools in YBJV (2 proposed - shared use with DET) -Suggest future public outdoor sport court complex co-located with future government high school site or Yanchep Sports Club in Yanchep Estate district centre. -Suggest shared-use sports courts with university and high school in YBJV.

Local Community Facility	Accepted Standard of Provision	Requirements for Yanchep District – Total est. pop 33,338)	Preferred Provision Strategy
Local Park	1 per 2,000	16	<ul style="list-style-type: none"> -Fisherman’s Hollow (existing) -Newman Park (existing) -Wilkie Park (existing) -Longfin Park (existing) -Two local parks in South Yanchep (proposed). -Two local parks in Yanchep Estate (proposed). -Nine local parks in YBJV (proposed).
Playgrounds (district and local)	1 per 2,000	16	<ul style="list-style-type: none"> -Existing? -Two local parks in South Yanchep offering a range of play equipment for different age groups (proposed). -Two local parks in Yanchep Estate offering a range of play equipment for different age groups (proposed). -Nine local parks in YBJV with a range of play equipment (proposed). -Suggest district playground be developed as part of future district open space.
Childcare Centre	1 per 4,000	8	<ul style="list-style-type: none"> -Yanchep Child Care Centre (existing) -Capricorn Child Care Centre north (proposed). -Capricorn Child Care Centre south (proposed) -South Yanchep Child Care Centre (proposed) -Yanchep Estate Child Care Centre (proposed). -3 child care centres suggested for YBJV.

Local Community Facility	Accepted Standard of Provision	Requirements for Yanchep District – Total est. pop 33,338)	Preferred Provision Strategy
Infant Health Clinic	1 per 12,000	2-3	-Capricorn Village Centre infant health clinic (proposed) -Yanchep Estate district centre infant health clinic (proposed). -YBJV City Centre infant health centre incorporated in health campus site.
Church	1 per 10,000	3	-Capricorn Village (proposed) -Yanchep Estate district centre (proposed) -YBJV city centre (proposed)
Employment Service/job network	1 per 15,000	2	-Capricorn Village (proposed) -YBJV city centre (proposed)

Table Three

10 Analysis of Integrated Town Universities

10.1 Integrated University Development

The St Andrews District Structure Plan makes provision for a university within the St Andrews City Centre. Recent trends in urban planning support university buildings being integrated into city centre street networks instead of adopting a campus approach. In this respect, there are two options: to plan a fully integrated town university (FITU) or a partially integrated town university (PITU).

To assist in assessing the benefits of each option, a case study of the following five integrated universities has been undertaken:

- University of Notre Dame Australia – Fremantle Campus;
- Catholic University of Leuven – Flanders;
- The University of Illinois at Urbana-Champaign;
- California State University Monterey Bay, and;
- Ave Maria University – Florida.

The five integrated universities presented in this report are divided into FITUs and PITUs. Notre Dame and Leuven are FITUs and Illinois, California State and Ave Maria are all PITUs.

The theory behind integrated universities is yet to be fully articulated. FITUs have campus buildings interspersed with their host-town's residential, retail and commercial buildings. PITUs have fewer interspersed buildings but are nonetheless an integral part of their town's self-sufficiency.

Integrated universities or 'college towns' can be found in concentrated densities in North America. College towns tend to host PITUs. These universities are key contributors to the economic success of their host towns on a number of levels¹. For one, they tend to develop commercial districts that are different from non-college towns. Catering for the needs of 'college communities', their commercial districts include 'coffeehouses, bookstores, pizzerias, bicycle shops, record shops, copy shops, ethnic restaurants, and Laundromats.' These universities also contribute to local and national economies by fostering business-research partnerships with local enterprise. The research park at Ann Arbor in Michigan is one such example. Technology companies affiliated with the park employ over 15,000 people.

¹ 2003. Blake Gumprecht. The American College Town. Geographical Review.

PITUs are also synonymous with social development and sport and recreation². For instance, students are attracted to the night life and bohemian lifestyle of college towns. The students at these colleges have contributed significantly to 'liberal politics'. In some instances, college sports have been single-handedly responsible for saving the local economy. Visitors to State College, Auburn, Alabama, contribute US \$31.7 million per year to the local economy.

10.2 Fully Integrated Town Universities

10.2.1 University of Notre Dame Australia, Fremantle Campus

The Fremantle Notre Dame campus is the only FITU in Australia. It was established by the Catholic Church and supported by the State Government of Western Australia and its parent university, Notre Dame. The campus buildings are located in the West End of the port city of Fremantle and are interspersed throughout various commercial and residential buildings. Figure 4 shows the campus layout. Most of the white areas are occupied by private enterprise buildings. The campus buildings are located within a few hundred metres of the famous Fremantle café strip.

The university has an enrolment of over 5,000 students.

²ibid

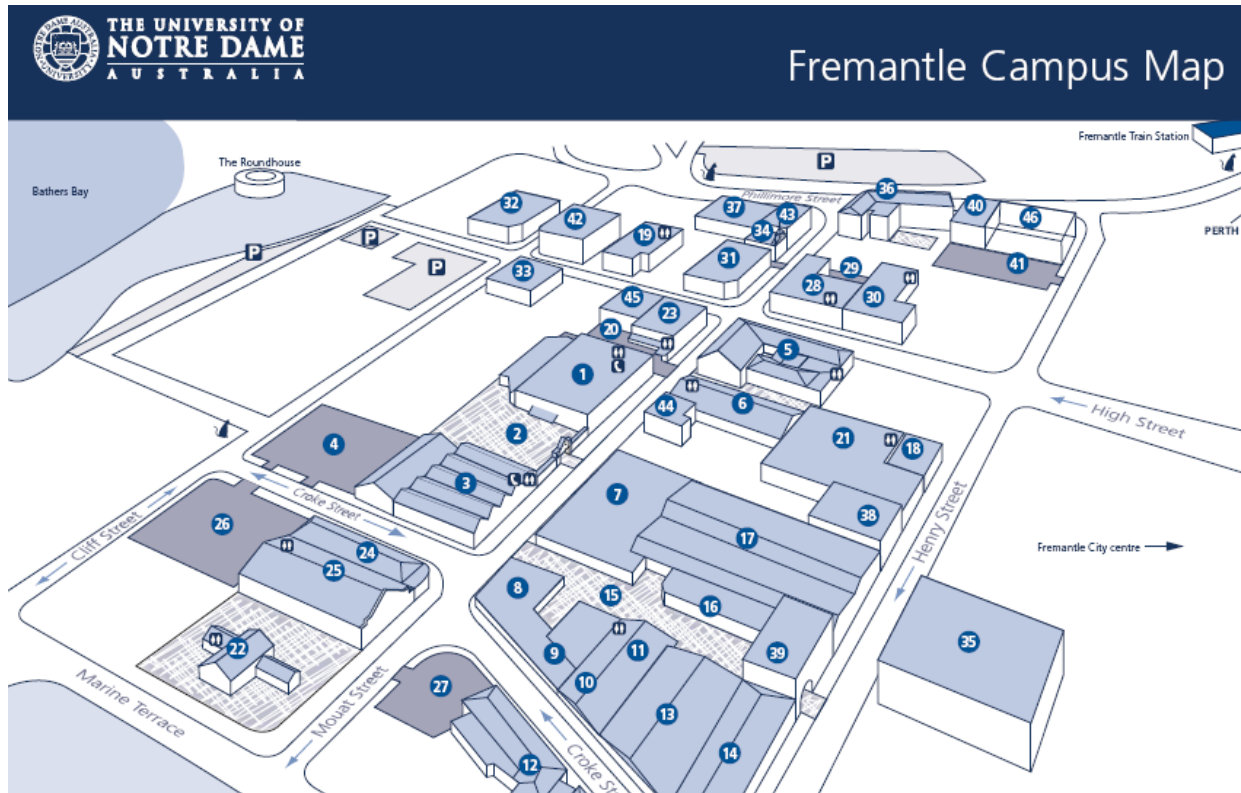


Figure Four

10.2.2 Catholic University of Leuven

The town of Leuven (French: Louvain) has a unique history of development. Located in Flanders, the town was established by the Catholic Church in 1425. The university owns the town. Throughout its history, Leuven has been a 'town and gown' city³, mixing town living with university life in an open community plan. It is truly an FITU.

Although the campus buildings were originally designed for other purposes the university, in planning its campus design, has embraced the town and gown principle: its 3 campuses are of an integrated design, situated throughout the town, mixed with other community buildings and infrastructure.

The University not only provides the town's tertiary education and research communities, it also provides integral health services. It provides the hospitals that service regional Leuven and surrounding areas⁴

Surveys have suggested most Leuven students welcome the pedestrian lifestyle and affordable housing. Their main complaint is the 'monotonous' architecture of the university buildings.

10.3 Partially Integrated Town Universities

The University of Illinois at Urbana Champaign (UIUC) is a PITU with a student enrolment of 35,000. UIUC has an 800-acre academic and residential core interwoven with the street grid of Urbana and Champaign.⁵ Figure 5 shows the northern section of the campus and its positioning within the Urbana and Champaign street grids, to the east and west respectively. Figure 5 also shows partial areas of integration between university buildings and urban buildings.

In 1985 Sasaki Associates were contracted to extend the Campus further into the street and block structure of Urbana and Champaign. The campus is transected by the main roads of East Kirby Ave and West Florida Ave.

Urbana-Champaign has a total population of 103,913 with a median age of 25, compared with a National average of 35 (for the United States of America). It has a per capita income of US \$22,587, compared with a National average of US \$21,587. Its unemployment rate is 2.4% compared with 4% percent for the Nation (ePodunk Website).

³ 1997. *Where Town and Gown Meet in Renaissance Style*, The International Herald Tribune.

⁴ 2006. The Catholic University of Leuven. K.U. Leuven in Brief.

⁵ 1997. Sasaki Associates: Integrated Environments.

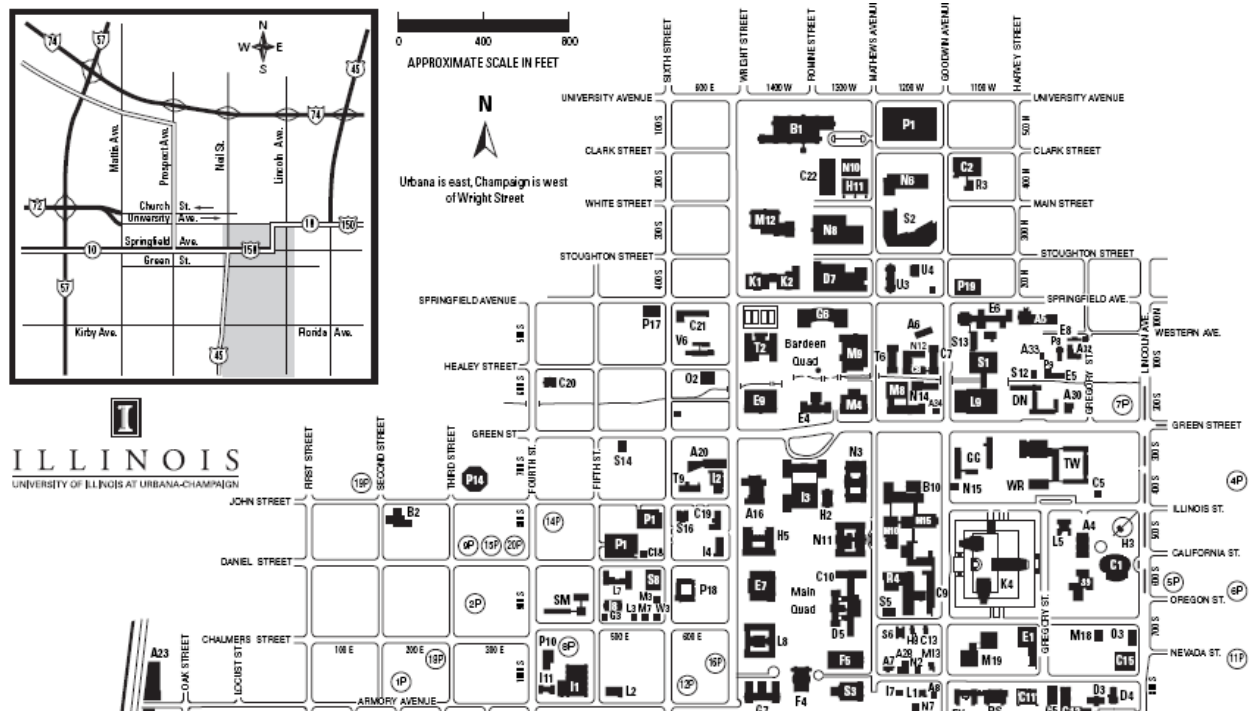


Figure Five

10.3.2 California State University Monterey Bay

California State University Monterey Bay (CSUMB) was traditionally an isolated campus.⁶ In 1995 Sasaki Associates were contracted to extend the campus community into the neighbouring cities of Marina and Seaside. The Sasaki Associates plan created social connections between the campus and surrounding mixed-use village developments. The west campus now includes stores, restaurants, commercial services, recreation and wellness centres, making it a genuine PITU.

CSUMB is now spread across 1,387 acres and services approximately 4,000 students. The university received 1 of 3 Presidential Awards for Community Service in 2005 for its civic engagement and contribution to social justice and the surrounding communities.

10.3.3 Ave Maria University

The town of Ave Maria is a current land development in Naples, Florida. Developers claim it will be the first town university in the U.S.A. It is unclear what is meant by this. There are already at least 2 existing PITUs: UIUC and CSUMB. However, Ave Maria will certainly provide a good example of a PITU.

The Ave Maria development is the combined outcome of Ave Maria Foundation's vision for a new Catholic university for the South of the U.S.A., and Barron Collier Company's plans for rural stewardship of combined agricultural and economic sustainability in the area.

The plans for Ave Maria revolve around the concept of integrating the city and the proposed Ave Maria University in a compact, pedestrian-friendly, self-sustaining town. Figure 6 shows the Ave Maria University and its close proximity with the town.

⁶ Ibid.



Figure Six

At its final stages the town will have 11,000 households on 5,000 acres. Initial plans for the University forecast an enrolment level of 650 fulltime students, which is expected to rise to a capacity of 5,000.

Yanchep Beach Joint Venture has a unique opportunity to simultaneously design both an integrated university and its host city. Both Notre Dame and the Catholic University of Leuven became fully-integrated town-universities for pragmatic reasons; they had to make use of existing buildings and town planning. However YBJV has a rare opportunity to plan campus-building segregations in a way that will benefit the local community both socially and economically.

Incorporating a university into a town plan will require consideration of student demographics and service requirements. The types of retail required for instance will need to reflect the peculiar needs of the student community. Considerations must also be made for research, enterprise, technology and education collaborations between the university and local businesses and communities. Plans for commercial lots may need to reflect a larger than average commercial presence associated with the university's research activities.

The incorporation of an integrated university presents exciting opportunities for the joint provision of shared-use regional and district community infrastructure. This could include public library, performing arts and sporting facilities as well as passive open space and civic spaces. This approach is supported by the City of Wanneroo.

11 STAKEHOLDER CONSULTATION

Consultation with a number of key stakeholders was undertaken to investigate current and future requirements for community facility and service provision in the Yanchep Beach Joint Venture development. Information gathered relates to the views, expectations and needs of key stakeholders in relation to the provision of local, district and regional community facilities. The result of this consultation is documented below.

11.1 City of Wanneroo Staff

On Tuesday 28th August 2007, Creating Communities met with community services and planning staff at the City of Wanneroo including the Director of Community Development, the Coordinator of Leisure Planning and Projects, the Manager of Community Services and the Coordinator of Planning Strategies.

The following desired outcomes for local government community facilities in the YBJV development were identified at the meeting:

- Maximise opportunities for public community facilities to be shared use and co-located with university/TAFE/high school facilities (i.e. library, performing arts centre, sporting facilities).
- The library, performing arts centre and the district aquatic and recreation centre should all be part of the education precinct and have good access to public transport.
- Community facilities need to be robust and multipurpose in design to accommodate changing use over time.
- Co-locate district and regional facilities to create community hubs and vibrant destinations.
- Provide a variety of high quality POS for both passive and active use that gives the city centre a unique identity.
- Respond to the needs of young people by incorporating a city square and other urban open spaces, a café strip, outdoor events, cultural icons and public art to create a unique identity for the city.
- Local community facilities should provide flexible multipurpose spaces in a variety of forms. These may include a community shop front in a residential/ mixed use area; a Council service desk within the library; child and allied health services co-located with a primary school; and a senior citizens centre.

A key issue for the City of Wanneroo is the integration of community facilities in the YBJV development with those existing and planned facilities within the broader surrounding Yanchep district. The city is currently working with the developers of Capricorn to plan the redevelopment of Mary Lindsay Homestead into a community arts centre

(approximate timeframe 2009-2010); the development of an interim library/ community centre (approximate timeframe 2010-2011), and a new surf lifesaving club (approximate timeframe 2011-2012). Other community facility projects being considered in neighbouring developments include a new senior high school in Yanchep Estate (approximate timeframe 2012-2015), a local community centre in South Yanchep and the existing Yanchep Sports Club.

The provision of local, district and regional community facilities will be determined by land development timeframes, population growth and partnership opportunities. It is critical to the sustainability of all existing future community facilities that a holistic and staged approach to facility provision is adopted.

11.2 WA Health Department

On Tuesday 4th September 2007, Creating Communities met with senior staff of the North Metropolitan Health Service to identify preferred location and development options for the proposed hospital/ health centre site. The following desired outcomes were identified at the meeting:

- Provide a 12ha hospital/health centre site to accommodate public hospital, private hospital and community health services. Adjoining land should be allocated for medical services.
- Close proximity to public transport is a key requirement for day-time hospital staff.
- Co-locate the hospital/ health centre site with university facilities to enable collaboration in medical/scientific research and training of doctors and other health care professionals.
- Initially the St Andrews City Centre site is likely to be developed as a community health centre/integrated health centre. First stage services are likely to include child health, ambulance, allied health services, and outreach services from Joondalup hospital.
- Ultimately the site will include a secondary public hospital with approximately 300 beds.
- The catchment for the St Andrews City Hospital will include the hinterland to the north and east. Consequently there is a preference for small hotels to be located in proximity to the hospital/health centre site to accommodate visitors of country patients.

The WA Health Department has already secured a hospital/health centre site within the Alkimos regional centre. However, due to the shorter distance from Joondalup, the departments preference is to limit the development in Alkimos to that of a community health/integrated health centre and in the longer term, for public hospital services for the upper northern corridor to be located in St Andrews City Centre. This strategy would maximise the catchment of the future public hospital facility.

In terms of a development timeframe, a community health centre/ integrated health centre could be required in the St Andrews City Centre between 2035 and 2040, evolving into a hospital by 2060. This is based on the assumption that health services will be delivered in the same way as they are today, as it is impossible to predict the implications of future technological advancements.

11.3 WA Department of Education and Training

On Tuesday 4th September 2007, Creating Communities met with senior staff of the Department of Education and Training including consultants from Asset Planning and VET Capital Policy and Planning. Preferred provision options for high school and TAFE facilities identified at the meeting include:

- Locate the high school site north of the city centre so as to be centrally located to the 4 – 5 feeder primary schools within and adjacent to the northern part of the project area.
- Potential for a 'second chance' high school to be located in the city centre to provide specialised subjects for year 11 and 12 students as well as the broader community.
- Locate TAFE facilities for non-trade faculties and hospitality training within the city centre.
- Locate 2ha of land for a TAFE trade facility abutting the research and development precinct. This facility would accommodate a number of different training workshop (i.e. wet trades, carpentry and joinery, electrical, plumbing and gas, metal fabrication).
- Sharing of facilities between high schools and TAFE institutions is minimal.
- Maximise the potential for shared-use (school and local government) facilities on high school sites (i.e. sports facilities, library and performing arts).

The Department of Education and Training has a high school site in Yanchep Estate (Lot 102). The department plans to develop this site as a year 8 – 12 high school to replace the existing Yanchep District High School, which will then revert to a primary school facility. The development of high schools is determined by population growth, with a standard ratio of 1 high school for every 4 to 5 primary schools or 6,000 to 7,500 lots (approximately 18,000 people). While there is no confirmed timeframe for the Yanchep Estate high school it may be scheduled for 2012-2015.

In relation to the provision of shared-use education/community facilities the Department of Education and Training is keen to partner with the City of Wanneroo to provide library, sporting and performing arts facilities at proposed high school sites. However, while the department has a range of examples of shared-use high school facilities in Western Australia, there is little opportunity for shared community facilities with TAFE institutions.

11.4 Edith Cowan University

On Tuesday 30th October 2007, Creating Communities met with executive staff at Edith Cowan University. Edith Cowan University has an informal agreement with the State Government to be the tertiary provider for the northern corridor of the Perth metropolitan area. The meeting identified the following location and development requirements for university facilities:

- Integrate approximately 10 hectares of land for university buildings within the urban design of the city centre, incorporated with retail and community land uses to maximise synergies in facility and service provision.
- Locate university buildings in close proximity to the rail station and other public transport infrastructure.
- Maximise opportunities for library, performing arts and sporting facilities to be provided on a shared-use basis.
- Pursue private sector provision of student housing in close proximity to university facilities.
- Co-locate university buildings with hospital facilities and in close proximity to the research and development precinct to complement the increasing focus on research.
- Ensure adequate parking for university staff.
- Enable university land to be acquired up-front and developed incrementally. Interim uses of university land in the first stage of development could include administration and student housing.
- Provide broadband communication services to the city centre.

Edith Cowan University (ECU) currently has three campuses in Perth with its headquarters being in Joondalup. Over the past 10 years ECU has been increasing its range of courses available at the Joondalup campus and is committed to providing tertiary education to the upper northern corridor in the future. Consequently ECU is very interested in having a presence in the YBJV development.

In contrast to its campus approach in Joondalup, ECU supports an integrated town university for the YBJV development that would see university buildings provided on the street grid within the city centre. This integrated approach would provide both social and economic benefits through maximising opportunities for private sector provision of required commercial facilities and student housing, the development of shared-use university/community facilities (i.e. library, sports and performing arts) and fostering business-research partnerships with local enterprise.

11.5 University of Western Australia

On Thursday 22nd November 2007, Creating Communities met with executive staff at the University of Western Australia.

UWA is interested in establishing a research presence in the northern corridor and is currently examining an opportunity to establish medical research facilities at the Joondalup health campus.

The notion of an education precinct within the St Andrews City Centre, comprising of a number of co-located tertiary providers and integrated with retail, commercial and residential land uses, is considered by UWA to be an attractive and exciting alternative to campus planning. UWA is keen to engage in alliances with other tertiary education institutions including TAFE and other universities, particular where there are arrangements that enable research within areas of education specialization. Key areas of specialisation for UWA include medicine, engineering, agriculture and marine sciences.

The opportunity to have university research facilities adjacent to a hospital is seen as a key advantage that would foster partnerships between the hospital and university. Furthermore, UWA currently operates a rural medicine program in a number of rural centres including Albany and Geraldton, and is interested in exploring the potential to base the head office of their rural medicine program within the St Andrews City Centre education precinct.

Although UWA's interest in the St Andrews City Centre education precinct is likely to be limited to specialized research activities, in principle it is very supportive of the notion of shared-use (tertiary and local government) facilities within the proposed education precinct. This could involve local government and tertiary providers sharing operational costs associated with the provision of aquatic, sport and recreation facilities, a library and a performing arts centre.

12 PREFERRED OPTIONS FOR FACILITY PROVISION

In response to the needs for local, district and regional community infrastructure identified by the research, the preferred options for the provision of community facilities within Yanchep Beach Joint Venture are as follows.

12.1 Regional and District Community Facilities

12.1.1 University

The need for a university within the St Andrews City Centre is identified in the St Andrews District Structure Plan. The preferred approach is to design the city centre as an Integrated University Town with university buildings interspersed with other retail, commercial and civic facilities. This approach will maximise the social and economic benefits that flow from synergies between university and private sector facilities and services.

In total approximately 10 hectares of land will be required for university buildings, in close proximity to the rail station and other public transport infrastructure. To facilitate research and training partnerships, co-location with public and private hospital facilities is also preferred, as is close proximity to the research and development (technology park) precinct.

An exciting opportunity associated with integrated universities is the joint provision of shared-use community facilities. Strong potential exist in the YBJV development for public library, performing arts and sports facilities to be co-located and shared with the university. Apart from the obvious benefits of shared capital and operating expenses, these facilities will become key destinations within the city centre, attracting and facilitating interaction between students, residents and employees. Through their built form and functionality they will contribute significantly to the formation of a cultural and civic heart for the region, creating a unique sense of place.

The successful joint provision of shared-use facilities will require a 'heads of agreement' or 'Memorandum of Understanding' between the City of Wanneroo, the university provider, and possibly the state government to confirm the commitment to and intention of a joint provision approach, and the roles and responsibilities of project partners. Negotiations regarding strategic agreements and planning of specific shared-use facilities should be undertaken collaboratively following local structure plan approval.

In terms of timing, it is difficult to say when the university facilities could be viable. There are currently no tertiary facilities in Two Rocks-Yanchep, the closest facilities being in Joondalup, 30km to the south. Consequently the demand for tertiary education services is already present and continues to increase concurrently with the high rates of population growth. Aside from population growth, other key triggers for the development of university facilities will be the provision of major road infrastructure, affordable student accommodation and importantly, the St Andrews train station, which could be delivered as early as 2018.

A staged approach is supported that would see the university facilities developed incrementally. Initially, a limited number of targeted courses that link with local commercial and enterprise development could be offered. There is also potential for a number of interim uses in stage one of the university's' development (i.e. administration and student housing).

12.1.2 TAFE

The need for TAFE facilities within the St Andrews City Centre is identified in the St Andrews District Structure Plan. Facilities for business, hospitality, community services and other non-trade TAFE courses should be located in the city centre, integrated with university buildings and other complementary retail, commercial and civic facilities. In addition, approximately four or five trade training workshops will be required for a range of trade courses. Land for these workshops should be situated on a 2ha site within a commercial area or adjacent to the research and development (technology park) precinct. Ideally TAFE administration buildings should be centrally located in close proximity to both non-trade and trade training facilities to minimise duplication and enable economical service delivery.

Responsibility for funding and development of TAFE facilities lies with the State government through the Department of Education and Training. The department would normally undertake a staged development, initially providing priority facilities and designing them to enable future expansion.

12.1.3 Public High School

A public senior high school (yr 8 – yr 12) will be required north of the St Andrews City Centre to accommodate students graduating from the 4 – 5 feeder primary schools in and around the northern half of the project area. The site should be 10 hectares in size and located in close proximity to public transport. In addition, there is an opportunity to provide a 'second chance' senior college within the city centre, integrated with university and TAFE facilities. This college would offer specialised subjects for year 11 and 12 students as well as older adults wanting to retrain or further their qualifications.

The WA Department of Education and Training is responsible for acquiring land for and developing high school facilities. The initial priority for the department is the development of a new senior high school south of the project area in Yanchep Estate (lot 102). This high school will replace the existing Yanchep District High School and while there is no confirmed timeframe, it may be developed during the period 2012 – 2015. As the provision of high schools is triggered by population growth it is likely that it would be at least another 5 years until the YBJV high school site is developed (i.e. 2017 – 2020).

12.1.4 Hospital/Health Centre Site

The need for a hospital/health centre site to service the upper northern corridor was identified in the St Andrews District Structure Plan. Preference is for a 12 hectare site located within walking distance to the train station/public transport and in close proximity to university and hotel facilities.

The WA Health Department is responsible for the acquisition of the site and the development of infrastructure. The department supports a staged approach to the development of facilities on the site. The first stage would deliver a community health and medical centre and while timing is unknown, it may be undertaken between 2035 and 2040. Ultimately, possibly by 2060, the site will accommodate a secondary public hospital with 300 beds as well as a private hospital.

12.1.5 District Aquatic and Recreation Facilities

The St Andrews DSP confirms the need for a district aquatic and recreation facility in the St Andrews City Centre. The preferred approach is to co-locate the district aquatic and recreation centre with university sporting facilities within the city centre and in walking distance of public transport. The facility should incorporate indoor sports courts, a fitness gymnasium, leisure and lap pools, as well as studios for various martial arts, exercise and wellness classes.

Ideally the university provider, the City of Wanneroo and the state government would partner the joint provision of a shared-use facility, co-located with outdoor sports fields, to create an exciting focal point for sports and physical activity within the city. The timing of this development will be activated by the development of the university and the St Andrews train station, which could be delivered by 2018.

12.1.6 Regional Library

The St Andrews DSP supports the need for a regional library within the St Andrews City Centre. Furthermore, the City of Wanneroo is currently planning to investigate the feasibility of providing an interim library in the Capricorn neighbourhood centre with the intention of ultimately augmenting and relocating this service to a regional library within the St Andrews City Centre.

The preferred outcome is for a shared-use library with the university, centrally located within the city centre and in close proximity to public transport. This facility should be a landmark within the city centre, contributing significantly to the civic heart of the region and facilitating interaction between students, business proprietors and residents. It should provide state-of-the-art information and library services, employing the latest in telecommunications technology. A City of Wanneroo customer service desk should also be incorporated within the library to provide access to general local government services.

The timing of this project will be determined by the population growth rate, the demand for services and the development of the first stage of the university.

12.1.7 Performing Arts Centre

The need for a performing arts centre in the St Andrews City Centre is confirmed in the St Andrews DSP and supported by the community audit. As with the regional library, the preferred option is for the City of Wanneroo to partner the provision of a modern shared-use facility with the university. The aim should be to create an exciting hub for theatre, dance and music that will be a key point of intersection for university students and the broader community, and an icon of cultural life in the region.

The timing of this project will be determined by population growth, the demand for services and the development of the university.

12.2 Local Community Facilities

12.2.1 Primary Schools

The projected population of the YBJV development indicates a requirement for 4 – 5 public primary schools. The St Andrews DSP denotes two public primary school sites just outside of the projects' northern boundary. In addition, the WA Department of Education and Training already have a primary school site within the existing St Andrews golf course estate called the Sunningdale Primary School Site. The catchments for these three school sites include parts of the YBJV project area. Subsequently, the required number of public primary school sites is reduced to 1 – 2.

The research also identifies a need for a private primary school site within the YBJV project area.

Primary schools are important elements of local community hubs, providing focal points for community activity. Ideally they should be co-located with local community centres, neighbourhood shops and public open space to provide integrated local community precincts.

The WA Department of Education and Training are very supportive of providing shared-use junior ovals on primary school sites. This opportunity should be pursued as an additional strategy for the provision of local active open space.

12.2.2 Local Active Open Space

Although there is provision for one regional active open space (a 40 hectare site) and two district active open space (2 x 30 hectare sites) within the St Andrews District Structure Plan, there is a need for local active open space within the YBJV development to accommodate sports training and competition fixtures for both adult and junior sport.

Ideally a shared-use active open space of 10 hectares should be provided to accommodate football (Australian rules), cricket and soccer. This facility should be jointly provided through a partnership between the university and the City of Wanneroo to cater for both university and community sports. Additional on-site amenities that will be required include a combined club and change room facility, floodlighting and parking for up to 120 cars (see appendix 2 for the preferred City of Wanneroo configuration). This facility should be co-located with the district aquatic and recreation centre, and within walking distance from public transport.

In addition to the shared-use active open space, a shared-use senior sports oval should be provided on the high school site, and two shared-use junior ovals should be provided on the primary school sites.

12.2.3 Local Community Centres

Three local community centres will be required to meet the future needs of the YBJV community for meeting and activity spaces. The preferred strategy is to provide the following types of facilities:

- 1 shop front community centre in the city centre: a two storey facility on a 1,500sqm site; should include function rooms, meeting facilities and multipurpose spaces.
- 1 multipurpose community centre: co-located with a primary school on a 2,500sqm site. In terms of functionality, this facility should accommodate a range of community activities including social functions, fundraising activities, community group meetings, playgroups, children's activities, youth activities, support groups and seniors programs.
- 1 local community centre: a stand alone facility on a 5,000sqm site, designed to accommodate senior citizens activities.

Local community centres are normally the responsibility of local government however in recent years developers have contributed to capital costs through early provision agreements. Aside from the obvious benefits of shared costs, the early provision of well planned local community facilities assists in developing local social capital early in the formation of a new community.

12.2.4 Outdoor Sport Courts

The research highlights the need for a public outdoor sports court complex (approximately 12 courts) within the broader Yanchep district to cater for formal hard-court sporting competitions. One option is to co-locate public hard-courts with the future government high school in Yanchep Estate (lot 102), or alternatively to provide additional courts at the existing Yanchep Sports Club, also located within Yanchep Estate.

Consideration should also be given to developing shared-use hard-courts with the university. These courts could be co-located with the district aquatic and recreation centre and local active open space, contributing to the creation of a physical activity hub within the St Andrews City Centre.

In addition there is a need to provide sports courts to cater for informal/ casual use. The preferred option is to negotiate community use of the future primary and high school courts.

12.2.5 Passive Open Space

A wide variety of quality public open space should be provided throughout the project area. The research highlights the need for nine local parks. The function and design of parks should complement the surrounding land use (i.e. children's play parks and kick about spaces in medium density residential areas; BBQ and picnic parks in high density residential areas; public gardens, urban civic spaces and public art within the business district; event spaces and public squares in retail areas). Depending on their purpose, these local parks should vary in size and be connected by walking and cycle paths.

The provision of youth spaces should also be considered. Given the high number of students expected within the City Centre there is a need for informal areas to be designed into the civic spaces where young people can sit and chat, meet with friends, eat and contemplate.

The integration of YBJV with other existing and planned communities in Yanchep is a key issue. Consequently, the provision of an interconnecting dual use pathway network is required to provide "through connections" to other district and regional destinations. Some of these include Yanchep Lagoon Beach, Yanchep Estate District Centre, Yanchep Sports Club, Club Capricorn, the Capricorn Village Centre, and Yanchep National Park.

12.2.5 Other Local Community Facilities

The research highlights the need for a number of other local community facilities. These include:

- 3 child care centre sites: located in community hubs close to primary schools and local community centres to enable parents to "park once" when dropping off children.
- 1 child health centre: incorporated within the hospital/ health centre site.
- 4 or 5 private health centre sites: located in community hubs.
- 1 church site: located within the city centre.
- 1 employment service/job network provider: located in the city centre.

13 NEXT STEPS

Each required individual community facility will need to be planned collaboratively with key stakeholders, residents and potential users. The following table outlines the recommended facility planning process that should be applied to each facility project post approval of the LSP.

Planning Phase	Tasks
Needs Assessment (preliminary study completed)	<ul style="list-style-type: none"> -Literature review. -Demographic analysis. -Preliminary consultation with key stakeholders and community organisations. -Analysis of the research findings. -Preparation of a needs assessment report.
Concept Planning (aims to develop workable concepts for the provision of local community facilities)	<ul style="list-style-type: none"> -Targeted consultation with local residents, key stakeholders, managers of existing facilities and potential user groups. -Site visits and a review of the management and design of existing local facilities. -Site visits and review of existing district and regional facilities. -Analysis of the research findings to confirm needs and function for community facilities. -Preparation of concept papers that outline the preferred provision options. -Workshops with community reference group and key stakeholders to gain input into concept plans. -Analysis of site/location options. -Preparation of concept briefs to articulate design and management requirements.
Planning Phase	Tasks
Feasibility analysis	<ul style="list-style-type: none"> -Negotiations with City of Wanneroo and other potential partners.

(this phase of the planning process tests the financial viability and practicability of the proposed facilities)

- Preparation of a business plan to determine staffing, range of services, usage estimates and operating costs.
- Preparation of concept designs by an architect.
- Capital cost estimates and confirmation of funding sources.
- Preparation of final feasibility report.

Development of Community Infrastructure Plan
(results in the development of a plan for the provision and funding of community infrastructure)

- Draft facility provision strategy.
 - Draft financial plan.
 - Draft facility provision timetable.
-

This comprehensive approach to community infrastructure planning engenders collaboration and ensures all aspects of provision are rigorously addressed including long term viability and management issues.

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Appendix 1: Audit of Existing and Planned Community Facilities in the Yanchep District

The following table identifies existing and *planned* community facilities in the Yanchep district, including the areas of Yanchep, St Andrews, Capricorn, Ocean Lagoon, Yanchep Estate and South Yanchep.

Category	Name/ Location	Details
Halls/ Community Centres	Yanchep Community Centre 7 Lagoon Drive	Existing community centre operated and maintained by City of Wanneroo.
	<i>Mary Lindsay House</i>	<i>Currently being investigated by City of Wanneroo with the view to redevelopment into a community arts centre.</i>
	<i>Capricorn Village Community Centre</i>	<i>Community purpose site within the Capricorn Village Centre to be designed as a multipurpose community and resource centre.</i>
	<i>South Yanchep Community Centre and Sports Pavilion</i>	<i>Community purpose site adjacent to the South Yanchep Primary School and shared-use oval, to be developed with multipurpose meeting and activity spaces as well as toilet change room facilities.</i>
	<i>Yanchep Estate Community Centre</i>	<i>Possible community centre to be incorporated within the retail centre. Some talk of a library but nothing certain.</i>
Regional Active Open Space	<i>St Andrews regional active open space</i>	<i>40ha in St Andrews DSP + another 40ha to be provided outside the St Andrews DSP area (suggested Alkimos Eglinton). Locations to be clarified subject to environmental and land management considerations. Each site to be capable of accommodating 6 – 8 active reserves plus supporting infrastructure.</i>
District Active Open Space	<i>St Andrews northern district active open space</i>	<i>30ha. Capable of accommodating 4 to 6 active reserves and located within close proximity to the northern town centre. Potential co-location with tertiary education infrastructure.</i>
	<i>St Andrews southern district active open space</i>	<i>30ha. Capable of accommodating 4 to 6 active reserves and located within close proximity to the southern town centre. Potential co-location with tertiary education infrastructure.</i>

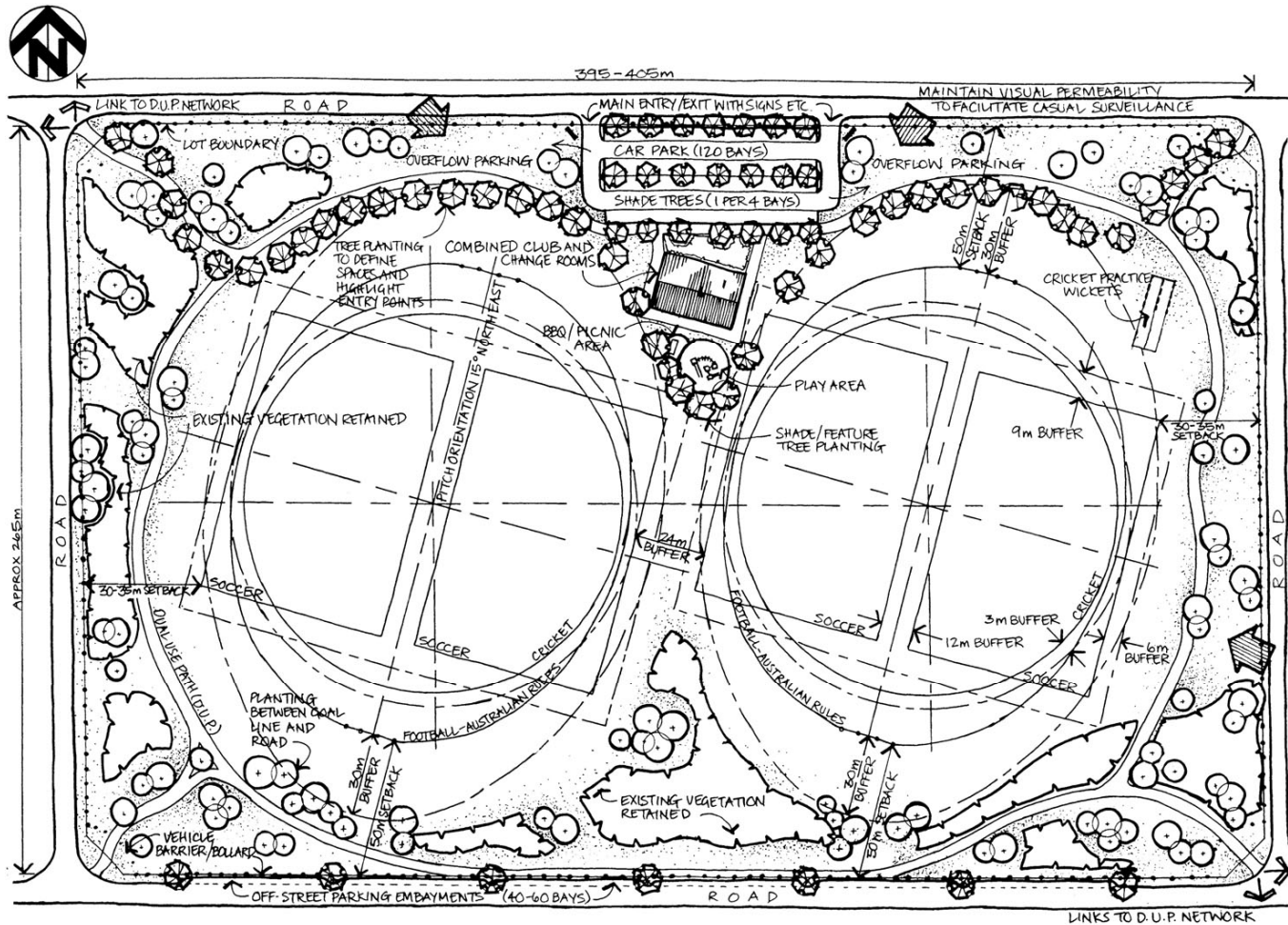
Category	Name/ Location	Details
Local Active Open Space	Charnwood Park, Charnwood Avenue, Two Rocks	Jnr sized oval adjacent to the Phil Renkin Rec Centre. Has a playground, basketball ring, tennis courts and toilet block. Used for football.
	St Andrews Park, St Andrews Drive, Yanchep	Snr sized oval with clubrooms, playground and passive park attached. Used for soccer.
	Oldham Reserve, Oldham Way, Yanchep	Snr sized oval with playground, toilet block and kiosk. Mainly used for football.
	<i>South Yanchep Local Active Open Space, Yanchep</i>	<i>A share-use junior oval with the South Yanchep Primary School to accommodate local sporting activity.</i>
Change rooms	St Andrews Park, Sunningdale Road, Yanchep	Changerooms and small activity room.
	Oldham Reserve, Oldham Way, Yanchep	Changerooms, storage and kiosk facilities.
	<i>South Yanchep Community Centre and Sports Pavilion</i>	<i>Combined community centre and sports pavilion adjacent to the South Yanchep Primary School and the shared-use junior oval.</i>
Public Open Space	Fishermans Hollow, Wilkie Ave, Yanchep	Passive park with picnic area, bbq, local playground, kickabout space and carpark.
	Newman Park and Picnic Cove, Brazier Road, Yanchep	Passive park with picnic areas and gazebos along foreshore reserve.
	Wilkie Park Wilkie Ave, Yanchep	Passive park with local playground, three on three basketball and kickabout space.
	Longfin Park, Longfin Vista, Yanchep	Passive park with gazebo, local playground, path network, bbq, kickabout space and carparking.
	Blenny Park, Blenny Green, Yanchep	Bush park only.
	Lynton Park, Lynton Court, Yanchep	Dry park only with no infrastructure.
	Smith Park, Smith Court, Yanchep	Dry park only with no infrastructure.

Category	Name/ Location	Details
	Breakwater Park, Countryside Drive, Two Rocks	Irrigated, passive park with path network and kickabout space. Also incorporates a community purpose site.
	Shamrock Park, Shamrock Court, Two Rocks	Passive park with path network, irrigated kickabout space and local playground.
	Cassilda Park, Cassilda Way, Two Rocks	Bush park only.
	Whitfield Park, Whitfield Drive, Two Rocks	Primarily bush park with walking trails and BMX track.
	Forrest Grove Park, Blaxland Avenue, Two Rocks	Primarily bush park with small dry park and local playground.
	Montebello Park, Montebello Boulevard, Two Rocks	Passive park currently being developed as part of "The Reef" subdivision.
	Countryside Park, Countryside Drive, Two Rocks	Bush park only.
Tennis Courts	Charnwood Park, Charnwood Avenue, Two Rocks	1 tennis court (bitumen court only, not fenced).
	Yanchep Sports Club, Yanchep Beach Road	2 x synthetic tennis courts, fenced. Available for booking through the Sports Club.
Netball Courts	<i>South Yanchep Shared-use Sports Courts</i>	<i>2 x outdoor sport courts- shared-use with South Yanchep Primary School</i>
Basketball Courts	Charnwood Park, Charnwood Avenue, Two Rocks	1 x full sized outdoor basketball court, bitumen surface, with basic lighting.
	Phil Renkin Recreation Centre, Lisford Avenue, Two Rocks	1 x full sized indoor basketball court.
Cricket Wickets	Oldham Reserve, Oldham Way, Yanchep	1 x synthetic cricket wicket and cricket practice nets.
Local Park	Refer to public open space.	
Playgrounds (district and local)	Refer to public open space details.	No district playgrounds exist, only local playgrounds.
Golf Course	Sun City Country Club St Andrews Drive Yanchep	Private course. 18 holes.
Childcare Centre	Yanchep Childcare Centre 61 Lagoon Drive Yanchep	

Category	Name/ Location	Details
	<i>South Yanchep Childcare Centre Site</i>	<i>1 x childcare centre site in close proximity to the South Yanchep Primary School</i>
Infant Health Clinic	Two Rocks Child Health Clinic	
Library	Yanchep Two Rocks Public Library Phil Renkin Recreation Centre, Lisford Ave Two Rocks	Limited public library service
	<i>St Andrews Regional Library 1, St Andrews northern townsite</i>	<i>Co-located with tertiary provider or high school</i>
	<i>St Andrews Regional Library 2, St Andrews southern townsite</i>	<i>Co-located with tertiary provider or high school. May also incorporate performing arts centre (as per St Andrews Regional Community Infrastructure Requirements Discussion Paper).</i>
Recreation Centre	Phil Renkin Recreation Centre Lisford Ave Two Rocks	Accommodates local groups and competitions and the existing public library. Indoor basketball court, meeting rooms, community/ function rooms, and children's activity areas.
	Yanchep Sports Club, Yanchep Beach Road, Yanchep	Accommodates a range of activities including, darts, lawn bowls and tennis.
	Yanchep Surf Lifesaving Club Lagoon Beach, Yanchep	Proposed to be relocated to the Club Capricorn site at a future date, as per City of Wanneroo/Arbor Vitae YSLSC & Coastal Management Services Report.
Aquatic Centre	<i>St Andrews Regional Indoor Aquatic and Sports Facility, St Andrews northern townsite</i>	<i>Will accommodate district and regional competition of similar scale to Joondalup Arena.</i>
	<i>St Andrews District Sport and Recreation Facility, St Andrews southern townsite</i>	<i>Will accommodate local and district levels of activity.</i>
Public Primary School	Two Rocks Primary School, Carfax Place, Two Rocks	K – Yr 7
	Yanchep District High School	K – Yr 10. Proposed relocation of high school component to a new site in Yanchep Estate subject to DET confirmation. Existing school will remain as a primary school.
	<i>Yanchep Sunningdale Primary School</i>	<i>Subject to DET confirmation.</i>
	<i>Yanchep Capricorn North Primary School</i>	<i>Subject to DET confirmation.</i>
	<i>Yanchep Capricorn South Primary School</i>	<i>Subject to DET confirmation.</i>

Category	Name/ Location	Details
	<i>South Yanchep Primary School</i>	<i>Subject to DET confirmation.</i>
Public High School	Yanchep District High School	K – Yr 10. Proposed relocation of high school component to a new site in Yanchep Beach Estate subject to DET confirmation. Will remain as a primary school.
	<i>Yanchep Estate High School Site</i>	<i>Potential for a government high school - subject to review and possible relocation.</i>
Private Primary School	<i>Capricorn Private School Site</i>	<i>Will incorporate K – Yr 12</i>
Private High School	<i>Capricorn Private School Site</i>	<i>Will incorporate K – Yr 12</i>
Wheeled Sports Facility	Charnwood Park Skate Park, Charnwood Avenue, Two Rocks	Local level skate park located within public open space.
Yanchep National Park	Cabaret Cave Picnic Area, Bull Banksia Picnic Area, Henry White Oval and 9 hole golf course.	Various facilities provided within National Park managed by the Department of Environment & Conservation.

Appendix 2: Local Active Open Space Preferred Configuration



EXPLANATORY NOTES

AREA:

10.5-10.7ha. ASSUMING FLAT SITE WITH ORIENTATION AS SHOWN (EXCLUDING VERGES).

PRINCIPAL COMPONENTS:

SPORTS PITCHES: AUSTRALIAN RULES FOOTBALL (x2), CRICKET (x2) AND SOCCER (x4).

BASKET BALL HALF COURT/CRICKET PRACTICE NETS; CLUB AND CHANGE ROOMS.

CAR PARKING: MINIMUM 160 BAYS WITH PROVISION FOR OVERFLOW PARKING IN ADJACENT GRASSED AREAS (OFF-STREET PARKING MAY ALSO BE APPROPRIATE)

PICNIC/BBQ AREA:

PLAY AREA: TO CURRENT AUSTRALIAN STANDARDS AND INCLUDING LIMESTONE EDGE AND SOFTFALL.

DUAL USE PATHS: 2.5m WIDE CONCRETE (OR APPROVED EQUIVALENT) LINKED INTO NETWORK AND/OR CIRCULAR ROUTE.

PEDESTRIAN PATHS: MINIMUM 1.5m WIDE CONCRETE (OR APPROVED EQUIVALENT) TO PROVIDE ROUTE AND ACCOMMODATE DESIRE LINES OF MOVEMENT.

VEHICLE BARRIERS: TO EXCLUDE ALL ANAUTHORISED VEHICLES.

CAR PARK SECURITY AND FLOODLIGHTING:

SITE PLANNING:

EXISTING VEGETATION: DESIGN TO MAXIMISE RETENTION.

BUFFER AREAS AND SETBACKS: PROVIDE TO EACH SPORTS PITCH TO MINIMUM DIMENSION AS SHOWN, TO OPTIMISE SAFETY, MINIMISE AND CREATE AN APPROPRIATE SETTING.

LANDSCAPE AND IRRIGATION:

PLAYING SURFACES: CONSTRUCT, GRASS AND IRRIGATE.

OTHER AREAS: TREAT TO A MINIMUM STANDARD OF EITHER

- IRRIGATED GRASS AND TREES, OR
- FENCED, NON-IRRIGATED, MULCHED TUBESTOCK PLANTING.

IRRIGATION: PROVIDE TO ALL AREAS (EXCEPT AS STATED ABOVE) BY MEANS OF ONSITE MAJOR BORE AND AUTOMATIC SYSTEM.

FURNITURE: PROVIDE SEATS (1 TO 10 PARKING BAYS).

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