



EAST WANNEROO COMMUNITY FACILITIES PLAN DRAFT 2019

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1. INTRODUCTION

For the purpose of this report, East Wanneroo is defined as the area which is to be the subject of the East Wanneroo District Structure Plan (DSP) which is currently being prepared by the Department of Planning, Lands and Heritage (DPLH). The DSP boundary is shown in **Attachment 1**.

This report outlines the extent of community infrastructure (including built facilities and public open space) required within the East Wanneroo District Structure Plan (DSP) area to meet the needs of the current and future population through to full build out of the area, which the DSP estimates may be around 2070.

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.

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

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

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

This report focuses primarily on regional and district level facility needs within East Wanneroo, with local needs to be determined as part of the local structure planning process.

Methodology

It is not intended for this report to provide a comprehensive or final community facility needs analysis, as the majority 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 as a result of urban development.

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

2. CONTEXT

East Wanneroo is divided into twenty seven precincts, as shown in **Attachment 2**.

2.1. Population

Population projections have been completed for East Wanneroo based on the draft 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.

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.

Figure 4 indicates an estimated population increase of residents within the area by 2041.

It may be noted that the locality of Wanneroo has not been included in Figure 4 as much of Wanneroo lies within the DSP area. The population forecasts for Wanneroo are very high (increasing from 12,504 in 2016 to 41,650 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.

Year	2016	2021	2026	2031	2036	2041	% Change 2016 - 2041
Banksia Grove	9,665	13,148	14,151	13,898	13,510	13,342	38%
Carramar	7,406	7,416	8,272	8,523	8,435	8,352	13%
Tapping	9,827	9,769	9,634	9,332	9,119	8,986	-9%
Ashby / Sinagra	5,485	6,425	7,828	9,143	10,123	11,031	101%
Hocking / Pearsall	10,127	11,359	12,373	12,282	12,175	12,054	19%
Madaley	6,643	7,883	8,405	8,525	8,465	8,365	26%
Darch	7,436	7,740	8,294	8,966	8,867	8,726	17%
Landsdale	12,737	17,152	18,766	18,253	17,788	17,534	38%

Figure 4: Population Growth for Suburbs impacting DSP area. (Source: id Forecast)

2.3. Demographics

Population demographics are not considered to have a significant impact on the provision of community facilities at a district and regional level, as the majority of these facilities are flexible and multipurpose in nature. Any specific response to a demographic need would likely occur at a local level.

Further as the nature of the population is likely to change over the timeframe of the report, it is not considered necessary to undertake a comprehensive analysis of future community makeup, as this will be undertaken during further planning.

2.4. Relevant Existing Community Facilities and Significant POS

Figure 5 shows a broad 10km and 5km catchment from the centre of the DSP area and clearly shows that the future catchment for district and regional community facility infrastructure provision within the DSP area will impact on and be influenced by existing community infrastructure provision within the existing Wanneroo corridor.

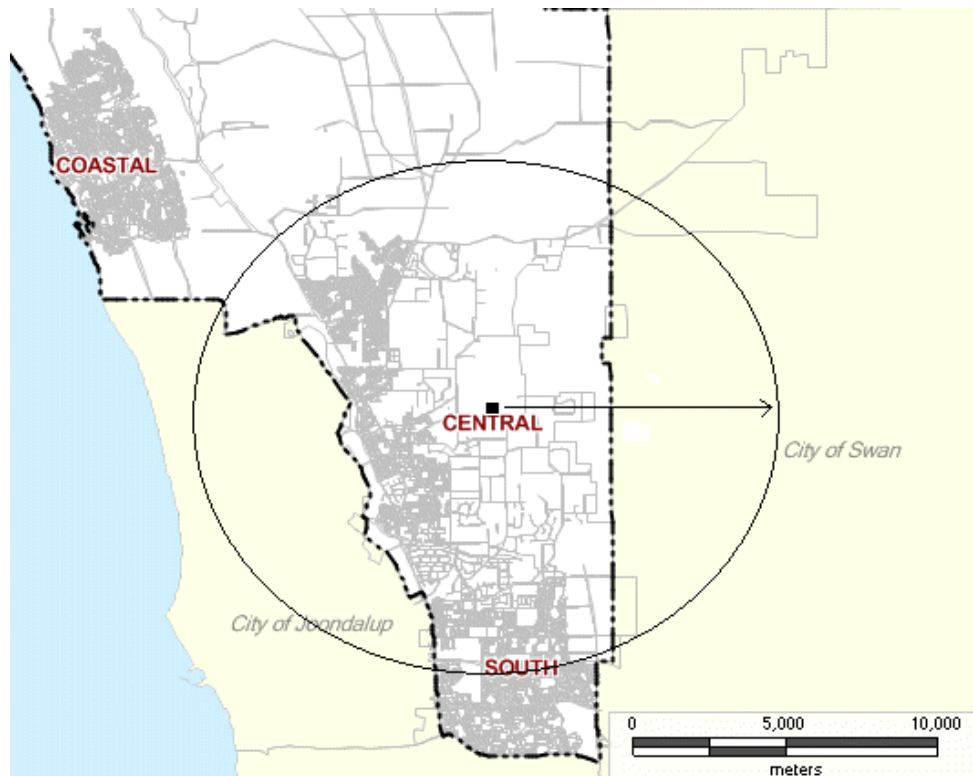


Figure 5: Growth Corridor Location and Broad Catchment

A list of significant existing facilities within the catchment illustrated in Figure 5 can be viewed at **Attachment 4**.

2.5. 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 critical that this be addressed through a planned and strategic approach to ensure that the City is best placed to achieve this in a timely manner whilst minimising the impact on the City's resources.

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

- The need to provide community infrastructure to support new development;
- The City does not currently have a plan outlining how and when this infrastructure should be provided;
- The communities being planned for do not currently exist and there is a need to understand the impacts of future growth (through population projections) on future infrastructure requirements;
- The 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.

2.6. District Structure Plan Implications

The district structure plan for East Wanneroo will outline the broad urban framework upon which future planning will be based including the location of activity centres. Below is a summary of the current nodal arrangement of the DSP:

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

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

2.7. 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 the purpose of this report, the following hierarchy has been applied:

- State
 - Large purpose built facilities to cater for state, national and (sometimes) international needs;
 - Are generally purpose built facilities targeting specific industry needs; and
 - Provision of state-level facilities is outside the scope of this report, but it is important to note that facilities of this scale may be developed in the northern growth corridor.
- Regional
 - Large scale facilities that cater for approximately 50,000 people or more with a catchment radius that extends across two or more districts (10km+);
 - Generally multifaceted facilities that cater to community needs that are unable to be addressed through local or district provision, either because of the scale of the facility required or because of the specialist nature of the activity;
 - Play an important role in supporting facilities and services at district and local level; and
 - Will have an impact across the southern corridor of the City of Wanneroo.
- District
 - Medium scale facilities catering for 20,000 – 30,000 people, with a catchment radius of 5-10km that encompasses several local or neighbourhood centres. In some cases, district facilities may serve up to 50,000 people;
 - District facilities primarily service surrounding communities and accommodate high intensity community activity that cannot be accommodated through local provision; and
 - District facilities often resource local services (e.g. through outreach services, or material support).

- Local
 - Small to medium scale facilities that primarily meet the needs of the immediate surrounding community; and
 - Provision is outside the scope of this report.

2.8. Standards of Provision

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

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

- Provision Sources

The Standards of Provision used for this Community Facilities Plan is based on those adopted as a part of the Northern Coastal Growth Corridor Community Facilities Plan (NCGCCFP). It is noted in the NCGCCFP that;

“Whilst there are no set or agreed standards for the provision of community infrastructure, a number of Australian local governments utilise benchmarks or ratios as a guide to assist with planning. Planning standards utilised were sourced from:

- City of Swan
- City of Wanneroo (existing ratios)
- Town of Kwinana
- Department of Sport and Recreation
- Planning for Community Infrastructure in Growth Areas (Victorian growth councils)
- South East Queensland Regional Plan – Implementation Guideline No. 5
- Calculated average of sources”

- Adopted City of Wanneroo Standards of Provision

The following Standards of Provision (Standards) (Figure 6) are taken from those adopted by the City of Wanneroo as a part of the NCGCCFP and are the final standards to be utilised in this project. Minor amendments have been made in respect to the provision levels for multi-purpose hard courts and performing arts.

FACILITY	RATIO
Regional	(Facility:People)
Multipurpose Hard Courts (10 + Courts)	1:50,000
Public Open Space (Active)	1:50,000
Library	1:60,000
Indoor Recreation Centre (3-6 Courts)	1:75,000
Community Centre	1:100,000
Performing Arts	1: 100,000
Aquatic Centre	1:120,000
Art Gallery	1:150,000
Beach Activity Nodes	N/A
Surf Life Saving Club	N/A
District	

Public Open Space (Active)	1:25,000
Multipurpose Hard Courts (6 - 10 courts)	1:35,000
Indoor Recreation Centre (1-2 Courts)	1:30,000
Community Centres	1:35,000
Library	1:35,000
Performing Arts	1:35,000
Art Gallery	1:47,500
Beach Activity Nodes	N/A
Surf Life Saving Outpost	N/A
Local	
Community Centres	1:7,500
Public Open Space (Active)	1:7,000
Multipurpose Hard Courts (2 courts)	1:7,000?

Figure 6: Preferred Provision Standards (Source: City of Wanneroo, Northern Coastal Growth Corridor Community Facilities Plan)

3. FACILITY PROVISION PRINCIPLES & CONSIDERATIONS

The following principles have been considered when identifying community facility requirements for the East Wanneroo CFP:

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 (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, seniors 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. Consequently, some sole use areas would be required (see below).
- Location close to shops, services and public transport is critical.

3.5. Libraries

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

Provision Principles

- Library services are traditionally provided out of a large central/regional library supported by a number of branch or mobile library services depending on the size and nature of existing communities.
- A regional library facility should be located in a central position, ideally within an activity centre to maximise accessibility. They should be readily accessible by pedestrians as well as by vehicle and public transport. They may form part of a community hub along with cultural and civic facilities to create a single cultural destination for the community.

Alternatively they may be co-located or integrated with similar facilities. It should be noted that for the purposes of this report, the regional provision of Library facilities will be delivered by the existing Wanneroo Library and Cultural Centre.

- District libraries (branch libraries) should also be located in activity centres with ready access to transport routes and other like facilities. They may also be shared with high schools where appropriate.
- 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 the majority of 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 a number of 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 1 to 2 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 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 accommodates 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 areas, 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 Carparking;
 - Internal pedestrian network;
 - Irrigation and pumphouse 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 as a minimum).
- Regional complexes should consist of 10 or more hard courts and may have sole purpose line marking (for tennis or netball) to facilitate a high level of competition. Regional court complexes should be located within regional or district public open space.
- District hard court complexes (6-10 courts) should be located within district public open space or co-located with high schools.
- Hard courts should not be provided as stand-alone facilities unless co-location options have been fully explored and exhausted.

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 as a result of a detailed analysis of existing provision, planned provision, facility catchments and natural barriers.

4.1. Standards Assessment

An application of the facility provision standards outlined in Section 2.8 provides a basis on which to determine the number of facilities required in the East Wanneroo LSP:

FACILITY	RATIO	Raw Provision	Proposed Provision	Revised Provision
		East Wanneroo	East Wanneroo	East Wanneroo
POPULATION		154,000	154,000	
Region				
Multipurpose Hard Courts (10 + Courts)	1:50,000	3.1	3	2
Performing Arts Centre	1:50,000	3.1	3	0
Public Open Space (Active)	1:50,000	3.1	3	1
Library	1:60,000	2.58	2 or 3	0
Indoor Recreation Centre	1:75,000	2.06	2	1
Community Centre	1:100,000	1.55	1 or 2	0
Aquatic Centre	1:120,000	1.29	1	1
Art Gallery	1:150,000	1.03	1	0
District		154,000		
Public Open Space (Active)	1:25,000	6.2	6	5
Multipurpose Hard Courts (6-10 courts)	1:25,000	6.2	6	5
Indoor Recreation Centre (1-2 courts)	1:30,000	5.16	5	1
Community Centres	1:35,000	4.42	4 or 5	4
Performing Arts Centre	1:35,000	4.42	4 or 5	1
Library	1:35,000	4.42	4 or 5	2
Art Gallery	1:47,500	3.26	3	1

Figure 7 – Facility Requirements: Standards Assessment

The “raw provision data” displayed in Figure 7 is the result of the provision ratio applied to the build-out population to obtain the number of facilities required to support that population. Where the numbers are decimal in nature, this illustrates that the population is not large enough in that instance to support a full facility.

The “proposed provision” displayed in Figure 7 seeks to round the raw data provision, while the “revised provision” figure is the result of further analysis taking into consideration existing facility provision (i.e. outside of the East Wanneroo DSP area), proposed provision and physical barriers. A summary of location rationale has been included within **Attachment 5**.

4.2. 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 6** illustrates the spread of various facilities in the broader region.

The existing facilities within the specific catchment of the East Wanneroo DSP area (See 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 in excess of \$32M 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 \$12M re-development, which was completed in 2009, with further redevelopment of the changerooms being completed in 2017 at an approximate cost of \$750,000. 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. At the time of this report being written, the retiling of the two indoor pools, spa, indoor pool concourse and outdoor pool were in the process of being completed, representing a further investment of approximately \$1.6M.

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. Consequently, opportunities 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 Amenities Building 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 both 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 (at a regional and district level) 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 (at a regional and district level) to accommodate the future population within this area.

4.3. Catchments and Barriers

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

- Regional Facilities – 10km+
- District Facilities – 5km to 10km
- Local Facilities – 2km to 5km

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

- Wanneroo Road;
- Ocean Reef Road;
- Pinjar Road;
- Joondalup Drive;
- Lake Joondalup; and

- 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.

4.4. Proposed Facility Provision for East Wanneroo

The final level of proposed facility provision has been altered from the original standards projection following a review of existing facilities, a catchment analysis, available information on the project area and significant barriers and the application of facility principals and considerations.

Figure 8 below displays a comparison between the original proposed provision and the final level of proposed provision.

FACILITY	RATIO	Proposed Provision	Revised Provision
		East Wanneroo	East Wanneroo
POPULATION		154,000	
Region			
Multipurpose Hard Courts (10 + Courts)	1:50,000	3	2
Performing Arts Centre	1:50,000	3	0
Public Open Space (Active)	1:50,000	3	1
Library	1:60,000	2 or 3	0
Indoor Recreation Centre	1:75,000	2	1
Community Centre	1:100,000	1 or 2	0
Aquatic Centre	1:120,000	1	1
Art Gallery	1:150,000	1	0
District			
Public Open Space (Active)	1:25,000	6	5
Multipurpose Hard Courts (6-10 courts)	1:25,000	6	5
Indoor Recreation Centre (1-2 courts)	1:30,000	5	1
Community Centres	1:35,000	4 or 5	4
Performing Arts Centre	1:35,000	4 or 5	1
Library	1:35,000	4 or 5	2
Art Gallery	1:47,500	3	1

Figure 8 – Comparison of proposed provision and final level of proposed provision.

Community Facility Models for the above facilities have been included within **Attachment 7**. These have been taken directly from the Community Facility Models adopted as a part of the NCGC CFP.

5. FACILITY STAGING

5.1. Proposed Staging

The current Staging Plan for the implementation of the DSP area has been included within **Attachment 8**.

Based on the Staging Plan, the indicative timeframe for the delivery of the key Regional and District community facilities has been included within **Attachment 9**.

5.2. Facility Cost Estimates

The cost estimates for the proposed facility provision have been developed at an Order of Magnitude level, utilising updated cost estimates based on the facility functional briefs developed as a part of the NCGC – CFP.

The estimated costs of those facilities identified within the draft East Wanneroo Plan are as per the table below,

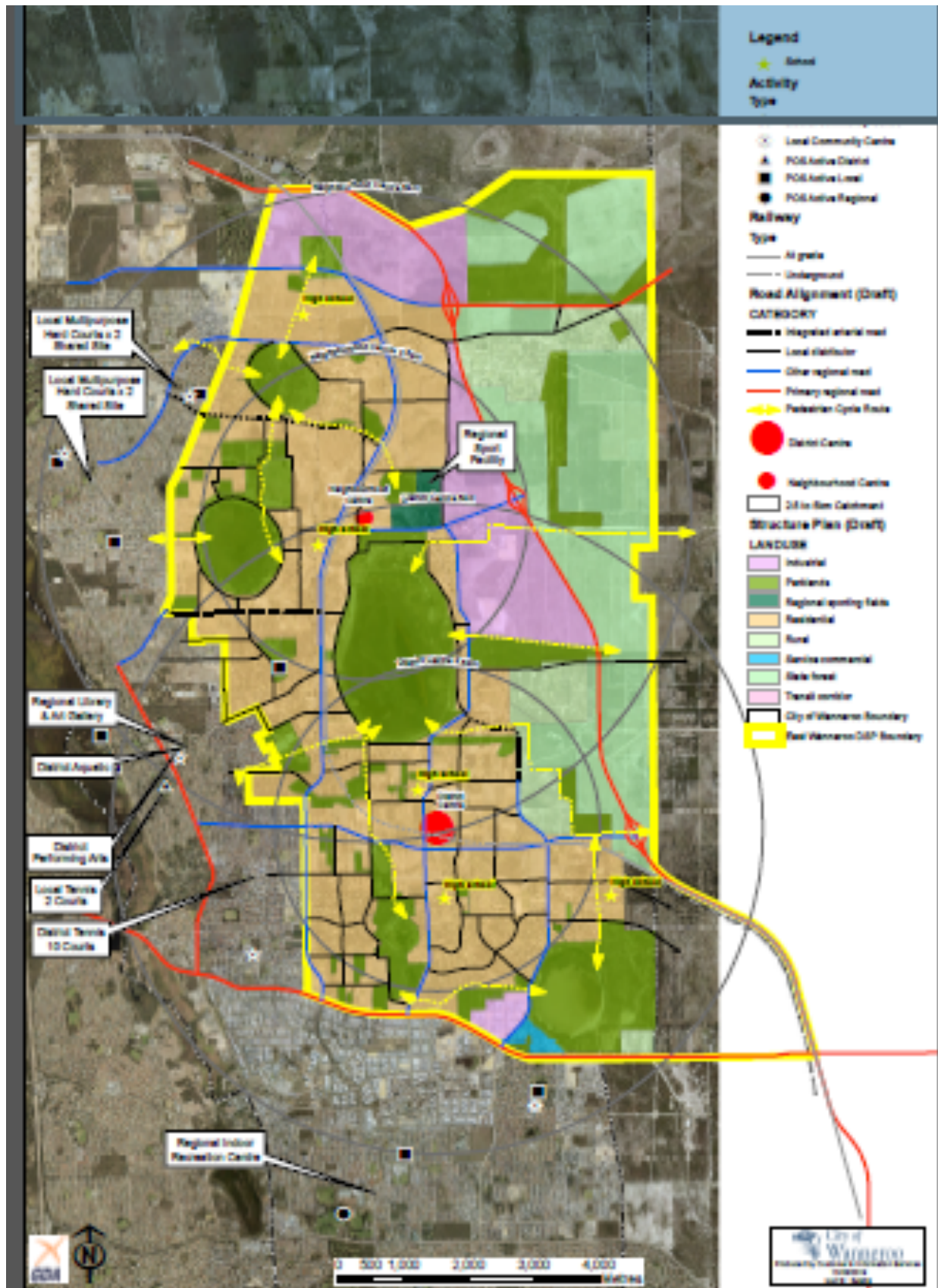
Facility Type	Regional	Unit Cost
	Indoor Aquatic Centre	\$54,067,600
	Indoor Recreation Centre	\$17,465,214
	Multipurpose Hard Courts	\$4,493,380
	Public Open Space (Active)	\$35,004,814
	District	
	Community Centres	\$4,041,068
	Indoor Recreation Centre	\$16,126,332
	Library / Art Gallery	\$7,460,770
	Multipurpose Hard Courts	\$2,371,803
	Public Open Space (Active)	\$14,239,650
	Performing Arts	\$4,100,000

It is intended that the facility provision identified within the East Wanneroo CFP will be met through a Developer Contribution Plan, noting that the majority of the facility development will within the current stage 2 of the DSP (2031 – 2050). On this basis elements of the proposed facility provision will fall within the horizon of the City's current Long Term Financial Plan of 2037/38.

6. 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:	Existing Community Facilities in the East Wanneroo Catchment
Attachment 5	East Wanneroo – Proposed Facility Provision and Location Rationale
Attachment 6	Existing Community Facilities in the Surrounding Region
Attachment 7	Community Facility Models (NCGC CFP)
Attachment 8	East Wanneroo District Structure Plan – Staging Plan
Attachment 9:	Facility Staging

Attachment 1 – East Wanneroo District Structure Plan



[illegible]

Attachment 3: Nominated Population – Dwellings: Infrastructure Staging Strategy

Year											
	Stage										
East Wanneroo	Precinct	1	2	3	4	5	6	7	8	9	10
	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

Year											
	Stage										
	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

Year								
	Stage							
	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 - Existing Infrastructure in the East Wanneroo Catchment

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

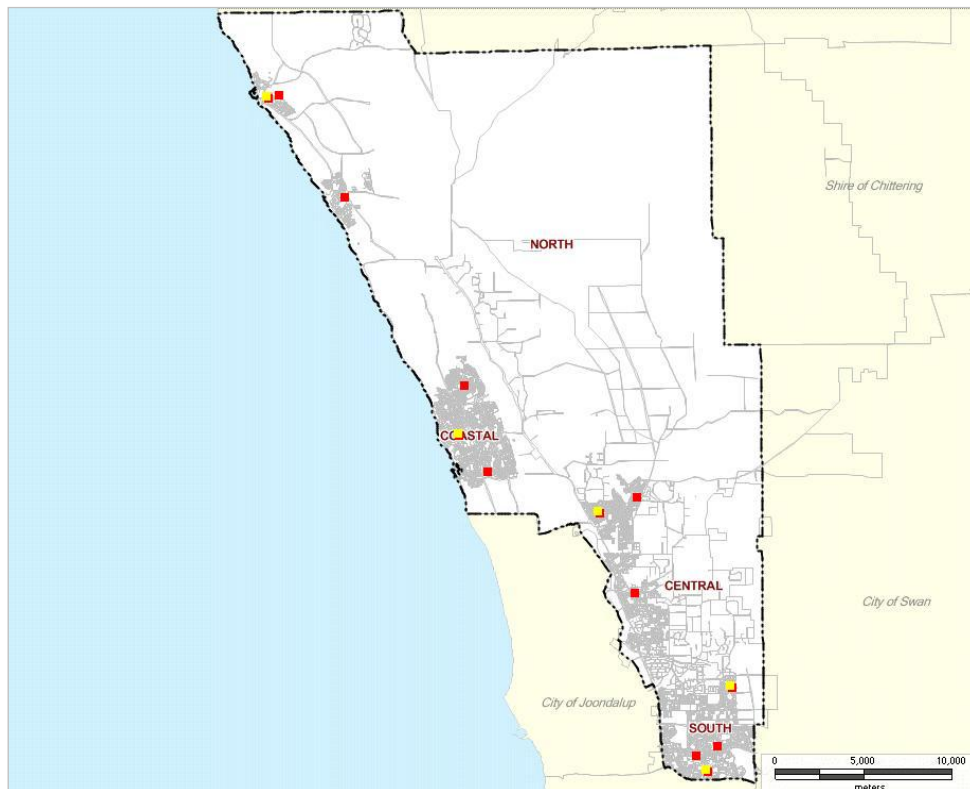
Attachment 5: East Wanneroo – Proposed Facility Provision and Location Rationale

FACILITY	RATIO	Raw Provision	Proposed Provision	Revised Provision	Provision / Location Rational
		East Wanneroo	East Wanneroo	East Wanneroo	East Wanneroo
POPULATION		154,000	154,000		
Region					
Multipurpose Hard Courts (10 + Courts)	1:50,000	3.1	3	2	Combine as one facility as a part of the north regional active open space;
Performing Arts Centre	1:50,000	3.1	3	0	Location with district level library and art gallery provision or district level community centre provision
Public Open Space (Active)	1:50,000	3.1	3	1	Consolidate at northern regional sports facility location.
Library	1:60,000	2.58	2 or 3	0	Nil. Regional provision focus to remain with WLCC and noting future provision of Southern Suburbs Library
Indoor Recreation Centre	1:75,000	2.06	2	1	Co-locate with aquatic facility;
Community Centre	1:100,000	1.55	1 or 2	0	Provision via district level facilities
Aquatic Centre	1:120,000	1.29	1	1	Co-locate with Indoor Recreation Centre and locate in district centre (southern - near rail connection);
Art Gallery	1:150,000	1.03	1	0	Nil. Regional provision focus to remain with WLCC.
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

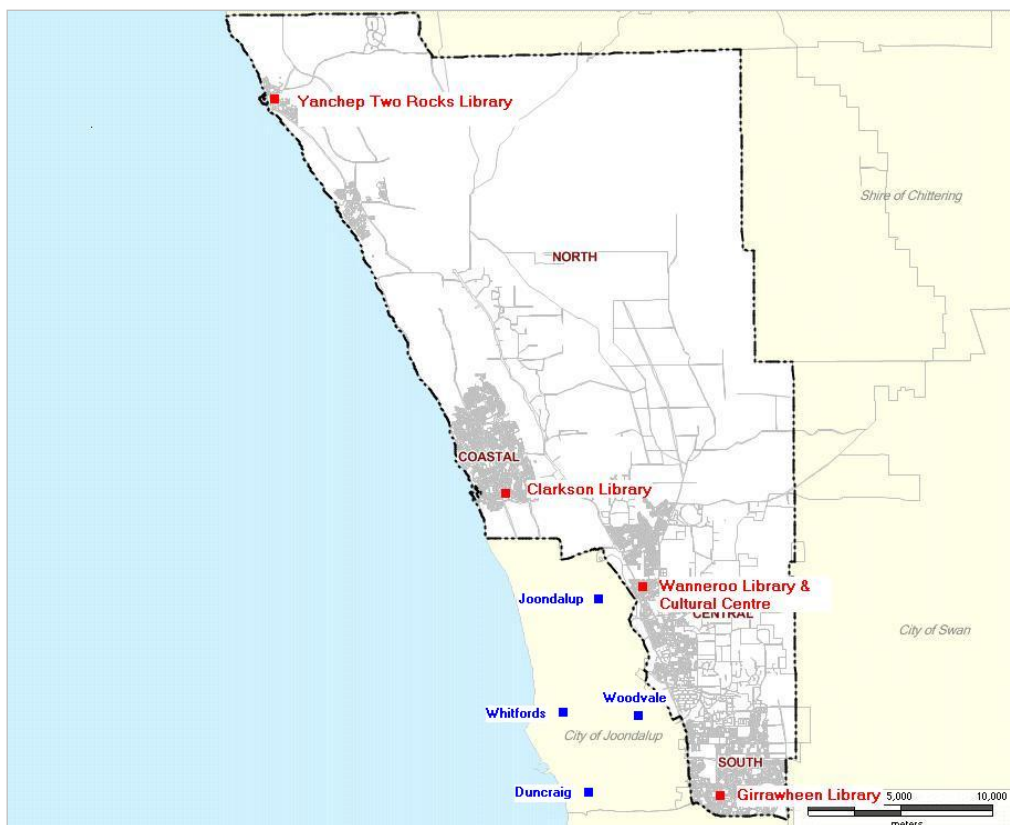
Community Centres	1:35,000	4.42	4 or 5	4	Locate at neighbourhood and district centre, 2 x co-locate with Library, performing arts facilities
Performing Arts Centre	1:35,000	4.42	4 or 5	1	Co-locate with district level Library/Art Galleries or co-location with school performing arts centre provision. Approx 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 6: Existing Facilities in Surrounding Regions

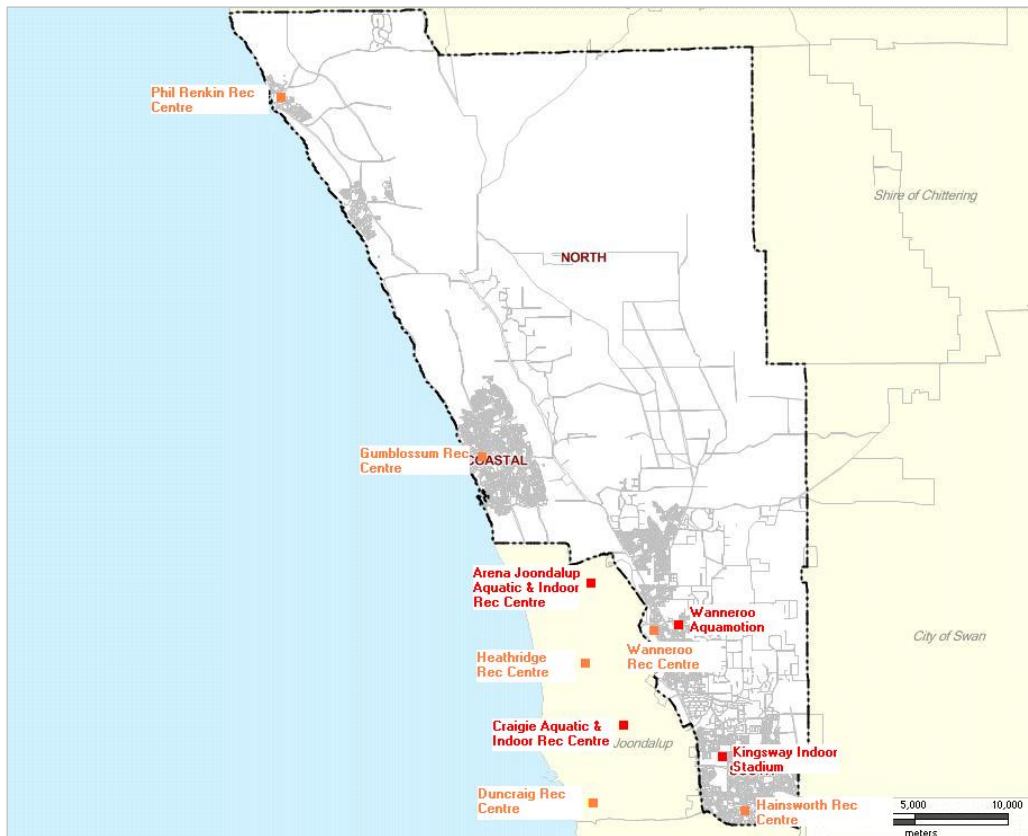
EXISTING COMMUNITY CENTRES



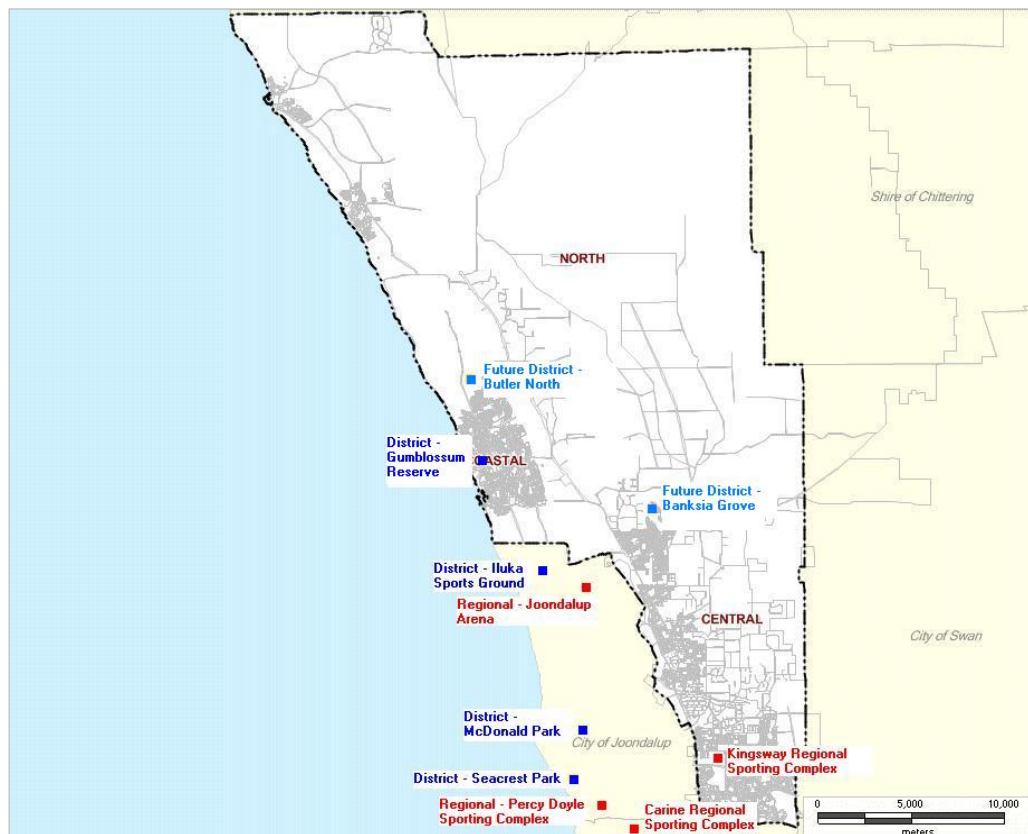
EXISTING LIBRARIES



EXISTING INDOOR RECREATION CENTRES



EXISTING STRATEGIC PUBLIC OPEN SPACE



Attachment 7 – Community Facilities Models (NCGC CFP)

Facility Type	Classification	Room / Space	Area		Comment
Library	Regional				Regional library to be co-located with art gallery.
		Internal			
		* Entrance / Foyer Area	100	m2	Foyer area to include potential to be used as a function space.
		Administration and Office Area	230	m2	
		Collection Area	1200	m2	
		Storage Area	200	m2	
		Group Study Areas	70	m2	Open onto or form part of main collection area
		Children Story Telling Area	40	m2	Open onto or form part of main collection area
		* Meeting Room 1	45	m2	Meeting Rooms to be expandable via concertina. To be linked to and accessible from other hub facilities.
		* Meeting Room 2	45	m2	
		* Toilets	85	m2	
		* End of trip facilities	10	m2	Includes shower and lockers
		Staff Room	60	m2	Includes kitchenette.
		Training Room	75	m2	May accommodate Computer Lab.
		Reading Area	40	m2	
		Specialist Genre Room	55	m2	E.g. Youth
		Toy Library	15	m2	Essentially storage space.
		Café	150	m2	Inclusive of kitchen, separate toilets, delivery/loading access point
		"Books on Wheels" Service Area	12	m2	Essentially storage space
		Multipurpose spaces	200	m2	May be meeting rooms, offices, activity rooms, service rooms.
		Circulation / Engineering Services / CC TV space	291	m2	
		Service area (sewerage, water)	inc		

Sub-total Internal	2923	m2	
External			
Verandahs	196	m2	
Landscaping	5250	m2	
Car / Bus Parking	250	bays	
Car / Bus Parking	7000	m2	
bike parking & bike lockers	21	no	
bike parking & bike lockers	42	m2	
External paving	2250	m2	
Sub-total External	14738	m2	
TOTAL	17661	m2	

Library	District				
		Internal			
		Entrance / Foyer Area / Service Desk	85	m2	Entrance generally linked with Admin and office area
		Administration and Office Area	60	m2	See above
		Collection Area / Multipurpose Space	800	m2	Multipurpose space includes room for training, reading and study areas.
		Storage Area	130	m2	
		Café	100	m2	Requires kitchen, separate toilets, and loading access point.
		Meeting Room	40	m2	To be shared with main collection area to enhance multipurpose nature
		Toilets	50	m2	
		Staff Room	30	m2	
		Bin store	10	m2	
		End of trip facilities	10	m2	
		Interview room	12	m2	
		Circulation / Engineering Services / CC TV space	123	m2	
		Service area (sewerage, water)	inc		
		Sub-total Internal	1450	m2	
		External			
		Verandahs	25	m2	
		Landscaping	2625	m2	
		Car / Bus Parking	125	bays	
		Car / Bus Parking	3500	m2	
		Bike parking/storage	11	no	
		Bike parking/storage	21	m2	
		External paving	1125	m2	
		Sub-total External	7296	m2	

TOTAL	8746	m2	
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* = Shared spaces in co-located/integrated facility

Facility Type	Classification	Room / Space	Area		Comment
Community Centre	Regional				
		Internal			
		Entrance / Foyer Area	70	m2	
		Main Hall	300	m2	To seat 280ppl; A/V, acoustics, lighting etc; parquetry wood or vinyl flooring w/ moveable dance floor
		Minor Hall	100	m2	
		Activity Room	80	m2	Incl kitchenette. Typically playgroups and craft activities. Vinyl flooring; washdown areas
		Meeting Room 1	60	m2	Connected through a separator/concertina wall. Each room includes a kitchenette.
		Meeting Room 2	60	m2	
		Meeting Room 3	60	m2	
		Meeting Room 4	60	m2	
		Public Toilets	60	m2	
		End of trip facilities	10	m2	Includes shower and lockers
		Office and Administration Space	40	m2	
		Creche (toilet / wet areas / & quiet room 3x3)	75	m2	
		Storage	200	m2	
		Kitchen	80	m2	Commercial standard/ health rating for functions.
		Multipurpose Spaces	100	m2	(4@25m) to suit strategic partnerships e.g. DSR or DCP presence
		Agency Space	50	m2	Child health facility with foyer / reception area and client rooms
		Circulation / Engineering Services / CC TV space	105	m2	
		Service area (sewerage, water)	inc		
		Loading bay / service areas	inc		

Sub-total Internal	1510	m2	
External			
Playground	inc	m2	
Landscaping	2520	m2	
Verandahs	268	m2	
Car / Bus Parking	120	Bays	
Car / Bus Parking	3360	m2	
Bike parking/storage	11	no	
Bike parking/storage	22	m2	
External paving	1080	m2	
Sub-total External	7250	m2	
TOTAL	8760	m2	

Community Centre	District				
		Internal			
		<i>Community Centre</i>			
		Entrance / Foyer Area	40	m2	
		Main Hall	200	m2	
		Kitchen 1	30	m2	
		Activity Room 1 / Wet area	80	m2	Incl kitchenette. Typically playgroups and craft activities. Vinyl flooring; washdown areas
		Activity Room 2 (w/ child health facilities)	30	m2	Computer lab potential required in one room.
		Sole use area youth or aged care	250	m2	To incorporate a sole use area for either the youth or aged care, typically every centre will aimed at one or the other
		Kitchen 2	15	m2	
		Offices x 2	25	m2	Divided by concertina/removable wall
		Storage	100	m2	
		Toilets	25	m2	
		<i>Sports Amenities</i>			
		Changeroom 1	35	m2	Includes showers and toilets
		Changeroom 2	35	m2	Includes showers and toilets
		Public Toilets (M/F/Dis)	25	m2	
		Kiosk	20	m2	
		Storage	10	m2	
		Circulation / Engineering Services / CC Tv space	59	m2	
		Service area (sewerage, water)	inc		
		Sub-total Internal	979	m2	
		External			
		Playground - Youth area	20	m2	

Landscaping	1470	m2	
Verandahs	221	m2	
bike parking and bike lockers	7	no	
bike parking and bike lockers	15	m2	
Car / Bus Parking	70	Bays	
Car / Bus Parking	1960	m2	
External paving	630	m2	
Sub-total External	4316	m2	
TOTAL	5295	m2	

Facility Type	Classification	Room / Space	Area		Comment
Art Gallery and Exhibition Centre	Regional				Regional library to be co-located with art gallery.
		Internal			
		* Entrance / Foyer Area / Multipurpose function space	inc		
		Major Gallery	250	m2	
		Activity / craft room	80	m2	Includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up
		Minor Gallery	50	m2	Studios to be expandable by concertina door; includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up
		Artist Studio 1	25	m2	Studios to be expandable by concertina door; includes wet area w/ sink, appropriate flooring (polished concrete or vinyl) for clean up
		Artist Studio 2	25	m2	
		Artist Studio 3	25	m2	
		*Office and Administration Space	inc		
		* Public Toilets	inc		
		* End of trip facilities			
		Storage	100	m2	
		Shop frontage Display Area	20	m2	
		Demountable Stage Storage / Display Storage	25	m2	
		Exhibition prepare	75	m2	
		Kitchen / bar / servery	40	m2	
		Circulation / Engineering Services / CC TV space	325	m2	
		Service area (sewerage, water)	inc		
		Sub-total Internal	1040	m2	

External			
* Landscaping			
Delivery Dock / Unloading Area	inc		
Verandahs	106	m2	
Bike parking & bike lockers	6	no	
Bike parking & bike lockers	11	m2	
*Car / Bus Parking			
* Car / Bus Parking			
* External paving			
Sub-total External	117	m2	
TOTAL	1157	m2	

* = Shared spaces in a co-located/integrated facility

Facility Type	Classification	Room / Space	Area		Comment
Aquatic Centre	Regional	Internal (Dry side)			
		4 Indoor Multipurpose Sports Courts	4054	m2	Includes stadia seating for each court
		Meeting Room x3 (includes tea/coffee space)	105	m2	Include concertina / removable wall
		Gymnasium	650	m2	Includes office, appraisal rooms and space for cardio equipment
		Aerobics Room	200	m2	
		Spin Room	100	m2	
		Creche	100	m2	Includes quiet room, wet space, toilets M/F, outdoor.
		Function room	300	m2	Includes separate toilet, servery & kitchen & storage
		Multipurpose Space	300	m2	Office for State Sporting Associations, physio, retailer, café
		Kiosk (including kitchen)	90	m2	
		Change rooms x4	150	m2	Includes toilets.
		Staff Room	60	m2	Includes kitchenette
		Staff Change room x 2 (male and female)	30	m2	
		Public Toilets	20	m2	
		Foyer	50	m2	
		Storage	300	m2	Includes storage for courts, meeting room, admin, creche, gym, aerobics.
		Administration / Office Area & Reception	200	m2	
		First Aid Room (dry)	20	m2	
		Cleaners Store	10	m2	
		Circulation / Engineering Services / CC TV space	inc		
		Service area (sewerage, water)	inc		
		Internal (Wet side)			

Indoor Leisure Pool (incl beach entry & water features)	350	m2	
Indoor Hydrotherapy Pool	195	m2	Includes changerooms M/F/D.
Concourse	1200	m2	
Seating/grandstand	225	m2	Storage underneath
Learn to Swim and 25m Indoor Lane Pool (12 lane)	750	m2	Including moveable floor and adjustable start block separator in water
Splash Pad	120	m2	
4 Lane outdoor 25m Dive Pool + water polo (deep)	200	m2	
Seating/grandstand to outdoor pool	150	m2	
Sauna (dry or wet)	12	m2	
Spa	20	m2	
Pool Office	20	m2	
On deck observation post	15	m2	Would form part of pool/concourse area
Change rooms M/F/Family & disabled (including toilets & disabled, lockers) x2	75	m2	
Staff change rooms	25	m2	
First Aid Room (wet)	20	m2	
Storage (aqua equip, swim school)	150	m2	
Storage (Plant & Equipment)	250	m2	
Swim school office	20	m2	
Plant Room	300	m2	
Cleaners Store	10	m2	
Circulation / Engineering Services / CC TV space	379	m2	
Service area (sewerage, water)	inc		
Sub-total Internal	11225	m2	
External			

Playground	20	m2	
Verandahs	574	m2	
Landscaping	10500	m2	
Loading area around plant room/chemicals	inc		
bike parking & bike lockers	87	no	
bike parking & bike lockers	174	m2	
Car / Bus Parking	500	bays	
Car / Bus Parking	19000	m2	
External paving	5000	m2	
Sub-total External	35268	m2	
TOTAL	46493	m2	

Facility Type	Classification	Room / Space	Area		Comment
Indoor Recreation Centre	Regional				
		Internal			
		4 Indoor Multipurpose Sports Courts (includes stadia seating each court)	4054	m2	
		Change rooms (includes toilets)x4	150	m2	
		Public Toilets (Male / Female / Disabled)	20	m2	
		Foyer	100	m2	
		Meeting Room x3 (includes tea/coffee space)	105	m2	
		Gymnasium (includes office & appraisal)	350	m2	
		Aerobics Room	180	m2	
		Storage (includes courts, retractable seating, meeting room, admin, creche, gym, aerobics)	400	m2	
		Administration / Office Area & Reception	150	m2	
		Creche (Includes quiet room, wet space, toilets M/F, outdoor)	120	m2	
		Kiosk (includes kitchen)	90	m2	
		First Aid Room	20	m2	
		kitchenette	30	m2	Includes kitchenette
		Staff change room (Male / Female)	30	m2	
		Multipurpose Space	80	m2	Sports shop type outlet
		Cleaners store	10	m2	
		Spin Room	60	m2	
		Circulation / Engineering Services / CC TV space	438	m2	
		Service area (sewerage, water)	inc		
		Sub-total Internal	6387	m2	

External			
Playground - Youth area	20	m2	
Landscaping	4200	m2	
Verandahs	288	m2	
Car / Bus Parking	200	Bays	
Car / Bus Parking	7600	m2	
Bike parking & bike lockers	48	no	
Bike parking & bike lockers	95	m2	
External paving	2000	m2	
Sub-total External	14203	m2	
TOTAL	20590	m2	

Indoor Recreation Centre	District				Will be located at DET high school sites
		Internal			
		2 Indoor Multipurpose Sports Courts (1-DET & 1-COW, includes stadia seating)	2120	m2	
		Change rooms (including toilets) x4	150	m2	
		Foyer & reception	60	m2	
		Meeting Room x2 (includes tea/coffee space)	60	m2	Include concertina / removable wall to make 1 activity room
		Activity Room	130	m2	
		Storage (includes courts, meeting room, admin, creche)	200	m2	
		Cleaners store	10	m2	
		Administration / Office Area & reception	75	m2	
		First Aid Room	20	m2	
		Creche (Includes quiet room, wet space, toilets M/F, outdoor)	65	m2	
		Circulation / Engineering Services / CC TV space	213	m2	
		Service area (sewerage, water)	inc		
		Subtotal Internal	3103	m2	
		External			
		Playground - Youth area	20	m2	
		Landscaping	3150	m2	
		Verandahs	140	m2	
		Bike parking	23	no	
		Bike parking	46	m2	
		Car / Bus Parking	150	Bays	
		Car / Bus Parking	5700	m2	
		External paving	1500	m2	

Sub-total External	10556	m2	
TOTAL m2	13659	m2	

Facility Type	Classification	Room / Space	Area		Comment
Multipurpose Hard Courts	Regional				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		Public Toilets / Kiosk	30	m2	
		Circulation / Engineering Services / CC Tv space	inc		
		Service area (sewerage, water)	inc		
		Sub-total Internal	30	m2	
		External			
		8 Sole use tennis courts	5360	m2	Including hit up wall and fencing all around.
		20 Netball Courts (including fencing all round)	15700	m2	
		Shade Structures	211	m2	Included within landscaping area
		Lighting Towers	inc		For training standard, upgradeable to competition
		Verandahs (From Public Toilets)	3	m2	
		* Landscaping			
		* Car / Bus Parking			
		* Car / Bus Parking			
		* Bike parking & bike lockers			
		* Bike parking & bike lockers			
		* External paving			
		Sub-total External	21063	m2	
		TOTAL	21093	m2	

Multipurpose Hard Courts	District				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		Public Toilets / Kiosk	30	m2	
		Circulation / Engineering Services / CC TV space	inc		
		Service area (sewerage, water)	inc		
		Sub-total Internal	30	m2	
		External			
		4 Sole use Tennis Courts	2680	m2	Including hit up wall and fencing all around
		10 Multipurpose Sports Courts (Basketball, tennis & netball, including fencing all around)	7850	m2	As per DSR guide netball court largest court L37 x W22
		Shade Structures	101	m2	Included within landscaping
		Verandahs (From Public Toilets)	3	m2	
		* Landscaping			
		* Car / Bus Parking			
		* Car / Bus Parking			
		* Bike parking & bike lockers			
		* Bike parking & bike lockers			
		* External paving			
		Sub-total External	10533	m2	
		TOTAL	10563	m2	

Facility Type	Classification	Room / Space	Area		Comment
Public Open Space	Regional				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		<i>Clubrooms 1</i>			
		Change rooms (including toilets) x 4	250	m2	
		Public Toilets	25	m2	
		Major Hall	300	m2	
		Kitchen / servery / mop sink	75	m2	
		Grandstand seating	500	m2	
		Storage	100	m2	
		2x Office / meeting / board room	60	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners store	4	m2	
		<i>Clubrooms 2</i>			
		Change rooms (including toilets) x 4	250	m2	
		Public Toilets	25	m2	
		Kitchen / servery / mop sink	40	m2	
		Storage	100	m2	
		2x Office / meeting / board room	60	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners store	4	m2	
		<i>Clubrooms 3</i>			

Change rooms (including toilets) x 4	250	m2	
Public Toilets	25	m2	
Kitchen / servery / mop sink	40	m2	
Storage	100	m2	
2x Office / meeting / board room	60	m2	
First Aid Room	15	m2	
Umpire Room	10	m2	
Cleaners store	4	m2	
Toilet block (Male / Female)	10	m2	
Circulation / Engineering Services / CC TV space	887	m2	
Service area (sewerage, water)	inc		
Sub-total Internal	3244	m2	
External			
6x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	168156	m2	Based on 1 playing field = 173mL x 162mW, accommodates AFL, Cricket, Soccer, Rugby Union / league, Hockey, Athletics with sufficient buffers and run off to DSR standard
6 x Cricket Nets	600	m2	4x hard wicket nets
Baseball Bat cage	10	m2	
Athletics - throwing circles, jump pits and run ups	3000	m2	Inclusion may be at only one regional site at expense of other items
Turf Pitch	inc	m2	Part of playing field allocation.
Turf Nets	600	m2	
Purpose built sporting areas	10000	m2	
Gardening / Clay Shed	inc	m2	For turf wickets
Floodlighting	inc		Training standard w/ provision for upgrade competition standard
Regional Playground	10000	m2	
Dog Exercise Park / Passive Recreation Space	10000	m2	
Irrigation	inc		

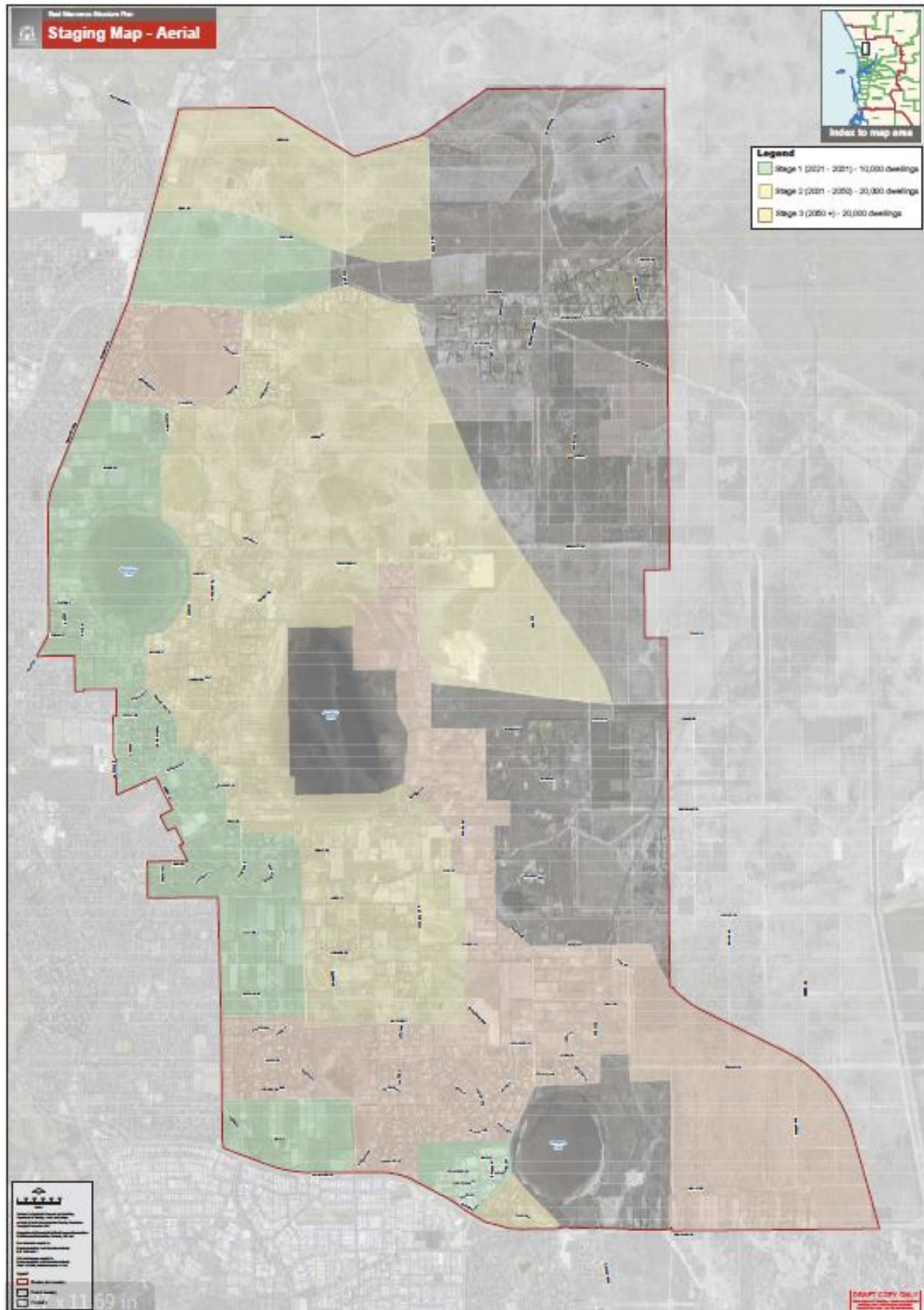
Path Network w/ exercise equipment	2388	m2	
* Landscaping	21886	m2	
Vegetation retention / revegetation of conservation areas	inc		
* Car / Bus Parking	250	Bays	
* Car / Bus Parking	9490	m2	
* Bike parking & bike lockers	35	no	
* Bike parking & bike lockers	70	m2	
* External paving	1461	m2	
Verandahs	1047	m2	
Sub-total External	238708	m2	
TOTAL	241952	m2	

Public Open Space	District				Co-located Multipurpose Hard Courts and Public Open Space
		Internal			
		Clubroom			
		Change rooms (including toilets) x4	250	m2	
		Public Toilets	26	m2	
		Minor Hall / Social Area	180	m2	
		Kitchen / servery / mop sink	40	m2	
		Storage	100	m2	
		Office	30	m2	
		First Aid Room	15	m2	
		Umpire Room	10	m2	
		Cleaners Store	4	m2	
		Circulation / Engineering Services / CC TV space	313	m2	
		Service area (sewerage, water)	inc		
		Subtotal Internal	968	m2	
		External			
		2x Multipurpose playing field (pre field 1x AFL 2x soccer / rugby)	54000	m2	Based on 1 playing field = 173mL x 162mW, accommodates AFL, Cricket, Soccer, Rugby Union / league, Hockey, Athletics with sufficient buffers and run off to DSR standard
		1x Rugby / Soccer playing field	12000	m2	
		2x Multipurpose Hard Courts (Basketball, tennis & netball)	1848	m2	
		4x Cricket nets	400	m2	
		Floodlighting	inc		
		Playground	5000	m2	
		Dog Exercise Park	5000	m2	

Irrigation	inc		
Path Network w/ exercise equipment	1194	m2	
vegetation retention & revegetation of conservation space	inc	m2	
* Landscaping	10943	m2	
* Car / Bus Parking	125	Bays	-
* Car / Bus Parking	4745	m2	
* Bike parking & bike lockers	19	no	
* Bike parking & bike lockers	39	m2	
* External paving	731	m2	
Verandahs	369	m2	
Sub-total External	96269	m2	
TOTAL	97237	m2	

* = Shared spaces in co-located/integrated facility

Attachment 8 – East Wanneroo District Structure Plan – Staging Plan



Attachment 9 – Community Facility Staging

		2021-2031	2031 – 2050	2050+
Facility Type	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			



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