

East Wanneroo Community Infrastructure Plan

Developed for the East Wanneroo District Structure
Plan

June 2023

29323* (18/550462)

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1. INTRODUCTION

East Wanneroo is defined as the area subject to the East Wanneroo District Structure Plan (DSP) (**Attachment 1**)¹. The DSP area covers 8,300 hectares and includes the following localities, Pinjar (part), Mariginiup, Jandabup, the eastern part of Wanneroo, Gnangara, and the southwest part of Lexia. Total estimated dwellings are 50,850 with 3.03 people per dwelling. This equates to an approximate building out population of 154,000 people. The DSP comprises of 27 precincts, as shown in **Attachment 2**.

The vision for the DSP has been identified as follows:

“East Wanneroo will be a place which offers housing and lifestyle choice for all generations that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values.”

The purpose of the East Wanneroo Community Facilities Plan (**the Plan**) is to outline the extent of community infrastructure (built facilities and public open space) required within the DSP area to meet the needs of the current and future population through to full build out of the area (estimate to be 2070). This Plan focuses on district and neighbourhood level community infrastructure needs within East Wanneroo. Regional facility provision has also been included within the plan for context only, as these facilities are not within the remit of the DCP.

It is intended that the plan form the basis of future planning and inform the preparation of a district-level Developer Contribution Plan for the DSP area. Community infrastructure is defined by State Planning Policy 3.6 – Infrastructure Contributions² (SPP 3.6) as “*infrastructure required for communities and neighbourhoods to function effectively*”. Developer contributions for Community Infrastructure are capped at \$5,000 per dwelling.

The provision of community infrastructure is separate to that of Development Infrastructure, which is defined by SPP 3.6 as “*infrastructure required to facilitate development and to support the orderly development or redevelopment of an area (i.e., roads, drainage, dual use paths, utilities and services etc.)*”. In this instance costs are variable depending on the infrastructure requirements and location of the development and are to be based on industry benchmarks.

The initial version of the draft East Wanneroo Community Facility Plan was presented to Council for consideration at its meeting held in April 2018. As a result, Council resolved to approve the Plan as a draft document for inclusion within the suite of DSP documentation released for public comment.

At the time the Plan was originally drafted, State Planning Policy 3.6 was under review and as a part of this process, there was a general expectation that the revised policy would include district and regional level provision. Consequently, the draft Plan was developed on this basis. However, the outcome of the review was that the policy would focus on district and neighbourhood level provision and so there is a requirement to update the existing Plan to reflect this policy change.

It is not intended for this Plan to provide a comprehensive or final community infrastructure needs analysis, as most of the subject area does not have existing communities for which a robust need can be determined. Where communities do exist, they are likely to undergo significant change and renewal due to urban development.

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

¹ [East Wanneroo District Structure Plan - Department of Planning, Lands and Heritage \(dplh.wa.gov.au\)](http://dplh.wa.gov.au)

² [State Planning Policy 3.6 - Infrastructure contributions \(www.wa.gov.au\)](http://www.wa.gov.au)

2. COMMUNITY FACILITY PLANS AND INFRASTRUCTURE CONTRIBUTION

State Planning Policy 3.6 – Infrastructure Contributions: Guidelines³ (the Guidelines) details the framework and requirements associated with Developer Contribution Plans and Community Facility Plans.

Overall, there are eight principles which guide the process of determining community infrastructure provision and DCP preparation. These are:

- Need and the nexus
- Transparency
- Equity
- Certainty
- Efficiency
- Consistency
- Right of consultation and review
- Accountable

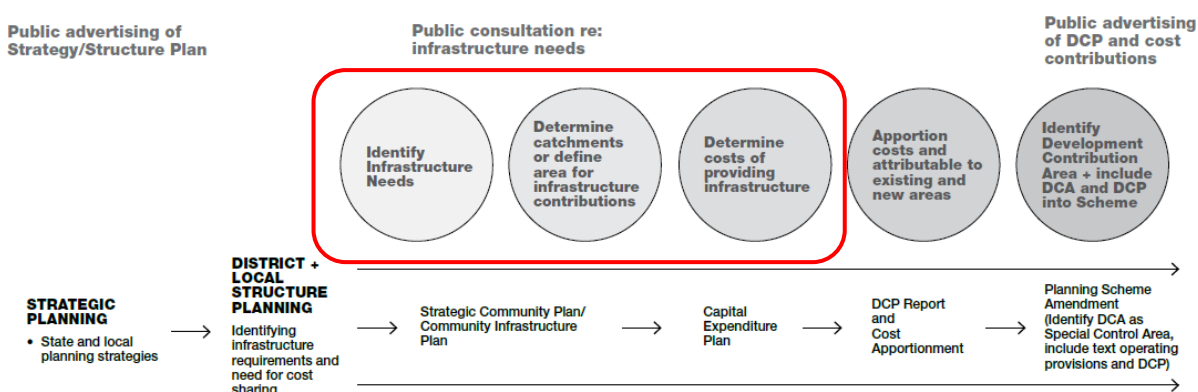
These are the basis of the infrastructure contribution system and should be applied to the way infrastructure need and costs are determined.

The Guidelines identify several considerations which are seen as fundamental to the development of a DCP. These include:

- *Need and Nexus* – clearly identify the need and the connection between the development and the demand created (nexus). It is important that there is a clear link between the proposed infrastructure and the Local Government’s strategic and financial planning.
- *Beneficiary pays* – the DCP only funds the facilities which are necessary for the new development.
- *Ensuring reasonable cost* – cost of facility contributions should align with the needs of the community and be reasonable, not adversely impacting on housing affordability.
- *Timing of infrastructure provision* – facility provision and DCP timeframes must be aligned, with the responsible authority identified within the DCP report. There is a requirement to report on progress of facility delivery against the DCP priorities and timeframes, and a high-level summary of financial position. Alternative funding sources should be considered if there are not sufficient contributions collected for the facilities.

Process for the preparation of DCPs is summarised within the Guidelines, as shown below.

Figure 1: Developer Contribution Plan Process



Source: SPP3.6 – Infrastructure Contributions Guidelines

³ [SPP 3.6 - Infrastructure Contributions Guidelines \(www.wa.gov.au\)](http://www.wa.gov.au)

The Community Infrastructure Plan is the key document which address the first three steps in the DCP development process, being identification of infrastructure needs, defining areas for infrastructure contributions and providing an estimation of costs associated with the proposed infrastructure Provision.

SPP 3.6 Infrastructure Contributions Guidelines (the Guidelines) advises that the preparation of a Community Infrastructure Plan requires the completion of the following tasks:

1. Documenting the demographic profile of the existing community.
2. Analysis of current infrastructure provision and standards.
3. Establish any gaps or excess in current infrastructure provision.
4. Conforming current infrastructure needs in relation to the existing community profile.
5. Estimating future development and population growth.
6. Projecting any shift in community demographic profile resulting from growth.
7. Calculating future infrastructure needs according to future community profile.
8. Establishing a list if necessary new or replacement infrastructure.

The standard for construction and fit-out of the identified community infrastructure is defined as a standard that would meet “basic and reasonable community need and expectations”. Should Local Governments wish to seek provision beyond this standard, then they would be required to fund the higher level of provision, through an alternative funding source.

The Guidelines also define community facility catchments and hierarchy. Catchments are defined as follows:

- Local/neighbourhood facilities: 1: up to 15,000 residents
- District Facilities: 1: 25,000 to 75,000 residents
- Regional Facilities: 1: 75,000+ residents.

The open space hierarchy is defined as follows:

- Regional Open Space – land defined within a regional scheme, regional structure plan or sub-regional structure plan as a parks and recreation reserve or as regional open space.
- District Open Space – an area notionally serving three neighbourhoods, with a catchment of 2km and between 2.5ha and 7ha in size. Able to accommodate formal and informal sport and recreational activities.
- Neighbourhood Park – an area which has a catchment of 800m and is less than 5,000m². Able to accommodate informal active and passive recreation and play.

There is a direct link between land development/lot creation timeframes, community infrastructure provision and DCP funding, which the Guidelines identify as the “*Trigger for Liabilities.*” The trigger for payment of infrastructure contributions essentially occurs upon the development of the subject land area, as per the conditions of subdivision or development approval. As the development of the subject land progresses, DCP contributions are collected as lots are sold. Once sufficient funds and the required land is available, then development of the piece of community infrastructure can occur.

Importantly, the Guidelines include an ongoing monitoring and reporting process, which includes an annual review of DCP community infrastructure costs, the financial position of the Developer Contribution Fund and a high-level overview of infrastructure delivery against proposed timeframes. Every five years, the Local Government is required to undertake a detailed review of the DCP to ensure that it remains current.

3. CONTEXT

East Wanneroo comprises of the following localities:

- Pinjar
- Mariginiup
- Jandabup
- Gnangara
- Wanneroo (eastern extent)
- Gnangara

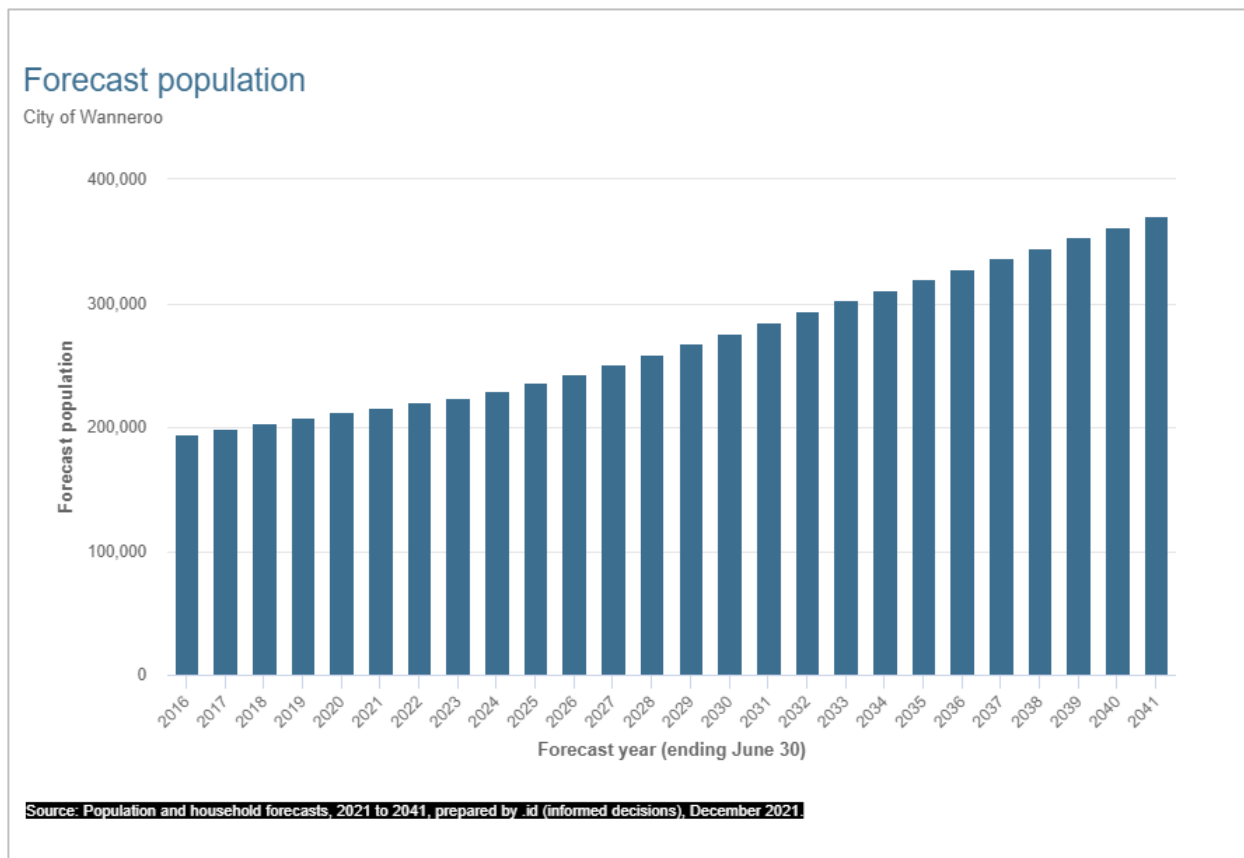
Most of these areas are zoned either urban deferred or rural within the MRS.

3.1. Population and Demographics

The population of the City of Wanneroo in 2021 was 216, 162, living in 73,463 private dwellings with an average household size of 2.75. Compared to 2016, the number of people living in private dwellings increased by 8,766, however the average house sized decreased by 0.06 from 2.83 people per household in 2016.

Overall, the City's population is expected to increase to 370, 273 by 2041, an increase of 71%.

Figure 2: City of Wanneroo Forecast Population



As noted above, most of the subject area is zoned urban deferred or rural, and as such remains largely undeveloped. Consequently, the population projections to inform provision standards have been based on the DSP land use proposals and the North-West Sub regional Planning Framework which states that 'new urban areas based on achieving the maximum average density targets of 15 dwelling units per gross hectare of urban zoned land and an occupancy rate of 3.03 people per

dwelling. Full population data is included within **Attachment 3**, noting an estimated build out population of 154,000 calculated on total dwellings of 50,850.

From a City-wide perspective, the key considerations in the development of community infrastructure, considering population growth and future facility use, are outlined below.

- 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. 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 the suburb areas and it is not possible to incorporate a bland population driven assessment which identifies a suite of new community facilities which should be developed in each suburb area.
- 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.
- 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.
- 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%.

2.2. Other Areas Impacting on the Project Area

The population projections of the suburbs immediately to the north, west and south of the DSP area (Banksia Grove, Carramar, Tapping, Ashby, Sinagra, Wanneroo, Hocking, Pearsall, Madeley, Darch and Landsdale) were investigated to determine the potential impact on the facilities proposed within the growth corridor. The estimated population increase of residents within these areas is shown below.

Table 1: Population Growth for Localities Impacting DSP area.

Area	2021	2026	2031	2036	2041	% change 2021 to 2041
Ashby - Sinagra	6,136	7,632	8,908	9,760	10,583	72.5
Banksia Grove	11,790	12,478	13,303	13,288	13,004	10.3
Carramar	7,427	8,105	8,198	7,997	7,892	6.3
Darch	7,590	7,586	7,660	7,510	7,359	-3.0
Hocking - Pearsall	11,604	12,006	12,285	12,046	11,884	2.4
Landsdale	15,936	17,786	19,298	19,543	19,119	20.0

Madeley - Wangara - Woodvale	7,725	8,137	8,246	8,208	8,127	5.2
Tapping	9,866	9,686	9,363	9,110	8,939	-9.4
Total	78,074	83,416	87,260	87,463	86,908	11.3

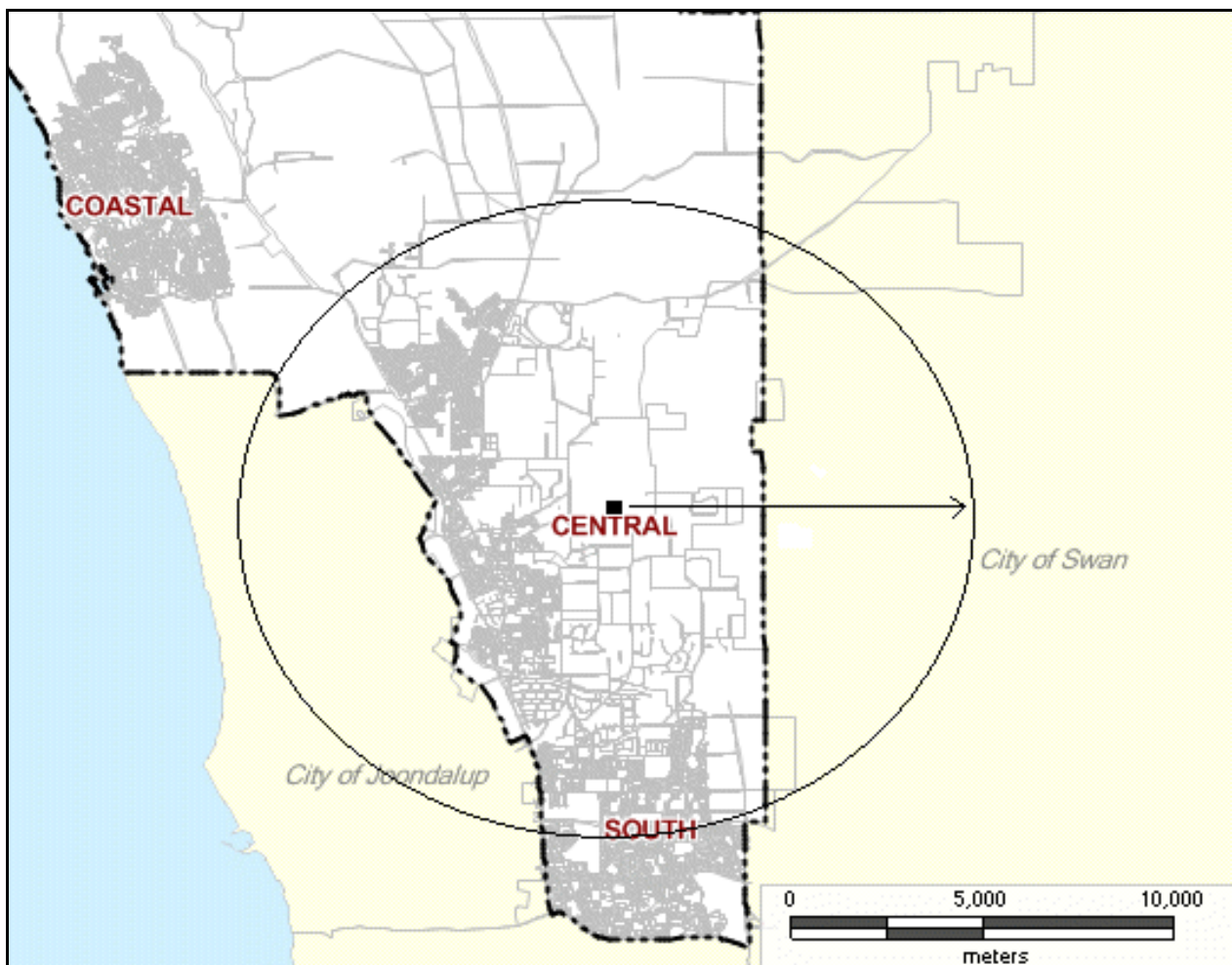
Source: id Forecast

The locality of Wanneroo has not been included in Table 1, as much of Wanneroo lies within the DSP area. The population forecasts for Wanneroo are very high (increasing from 13,177 in 2021 to 41,789 in 2041) with most of this growth being due to urbanisation of the parts of Wanneroo which are in the DSP area. However, there will be some population growth occurring due to infill residential development in the existing residential part of Wanneroo.

2.3 Relevant Existing Community Facilities and Significant POS

Figure 2 shows a broad 10km catchment from the centre of the DSP area. This indicates the future catchment for district and regional community facility provision within the DSP area, and that existing community infrastructure provision within the Wanneroo corridor will influence facility provision.

Figure 3: Growth Corridor Location and Broad Catchment



Source: City of Wanneroo

2.4. Issues Impacting on Community Infrastructure Provision

With ongoing high levels of population growth comes the challenge of delivering the necessary infrastructure to cater for growing community needs. It is important 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 several issues impacting on the provision of community facilities that provide impetus for the development of a Community Infrastructure Plan including, but not limited to:

- The need to provide community infrastructure to support new development.
- The communities being planned for do not currently exist and there is a need to understand the impacts of future growth on required future infrastructure provision.
- The cost of providing community infrastructure for a rapidly growing urban area and the need for a basis for preparation of Developer Contribution Plans to provide a funding source to assist in meeting this cost.
- The impact of existing communities on the demand for new facilities in the DSP area.

2.5. District Structure Plan Implications

The DSP for East Wanneroo outlines the broad urban framework upon which future planning will be based. This includes the location of activity nodes within East Wanneroo, as noted below:

- District Centre (south).
- Neighbourhood Centre (north).

These activity nodes will be the focal point for community activity and therefore community facility provision. District and regional level provision should generally be located within, adjacent, or near these nodes. Activity nodes are designed to have higher densities, therefore most significant district and regional 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.

2.6. Community Facility Hierarchy

Community facilities (including 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.

For this report, the following hierarchy has been applied:

Table 2: POS Hierarchy by Level, Description and Broad Catchment

Level	Description	DLGCS Catchment	2012 NCGC – CFP Catchment
Regional	Regional Open Space (ROS) serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.	Size is variable and dependent on function	Catering for 50,000+ people or more with a catchment radius that extends across two or more districts (10km+).
District	Be located central to the catchment to maximise accessibility. Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising the dog, social gatherings and 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
Neighbourhood	Neighbourhood open space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.	1ha to 5ha Be central to surrounding neighbourhoods	Local: Small to medium scale facilities that primarily meet the needs of the immediate surrounding community.
Local	Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space.	0.4ha to 1ha Within 400 metres or 5-minute walk	

Source: Department of Local Government, Sport and Cultural Industries

The facility provision outlined within State Planning Policy 3.6 is based on the same hierarchy, however the terms “Neighbourhood” and “Local” are used interchangeably. This plan will use the term “Neighbourhood”, as defined in Table 2, above.

2.7. Standards of Provision

Standards of provision are a method of determining indicative levels of facility provision based on historical provision.

Facility planning standards are an appropriate starting point for facility planning, however they cannot be relied upon in isolation to determine community need as they do not consider local conditions such as the existing level of facility provision, physical barriers impacting on accessibility, community profile, participation levels and other factors influencing a community.

The standards in this plan are based on the revised NCGC – CFP, where the City’s facility provision standards were considered against the current industry benchmark within Western Australia, being the Parks and Leisure Australia WA (PLA WA) – Community Facility Guidelines (CFG)⁴. Table 3 provides a comparison between the City’s standards and the CFG.

Table 3: Comparative Standards of Provision

FACILITY	PROVISION RATIO	
	2012 Plan	PLA WA Guidelines
Regional		
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 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.
District		
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

⁴ <https://www.parksleisure.com.au/library/>

Surf Life Saving Outpost	N/A	As per Regional
Neighbourhood		
Community Centres	1:7,500	1:7,500
Public Open Space (Active)	1:7,000	1:5,000

Source: City of Wanneroo 2012 Community Facilities Plan to Parks and Leisure Australia (WA) – Community Facility Guidelines.

The recommended standards listed above (CFG Standards) are the basis of this Plan’s facility provision. **Attachment 4** provides further detail on proposed facility provision and location rationale. **Attachment 5** provides further community facility classification detail relevant to Table 3, as well as further detail on the classification of additional community facilities captured within the CFG but not in this plan.

3. FACILITY PROVISION PRINCIPLES & CONSIDERATIONS

The following principles have been considered when identifying community facility requirements for the East Wanneroo CFP. These principles are the same as those used in the NCGC – CFP (2012), which remain relevant post the 2019 review. The principles are applicable across the facility hierarchy.

3.1. General Principles

- A balance is required between large regional and district facilities and smaller walkable facilities at the local level.
- Larger, more multipurpose facilities at a regional *and* district level (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, cultural, educational, and recreational pastimes. They often consist of a main hall and kitchen area supported by a variety of activity rooms and office spaces.

Regional community centres often include dedicated office space for government and non-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.
- 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 several branch or mobile library services depending on the size and nature of existing communities.
- A regional library facility should be 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.
- For the purposes of this Plan, the regional provision of Library facilities will be delivered by the existing Wanneroo Library and Cultural Centre.
- District libraries (branch libraries) should also be in activity centres with ready access to transport routes and other like facilities. They may also be shared with high schools where appropriate.
- Land requirements:
 - Regional library: 1.0-1.5ha
 - District library: 0.50ha

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 larger activity node (i.e., city centre zone). They may form part of a cultural hub along with libraries, art galleries and community centres.
- District facilities should be located as part of a high school complex as most of the use will be generated from 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) 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 should 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.

3.8. Indoor Recreation Centres

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

Provision Principles

- Purpose built indoor recreation centres should only 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 high school facilities. In these cases, the school facility is upgraded to meet the standard required for community use.

3.9. Aquatic Centres

Aquatic Centres are generally indoor facilities incorporating one or more pools and associated facilities (spas, saunas) for swimming and other aquatic pastimes. 25m pools are the standard provision with some larger facilities incorporating 50m pools for competition and a variety of dive pools and activity splash pools to maximise the type of activity that may take place. Aquatic centres often incorporate a variety of 'dry' facilities such as gymnasiums and function rooms to increase the viability of the centre.

Provision Principles

- Given their significant capital and operating cost, aquatic centres should only be provided at a regional level to maximise their catchment size, density 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.

3.10. Regional & District Public Open Space

Regional Open Spaces accommodate major sporting facilities accommodating a high standard of formal sport. These facilities generally accommodate high-level sport organised by the respective State Sporting Associations. Accordingly, the standard of playing surfaces and supporting infrastructure is high. In addition to multiple playing fields or hard courts for various sports, Regional Open Spaces may also incorporate outdoor spaces such as a terraced/mounded viewing area, large playgrounds, passive green areas, shade, picnic tables, seating and BBQ areas. As a result, Regional Open Spaces also play an important role in facilitating passive and recreational uses and may also provide a venue for activities such as 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 need to be located at the edge of districts away from most households (to minimise impact of light and noise spill) 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 Amenities Buildings)
 - Sports Floodlighting

- Internal Car parking
- Internal pedestrian network
- Irrigation and pump house infrastructure, and
- Multi-purpose Hard courts, Cricket nets etc.

3.11. 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, volleyball, indoor soccer 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 to 10 courts) should be located within district public open space or co-located with high schools. Neighbourhood courts (2 to 4 courts) should be located within neighbourhood level public open space, as a part of a hub (i.e., pavilion, playing field etc.) and co-located with education facilities where practical.
- Hard courts should not be provided as stand-alone facilities unless co-location options have been fully explored and exhausted.

Attachment 6 provides further detail on facility and associated spatial requirements.

4. COMMUNITY FACILITY PROVISION

Future community facility requirements have been based primarily on informed population projections and historical rates of facility provision (standards), with the final requirements determined based on 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 and Joondalup local government areas gives insight into the pattern of existing facility provision that may be considered when determining future provision in the East Wanneroo DSP area. **Attachment 7** illustrates the spread of various facilities in the broader region.

The existing facilities within the specific catchment of the East Wanneroo DSP area (Figure 5) are a combination of regional, district and local levels of provision, with the following comments provided in respect to the more significant of these facilities.

- Wanneroo Library and Cultural Centre

Located on Rocca Way within the Wanneroo town site, the Wanneroo Library and Cultural Centre (WLCC) was completed in 2009 and provides a regional level library, exhibition spaces and museum. The catchment of this facility extends to include both the proposed District and Neighbourhood Centres within East Wanneroo. As such, this facility will continue to be the primary regional library, museum, and exhibition space within the area.

- Kingsway Regional Sporting Complex

The Kingsway Regional Sporting Complex (Kingsway) is a regional level active reserve located at 100 Kingsway, Madeley, with a total area of approximately 65 hectares.

Kingsway services more than 11 different clubs, with memberships drawn from across the City of Wanneroo and accommodating visitors from across the metropolitan area each week. Sports conducted at Kingsway include football (soccer), AFL, rugby union, cricket, hockey, netball, baseball, softball and little athletics.

Over the past 15 years, the City has invested more than \$32 million in the redevelopment of Kingsway to ensure that the facility remains fit for purpose into the future. The catchment area of Kingsway extends into the southern portion of East Wanneroo and as such will provide for the needs of this population. Consequently, it is proposed that the regional open space (active) within East Wanneroo be consolidated in the north of the area to provide for a more equitable distribution and access.

- Wanneroo Aquamotion

Wanneroo Aquamotion (Aquamotion) is located on Civic Drive, Wanneroo. Aquamotion was built in 1990 and underwent a \$12 million re-development, completed in 2009, with further redevelopment of the changerooms being completed in 2017 (cost of \$750,000) and retiling of the two indoor pools, spa, indoor pool concourse and outdoor pool in 2018 (at a cost of \$1.6 million).

The centre comprises of an indoor 8 lane 25-meter lap pool, an indoor leisure pool, spa and sauna, outdoor deep-water pool, outdoor splash pad, program (hydrotherapy) pool, gymnasium, group fitness room, crèche, changerooms and kiosk/café area.

A Service Review undertaken in 2016 noted that the facility is operating at a substantial deficit and that contributing factors to this included its location and population density within its catchment area. While the operating position of the centre has improved significantly, an opportunity exists for the re-location of the facility (along with dry side facilities) to a more suitable location within the East Wanneroo area have been identified within this CFP, identifying the District Centre, within walking distance of the proposed rail connection.

- Elliot Road Tennis Facility

The Elliot Road Tennis facility is a district level tennis facility located on the corner of Paltara Way and Elliot Road in Wanneroo. The Facility comprises of 10 synthetic surface tennis courts with an attached Sports Pavilion providing changerooms, toilets, storage areas, kitchen and kiosk and a multi-purpose room.

While the catchment for this facility encapsulates the southern portion of the East Wanneroo area, the existing and future population, both within the facility's catchment and the broader East Wanneroo area will require additional provision at a regional and district level, ideally on a co-location basis within existing regional open space (active) or with high schools for district level facilities.

- Carramar Community Centre

The Carramar Community Centre is a local level facility located at 5 Rawlinna Parkway, Carramar. The facility was completed in 2003 and comprises of a large function room with adjoining kitchen, a medium activity room and some small meeting rooms. The centre is adjacent to Houghton Park and the Carramar Primary School.

As a local level facility, the Centre adequately caters for the needs of the existing Carramar and neighbouring Banksia Grove communities and will continue to do so in the future. While the Centre's existing catchment will encapsulate the north-western portion of the East Wanneroo area, there will

be the need for future community centre provision to accommodate the future population within this area.

- Banksia Grove Community Centre

The Banksia Grove Community Centre is located at 14 Grasstree Bend, Banksia Grove and comprises of two large activity rooms, separate meeting rooms, a playground and separate undercover barbeque area. The Centre is located adjacent to Peridot Park (including multi-purpose sport courts) and the Neerabup Primary School.

As is the case for the Carramar Community Centre, this Centre adequately caters for the needs of the existing Carramar and neighbouring Banksia Grove communities and will continue to do so in the future. The Centre's catchment will encapsulate the north-western portion of the East Wanneroo area, there will be the need for future community centre provision to accommodate the future population within this area.

4.2. Catchment and Barriers

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

- Regional Facilities: 10km+
- District Facilities: 5km to 10km
- Neighbourhood Facilities: 2km to 5km

During the analysis of facility catchments, major physical barriers have been identified within East Wanneroo which will affect the catchments of all facilities. These include:

- Wanneroo Road
- Ocean Reef Road
- Pinjar Road
- Joondalup Drive
- Lake Joondalup
- Major bush forever sites.

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 2019 review of the NCGC-CFP considered current trends in community facility provision models and noted that over the past decade there has been several 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 the City's CFPs the preferred approach for future community facility provision should be 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, and would provide the following:

- 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 access services and participate in community activities more easily and freely.
- Co-location and integration of facilities to optimise the use of land and supporting infrastructure such as car parks and pavilions, reduce car travel, alignment to public transport hubs and encourage social interaction.
- Reduced maintenance requirements and increasing sustainability by reducing the extent of built infrastructure and servicing costs. In addition, it provides the opportunity to reduce environmental impact by consolidating use and the avoidance of extensive built footprints serving single user groups.

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

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 effective 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).

4.4. Proposed Facility Provision for East Wanneroo

The proposed facility provision is outlined in the table below and takes into consideration existing facilities, a catchment analysis, available information on the project area and significant barriers and the application of facility principals and considerations.

Table 4: Proposed and Final Provision

FACILITY	RATIO	East Wanneroo Provision
District		
Public Open Space (Active)	1:25,000	5
Multipurpose Hard Courts (6-10 courts)	1:25,000	5
Indoor Recreation Centre (1-2 courts)	1:30,000	1
Community Centres	1:35,000	4
Performing Arts Centre	1:35,000	1
Library	1:35,000	2

Art Gallery	1:47,500	1
Neighbourhood		
Community Centres	1:15,000	15
Public Open Space (Active)	1:15,000	15

Source: City of Wanneroo

The neighbourhood community facility provision has been estimated based on separate analysis. Four different sets of provision ratios have been considered as a part of the modelling.

- 1) The City's existing Provision Standards (as per the CFP and the Northern Coastal Growth Corridor (NCGC) CFP guidelines), which set a ratio for community centres at 1:7,500 and Public Open Space (Active) at 1:7,000.
- 2) Provision standards which are included within the SPP 3.6 Guidelines, which set a ration of 1:15,000 for both community centres and Public Open Space (Active).
- 3) Based on the actual provision of community level community centres and Public Open Space (Active) within the existing NCGC – CFP. This sets a ratio for community centres at 1:6,000 and Public Open Space (Active) at 1:4,375.
- 4) The mid-point between COW and SPP 3.6 standards, based on the total number of facilities provided using each standard.

The facility provision estimates based on these sets of ratios is outlined in the table below, with a mid-point between the COW (NCGC – CFP) and SPP 3.6 standards being identified for the purposes of modelling.

Table 5: Facility Provision Ratios

Facility	Facility Provision			
	COW	SPP 3.6 Guidelines	Current NCGC Provision	Mid-Point (COW/SPP)
Community Centre/Pavilion	21	10	26	15
Public Open Space (Active) (2)	22	10	35	15
Total	43	21	61	30

Source: City of Wanneroo

Community Facility Models for the above facilities have been included within **Attachment 8**. These have been taken directly from the Community Facility Models adopted as a part of the NCGC CFP.

The proposed regional facility provision is as per the table below, noting that the provision of regional facilities is not within the remit of the DCP, and so is provided for context.

Table 6: Proposed Regional POS and Facility Provision

FACILITY	RATIO	East Wanneroo Provision
Regional		
Multipurpose Hard Courts (10 + Courts)	1:50,000	2
Performing Arts Centre	1:50,000	0
Public Open Space (Active)	1:50,000	1
Library	1:60,000	0

Indoor Recreation Centre	1:75,000	1
Community Centre	1:100,000	0
Aquatic Centre	1:120,000	1
Art Gallery	1:150,000	0

Source: City of Wanneroo

5. FACILITY STAGING AND LOCATION

5.1. Proposed Staging

The staging of the community infrastructure identified within the DCP is subject to land development timeframes (i.e., subdivision and lot creation), as lot creation generates DCP funding and the physical site on which the individual community infrastructure items are to be developed. Community facilities are typically a lag provision and delivered within a 5-to-10-year timeframe after lot creation has occurred. Given this relationship, if land development and lot creation is delayed, land availability and DCP funding capacity is impacted and the timeframe for community infrastructure delivery is extended.

The current Staging Plan for the implementation of the DSP (**Attachment 9**) provides an indicative timeframe for the delivery of the District and Neighbourhood community facilities, as outlined below:

Table 7: East Wanneroo Indicative POS and Facility Delivery Staging

	2021-2031	2031 – 2050	2050+
Regional *			
Indoor Rec / Aquatic Centre			
Multipurpose Hard Courts			
Public Open Space (Active)			
District			
Community Centres			
Indoor Recreation Centre			
Library			
Multipurpose Hard Courts			
Public Open Space (Active)			
Art Gallery			
Performing Arts Centre			
Neighbourhood			
Community Centres			
Public Open Space (Active)			

Source: East Wanneroo District Structure Plan and City of Wanneroo.

It should be noted that:

- The delivery timeframe for the community facilities will be further refined as the implementation of the DSP and associated Local Structure Plan (**LSP**) progresses.
- The need for facility provision is fundamentally driven by lot creation, which in turn drives population growth and demand. Lot creation should be reviewed on an annual basis (as a part of the annual cost reviews) to ensure facility delivery timeframes and LTFP funding requirements remain current.

5.2. Facility Locations

An indicative plan of district and neighbourhood level community facility provision has been included as **Attachment 10** and takes into consideration the placement of the regional and district level facilities as per the East Wanneroo DSP.

It should be noted, however, that the location of the neighbourhood facilities will be largely influenced by the development of the individual Local Structure Plans (LSP) and the location of Education Department Primary Schools. As a result, this location information should be considered as preliminary only.

The location of neighbourhood facilities takes into consideration equitable access with the DSP area, natural (i.e., lakes, bushland reserves etc.) and built infrastructure barriers (i.e., roads, transit corridor etc.), and the location of regional and district level facilities and provision of existing facilities. Further analysis should be undertaken in relation to facility catchments, to determine the most efficient spread of facilities possible, and refined as LSPs begin to be developed and submitted to the City.

5.3. Facility Cost Estimates

Estimates for district and neighbourhood community buildings have been based on the NCGC – CFP 2022 annual cost revision for the Alkimos Eglinton DCP.

For the neighbourhood facilities, the appropriate unit rates from the NCGC – CFP 2022 review have been applied. The total m² used for the neighbourhood community centre/pavilion is 703m², being the average footprint of the four most recent neighbourhood level pavilions constructed by the City, with 30m² added for additional multi-purpose space.

The estimates for local Public Open Space (Active) provision have been taken from cost estimates developed for recent POS development and adjusted based on the NCGC-CFP 2022 cost review. In respect to the POS, the model assumes that the basic POS infrastructure (site works, headworks, irrigation, and turfing) have been provided by the developer to the City's required standard. The DCP costs include floodlighting, goals, pavilion etc.

These estimates were then applied to the identified facility provision ratio. In this respect several scenarios have been modelled, as per the following:

- 1) DCP Funding Model # Baseline
 - Neighbourhood facility provision using the mid-point ratio. District provision based on East Wanneroo CFP and costs are based on the East Wanneroo CFP, as of 2019.
- 2) Revised DCP Funding Model # 1
 - Ratios as per the Baseline Model. Costs based on the NCGC – CFP Cost Review 2022, which includes land acquisition costs (current East Wanneroo \$/m²).
- 3) Revised DCP Funding Model # 2
 - Neighbourhood facility provision using COW ratios. District provision based on East Wanneroo CFP. Costs as per Model # 1.
- 4) Revised DCP Funding Model # 3
 - Neighbourhood facility provision using SPP 3.6 ratio. District provision based on East Wanneroo CFP. Costs as per Model # 1.

Assumptions include:

- All models are based on 50,580 dwellings, as per the East Wanneroo District Structure Plan.
- The total funding per dwelling is capped at \$5,000 (as per SPP 3.6), resulting in maximum potential funding of \$253M for community facilities at district and neighbourhood levels.
- Neighbourhood facility provision ratio is based on a mid-point between COW and SPP 3.6 standards. This is an arbitrary figure, which, if changed, will change the cost of neighbourhood

pavilion/community centre provision, and therefore impact the overall funding per dwelling required.

- Community pavilion/community centre costs are based on the upper limit of the NCGC – DCP 2022 cost review.
- Land acquisition costs have been based on the (maximum) cost per m2 identified for East Wanneroo Cells 1 to 9.
- District facility provision is set based on the outcome of the East Wanneroo CFP.
- For POS (Active) the models assume that Developers will undertake civil, irrigation, turfing and passive landscaping elements for the active open spaces (playing fields). The City would undertake the delivery of floodlighting, changerooms, pavilion, car parking etc. which would be considered a DCP component.

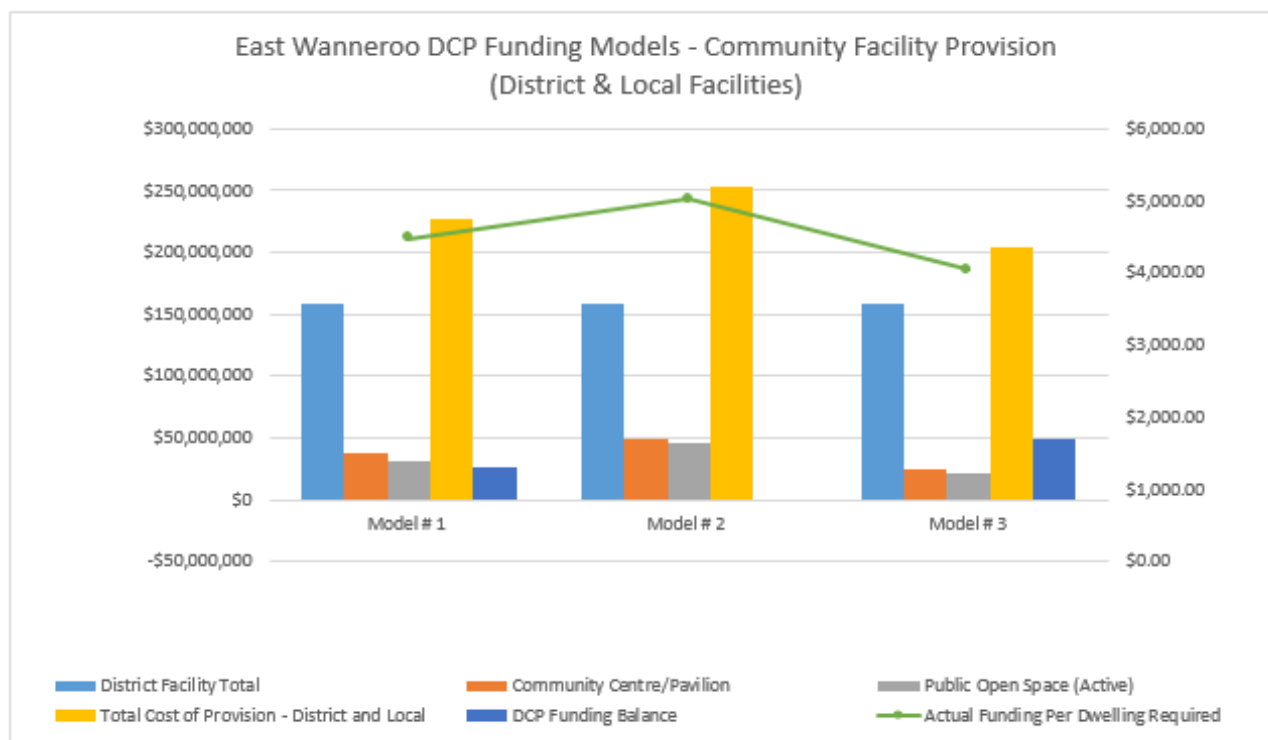
Revised DCP funding implications have been summarised below.

Table 8: Proposed Facility Cost Scenarios and DCP Funding Cap Implications

Revised DCP Funding - All Models	Model # Baseline - Mid Point Ratio - EW CFP 2019 \$	Model # 1 Mid-Point Ratio - 2022 \$ & Land Acq.	Model # 2 COW CFP Ratio (Local Facilities)	Model # 3 SPP 3.6 CFP Ratio (Local Facilities)
Total No. of Dwellings	50,580	50,580	50,580	50,580
Max Funding per Lot (DCP cap)	\$5,000	\$5,000	\$5,000	\$5,000
Total Max Funding (to DCP cap)	252,900,000	\$252,900,000	\$252,900,000	\$252,900,000
Proposed District Facility Provision & Cost (as at 2022 - including land)				
Current LTFP Total	\$83,604,310	\$101,841,451	\$101,841,451	\$101,841,451
Future LTFP Total	\$31,956,026	\$53,702,797	\$53,702,797	\$53,702,797
District Facility Total	\$115,560,336	\$155,544,248	\$155,544,248	\$155,544,248
Proposed Local Facility Provision & Cost				
Community Centre/Pavilion	\$37,367,099	\$37,367,099	\$49,822,799	\$24,911,399
Public Open Space (Active)	\$31,472,213	\$31,472,213	\$46,159,245	\$21,540,981
Total	\$68,839,312	\$68,839,312	\$95,982,044	\$46,452,380
Total Cost of Provision - District and Local	\$184,399,648	\$224,383,560	\$251,526,292	\$201,996,628
Max DCP Funding - Community Infrastructure	252,900,000	\$252,900,000	\$252,900,000	\$252,900,000
DCP Funding Balance	\$68,500,353	\$28,516,441	\$1,373,708	\$50,903,372
Actual Funding Per Dwelling Required	\$3,645.70	\$4,436.21	\$4,972.84	\$3,993.61

Source: City of Wanneroo

Figure 4: Summary of DCP Funding Models for District and Local Provision



Source: City of Wanneroo

Table 8 below, provides a preliminary estimate of the facility costs per delivery stage, noting that this is based on the physical location of the proposed facility. A significantly more detail DSP implementation schedule is required to provide an accurate assessment of the facility development costs against the DSP implementation and therefore funding commitment against the City's LTFP.

This analysis has been based on Model # 1 and the delivery stages identified within the East Wanneroo DSP.

Table 9: Indicative Facility Delivery Cost per DCP Development Stage

	DSP Stage 1 2020 - 2031	DSP Stage 2 2031 - 2050	DSP Stage 3 2050+
Neighbourhood	\$31,672,078	\$18,098,330	\$13,573,748
District	\$48,064,000	\$95,533,000	\$14,227,000
Regional	\$0	\$111,031,008	\$0
Total	\$79,736,078	\$224,662,338	\$27,800,748

Source: City of Wanneroo, East Wanneroo DSP.

On an indicative basis only, the total funding commitment of district facility provision which falls within the 2022/23 LTFP is \$102 million, noting that this should be fully funded by the DCP. The current LTFP lists funding of \$81 million. The funding requirement of neighbourhood facility provision is estimated in the order of \$31 million to \$40 million, subject to the provision of a detailed DSP implementation schedule. Neighbourhood facility provision funding is not included within the current LTFP.

6. REGIONAL FACILITY PROVISION

While SPP 3.6 and the associated Guidelines do not include the provision of regional community infrastructure, it is important that this infrastructure is included within the CFP. This is on the basis that best practice community infrastructure provision occurs on a hierarchical basis, in which facility

provision at each level should occur within the context of higher order Provision. For example, the provision of neighbourhood playing fields may serve as training and lower order match play facilities for the immediate community, with district level playing fields providing higher order training and match play facilities for multiple neighbourhood community catchments. Regional facilities, then provide training and match play facilities for several district level community catchments.

When this provision hierarchy is not provided, the function of the remaining facilities is forced to change, meaning the facilities provided will not match the requirements of the required function. For example, if regional playing fields are not provided, then the existing district level playing fields will need to accommodate use from a broader catchment. This increases the hours of use per week, resulting in reduced accessibility and reduction in the quality (and possibly safety) of the playing surface. It also impacts negatively on supporting infrastructure such as changerooms, toilets, car parking and may lead to reduced amenity of residents through increased vehicle movements and noise levels resulting from extended periods of use, driven by demand for playing fields exceeding catchment provision.

These issues become even more acute if there is a lack of suitable district level provision, as the capacity of neighbourhood provision (which, in the context of playing fields is typically a single senior sized multipurpose playing field) to meet district level demand is limited.

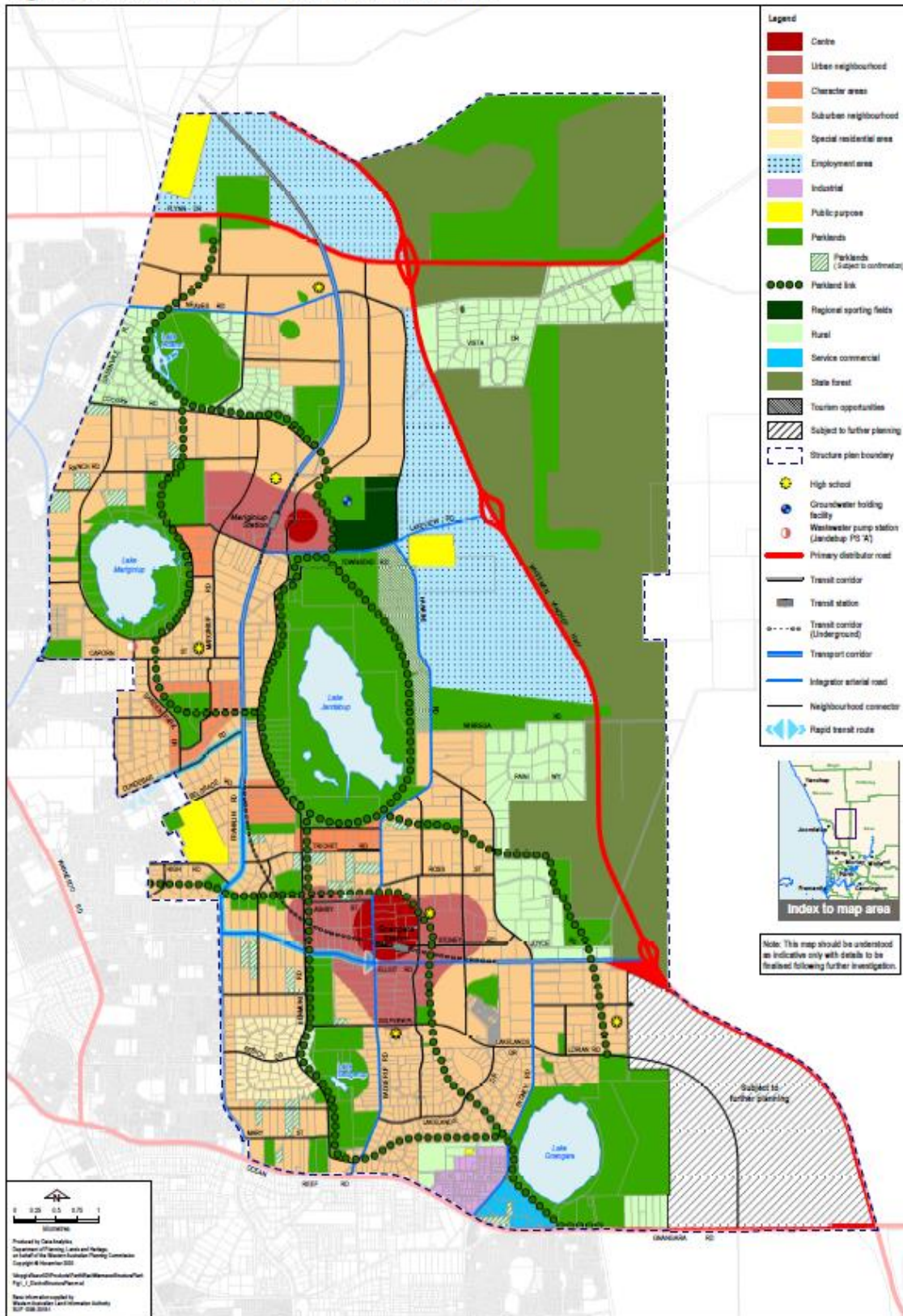
Consequently, the City of Wanneroo will continue to advocate for the timely provision and funding of suitable regional open space and regional facility provision, as a part of its Advocacy Strategy.

7. ATTACHMENTS

Attachment 1:	East Wanneroo District Structure Plan
Attachment 2:	East Wanneroo District Structure Plan – Precincts
Attachment 3:	Nominated Population – Dwellings: Infrastructure Staging Strategy
Attachment 4:	Proposed Facility Provision and Location Rationale
Attachment 5:	Comparative Standards and Additional Community Facility Definitions.
Attachment 6:	Spatial Requirements for Sporting Infrastructure
Attachment 7:	Existing Community Facilities in the East Wanneroo Catchment
Attachment 8:	Community Facility Models (NCGC CFP)
Attachment 9:	East Wanneroo District Structure Plan – Staging Plan
Attachment 10:	East Wanneroo – Proposed Facility Location Plan

Attachment 1 – East Wanneroo District Structure Plan

Figure 1.1 East Wanneroo District Structure Plan



East Wanneroo District Structure Plan

Attachment 3 - Nominated Population – Dwellings: Infrastructure Staging Strategy

	Precinct	1	2	3	4	5	6	7	8	9	10
East Wanneroo	Dwellings	1,500	400	2,000	7,500	3,000	0	0	0	5,000	2,500
	Population	4,545	1,212	6,060	22,725	9,090	0	0	0	15,150	7,595
	Precinct	11	12	13	14	15	16	17	18	19	20
East Wanneroo	Dwellings	50	1,500	4,000	550	2,000	3,500	2,000	1,500	2,000	4,000
	Population	151	4,545	12,120	1,666	6,060	10,605	6,060	4,545	6,060	12,120
	Precinct	21	22	23	24	25	26	27			
East Wanneroo	Dwellings	250	3,500	4,000	0	0	100	0			
	Population	757	10,605	12,120	0	0	303	0			

Attachment 4 - East Wanneroo Proposed Facility Provision and Location Rationale

FACILITY	RATIO	Raw Provision	Proposed Provision	Revised Provision	Provision / Location Rational
		East Wanneroo	East Wanneroo	East Wanneroo	East Wanneroo
POPULATION		154,000	154,000		
District		154,000			
Public Open Space (Active)	1:25,000	6.2	6	5	Co-locate with High Schools
Multipurpose Hard Courts (6-10 courts)	1:25,000	6.2	6	5	Co-locate with High Schools
Indoor Recreation Centre (1-2 courts)	1:30,000	5.16	5	1	Part of northern regional POS or community centre provision
Community Centres	1:35,000	4.42	4 or 5	4	Locate at neighbourhood and district centre, 2 x co-locate with Library, performing arts facilities
Performing Arts Centre	1:35,000	4.42	4 or 5	1	Co-locate with district level Library/Art Galleries or co-location with school performing arts centre provision. Approx 300 capacity, aligning to other suburban theatres.
Library	1:35,000	4.42	4 or 5	2	Co-locate with art gallery and performing arts. Consider location with High Schools or in District Centres. Locate close to major public transport routes (ie. Rail). 1 Library possible at a local level, smaller footprint (digital focus)
Art Gallery	1:47,500	3.26	3	1	Co-located with library and/or community centre in northern half.

Attachment 5 - Comparative Standards and Additional Community Facility Definitions

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

Facility	City of Wanneroo Standards	PLA Guidelines 2019 amendments	Comparative Notes
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.
District			
Public Open Space (Active)	1:25,000	1:15,000 – 25,000	The population comparison dictating a 1:15,000 – 25,000 is reasonable and will be influenced by age demographic associated with likely sporting club participation. It is consistent with the Classification Framework for Public Open Space 2012
Multipurpose Hard Courts (2 courts)	1:25,000	1:3,000 – 4,000 (outdoor) Basketball and Netball 1: 30,000 to – 50,000 District of 1-2 courts	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	City of Wanneroo Standards	PLA Guidelines 2019 amendments	Comparative Notes
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 centers are aligned where possible to district community centers.
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.
Local (CFG benchmark and DLGSC framework references neighbourhood provision)			
Community Centres	1:7,500	1:7,500	The provision of 1:7,500 at a local level is reasonable if combined with other uses.
Public Open Space (Active)	1:7,000	Not Referenced	Generally, at a local level the provision of individual oval and rectangular sports spaces provides limited opportunity to develop a sport. The larger space and incorporation within a district or regional level facility should be encouraged to support the viability of organised sporting entities. One oval or rectangular pitch facility with minimal supporting infrastructure is useful as a satellite site to service a larger club with known constraints.

Additional Community Facilities and Definitions (PLA WA – Community Facility Guidelines)

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

Attachment 6 - Spatial Requirements for Sporting Infrastructure

Facility	Space Requirements (based on actual current facilities develop)
Sports Space Provision	
Sports Space (unrestricted)	<p>PLA WA Guidelines from 2012 indicate that sports space is ‘<i>Generic open space for the provision of grass sporting infrastructure that can be flexibly used to incorporate seasonal variations in sporting use. A minimum provision of 205m x 175m north to south (3.5ha) is advocated by PLA WA to meet the needs of the sporting community, and to maximise the financial viability and use of the infrastructure. The space must incorporate floodlighting to a minimum of Australian Sports Lighting Standards for training purposes. A facility will provide for a combination of oval and rectangular pitch provision with a shared pavilion and associated infrastructure. Sports will be identified based on local demand.</i></p> <p>The revised guidelines reference the need truly reflect local circumstances because of the ambiguity referenced in the ‘multiples of the standard’. The actual ‘pitch space of 3.5ha does not take into account ancillary infrastructure and there is a need to reflect such space requirements in each functional area. As a result, these have been identified individually below and further referenced in relation to neighbourhood, district and regional level provision.</p>
AFL – Oval with one clubhouse / changing room and nominal car parking area.	5ha or 50,000m ² (Benchmark: Yanchep District Open Space)
Soccer – Rectangular pitch with one clubhouse / changing room and nominal car parking area.	1ha or 10,000m ² (Benchmark: Yanchep District Open Space)
Cricket – Oval with one clubhouse (generally taken as the AFL oval size due to larger dimensions)	4ha or 40,000m ² (Benchmark: Yanchep District Open Space)
Hockey – Rectangular pitch with clubhouse / changing room and nominal car parking area.	3ha or 30,000m ² One synthetic and two grass pitches with clubhouse or three grass pitches (Benchmark: Whitfords Hockey Club)
Rugby – rectangular pitch with clubhouse / changing room and nominal car parking area.	1ha or 10,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Baseball – 2 diamonds and clubhouse facility (invariably two diamonds can be located on a shared AFL Oval space and are not always dedicated infrastructure).	4.5ha or 45,000m ² for two diamonds (Benchmark: Kingsway Regional Sporting Complex)
Tennis – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m ² (Benchmark: Yanchep District Open Space)

Facility	Space Requirements (based on actual current facilities develop)
Bowling – Each green and runoff with clubhouse / changing room and nominal car parking area.	0.5ha or 5,000m ² (Benchmark: Wanneroo Sports and Social Club)
Athletics – Grass track infrastructure and ancillary throwing / jump pits.	4.5ha or 45,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Netball Courts – Each court and runoff with clubhouse / changing room and nominal car parking area.	0.16ha or 1,600m ² (Benchmark: Yanchep District Open Space and Kingsway Regional Sporting Complex)
Basketball Courts – 4 x Indoor courts and nominal car parking area.	1ha or 10,000m ² (Benchmark: Kingsway Regional Sporting Complex)
Community Facility Provision	
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 ²
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 ²
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 ²
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. family health, child health. Approximate floor area 5,330m ²
Regional Community Centre:	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. 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

Facility	Space Requirements (based on actual current facilities develop)
	<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 8,760m²</p>
<p>Neighbourhood Park</p>	<p>Neighbourhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, active and reflective recreational options for all ages. (Ref: PLA WA revised CFG 2019 guidance).</p> <p>A neighbourhood park may incorporate a single rectangular sports pitch (i.e. less than 2ha) but predominantly is for broad recreational uses incorporating community social gathering spaces, shade (natural and artificial), play spaces for children of all ages, seating, extensive dual use path links and small amphitheatre and /or skate park / informal play. It is predominantly for a walking catchment of between 800 to 1km.</p>
<p>District Park</p>	<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>
<p>Regional Park</p>	<p>Serves or is significant to residents of the whole of a local government jurisdiction and those from neighbouring local government areas, and potentially those from metropolitan Perth, the rest of the State, other states and overseas. A regional open space may support one activity or a particular range of activities although multi-use is desirable. (Ref: PLA WA revised CFG 2019 guidance)</p> <p>A regional level park is in excess of 20 hectares but is predominantly larger providing a range of recreational opportunities for the local community and broader community beyond the City of Wanneroo. They should incorporate formal dual use path access to the site and forma / 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>
<p>Neighbourhood Sports Space</p>	<p>Neighbourhood Sports Space generally provide for up to one senior oval (up to 5 hectares although CoW LPP4.3 recognises space of up to 7 hectares will be required). The development of such space should ideally be developed as an overspill development servicing a District</p>

Facility	Space Requirements (based on actual current facilities develop)
	<p>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>
<p>District Sports Space</p>	<p>Generally in excess of 5 hectares and up to 20 hectares (in accordance with CoW LPP4.3) providing for a multiple sporting use including up to 2 ovals (AFL size and / or 4 rectangular senior football / cricket / rugby / hockey pitches). The land will incorporate a shared pavilion, changing and storage room space with associated car parking, landscaping and run-off areas. Where possible these facilities should be in a north-south orientation and the pavilion centrally located. Opportunities should exist to provide a mixture of children's play equipment, skate park / informal BMX dirt track and hard courts / multi-functional hard surfaces for a variety of sporting use. (benchmark – Yanchep District Open Space) All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays.</p>
<p>Regional Sports Space</p>	<p>Regional sporting space is in excess of 20 hectares (CoW LPP4.3 recognises space of between 20 hectares and 50+ hectares will be required) in size due to the need to facilitate access for a range of outdoor sporting infrastructure and indoor sporting space. As a minimum a space providing for a minimum of four ovals (AFL size) and a regional leisure centre (6-8,000m²) with provision for a minimum of 20 outdoor courts is required. The space will require serving by a series of pavilions which primarily should function as shared / multi-use across all sports catered for on site. Within a regional sports space it is likely that a combination of the following will be accommodated:</p> <ul style="list-style-type: none"> • A minimum of two AFL ovals • A minimum of two cricket ovals • A minimum of 4 diamonds for baseball/softball/T-ball • A minimum of 2 rugby pitches • A minimum of 4 soccer pitches • A minimum of 3 / 4 hockey pitches (with capability of one pitch being converted to a synthetic surface with associated fencing, when the need can be justified). • A minimum of 20 outdoor courts to service Netball (8 of which should be multi-marked for other sporting use. • A minimum of 8 outdoor courts to service tennis (with ability to accommodate a further 4). 4 of these courts should be multi-marked). • Indoor recreation centre incorporating an indoor 4 court facility with potential to extend to 8 courts. • An aquatic component – at regional level a 50m, 10 lane pool with ancillary family and beach entry water space with variable depth and control to provide for extensive learn to swim opportunities. • Car parking and ancillary access and associated landscaping. <p>All car parking is to be located within the site and / or around the perimeter in a series of formal / informal bays. Internal access, other than for the servicing of each of the pavilions / changing room facilities</p>
<p>District Leisure Centre</p>	<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</p>

Facility	Space Requirements (based on actual current facilities develop)
	<p>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 13,366m²</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> <p>Indoor court space use could potentially have a focus for basketball subject to an agreement with a local Basketball WA affiliated association. Outdoor courts associated with use and indoor access potentially subject to negotiation with Netball WA. Approximate floor area 22,000m²</p>
Neighbourhood Skate Park:	<p>Formal skate park facility generally within established public open space. Their location and need must be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment. (Ref: PLA WA revised CFG 2019 guidance. Approximate space allocation would be between 750m² to 1,000m². Approximate floor area including ancillary space if developed in isolation is 1,235m²</p>
Neighbourhood BMX dirt track facility	<p>Non racing tracks (informal), typically smaller and narrower than a BMX race track, designed for smaller catchments and budgets. Designed along the lines of BMX race track layouts, which encourage single direction riding. The provision of BMX dirt tracks and other surfaced wheel sports tracks areas often provided at a neighbourhood level fulfilling a demand by the local youth (Ref: PLA WA revised CFG 2019 guidance). Their location needs to be determined through a separate strategic planning/strategy development process involving youth and local community groups to reflect youth within a specific given catchment .Approximate space allocation would be between 700m² to 1,000m². Approximate floor area including ancillary space if developed in isolation is 1,185m²</p>
Neighbourhood multi-use synthetic surfaces	<p>Incorporates two types of multiple use surfaces (Ref: PLA WA revised CFG 2019 guidance)</p>

Facility	Space Requirements (based on actual current facilities develop)
	<ul style="list-style-type: none"> Multi-use synthetic surfaces for multiple sporting activities including tennis, netball, hockey, football, cricket and basketball where the provision of grass ovals and court space is compromised by inadequate space, supply or capacity to accommodate local sporting need. Multi-use games areas (MUGA). The provision of hard court surfaces for a variety of sporting uses which are multi-marked to accommodate a range of informal sporting activity, including typically a mixture of the sports of basketball, tennis, netball, small-sided soccer, roller hockey and other casual sporting use. Typical sizes for multi-use games areas will vary but typically are between 595m² and 684m² to accommodate all sports markings. They can however be smaller to accommodate half court and 1/3rd court usage and would need to be determined at the local level dependent on space availability and need. Approximate floor area including ancillary space if developed in isolation is 1,005m²
District Basketball Courts	<p>A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The district centre level of provision specifically for a basketball association (i.e. not general community recreational use) is 4 indoor courts, although the capability to expand on the same land should be considered where possible.</p> <p>For indoor courts the multi-use court provision should be the main consideration, but it is recognised a number of indoor facilities are focused on the delivery of basketball. Such facilities should where possible include outdoor netball and basketball courts within close proximity. This will permit greater flexibility for indoor court use by multiple different sporting users. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 10,496m²</p>
Regional Basketball Courts	<p>A flat hard surface 28m by 15m free from obstructions. Indoor provision requires 7m internal ceiling space required. Minimum run-off 2m. Includes outdoor multi-marked outdoor courts with the capability of providing for basketball training and competition. The regional basketball centre should be identified as 6-8 indoor courts.</p> <p>For indoor courts the guideline should reference that it does not necessarily include multi-use court provision, but facilities which are principally focused on the delivery of basketball. These may include outdoor netball and basketball courts within close proximity, or the use of indoor courts by other sports when not utilised by basketball. (Ref: PLA WA revised CFG 2019 guidance). Approximate floor area 23,792m²</p>
District Netball Courts	<p>Indoor and/or outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts. Provision of 4 courts (preferably more) with potential access to indoor court space would meet the needs of a district club. (Ref: PLA WA revised CFG 2019 guidance). It ideally should be located adjacent to a district / regional recreation centre. Approximate floor area 5,546m²</p>
Regional Netball Courts	<p>Indoor and outdoor hard flat surface requiring 30.5m by 15.25m with minimum run-off of 3.05 or 3.65 between courts (Ref: PLA WA revised CFG 2019 guidance). Development for an Association requires consolidation of at least 16 courts on one site (preferably 20) for the purpose of running league matches and festivals. Development for a</p>

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

Facility	Space Requirements (based on actual current facilities develop)
	<p>consist of an increased level of state government advice and support, integrated with broader family services requiring dedicated youth specific activity rooms, one to one consulting rooms for family and youth support and access to external play areas. Approximate floor area including ancillary space if developed as part of a district facility is between 300 and 400m² of internal meeting room and activity space with access to indoor courts and external youth areas.</p>
<p>District Community and Performing Arts</p>	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The extent of development will need to ensure sufficient community access at all times if part of a shared use agreement and incorporate appropriate 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 5,200m²</p>
<p>Regional Community and Performing Arts Centre</p>	<p>Centres for the purpose of undertaking dance, music, opera, drama, magic, spoken word and circus arts. They can be performance based (to an audience) or for the purposes of learning and development. The development of multi-functional shared use facilities on school sites where possible, subject to suitable community access arrangements being guaranteed will be the focal point for development. The facility composition will require sufficient changing, ticketing/booking, reception, stage loading, acoustics and equipment storage as identified in the detailed specification at Appendix G. A focal point will be on attracting performances which are likely to attract state and national performances,</p> <p>This also 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 9,600m²</p>
<p>District Arts and Cultural Centre</p>	<p>For the purpose of learning, exhibiting and developing community arts and cultural activities. (Ref: PLA WA revised CFG 2019 guidance). These facilities are essentially small spaces within district or regional level community centres which may be adapted for local artists to perform or display their collection, requiring adequate security/control, lighting, display space, reception in accordance with the detailed specification at Appendix G. Approximate floor area 1,160m²</p>
<p>District Men's (Community) Shed</p>	<p>A building which incorporate trades such as metalworking, woodworking and hand crafts. Typically they incorporate workshops, kitchen spaces and a meeting room varying from 200m² to 1,000m².</p> <p>More recently there has been a move to develop women's sheds in isolation or as a combined centre. These are likely to emerge over the</p>

Facility	Space Requirements (based on actual current facilities develop)
	<p>coming decade if it follows the same growth as the Men's Shed movement. (Ref: PLA WA revised CFG 2019 guidance). Such facilities are not considered to be a core funding obligation of the City of Wanneroo who will provide assistance to groups as per its existing policy position. Approximate floor area including ancillary space if developed in isolation is 1,110m²</p>
<p>Regional Surf Life Saving Club</p>	<p>Dedicated surf life saving venues specifically for beach rescue, training, competition and nippers development activity. They generally consist of large ground floor storage areas for equipment with direct access onto the beach. They also include ancillary training, office and meeting rooms. An integrated or detached unobstructed watch tower is essential together with good internet / radio reception. A dedicated gym for membership use is provided to support training activities and membership development. Wherever possible the club infrastructure should be capable of providing for other ocean based sporting / recreational use which requires adaptable storage and controlled access in accordance with the detailed specification at Appendix G. Approximate floor area including ancillary space if developed in isolation is 11,885m²</p>

DRAFT

Attachment 7 - Existing Infrastructure in the East Wanneroo Catchment

SUBURB	BUILDING	CATCHMENT
BANKSIA GROVE	Banksia Grove Community Centre	Local
	Grandis Park Sports Amenities Building and Park Playing Fields	District
	Banksia Grove Skate Park	District
	Peridot Park Playing Fields and Hard Courts	Local
CARRAMAR	Carramar Community Centre	Local
	Houghton Park Sports Amenities Building and playing field	Local
	Houghton Park BMX track	Local
TAPPING	Jimbub Reserve – playing field	Local
ASHBY/SINAGRA	Nil	
Wanneroo	Wanneroo Community Centre	District
	Wanneroo Skate Park	District
	Wanneroo Showgrounds (Sports Amenities Building and Playing Field)	District
	Edgar Griffiths Park - Sports Amenities Building and Playing Field	Local
	Lake Joondalup Park - Sports Amenities Building and Playing Field	Local
	Scenic Drive playing field	Local
	Rotary Park Playground	Regional
	Wanneroo Library and Cultural Centre	Regional
	Wanneroo Aquamotion	Regional
Hocking/Pearsall	Pearsall Hocking Community Centre	District
Madaley	Kingsway Regional Sporting Complex	Regional
Darch	Nil.	
Landsdale	Warradale Community Centre	Local
	Warradale Sports Amenities Building and Park Playing Field	Local
	Warradale BMX track	Local

Attachment 8 - Community Facilities Models (NCGC CFP)

The below models are based on the NCGC CFP (2019). These should be used as a guide only, and further assessment will be required for each facility. All figures m².

District Library

Room/Space	Size m2
Internal	
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
Total Internal	1,450
External	
Verandas	25
Landscaping	2,625
Car / Bus Parking (125 bays)	3,500
Bike parking & Lockers (11)	21
External paving	1,125
Total External	7,296
TOTAL	8,746

District Community Centre

Room/Space	Size m2
Internal	
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
Total Internal	1,039
External	
Playground	20
Landscaping	1,470
Verandas	221
Car / Bus Parking (70 bays)	1,960
Bike parking & Lockers (17)	15
External paving	630
Total External	4,316
TOTAL	5,355

District Recreation Centre

Room/Space	Size m2
Internal (Dry)	
2 Indoor Multipurpose Sports Courts	2,120
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
Total Internal	3,103
External	
Playground	20
Landscaping (Inc. Playground)	3,150
Verandas	140
Car / Bus Parking (150 bays)	5,700
Bike parking & Lockers (23)	46
External paving	1,500
Total External	10,556
TOTAL	13,659

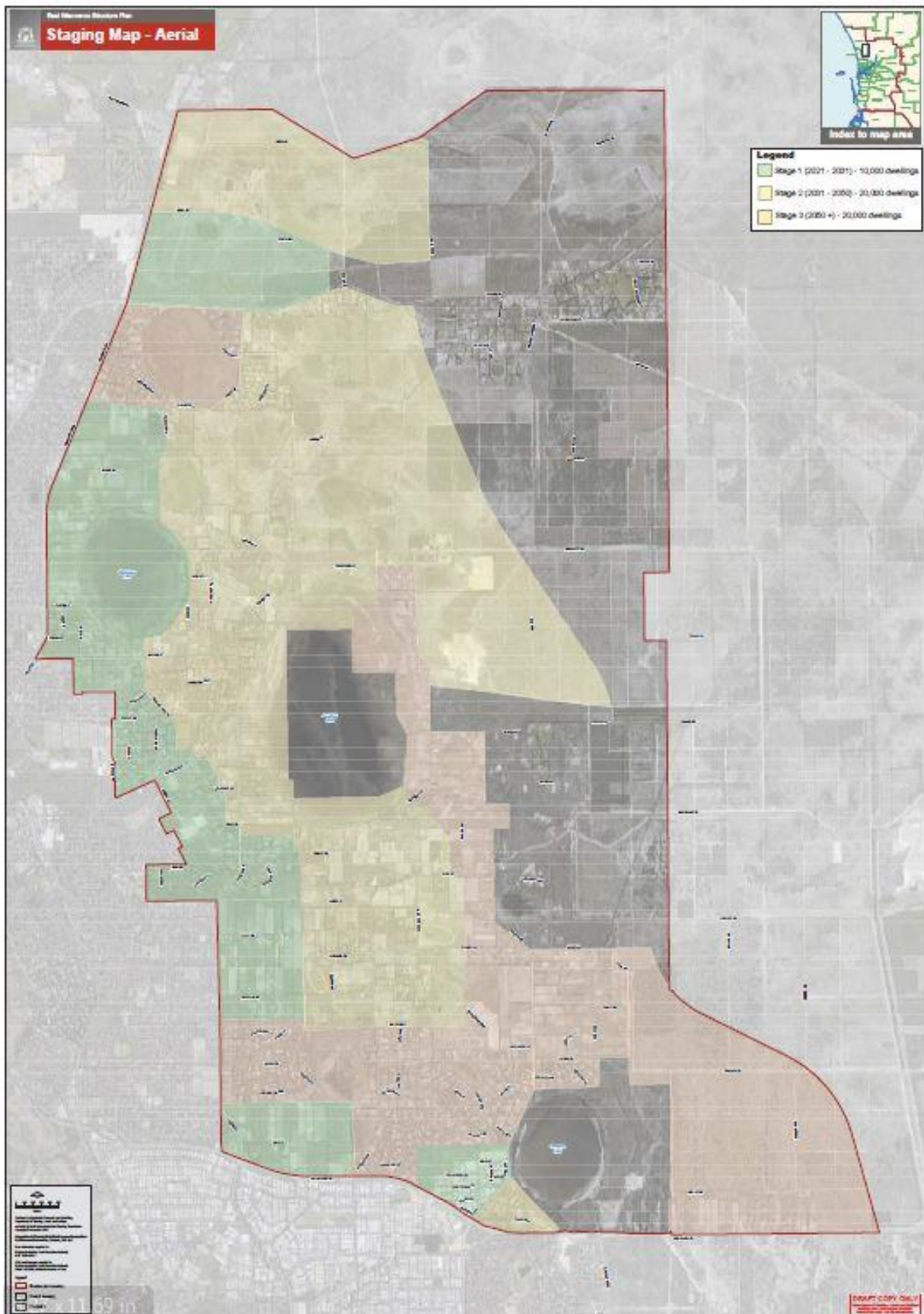
District Open Space

Room/Space	Size m2
Internal – Pavilion	
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
Total Internal	968
External	
2x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby) (inclusive of floodlighting and irrigation)	54,000
1x Rugby / Soccer playing field	12,000
6x Multipurpose Hard Courts (Basketball, tennis & netball)	5,500
4x Cricket nets	400
Playground	5,000
Dog Exercise Park	5,000
Path Network w/ exercise equipment	1,194
vegetation retention & revegetation of conservation space (included within overall calculation)	0
* Landscaping	10,943
* Car / Bus Parking	4,745
* Bike parking & bike lockers	39
* External paving	731
Verandas	369
Total External	99,921
TOTAL	100,889

Neighbourhood Pavilion and Open Space

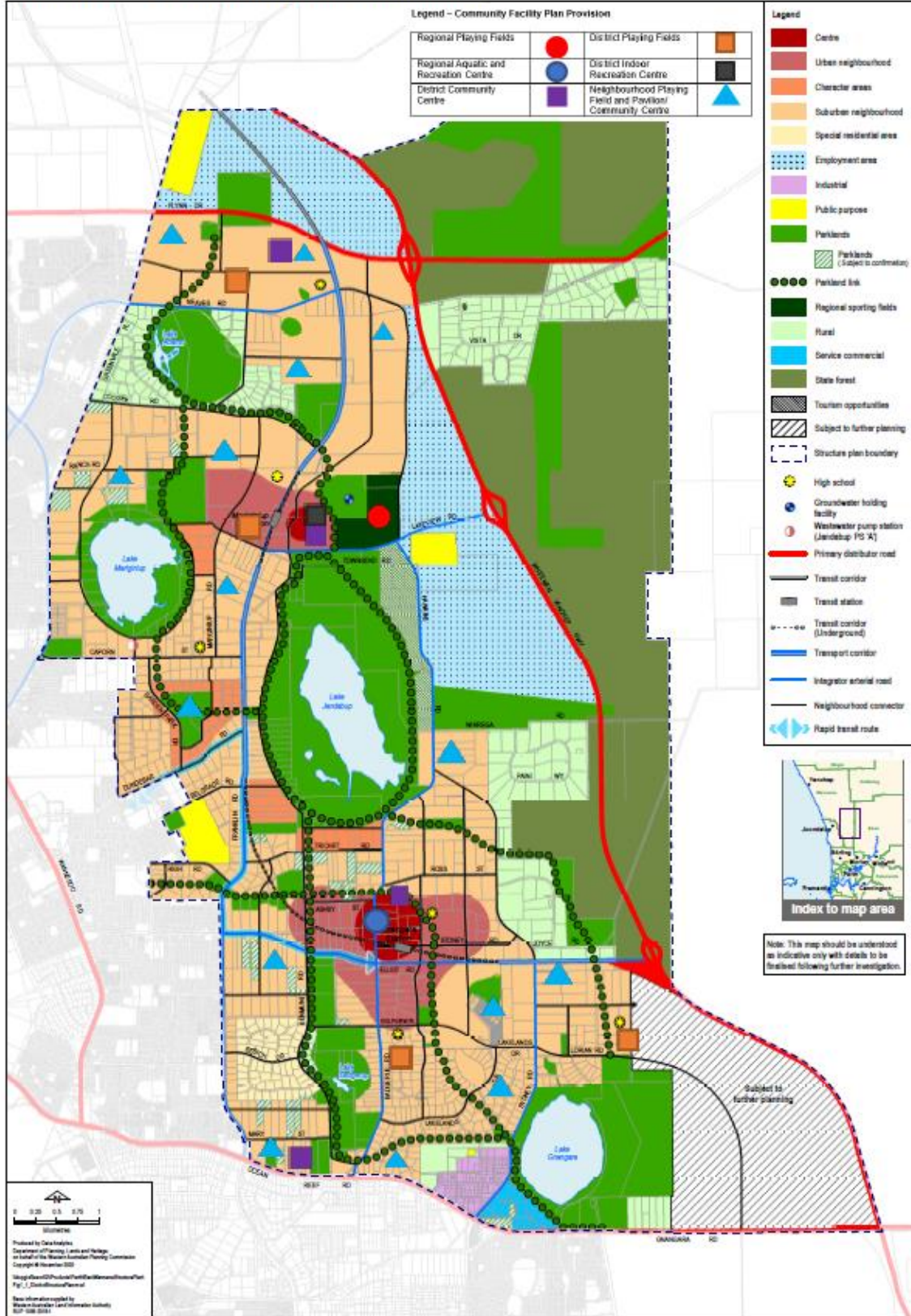
Room/Space	Size m2
Internal – Pavilion	
Change rooms (including toilets) x 2	125
Public Toilets	26
Minor Hall / Social Area	130
Kitchen / servery / mop sink	40
Office	30
First Aid Room	15
Umpire Room	10
Cleaners store	4
Store	100
Circulation Space	250
Total Internal	730
External	
1x Multipurpose playing field (1x AFL 2x soccer / rugby) (floodlighting and irrigation included)	27,000
2x Multipurpose Hard Courts (Basketball, tennis & netball)	1,848
4x Cricket nets	400
Playground	5,000
Path Network w/ exercise equipment	1,000
vegetation retention & revegetation of conservation space	0
* Landscaping	6,000
* Car / Bus Parking	2,500
* Bike parking & bike lockers	30
* External paving	400
Verandas	369
Total External	44,547
TOTAL	45,277

Attachment 9 - East Wanneroo District Structure Plan – Staging Plan



Attachment 10 - East Wanneroo Proposed District and Neighbourhood Facility Provision and Location

Figure 1.1 East Wanneroo District Structure Plan



East Wanneroo District Structure Plan

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